



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • DECEMBER 9, 2021
DRAFT



Zoning Board Of Appeals

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

6:00 PM

Albert Quarles: Present, John Gast: Absent, Jeffrey Hunter: Present, Barbara Candler: Present, Derrick Williams: Absent, Tony Smith: Absent, Jeffrey Blair: Present, Laura Dover: Present, Rachel Grothe: Present, Josh Reinhardt: Present, Marion Ray: Present, Jeff Kirchner: Present.

Minutes Approval

1. Approval of November 11, 2021 Zoning Board Of Appeals Minutes

Minutes accepted with the following amendments:

Revision of conditions for Case Z21-41 PSU, V: Request by Brian Greenwalt a variance request for the property located at 2445 Hwy 557, in the unincorporated area of Clover, tax map# 465-00-00-008 by changing the conditions to:

1. 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.

ACCEPTED [Unanimous]

MOVANT: Albert Quarles

SECOND: Barbara Candler

AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair

ABSENT: John Gast, Derrick Williams, Tony Smith

Old 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

Request withdrawn by the applicant

New Business

1. Debra Spangenberg requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 4211 Madonna Dr, in the Rock Hill Community, tax map: 436-00-00-013. District 5– Christi Cox. Case Number Z21-44

Staff presentation was given by Marion Ray.

Deborah Spangenberg was present to address the board with the reason for the request.

Brandon Spangenberg was present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

The variance request to approve a lot that will have zero feet of road frontage was approved by a 4 to 0 vote with **four conditions:** **(1)** The division of the lot be in substantial conformance with the proposed plat. **(2)** Individual utilities (well and septic) shall be provided for each of the lots and shall be entirely contained on each of the lots. All wells and septic systems must remain on their individual lots. **(3)** A 25-foot legal easement shall be recorded and shall remain in perpetuity for ingress and egress for the proposed, residual, and adjacent tracts **(4)** There will be a shared driveway maintenance agreement

APPROVED [Unanimous]

MOVANT: Barbara Candler

SECOND: Albert Quarles

AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair

ABSENT: John Gast, Derrick Williams, Tony Smith

2. Kelly Allen requests a Variance from the York County Zoning and Development Standards Ordinance (required setback) for property located at 3198 Pantry Dr., in the Rock Hill Community, tax map: 694-00-00-092. District 5- Christi Cox. Case Number Z21-45

Staff presentation was given by Rachel Grothe.

Kelly Allen was present to address the board with the reason for the request.

No one was present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

The variance request was approved to encroach by 10 feet into a required setback was approved by a 3 to 1 vote

APPROVED [3 to 1]

MOVANT: Jeffrey Blair
SECOND: Barbara Candler
AYES: Albert Quarles, Barbara Candler, Jeffrey Blair
NAYS: Jeffrey Hunter
ABSENT: John Gast, Derrick Williams, Tony Smith

3. Jonathan Yates requests a Public Service Use for a 250-foot self-supporting tower and wireless communications facility at property located at 2271 Burkette Rd., in the Rock Hill Community, tax map number 667-00-00-002. District 7- Joel Hamilton. Case Number Z21-48

Staff presentation was given by Jeff Kirchner.

Jonathan Yates was present to address the board with the reason for the request.

No one was present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

Voted to approve a 250 foot self supporting tower and wireless communications facility by a vote of 4 to 0.

APPROVED [Unanimous]

MOVANT: Jeffrey Blair
SECOND: Barbara Candler
AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair
ABSENT: John Gast, Derrick Williams, Tony Smith

4. Victoria Farmer requests a Public Service Use for a 165-foot stealth monopole and a Variance to design standards for property located at 470 N. Paraham Rd., in the Clover Community, tax map number 464-00-00-010. District 2- Allison Love. Case Number Z21-47

The applicant requested a deferral until January 13, 2022 ZBA meeting.

The request for a deferral was approved by a vote of 4 to 0

DEFERRED [Unanimous]

MOVANT: Jeffrey Blair
SECOND: Barbara Candler
AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair
ABSENT: John Gast, Derrick Williams, Tony Smith

5. Timothy Garland requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 1680 Oakridge Meadows Ct., in the Rock Hill Community, tax map: 535-00-00-157. District 4- William “Bump” Roddy. Case Number Z21-46

Staff presentation was given by Marion Ray.
Timothy Garland was present to address the board with the reason for the request.
No one was present to speak in favor of the request.
No one was present to speak in opposition of the request.
Public hearing was closed.
Voted to approve three variance for lots width for lots 2, 3, 4, by a vote of 4 to 0 vote

APPROVED [Unanimous]

MOVANT: Barbara Candler
SECOND: Jeffrey Hunter
AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair
ABSENT: John Gast, Derrick Williams, Tony Smith

Other Business

1. 2022 Calendar

APPROVED [Unanimous]

MOVANT: Barbara Candler
SECOND: Albert Quarles
AYES: Albert Quarles, Jeffrey Hunter, Barbara Candler, Jeffrey Blair
ABSENT: John Gast, Derrick Williams, Tony Smith

Adjourn

With no other business, the meeting was adjourned at 8:03