



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • NOVEMBER 11, 2021
FINAL



Zoning Board Of Appeals

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

Albert Quarles: Present, John Gast: Present, Jeffrey Hunter: Present, Barbara Candler: Present, Derrick Williams: Present, Tony Smith: Present, Jeffrey Blair: Present.

Adoption of Minutes

Approval of October 14, 2021 Zoning Board Of Appeals Minutes

ACCEPTED [Unanimous]

MOVANT: Barbara Candler

SECOND: Tony Smith

AYES: Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

New Business

1. Ronald E. Kelley Jr. requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 1009 Pinecrest Dr., in the Rock Hill Community, tax map 538-00-00-020. District 4– William “Bump” Roddy. Case Number Z21-37

DEFERRED [Unanimous]

MOVANT: Albert Quarles

SECOND: Tony Smith

AYES: Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

2. Stephanie Montuori requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 228 Coyote Lane, in the Fort Mill Community, tax map: 736-00-00-023. District 5- Christi Cox. Case Number Z21-38

Approve with staff conditions.

APPROVED [Unanimous]

MOVANT: John Gast

SECOND: Barbara Candler

AYES: Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

3. Eric Scott Moore requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 250 Hambright Rd., in the Clover Community, tax map: 278-00-00-001. District 2- Allison Love. Case Number Z21-39

Approve with staff conditions.

APPROVED [5 to 2]

MOVANT: Derrick Williams

SECOND: Tony Smith

AYES: Quarles, Gast, Candler, Williams, Smith

NAYS: Jeffrey Hunter, Jeffrey Blair

4. Suzanne Pinter requests a Variance from the York County Zoning and Development Standards Ordinance (grand tree removal) for property located at 5554 Riverfront Rd., in the Lake Wylie Community, tax map: 562-03-01-043. District 2- Allison Love. Case Number Z21-40

Motion to modify previous condition from August 2021 meeting. Removed condition that front grand trees must be preserved.

Approve with conditions as follows:

1. The applicant shall adhere to the submitted planting and mitigation plan. Any required planting shown on the mitigation plan shall be replaced in the event of plant death.

APPROVED [4 to 3]

MOVANT: John Gast

SECOND: Tony Smith

AYES: Albert Quarles, John Gast, Derrick Williams, Tony Smith

NAYS: Jeffrey Hunter, Barbara Candler, Jeffrey Blair

Motion to remove three grand trees located in a storm damage easement.

APPROVED [Unanimous]

MOVANT: John Gast

SECOND: Jeffrey Hunter

AYES: Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

5. Brain Greenawalt requests a Public Service Use for a 100kV substation and a Variance from the York County Development Standards Ordinance (buffer) for property located at 2444 Hwy 557, in the Clover Community, tax map number 465-00-00-008. District 2- Allison Love. Case Number Z21-41

APPROVED [Unanimous]

MOVANT: Tony Smith

SECOND: Barbara Candler

AYES: Quarles, Gast, Candler, Williams, Smith, Blair

ABSTAIN: Jeffrey Hunter

Approve Variance with Conditions.

Motion to Approve Variance with Conditions as Follows:

1. An eight-foot high opaque fence/wall shall be installed the full length of the reduced 20 foot wide bufferyard adjacent to parcel 465-00-00-051 along the access driveway to the substation and shall continue for a distance of 100 feet past the residence located on parcel 465-00-00-051.
2. The substation facility will be fully screened from adjacent properties with a Type D bufferyard.

Motion was made at December 9, 2021 meeting to amend the language as follows:

An eight-foot high opaque fence / wall shall be installed within the reduced 20-foot wide bufferyard along the access driveway to the substation adjacent to the parcel 465-00-00-051 from the southern start of the reduced buffer near the substation to a distance of 100 feet north of the residence located on parcel 465-00-00-051.

APPROVED [5 to 1]

MOVANT: Barbara Candler
SECOND: Tony Smith
AYES: Quarles, Gast, Candler, Williams, Smith
NAYS: Jeffrey Blair
ABSTAIN: Jeffrey Hunter

6. Timothy Garland on behalf of Darby Rental, LLC requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 1300, 1310, 1320, 1326, 1328, 1330, 1340, 1346 W. Main St., in the Rock Hill Community, tax maps: 595-00-00-136; 145; 148; 149; 150. District 4- William “Bump” Roddy. Case Number Z21-42

Approved variance with three conditions:

1. The division of the lots shall be in substantial conformance with the submitted plat.
2. Because the existing well is located adjacent to parcel 595-00-00-148, an easement granting water from parcel 595-00-00-148 to lots 595-00-00-136, 595-00-00-149 and 595-00-00-150 shall be recorded and shall remain in perpetuity unless water is made available by the City of Rock Hill.
3. All access easements through the lot shall be recorded and shall remain in perpetuity for ingress and egress for the proposed lots to the rear of the parent parcel.

APPROVED [Unanimous]

MOVANT: Barbara Candler
SECOND: John Gast
AYES: Quarles, Gast, Hunter, Candler, Williams, Blair
RECUSED: Tony Smith

Other Business

Executive Session: Receipt of Legal Advice regarding appeal of Case Z21-13

Any actions required upon reconvening from Executive Session

Board voted that Al Quarles would represent the Board in Appeal of Case 21-13 and Barbara Candler would serve as backup.

Unanimous

Movant: Jeffrey Blair

Second: Tony Smith

Adjourn