



**York County
Board of Zoning Appeals
Minutes
August 14, 2025**



Regular Meeting

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

6:00 PM

Call to Order

Present: Rob Cameron (arrived at 6:13PM), Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel

Absent: Valerie Lynch

Excused:

Approval of Minutes

1. Minutes from July 10, 2025 Board of Zoning Appeal Meeting

Passed	Yes 4, No 0, Abstained 0
MOVANT:	Jeff Blair
SECOND:	Lauren Hebert
AYES:	Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel
NAYS:	None
ABSENT:	valerie lynch
RECUSED:	None

The minutes from the July 10, 2025, meeting were approved with no changes in a 4-0 vote. Board member Rob Cameron was not present for the vote.

Old Business

New Business

1. Calvin Phillips with Phillips Aluminum on behalf of Chetan and Manish Patel of York County request a Variance from the York County Code of Ordinances Section §155.058-1, Minimum Setbacks for installation of a canopy over existing fuel pumps, for the property located at 4020 Black Hwy, in the York Community, tax map 1560000012. District 3-Tommy Adkins. Case Number Z25-10 V BZA

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Antonio Mickel
SECOND:	Lauren Hebert
AYES:	Rob Cameron, Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel
NAYS:	None

ABSENT: Valerie Lynch

RECUSED: None

Staff presentation was given by Rick Abboud.

Calvin Phillips with Phillips Aluminum was present to address the board about the reason for the request.

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

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

The public hearing was closed, and a motion was made by Antonio Mickel to approve the request with a second by Lauren Hebert. After a brief discussion about the findings that were presented, the variance was approved by a 5-0 vote.

Executive Session

Passed Yes 5, No 0, Abstained 0

MOVANT: Antonio Mickel

SECOND: Ashley Schemine

AYES: Rob Cameron, Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel

NAYS: None

ABSENT: Valerie Lynch

RECUSED: None

A motion was made to enter into Executive Session for receipt of legal advice concerning ongoing litigation. The board entered into executive session at 6:19PM

Matters For Consideration Following Executive Session

The Executive Session ended at 6:51PM with no actions taken.

Adjourn

Passed Yes 5, No 0, Abstained 0

MOVANT: Rob Cameron

SECOND: Lauren Hebert

AYES: Rob Cameron, Lauren Hebert, Jeff Blair, Ashley Schemine, Antonio Mickel

NAYS: None

ABSENT: Valerie Lynch

RECUSED: None

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