



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS

BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
VACANT, DISTRICT 3
MILLER DEVENNY, DISTRICT 4
DARRELL REID, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

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

FEBRUARY 2, 2021

Members Present: Frances Liu, Darrell Reid, Beverly Williams, Mike Couch. A quorum of Lancaster County Board of Zoning Appeals was present for the meeting.

Members Absent: Kemesha Lowery

Others Present: Robert Tefft, Senior Planner; Mika Garriss, Zoning Secretary; Daniel Plyler, County Attorney.

Members of the press were not present. All adjacent property owners were notified by certified mail. A notice was published in the local newspaper to include meeting place, date, time and the agenda and a copy on file.

Call Meeting to Order

Chair Liu called the meeting to order at 6:05 PM.

Approval of Agenda

Member Couch moved to approve the agenda, which was seconded by Member Williams. Motion passed by 4-0.

Approval of Minutes from January 5, 2021

Member Reid moved to approve the minutes, which was seconded by Member Couch. Motion passed by 4-0.

Public Hearing Items

VAR-021-0014

Application by Lucy and William Lane, requesting a variance from Section 12, Setbacks and Yards, of Lancaster County Ordinance No. 2015-1346. The subject property is located at 1048 Castle Road, Indian Land, SC (TM# 0010N-0A-126.00) in a Planned Development District (PDD).

Robert Tefft, Senior Planner, provided an overview of the variance request consistent with the staff report.

Chair Liu asked staff if letter or calls were received on this matter.

Mr. Tefft stated that no letters or calls were received expressing any position on the matter.

William Lane, homeowner, discussed each of the required variance criteria and how he believed that his proposal was in compliance.

Chair Liu opened the public hearing and with there being no one to speak on the item, closed the public hearing.

Member Couch asked the homeowner if it would be feasible to reduce or move the proposed building so as not to encroach into the setback.

Mr. Lane suggested he could eliminate the pool and rotate the porch, but that he would still likely need some amount of relief.

Member Couch suggested that it was the applicants' contractor whom was steering the need for the variance

Mr. Lane stated that his contractor is building what he has asked him to build.

Member Couch and Mr. Lane discussed possible variations to the proposal that may satisfy both Mr. Lane's needs, as well as the requirements for a variance.

Chair Liu and Mr. Lane discussed further options for the proposal by turning the addition so as to be parallel to the house.

Member Reid discussed the open space to the rear and side of the property.

Mr. Lane noted that there is a stream past the rear property line within the common open space and a sewer easement along the side of the property.

Chair Liu asked Mr. Lane if he was aware of the setback requirements when purchasing the property.

Mr. Lane noted that he was aware of the requirements, but noted that he purchased the land prior to a final survey being performed.

Member Couch asked about the status of the swimming pool.

Mr. Lane answered that he would eliminate the pool if he could get the relief needed.

Chair Liu discussed with County Attorney Plyler how to handle the request and motion without knowing exact dimensions.

Chair Liu, Member Williams and Mr. Lane all continued to discuss possible reconfigurations of the project.

Chair Liu, County Attorney Plyler and Mr. Lane all discussed providing revisions to be heard at a later meeting.

Member Couch and Mr. Lane continued discussion of possible setbacks and dimensions of the property.

Chair Liu reminded Mr. Lane that with the revisions he should minimize the requested variance as much as possible.

Chair Liu asked for a motion to table the item.

Member Couch moved to table the request until the Boards meeting of March 2, 2021, which was seconded by Member Reid. Motion passed unanimously.

New Business:

Mr. Tefft provided an update on next month's agenda to include a variance for Lidl at 9990 Charlotte Highway, as well as a Special Exception for a campground at 5897 Goldmine Hwy.

Mr. Tefft began a discussion with the Board regarding variance criteria for the purposes of training.

County Attorney Plyler suggested that this discussion did not need to occur on the record and suggested that the Board adjourn the meeting and then continue with the training discussion.

Adjournment:

With there being no further business, Member Williams moved to adjourn the meeting, which was seconded by Member Couch. Motion passed unanimously. The Board of Zoning Appeals adjourned at 6:43 PM.

CHAIR

ZONING OFFICIAL