



YORK COUNTY
BOARD OF ZONING APPEALS
MINUTES • AUGUST 11, 2022
DRAFT



Board of Zoning Appeals

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

6:00 PM

John Gast: Present, Jeffrey Hunter: Present, Barbara Candler: Present, Derrick Williams: Absent, Tony Smith: Present, Jeffrey Blair: Present, Thomas "Bud" Smith: Present, Rachel Grothe: Present, Irene Sherry: Present, Jeff Kirchner: Present, Laura Dover: Present.

Minutes Approval

1. Approval of July 14, 2022 Board of Zoning Appeals Minutes

ACCEPTED [Unanimous]

MOVANT: John Gast

SECOND: Barbara Candler

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

ABSENT: Derrick Williams

Old Business

New Business

1. Phelan Bennett Development requests Variances from the York County Zoning and Development Standards Ordinance requirements of 1) Applicability of building design standards; 2) Separation of industrial from residential; 3) Required bufferyards; 4) Orientation of loading docks for property located at Lot 7 Kings Ridge Dr in the Fort Mill community, TMS#722-00-00-028. District- 1 (Audette) Case Number Z22-12V (BZA)

Staff presentation was given by Rachel Grothe

Brandon Pridemore and Justin Bennett were 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

Motion to approve a variance to reduce the 250-foot separation requirement between industrial buildings and residential zone districts down to approximately 115 feet.

Approved by a 6-0 vote

APPROVED [Unanimous]

MOVANT: John Gast

SECOND: Tony Smith

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

ABSENT: Derrick Williams

Motion to approve a variance to have the combined building frontage and loading docks be on the same wall, fronting I-77

Approved by a 6-0 vote

APPROVED [Unanimous]

MOVANT: Tony Smith

SECOND: John Gast

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

ABSENT: Derrick Williams

Motion to approve a variance to non-residential building design standards

Approved with the following conditions in a 6-0 vote

- The proposed project shall be in substantial conformance with the plans submitted as a part of this variance package
- A color and/or texture band shall be added around the top portion of the industrial wall

APPROVED [Unanimous]

MOVANT: John Gast

SECOND: Tony Smith

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

ABSENT: Derrick Williams

Executive Session

Adjourn

With no further business, the meeting was adjourned at 6:52