



**YORK COUNTY**  
**ZONING BOARD OF APPEALS**  
**MINUTES • JANUARY 13, 2022**  
**DRAFT**



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**Zoning Board Of Appeals**

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

**6:00 PM**

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

**Minutes Approval**

1. Approval of December 9, 2021 Zoning Board Of Appeals Minutes

Approval of December 9, 2021 Zoning Board of Appeals Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Jeffrey Hunter

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

**Old Business**

**New Business**

1. Consider nominations and elect the Zoning Board of Appeal Chairman

The board nominated Jeff Hunter for Chair - Jeff Hunter accepted

**APPROVED [Unanimous]**

**MOVANT:** Albert Quarles

**SECOND:** Jeffrey Blair

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

2. Consider nominations and elect the Zoning Board of Appeals Vice Chairman

The board nominated Derrick Williams as Vice-Chair - Derrick Williams accepted

**APPROVED [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Tony Smith

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

3. Paul Moody requests a Variance to the York County Zoning and Development Standards Ordinance 155.428 (A) (setback requirement) for property located at 433 Swift Creek Cove in the Clover Community, tax map number 556-02-01-003. District-2 Allison Love. Case Number Z22-1

Staff presentation was given by Marion Ray

Zach Marritt, Paul Moody and Bill Bore were present to address the board with the reason for the request.

Marlene Schenkl, Beth Courtney, Bonnie Karll, Robert Krall, and Bob Schenkl were present to speak in favor of the request.

Timothy Bass and George Boileau were present to speak in opposition of the request

Public hearing was closed

The variance requesting a front setback variance for a previously constructed garage located on the front of a home. Section 155.428(A) of the Zoning Code states that the front yard setback requirement

for single-family uses is twenty-five (25) feet. The existing garage is located approximately 14.9 feet from the front property line; therefore, the applicant is requesting a 10.1-foot variance from the front yard setback requirement.  $25' - 14.9' = 10.1'$  (required setback - requested setback = requested variance) was denied by a 5 to 2 vote.

Grant the requested Variance to the York County Zoning and Development Ordinance 155.428 (A) (set back requirement )

Grant the requested Variance to the York County Zoning and Development Ordinance 155.428 (A) (set back requirement )

Motion failed in a 2 to 5 vote

**FAILED [2 to 5]**

Deny the requested Variance to the York County Zoning and Development Ordinance 155.428 (A) (set back requirement )

The variance requesting a front setback variance for a previously constructed garage located on the front of a home. Section 155.428(A) of the Zoning Code states that the front yard setback requirement

for single-family uses is twenty-five (25) feet. The existing garage is located approximately 14.9 feet from the front property line; therefore, the applicant is requesting a 10.1-foot variance from the front yard setback requirement.  $25' - 14.9' = 10.1'$  (required setback - requested setback = requested variance) was denied by a 5 to 2 vote.

**APPROVED [5 to 2]**

**MOVANT:** Jeffrey Hunter  
**SECOND:** Albert Quarles  
**AYES:** Quarles, Gast, Hunter, Williams, Blair  
**NAYS:** Barbara Candler, 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

Staff presentation was given by Jeff Kirchner

Victoria Farmer 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 Communication Tower Public Service Use and variance to camouflage design was approved by a 7-0 vote

The variance request for the approval of a 165-foot tall communication tower.

The variance request for the approval of a 165-foot tall communication tower.

Approved in a 7 to 0 vote

**APPROVED [Unanimous]**

**MOVANT:** John Gast  
**SECOND:** Jeffrey Hunter  
**AYES:** Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

The variance request for the proposed tower not to require a camouflage design

The variance request for the proposed tower not to require a camouflage design

Approved in a 7 to 0 vote

**APPROVED [Unanimous]**

**MOVANT:** Albert Quarles  
**SECOND:** Tony Smith  
**AYES:** Quarles, Gast, Hunter, Candler, Williams, Smith, Blair

5. Langham Branch Quarry requests a Special Exception to allow for an aggregate quarry operation for property located at 1912 Benfield Road, in the York Community, tax map 402-00-00-001. District 3- Robert Winkler. Case Number Z21-43

The applicant withdrew the request prior to the scheduled meeting

**Executive Session**

**Adjourn**

With no further business, the meeting was adjourned at 8:34 PM