



YORK COUNTY
ZONING BOARD OF APPEALS
AGENDA • JULY 9, 2020



Zoning Board Of Appeals

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

6:00 PM

Call to Order

Adoption of Minutes

1. Zoning Board of Appeals - Zoning Board Of Appeals - Jun 11, 2020 6:00 PM

Location Map

Old Business

1. Brenda Bain requests a Special Exception to allow for a mobile home to be placed on property zoned Residential Development II – RD-II located on Chester Highway, in the McConnells Community, tax map 330-00-00-019. District 5– Christi Cox. Case Number Z20-12

New Business

1. Robert H. Clawson requests a Special Exception to expand a mining operation on the properties 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 Z20-16
2. Robert H. Clawson requests a Special Exception to expand a landfill on the properties 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 Z20-17
3. Robert H. Clawson requests a Variance from the York County Zoning and Development Standards Ordinance (separation distance requirement) for properties 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 Z20-18
4. Robert H. Clawson requests a Variance from the York County Zoning and Development Standards Ordinance (bufferyards) for properties 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 Z20-19

Adjourn

“York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager’s Office at 803-684-8511 if you need assistance.”



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • JUNE 11, 2020
DRAFT



Zoning Board Of Appeals	York County Government Center 6 South Congress Street York, SC 29745	6:00 PM
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Tony Smith: Absent, Barbara Candler: Present, Derrick Williams: Present, Albert Quarles: Present, John Gast: Absent, Jeffrey Hunter: Present, Jeff Blair: Present, Brandon White: Present, Josh Reinhardt: Present, Dylan Graff: Present, Laura Dover: Present, Asia Martin: Present.

Adoption of Minutes

1. Approval of May 14, 2020 Zoning Board Of Appeals Minutes

The Minutes from May 14, 2020 were accepted as amended for Case# Z20-13 to include the failed motion to approve the Variance as requested for land disturbance within the 50' Lake Wylie Buffer with the following two conditions: 1. The applicants shall submit a landscape plan that reflects the applicants' proposal, any additional buffering required by the ZBA, and any additional vegetation or environmental measures required by County Staff. 2. The applicants shall obtain a Lake Wylie Buffer Permit prior to commencement of any land disturbance activities failed by a 3 to 4 vote.

ACCEPTED AS AMENDED [Unanimous]	
MOVANT:	Barbara Candler
SECOND:	Jeff Blair
AYES:	Candler, Williams, Quarles, Hunter, Blair
ABSENT:	Tony Smith, John Gast

Location Map

Old Business

1. Alex Zuendt, P.E. and Ron Wygal requests a Variance from the York County Zoning and Development Standards Ordinance (landscaping, setback and parking) for property located at 3620 Festival Drive, in the Fort Mill Community, tax map 723-00-00-024. District 1–Michael Johnson. Case Number Z20-11

The applicant requested a deferral.
The request for a deferral until September 10, 2020 meeting was approved by a vote of 5 to 0.

Minutes Acceptance: Minutes of Jun 11, 2020 6:00 PM (Adoption of Minutes)

DEFERRED [Unanimous]

MOVANT: Barbara Candler
SECOND: Derrick Williams
AYES: Candler, Williams, Quarles, Hunter, Blair
ABSENT: Tony Smith, John Gast

New Business

1. Joseph Dickey requests a Variance from the York County Zoning and Development Standards Ordinance (rear yard setback) for property located at 5033 Watersail Way, in the Clover Community, tax map 576-07-01-176. District 2– Allison Love. Case Number Z20-14

Staff presentation was given by Brandon White.

Joseph Dickey 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.

The Variance request to encroach into the 25' rear yard setback in order to construct an elevated, 160 square foot (10'x16'), attached deck on a newly constructed single-family, detached home was denied by a vote of 4 to 1.

DENIED [4 to 1]

MOVANT: Jeff Blair
SECOND: Jeffrey Hunter
AYES: Barbara Candler, Derrick Williams, Jeffrey Hunter, Jeff Blair
NAYS: Albert Quarles
ABSENT: Tony Smith, John Gast

2. William and Martha Ragan requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 3238 Dr. Nichols Road, in the York Community, tax map 457-00-00-067. District 2– Allison Love. Case Number Z20-15

Staff presentation was given by Brandon White.

Bill Ragin was present to address the board with the reason for the request.

Glenn Jones was present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

The Variance request from the required minimum road frontage in order to subdivide the existing parcel and create a new 1.013-acre parcel was approved by a vote of 5 to 0.

APPROVED [Unanimous]**MOVANT:** Jeff Blair**SECOND:** Derrick Williams**AYES:** Candler, Williams, Quarles, Hunter, Blair**ABSENT:** Tony Smith, John Gast**Adjourn**

With no further business, the meeting was adjourned at 6:49 PM.