



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • JANUARY 10, 2019



FINAL

Zoning Board Of Appeals

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Boulevard, Rock Hill, SC 29732

5:15 PM

Special Called Meeting

Executive Session: to receive legal advice (legal matters regarding board process).

any actions required upon reconvening from executive session

During executive session there was no action taken.

Adjourn

Regular Called Meeting 6:00 PM

Board Member Dennis Getter: Present, Jeff Blair: Present, Board Member Rodney Hicks: Present, Albert Quarles: Present, Tony Smith: Present, Barbara Candler: Present, Derrick Williams: Present, Diane Dil: Present, Josh Reinhardt: Present, County Attorney Michael Kendree: Present, Asia Martin: Present.

Adoption of Minutes

1. Approval of December 13, 2018 Zoning Board Of Appeals Minutes

Jeff Blair abstained from a vote since not present on the December 13, 2018 meet.

ACCEPTED [Unanimous]

MOVANT: Dennis Getter

SECOND: Barbara Candler

AYES: Getter, Hicks, Quarles, Smith, Candler, Williams

ABSTAIN: Jeff Blair

Location Map

Old Business

1. Jay McMullen, Duke Energy request a Public Service Use from the York County Zoning and Development Standards Ordinance (Recreational Park) for the property located at 4037 India Hook Road, in the Rock Hill Community, tax map numbers: 640-00-00-011, 640-00-00-010 (P), and 640-00-00-015. District 6– Britt Blackwell Case Number Z18-44 The applicant has requested to defer this item until February as they need more time to meet with the neighbors.

Staff Presentation was given by Diane Dil.

No one 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 Service Use for a Recreational Park was deferred until the next meeting by a 7 to 0 vote to allow more time to receive additional information as discussed.

Dennis Getter motioned to amend the current motion to add that the board allow both, a presentation by the applicant and an appropriate response a representative of the neighborhood during next session.

Tony Smith second the motion for the amendment.

All in favor of the amendment by a 7 to 0 vote.

All in favor of the main motion as amended to reopen the public hearing by a 7 to 0 vote.

Michael Kendree mentioned legal issues will be discussed during executive session at the next meeting prior to the presentation.

DEFERRED [Unanimous]

MOVANT: Rodney Hicks

SECOND: Dennis Getter

AYES: Getter, Blair, Hicks, Quarles, Smith, Candler, Williams

New Business

1. Benji and Alison Sheehan request a Special Exception from the York County Zoning and Development Standards Ordinance (event venue) for the property located on Garvin Road, in the McConnells Community, tax map 308-00-00-018. District 5– Christi Cox Case Number Z19-1

Staff presentation was given by Diane Dil.

Benji Sheehan was present to address the board with the reason of the request.

Randy Weiss, Mark Cundari, Clint Allsopp, Laurie Wood and Fred Inse was present to speak in favor of the request.

Paul McLamb had questions and concerns regarding a separate issue not pertaining to the request.

Scott Doering had questions concerning the request.

Suzanne Accashian, Jeff and Valerie Lockwood was present to speak in opposition of the request.

Public Hearing was closed.

Special Exception request for an Event Venue was granted by a 6 to 1 vote.

PASS [6 to 1]

MOVANT: Albert Quarles
SECOND: Rodney Hicks
AYES: Getter, Hicks, Quarles, Smith, Candler, Williams
NAYS: Jeff Blair

2. Duane F. Christopher & Associates, LLC request a Variance from the York County Zoning and Development Standards Ordinance (setback and bufferyard requirements) for the property located at 2750 Meadow Road, in the Clover Community, tax map 357-00-00-041. District 3– Robert Winkler Case Number Z19-2

Staff presentation was given by Jeff Kirchner.

Duane Christopher was present to address the board with the reason of the request.

None was present to speak in favor of the request.

None was present to speak in opposition of the request.

Public Hearing was closed.

Variance request for 19' front setback and 14' front buffer yard requirement was granted by a 7 to 0 vote.

PASS [Unanimous]

MOVANT: Tony Smith
SECOND: Rodney Hicks
AYES: Getter, Blair, Hicks, Quarles, Smith, Candler, Williams

3. Outdoor Living Brands, Inc. request a Variance from the York County Zoning and Development Standards Ordinance (setback) for the property located at 130 Sonnys Way, in the Fort Mill Community, tax map 655-03-01-007. District 1– Michael Johnson Case Number Z19-4

Staff presentation was given by Diane Dil.

Mike Yarbrough was present to address the board with the reason of the request.

Carter Killian was present to speak in favor of the request.

None was present to speak in opposition of the request.

Public Hearing was closed.

Variance request for 5' rear setback was granted by a 5 to 2 vote.

PASS [5 to 2]

MOVANT: Rodney Hicks
SECOND: Dennis Getter
AYES: Getter, Hicks, Quarles, Smith, Candler
NAYS: Jeff Blair, Derrick Williams

4. Jerry and Robin Moore request a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for the property located at 13980 Highway 55 W., in the Blacksburg Community, tax map 162-00-00-012. District 3– Robert Winkler Case Number Z19-5

Staff presentation was given by Diane Dil.

Jerry Moore was present to address the board with the reason of the request.

Dorothy Mitchem-Davenport and Alena Deeden was present to speak in favor of the request.

Robin Moore spoke briefly regarding the request.

None was present to speak in opposition of the request.

Public Hearing was closed.

Variance request from the minimum required 350' road frontage to subdivide the parcel was granted by a 6 to 1 vote.

PASS [6 to 1]

MOVANT: Albert Quarles
SECOND: Barbara Candler
AYES: Getter, Blair, Hicks, Quarles, Candler, Williams
NAYS: Tony Smith

Adjourn

With no further business, the meeting was adjourned at 8:11 PM.