



YORK COUNTY
BOARD OF ZONING APPEALS
MINUTES • MARCH 13, 2025
DRAFT



Board of Zoning Appeals

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

6:00 PM

District 5 Jeff Blair: Absent, Derrick Williams: Present, Ashley Schemine: Absent, District 1 Rob Cameron: Absent, District 3 Lauren Hebert: Present, Thomas "Bud" Smith: Present, Valerie Lynch: Present, Marion Ray: Present, Richard Abboud: Present, Laura Dover: Present.

Minutes Approval

Approval of December 17, 2024 Board of Zoning Appeals Minutes

The minutes from the December 17, 2024 meeting was approved by a 4-0 vote with no changes

ACCEPTED [Unanimous]

MOVANT: Lauren Hebert

SECOND: Thomas "Bud" Smith

AYES: Derrick Williams, Lauren Hebert, Thomas "Bud" Smith, Valerie Lynch

ABSENT: Jeff Blair, Ashley Schemine, Rob Cameron

Old Business

New Business

Jeffrey Kelley of York County request a Special Exception to allow the operation of Large Special Event to host a Rodeo on property located at 3771 Highway 97 in the Hickory Grove Community, TMS# 0530000011. District 3 Adkins. Case Number Z25-1 SE BZA.

Staff presentation was given by Rick Abboud

Jeff Kelley was present to address the board with the reason for the request.

Carolyn Adkins, Natalie Dixon, and Anne Gifillan 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 was made to approve the special exception

The special exception was approved by a 4-0 vote

APPROVED [Unanimous]

MOVANT: Lauren Hebert

SECOND: Valerie Lynch

AYES: Derrick Williams, Lauren Hebert, Thomas "Bud" Smith, Valerie Lynch

ABSENT: Jeff Blair, Ashley Schemine, Rob Cameron

Allen & Natalie Dixon on behalf of Billy Joe Leming of York County request a Variance from the York County Zoning and Development Standards Ordinance §155.057 (lot width requirement) in order to subdivide property located at 474 and 468 Highway 161 in the Clover community, tax map number 1730000009. District 3–Adkins. Case Number Z25-3 V BZA

Staff presentation was given by Rick Abboud

Natalie Dixon 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 was made to approve the variance

The variance was approved in a 4-0 vote

APPROVED [Unanimous]

MOVANT: Lauren Hebert

SECOND: Thomas "Bud" Smith

AYES: Derrick Williams, Lauren Hebert, Thomas "Bud" Smith, Valerie Lynch

ABSENT: Jeff Blair, Ashley Schemine, Rob Cameron

Aaron VanRiper of York County request 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 Marion Ray

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

Motion to Approve

A motion was made to approve

Motion failed in a 2-2 vote

FAILED [2 to 2]

Motion to Defer

A motion was made to defer the case for 30 days to allow the applicant time to work with staff on an alternative to achieve compliance.

Motion was approved in a 3-1 vote

APPROVED [3 to 1]

MOVANT: Derrick Williams

SECOND: Thomas "Bud" Smith

AYES: Derrick Williams, Thomas "Bud" Smith, Valerie Lynch

NAYS: Lauren Hebert

ABSENT: Jeff Blair, Ashley Schemine, Rob Cameron

Executive Session

Adjourn

With no further business the meeting was adjourned at 7:23PM