



**YORK COUNTY  
ZONING BOARD OF APPEALS  
MINUTES • FEBRUARY 13, 2019**



**FINAL**

**Zoning Board Of Appeals**

**York County Office Complex  
Large Conference Room, Suite 104  
Rock Hill, SC 29732**

**6:00 PM**

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

**Request to suspend the rules to move item number 5 to item number 1**

Jeff Blair motioned to modify the agenda to move item number 5 to item number 1 due to the amount of people present for this case. Barbara Candler seconded the motion to amend the agenda. Motion passed by a 6 to 1 vote.

**Adoption of Minutes**

1. Approval of January 10, 2019 Zoning Board Of Appeals Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Tony Smith

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

**Location Map**

**Old Business**

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 640-00-00-011. District 6– Britt Blackwell. Case Number Z18-44 - Request withdrawn by the applicant

Staff presentation was given by Josh Reinhardt.

None 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.

The withdrawal request by the applicant for a Public Service Use to allow for a Recreational Park was accepted by a 7 to 0 vote.

**WITHDRAWN [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Tony Smith

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

**New Business**

1. Spencer and Spencer, P.A. requests an Administrative Appeal from the decision made by York County Zoning and Development Standards Administrator (Interpretation that concrete and /or asphalt processing located at the subject property is not an allowed use) for the property located on Brattonsville Road, in the McConnells Community, tax map numbers: 410-00-00-010 and 410-00-00-022. District 5– Christi Cox. Case Number Z19-10

Staff presentation was given by Josh Reinhardt.

Mark White present to address the board with the reason of the request.

Josh Reinhardt present to address the board with staff interpretation and reasoning for the code.

Owners: Reginia and Buddy Clawson spoke briefly in regards to the request.

Jesse Lipe, John Massey, Jay Matthews, David Norman, Dennis Ouch, Randy Weiss, Jimmy Matthews, Allan Barfield, Michael Nance, Jeff Dickson and Scott Leeland was present to speak in opposition of the interpretation made by staff.

Bill McCleave, Mary Ann Olson, Carey Tellier and Crystal Cushman was present to speak in favor of the interpretation made by staff.

Public Hearing was closed.

The interpretation made by staff that concrete and/ or asphalt processing located on the subject property is not an allowed use was reversed by a 5 to 2 vote.

**NOT AFFIRM [5 to 2]**

**MOVANT:** Tony Smith

**SECOND:** Dennis Getter

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

**NAYS:** Jeff Blair, Albert Quarles

**Discussion for 10 minute recess**

At 8:11 PM Rodney Hicks motioned for the board to adjourn for 10 minutes.

Jeff Blair was the seconder for the board to adjourn for 10 minutes.

2. Raiford Durham requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for the property located on Mt. Gallant Road, in the Rock Hill Community, tax map 637-00-00-062. District 6– Britt Blackwell Case Number Z19-3

Staff presentation was given by Josh Reinhardt.  
Raiford Durham 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 from the minimum required 350' road frontage was granted by a 7 to 0 vote.

**PASS [Unanimous]**

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

3. Bill Reuter requests a Variance from the York County Zoning and Development Standards Ordinance (driveway width) for the property located at 590 Huey Road, in the Rock Hill Community, tax map 666-00-00-023. District 7– Joel Hamilton. Case Number Z19-6

Staff presentation was given by Josh Reinhardt.  
John Primm 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 from the maximum allowed driveway width from 40' to 132' was granted by a 7 to 0 vote.

**PASS [Unanimous]**

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

4. Alford Haselden requests a Variance from the York County Zoning and Development Standards Ordinance (50' Lake Wylie buffer) for the property located at 496 Willow Cove Road, in the Clover Community, tax map 577-00-00-035. District 2– Allison Love. Case Number Z19-7

Staff presentation was given by Josh Reinhardt.  
Alford Haselden 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.

The withdrawal request by the applicant for a Variance to encroach into the Lake Wylie Buffer was granted by a 7 to 0 vote.

**WITHDRAWN [Unanimous]**

**MOVANT:** Dennis Getter

**SECOND:** Tony Smith

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

**Discussion for board to continue deliberation after 9 PM**

At 9 PM Dennis Getter motioned for the board to continue deliberation after 9 PM.

Tony Smith was the seconder for the board to continue deliberation after 9 PM.

Motion passed to continue deliberation after 9 PM by a 6 to 1 vote.

5. Amy Jeffcoat requests a Special Exception from the York County Zoning and Development Standards Ordinance (to establish an event venue) for the property located at 5800 Campbell Road, in the York Community, tax map 490-00-00-029. District 2– Allison Love. Case Number Z19-8

Staff presentation was given by Josh Reinhardt.

Amy Jeffcoat was present to address the board with the reason of the request.

Mike Crump was present to speak in favor of the request.

None was present to speak in opposition of the request.

Public Hearing was closed.

The request by the applicant to defer this item until April 11, 2019 Meeting for a Special Exception to establish an event venue was granted by a 6 to 0 vote with the following condition that the applicant does not have any events at the facility during the time of deferral and to have the applicant remove the sign.

**DEFERRED [Unanimous]**

**MOVANT:** Rodney Hicks

**SECOND:** Dennis Getter

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

**RECUSED:** Tony Smith

**Adjourn**

With no further business, the meeting was adjourned at 9:31 PM.