



YORK COUNTY
BOARD OF ZONING APPEALS
MINUTES • MAY 9, 2024
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: Present, District 1 Rob Cameron: Present, District 3 Lauren Hebert: Present, Thomas "Bud" Smith: Present, Derrick Williams: Absent, Barbara Candler: Absent, Rachel Grothe: Present, Laura Dover: Present, County Attorney Michael Kendree: Present, Jonathan Buono: Present, Richard Abboud: Present.

Motion

Motion was made to enter into executive session at 6:02PM
Returned from executive session at 6:29PM

ALLOWED [Unanimous]

MOVANT: Ashley Schemine
SECOND: Thomas "Bud" Smith
AYES: Blair, Schemine, Cameron, Hebert, Smith
ABSENT: Derrick Williams, Barbara Candler

Minutes Approval

Approval of April 11, 2024 Board of Zoning Appeals Minutes

Motion was made to approve the minutes from the April 11, 2024 meeting as written
Motion approved in a 4-0 vote with board member Lauren Hebert abstaining from the vote

ACCEPTED [Unanimous]

MOVANT: Thomas "Bud" Smith
SECOND: Jeff Blair
AYES: Jeff Blair, Ashley Schemine, Rob Cameron, Thomas "Bud" Smith
ABSTAIN: Lauren Hebert
ABSENT: Derrick Williams, Barbara Candler

New Business

Walter Buchanan is appealing the Administrative Decision made by the York County Zoning Administrator to a Zoning Code Interpretation, various sections related to uses permitted in the Light Industrial (LI) district. Case Number Z24-2 AA.

Appellant Walter Buchanan was present to address the board with the reason for the request.

Staff presentation was given by Zoning Administrator Rachel Grothe.

Chairman Jeff Blair opened the floor to the public with a 3-minute time limit per speaker and 10 minutes if speaking for a group.

Andy Lytle spoke in support of the appellant's request with a 20-minute time limit granted by the chairman. His presentation went over the allotted time by 20 minutes.

Dave Wilburn and Peter MacVean, in support of staff

Donna Forrester, Kerri Bishop, Julie Durham, Melanie Lee, Maria Meyer, Brian Gracon, Michael Lee, James Bowden, Kelly Baete, Joe Kasper, Ashley Mock, Clair Boyle, Mark Franz, Laura Daley, Tim Hegarty, Rick Mcateer, Logan Smith, Kati Durkee, Katherine Cirkoski, Danielle Graham, Carolyn O'Connor, Joanne Vatale, Denise Bach, Morris Rothstein, Karen Sweeney, Jamie Rose, Elaine Zanicchi, Molly Conner, Olga Hoffman, Lorena Lee, in support of the appellant

The public hearing was closed.

Mr. Buchanan was invited by chairman Jeff Blair to the podium for closing remarks not to exceed 3 minutes.

Motion was made to enter into executive session in a 5-0 vote.

After executive session, a motion to reverse the interpretation of the zoning administrator that would allow solar panel manufacturing as a permitted use in LI-Light Industrial District was approved by a 5-0 vote.

APPROVED [Unanimous]

MOVANT: Ashley Schemine

SECOND: Thomas "Bud" Smith

AYES: Blair, Schemine, Cameron, Hebert, Smith

ABSENT: Derrick Williams, Barbara Candler

Motion

Motion was made to continue meeting past 9:00PM approved in a 5-0 vote

ALLOWED [Unanimous]

MOVANT: Ashley Schemine

SECOND: Thomas "Bud" Smith

AYES: Blair, Schemine, Cameron, Hebert, Smith

ABSENT: Derrick Williams, Barbara Candler

Motion

Motion was made to enter into executive session at 9:40PM

Returned from executive session at 10:24PM

ALLOWED [Unanimous]

MOVANT: Rob Cameron

SECOND: Ashley Schemine

AYES: Blair, Schemine, Cameron, Hebert, Smith

ABSENT: Derrick Williams, Barbara Candler

Motion

Motion was made to ratifying that meeting has went past 10:00PM approved in a 5-0 vote

ALLOWED [Unanimous]

MOVANT: Jeff Blair

SECOND: Rob Cameron

AYES: Blair, Schemine, Cameron, Hebert, Smith

ABSENT: Derrick Williams, Barbara Candler

Executive Session

Matters For Consideration Following Executive Session

Adjourn

With no further business a motion was made to adjourn at 10:32 was approved in a 5-0 vote