



**York County
Board of Zoning Appeals
Minutes
April 10, 2025**



Regular Meeting

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

6:00 PM

Call to Order

The meeting was called to order at 6:06PM

Approval of Minutes

1. Minutes from March 13, 2025 Board of Zoning Appeal Meeting

The minutes from the March 13, 2025 meeting was approved with no changes by a 4-0 vote – Ashley Schemine was not present for the vote

Passed **Yes 4, No 0, Abstained 0**

MOVANT: Lauren Hebert

SECOND: Rob Cameron

AYES: Rob Cameron, Valerie Lynch, Lauren Hebert, Jeff Blair

NAYS: None

ABSENT:

RECUSED: None

Old Business

1. Aaron VanRiper of York County requested a variance from the York County Code of Ordinances Chapter 155: Zoning Code §155.622-1 Minimum Setbacks, for the property located at 4392 Ivey Wood Dr, in the Rock Hill Community, tax map 4960000043. District 3–Adkins. Case Number Z25-4 V BZA

Staff presentation was given by Rick Abboud

Aaron VanRiper 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

A motion and second was made to deny the variance request

The variance was denied by a 5-0 vote

Passed **Yes 5, No 0, Abstained 0**

MOVANT: Jeff Blair

SECOND: Lauren Hebert

AYES: Rob Cameron, Valerie Lynch, Lauren Hebert, Jeff Blair, Ashley Schemine

NAYS: None

ABSENT:

RECUSED: None

New Business

1. Nate Negrin on behalf of Sutton Road LLC of York County, requested a variance from the York County Zoning and Development Standards Ordinance §155.058-1 (Side Setback in LI) in order to convert an existing residence to a commercial use on property located at 195 S. Sutton Rd in the Fort Mill community, tax map number 6580000044. District 1–Audette. Case Number Z25-5 V BZA

Staff presentation was given by Rick Abboud

Nate Negrin 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

A motion and second was made to approve the variance request

The variance was approved by a 5-0 vote

Passed Yes 5, No 0, Abstained 0

MOVANT: Lauren Hebert

SECOND: Rob Cameron

AYES: Rob Cameron, Valerie Lynch, Lauren Hebert, Jeff Blair, Ashley Schemine

NAYS: None

ABSENT:

RECUSED: None

Executive Session

Matters For Consideration Following Executive Session

Adjourn

With no further business the meeting was adjourned at 7:04PM

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