



CHARLES. K. DEESE  
JAMES FAULKENBERRY  
MARK BOLAND  
AARON FENDER  
JOSHUA PANGLE

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING**

**November 4<sup>th</sup>, 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

Absent: Joshua Pangle

Staff: Allison Hardin, Development Services Director  
April Williams, Planning Director  
Mara Mata, Administrative Assistant  
Shannon Catoe, Zoning Administrator  
Julie Faile, Depuy Zoning Administrator  
Mika Garris, Zoning Technician  
Andy Rowe, Lead Code Enforcement Officer

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 6:03 p.m.

**2. Approval of Agenda**

**A. Fender** moved to Approve the Agenda; Second by **M. Boland**.

J. Faulkenberry motions to amend the agenda to defer item BZA-2025-2088 Nunns/Boron to the December 2, 2025 meeting, A. Fender seconded.

**Vote: 4:0 Amendment of Agenda is approved unanimously.**

Vote: 4:0 Amended Agenda is approved unanimously.

### **3. Approval of Minutes**

#### **a. Minutes of 10/7/2025 Meeting**

Call for a motion. Motion to approve as written by **M. Boland**; Second by **J. Faulkenberry**.

Vote: 4:0 Minutes are approved unanimously.

### **4. Public Hearing Items**

#### **a. BZA-2025-2088 Nunns/Boron - **Deferred until December 2, 2025 BZA meeting****

Application by Emily Brown Law LLC on behalf of David & Tamara Boron at 7940 Green Pond Rd (TM 0014-00-010.05) to appeal a Home Occupation Permit granted to adjacent property owners George & Jessica Nunns, 7965 Green Pond Road (TM 0014-00-010.04)

### **5. Adjournment:**

Chairman Deese invited Allison Hardin, Development Services Director, to speak. She explained the two items on next month's agenda. County Council has approved a UDO Draft review committee, and first meeting will be November 20th.

M. Boland and Allison Hardin discussed the upcoming training opportunity for SCAC.

Chairman Deese had the zoning department introduce themselves to the board. Shannon Catoe, Zoning Administrator; Julie Faile, Depuy Zoning Administrator; Mika Garris, Zoning Technician; Andy Rowe, Lead Code Enforcement Officer introduced themselves.

Chairman Deese thanked the zoning department for being at the meeting and made a statement regarding his hopes for the future.

Allison Hardin explained the reason for the deferral of BZA-2025-2088 Nunns/Boron.

Chairman Deese gave the board members an opportunity to speak.

With there being no further business, **J. Faulkenberry** moved to adjourn. The motion was approved by unanimous consent. **Adjourned at 6:15 PM.**

SIGN IN ONLY IF YOU WISH TO SPEAK



**BOARD OF ZONING APPEALS**  
**Public Hearing Sign In Sheet**

**Item 4a: BZA-2025-2088 Nunns/Boron**

Application by Emily Brown Law LLC on behalf of David & Tamara Boron at 7940 Green Pond Rd (TM 0014-00-010.05) to appeal a Home Occupation Permit granted to adjacent property owners George & Jessica Nunns, 7965 Green Pond Road (TM 0014-00-010.04)

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, November 4<sup>th</sup>, 2025***

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Board will be required to do so in a civil manner. The Board will not tolerate personal attacks on individual Board Members, County Staff, or any person or group. Racial slurs will not be permitted. The Board Member's number one priority is to conduct business for the citizens of this county.

**PLEASE PRINT**

|    |             |
|----|-------------|
| 1. | Tyler Dodge |
| 2. | Mark White  |
| 3. |             |