Lancaster County South Carolina

MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS REGULAR MEETING

August 5, 2025, at 6:00 PM

1. Roll Call/Call to Order

Board Members present: Quorum is present (4 Board Members)
Charles Deese Mark Boland Aaron Fender James Faulkenberry

Staff: Allison Hardin, Development Services Director
Jennifer Bryan, Planning Technician (Acting Secretary)
Mara Mata, Administrative Assistant
Kirsten Willis, Planner

Members of the press were notified in advance but were not present. All adjacent property owners were notified by mail. A notice of public hearing was published in the Lancaster News at least 15 days prior to the meeting. The agenda was posted on the County website and posted in the lobby of the administration Building one week prior to the meeting. A copy of the agenda is on file.

THE FOLLOWING IS A SUMMARY ONLY; IT IS NOT A VERBATIM TRANSCRIPT.

Chairman Deese called the meeting to order at 6:00 p.m.

2. Approval of Agenda

J. Faulkenberry moved to Approve the Agenda; Second by **Aaron Fender.** The motion was approved by unanimous consent.

3. Approval of Minutes

a. **Minutes of 7/1/2025 Meeting**
Call for a motion. Motion to approve as written by **Mark Boland**; Second by **Aaron Fender.**
Vote: 3:0 Minutes are approved (J. Faulkenberry abstained).

4. **Public Hearing Items:**
Staff members are sworn in: Allison Hardin.

a. **VAR-2025-1599 Shell Station**
Application by Harry Stathopoulos on behalf of owner Jerry & Robbie Pressley Inter-Vivos Revocable Trust and tenant Shell Gas Co. for a variance from Unified Development Ordinance Sec. 7.4.5 Signage Standards, for property at 9540 Charlotte Highway (TM #0008-00-059.00) to allow relocation of an existing sign.

Staff Presentation: Allison Hardin, Development Services Director, presented staff report (attached to agenda.)

Questions to Staff:
M. Boland: Have there been other similar requests?
A.Hardin: No, the only recent SCDOT projects have been roundabouts in residential areas.

Applicant Presentation:
Harry Stathopoulos, Representing the Pressley family (owners). Mr. Pressley built and operated the gas station for years, before leasing to GPM Company. In 2021, SCDOT began coordinating the road project. Preparations included moving the station's underground tank. The parking area will also be moved. Please give consideration to the request, as it is due to SCDOT construction, not actions of the owner or lessee.

Questions to Applicant:
J. Faulkenberry: Are you re-using the same sign?
Stathopoulos: No, for safety reasons we could not. It will be a new sign identical to the old sign.
J. Faulkenberry: Can a new sign not [be made to] meet the current code?
H. Stathopoulos: The tenant would prefer to use an identical sign
A.Hardin; and if the request is denied they are willing to do so.

PUBLIC HEARING: VAR-2025-1599 (see sign-in sheets) None signed in.
Chair closed Public Hearing.

CALL FOR A MOTION TO POSTPONE, APPROVE, OR APPROVE WITH CONDITIONS :
Motion to Approve by Mark Boland; Second by Aaron Fender.

Discussion: No further questions.

Vote on four variance criteria is called.

CALLED VOTES: VARIANCE CRITERIA

Agree (A) or Disagree (D)

i. THAT THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THE PARTICULAR PROPERTY

M. Boland: A A. Fender: A C. Deese A J. Faulkenberry: A **4:_0_**

ii. THAT THESE CONDITIONS DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE VICINITY

M. Boland: **A** A. Fender: A C. Deese: A J. Faulkenberry: A **_4_:_0_**

iii. THAT BECAUSE OF THESE CONDITIONS, THE APPLICATION OF THE ORDINANCE TO THE PARTICULAR PROPERTY WOULD EFFECTIVELY PROHIBIT OR UNREASONABLY RESTRICT THE UTILIZATION OF THE PROPERTY

M. Boland: A A. Fender: A C. Deese: A J. Faulkenberry: D **_3_:_1_**

iv. THAT THE AUTHORIZATION OF A VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY OR TO THE PUBLIC GOOD, AND THE CHARACTER OF THE DISTRICT WILL NOT BE HARMED BY THE GRANTING OF THE VARIANCE

M. Boland: A A. Fender: A C. Deese: A J. Faulkenberry:**A** **4 :_0_**

The following criteria are satisfied ._ALL___

The Variance is __Approved__________.

5. **Other**

a. A clean copy of the new Rules document with stated amendments was presented for signature.
b. Announcement of UDO Stakeholder meeting on Wednesday, August 6, 2025 from 11:00 AM to 3:00 PM. Lunch will be provided.
c. Mr. Deese thanked the Board members and staff for their service.
d. Mr. Boland addresses the unfinished matter of the Board Elections: Mr. Faulkenberry was elected as Vice-Chair in absentia.
   Mr. Faulkenberry accepted the office of Vice-Chair and is therefore confirmed.
e. Staff members Mara Mata (Administrative Assistant) and Kirsten Willis (Planner) were introduced to the Board.

6. **Adjournment:**

With there being no further business, **Mark Boland** moved to adjourn. The motion was approved by unanimous consent. **Adjourned at 6:39 PM**.