



YORK COUNTY
BOARD OF ZONING APPEALS
MINUTES • OCTOBER 12, 2023
FINAL



Board of Zoning Appeals

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

6:00 PM

District 5 Jeff Blair: Present, Ashley Schemine: Absent, Barbara Candler: Present, Derrick Williams: Present, Tony Smith: Absent, Thomas "Bud" Smith: Present, Jeffrey Hunter: Present, Richard Abboud: Present, Rachel Grothe: Present, Marion Ray: Present, Laura Dover: Present.

Minutes Approval

Approval of August 10, 2023 Board of Zoning Appeals Minutes

ACCEPTED [Unanimous]

MOVANT: Barbara Candler
SECOND: Jeffrey Hunter
AYES: Blair, Candler, Williams, Smith, Hunter
ABSENT: Ashley Schemine, Tony Smith

Old Business

Motion Made

Motion was made for a break due to technological difficulties

ALLOWED [Unanimous]

MOVANT: Barbara Candler
SECOND: Thomas "Bud" Smith
AYES: Blair, Candler, Williams, Smith, Hunter
ABSENT: Ashley Schemine, Tony Smith

Humane Society of York County request a Special Exception to allow the operation of a Commercial Kennel on property located on Holbrook Rd. in the Fort Mill Community, TMS# 7390000113. District 7- Cloninger. Case Number Z23-10 SE BZA.

Staff presentation was given as an overview by Rick Abboud

Tad Hardley with Kimley-Horn was present to address the board with the findings from the sound study

The hearing was closed

The special exception was denied by a 3-2 vote

DENIED [3 to 2]

MOVANT: Jeff Blair
SECOND: Derrick Williams
AYES: Jeff Blair, Derrick Williams, Thomas "Bud" Smith
NAYS: Barbara Candler, Jeffrey Hunter
ABSENT: Ashley Schemine, Tony Smith

New Business

Tyson Higgingbotham requests a Variance from York County Zoning and Development Standards Ordinance §155.205(C)(1) Location for the construction of an accessory structure for the property located at 752 Anchors Bend Cove, in the Clover Community, tax map 5600000028. District 2–Love Case Number Z23-16 V BZA

Staff presentation was given by Marion Ray

Tyson Higgingbotham 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 was approved by a 3-2 vote

APPROVED [3 to 2]

MOVANT: Barbara Candler
SECOND: Thomas "Bud" Smith
AYES: Barbara Candler, Thomas "Bud" Smith, Jeffrey Hunter
NAYS: Jeff Blair, Derrick Williams
ABSENT: Ashley Schemine, Tony Smith

Motion Made

Motion was made for 5 minute break

ALLOWED [Unanimous]

MOVANT: Thomas "Bud" Smith
SECOND: Jeffrey Hunter
AYES: Blair, Candler, Williams, Smith, Hunter
ABSENT: Ashley Schemine, Tony Smith

Jeffrey Smith requests a Variance from the York County Zoning and Development Standards Ordinance §155.622(1) Setbacks and §155.059 Impervious Surface allowance for the construction of a pool and patio for the property located at 5414 Meadowcroft Way, in the Fort Mill Community, tax map 6530201066. District 1–Audette. Case Number Z23-15 V BZA

Staff presentation was given by Marion Ray
Jeffrey Smith 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

Motion

The variance request to setback was denied by a 4-1 vote

DENIED [4 to 1]

MOVANT: Jeff Blair
SECOND: Barbara Candler
AYES: Jeff Blair, Barbara Candler, Derrick Williams, Jeffrey Hunter
NAYS: Thomas "Bud" Smith
ABSENT: Ashley Schemine, Tony Smith

Motion

The variance request to impervious surface was denied by a 5-0 vote

DENIED [4 to 1]

MOVANT: Barbara Candler
SECOND: Jeff Blair
AYES: Jeff Blair, Barbara Candler, Thomas "Bud" Smith, Jeffrey Hunter
NAYS: Derrick Williams
ABSENT: Ashley Schemine, Tony Smith

Clover School District #2 requests a Variance from the York County Zoning and Development Standards Ordinance, Bufferyard Inventory, for property located on Daimler Blvd. in the Clover community, tax map numbers 4880000011. District 2- Love Case Number BZA Z23-17 V BZA

Staff presentation was given by Rick Abboud

Mark Hopkins 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 approved by a 5-0 vote with the following conditions

- The perimeter buffer boundary shall be defined and marked prior to any land disturbance per applicable standards found in York County Land Development Manual sections 4.2, Landscaping Plan and 4.6.6.2 Tree Protection Standard Notes.
- If the required perimeter buffer is found to have been disturbed, staff will select locations to perform representative tree surveys in consideration of remedial action, to establish the one-to-one planting ratio required under 155.410(C) of the version of the Zoning Code applicable to the site.

APPROVED [Unanimous]

MOVANT: Barbara Candler
SECOND: Jeff Blair
AYES: Blair, Candler, Williams, Smith, Hunter
ABSENT: Ashley Schemine, Tony Smith

Executive Session

Matters For Consideration Following Executive Session

Adjourn

With no further business, the meeting was adjourned at 9:15PM