



**YORK COUNTY**  
**ZONING BOARD OF APPEALS**  
**MINUTES • APRIL 11, 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, 1770: Present, Albert Quarles: Present, Brandon White: Present, Josh Reinhardt: Present, Asia Martin: Present, County Attorney Michael Kendree: Late (6:03 PM).

The following were in attendance:

Board Members: Tony Smith, Derrick Williams, Barbara Candler, Jeff Blair (chairman), Albert Quarles and Dennis Getter.

Staff: Brandon White, Josh Reinhardt, Asia Martin, Michael Kendree, attorney

**Adoption of Minutes**

1. Approval of February 13, 2019 Zoning Board Of Appeals Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Dennis Getter

**SECOND:** Albert Quarles

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

**Location Map**

**Old Business**

1. 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. The applicant has requested to defer this item until May meeting to allow more time to gather some additional information.

Staff presentation was given by none.

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.

Jeff Blair, chairman acknowledged the deferral request from the applicant.

The request by the applicant to defer until May meeting the special exception request to allow for an event venue was approved by a 6:0 vote.

**DEFERRED [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Tony Smith

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

**New Business**

1. Chad Vanourny requests a Variance from the York County Zoning and Development Standards Ordinance (Lake Wylie Buffer) for the property located at 42 Sunrise Point Road, in the Clover Community, tax map 577-04-01-031. District 2– Allison Love. Case Number Z19-11

Staff presentation was given by Brandon White.

Chad Vanourny 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 the 50' Lake Wylie Buffer to construct a two-tiered retaining wall for shoreline stabilization and erosion control was approved by a 6:0 vote.

**PASS [Unanimous]**

**MOVANT:** Tony Smith

**SECOND:** Barbara Candler

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

2. Duane Larry Falls requests a Variance from the York County Zoning and Development Standards Ordinance (curb cuts) for the property located at 2485 Highway 557, in the Clover Community, tax map 465-00-00-010. District 2– Allison Love. Case Number Z19-12

Staff presentation was given by Brandon White.

Duane Larry Falls and Bobby Meek 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 to retain use of three (3) existing curb cuts (and driveways) for the subject property was approved by a 6:0 vote.

**PASS [Unanimous]**

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

3. Cohn Construction Services LLC requests a Variance from the York County Zoning and Development Standards Ordinance (buffer requirements and grand tree removal) for the property located 1166 Porter Road, in the Rock Hill Community, tax map 622-00-00-008. District 5– Christi Cox. Case Number Z19-13

Staff presentation was given by Brandon White.

Harris Cohn and Mike Ray was present to address the board with the reason of the request and provided a copy of a handout.

None was present to speak in favor of the request.

Ken and Elaine Maree was present to speak in opposition of the request.

Public Hearing was closed.

Variance request to remove two (2) grand trees; reduce a portion of the required buffer from 20' to 15' along Interstate 77 - Exit 75 Ramp; and maintain the existing 13' buffer along Porter Road for the subject property was approved as depicted in the PowerPoint Presentation by a 4:2 vote.

**PASS [4 to 2]**

**MOVANT:** Albert Quarles  
**SECOND:** Tony Smith  
**AYES:** Dennis Getter, Tony Smith, Derrick Williams, Albert Quarles  
**NAYS:** Jeff Blair, Barbara Candler

4. Outdoor Living Brands, Inc. request a Variance from the York County Zoning and Development Standards Ordinance (setback) for the property located at 1062 Pepperwood Place, in the Clover Community, tax map 559-01-01-249. District 2– Allison Love. Case Number Z19-14

Staff presentation was given by Brandon White.

Amanda Cummings and Mark Onoszko 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 to replace and expand an existing deck that was permitted with the original house construction in February 2006 encroaching into the rear yard setback by 12 feet was approved by a 6:0 vote.

**PASS [Unanimous]**

**MOVANT:** Barbara Candler

**SECOND:** Jeff Blair

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

5. Roseanne Whitesides request a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for the property located at 1717 Knox Road, in the Clover Community, tax map 273-00-00-016. District 3– Robert Winkler. Case Number Z19-15

Staff presentation was given by Brandon White.

Roseanne Whitesides was present to address the board with the reason of the request.

Rick and Willa Huntsinger, and Vickie Hagins-Smith 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 required minimum road frontage in order to subdivide the parent tract and create a new two (2) acre parcel without road frontage was approved by a 6:0 vote.

**PASS [Unanimous]**

**MOVANT:** Jeff Blair

**SECOND:** Barbara Candler

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

**Adjourn**

With no further business, the meeting was adjourned at 7:44 PM