



**TOWN OF FORT MILL
BOARD OF ZONING APPEALS MEETING
February 17, 2025
6:00 PM**

AGENDA

CALL TO ORDER

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2025

APPROVAL OF MINUTES

Regular Meeting: December 16, 2024 [Page 2]

PUBLIC HEARING ITEMS

1. **CASE # 2025-51**
Karen S. Landers
103 W Gregg St
Tax Map # 020-04-11-012
Zoning District: R-15

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 10' side yard setback requirement for principal structures. [Pages 3-12]

INFORMATION / DISCUSSION ITEMS

1. Continuing Education

ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC, and WBTB. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website.

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.

**MINUTES
TOWN OF FORT MILL
BOARD OF ZONING APPEALS
December 16th, 2024
6:00 PM**

Present: Patrick Williams, Jody Stegall, Becky Campbell, Carolyn Blair, Planning Director
Penelope Karagounis, Planner Lauren Hebert, Planner Grayson Molinari

Absent: Derrick Murr, Amber Bryant, and Jennifer Allan

Guests: N/A

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

APPROVAL OF MINUTES

Chairman Williams called for motion to approve the minutes of the October 21, 2024, Board of Zoning Appeals meeting as submitted by staff. Vice Chairman Jody Stegall asked for a motion to be approved. Carolyn Blair made a motion to approve the minutes as submitted by staff. Vice Chairman Jody Stegall seconded the motion. The motion to approve the minutes was accepted by a vote of 4-0.

INFORMATION AND DISCUSSION ITEMS

1. Boards and Commissions Calendar

Planning Director Penelope Karagounis explained the Board of Zoning Appeals meeting calendar for 2025.

Ms. Karagounis explained that every third Monday of every month except for January would be a meeting for Board of Zoning Appeals, January 20th, 2025, had been scheduled as a tentative date for January 23rd, 2025.

Lauren Hebert stated that there will most likely not be a case in January 2025.

There being no further business, Mr. Williams asked if anyone would make a motion to adjourn. Carolyn Blair made a motion to adjourn. Ms. Campbell seconded that motion. By a vote of 4-0 the meeting was adjourned at 6:12 p.m.

Respectfully submitted,
Grayson W. Molinari
Planner
December 17th, 2024

Town of Fort Mill
Board of Zoning Appeals
Item for Action

Item #1 Karen S. Landers
103 W Gregg St
Tax Map # 020-04-11-012
Zoning District: R-15

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 10’ side yard setback requirement for principal structures.
[Pages 3-12]

Background / Discussion

The Town has received a variance request from Karen Landers for a proposed non-conformity related to the construction of a new home (a “principal use”) at 103 West Gregg Street.

The purpose of the request is to allow for the construction of a primary residence closer to the side property line. The proposed location of the home will be 7’ from the east side property line.

Article II, Section 1(5)(E) of the Town’s Zoning Ordinance outlines the following setback requirement for principal structures:

E) Minimum side yard: R-25—Principal structure-20 feet with accessory uses being five feet. **R-15—Principal structure-ten feet** with accessory uses being five feet.

The petitioner has stated that they are requesting a variance to decrease the 10’ setback to 7’ to allow space for a side loaded driveway on the opposite side of the house. The petitioner indicated that the lots in Whiteville Park are narrow, and she intends to build a ranch style home with a driveway as she has a special needs son.

The petitioner has also noted that decreasing the side setback by 3’ would not be injurious to adjacent properties and would not be noticeable. She stated that it would be beneficial to have more space on the right side of the house.

The petitioner is requesting a 3’ variance to the side yard setback requirement for principal structures.

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. 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.

i. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

ii. In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Submitted by:

Lauren C. Hebert

Planner II

York County Tax Map # 020-04-11-012

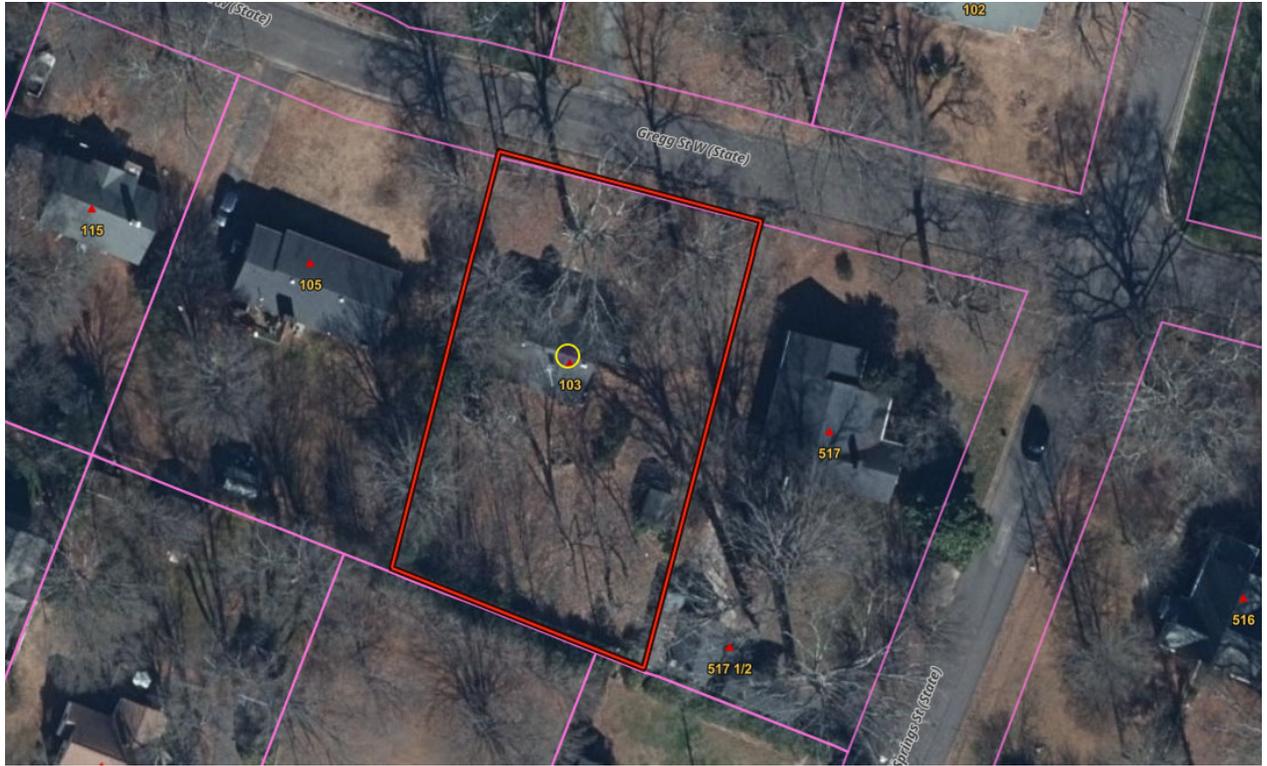
Zoning Map



York County Tax Map # 020-04-11-012

Aerial Map







Z **ZONING NOTICE**
Case # 2025-51
Request Variance
A PUBLIC HEARING will be held on
February 17, 2025 @ 6pm
Fort Mill Town Council Chambers
112 Confederate Street, Fort Mill, SC
Town of Fort Mill • (803) 547-2034 • www.fortmillsc.gov

Variance Appeal Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Karen S. Landers

Mailing Address: 110 W. Gregg St. Ft Mill, SC 29715

Telephone Number: (980) 722-0647

Property Information:

Address: 103 W. Gregg St, Ft Mill, SC

Current Zoning: R-15

Current Use of Property: Vacant lot

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements
- Site plan showing location of proposed improvements
- Application fee (\$125 residential / \$250 non-residential)*

Additional materials may be required

*Required with submission

The Board of Zoning Appeals may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.

The findings required by the Board for variances are identified in Sec. 6-29-800 (attached) of the South Carolina Code of Laws. Responses to each of the following questions will assist the Board in making a determination.

1. Describe the variance request: Decrease the 10' setback on left side of property to 7' to allow room for side-load driveway on right side of house

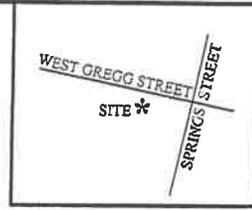
2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):
The lots of Whiteville Park are more narrow and we have a special needs son and would like our ranch house to be built to have a wider driveway than planned.

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2034 • FAX (803) 547-2126

Boundary Survey For KAREN SUE LANDERS

Located At 103 West Gregg Street
City of Fort Mill, SC 29715
Whiteville Park Subdivision Phase I Lot # 43-46
York County, South Carolina
January 20, 2025

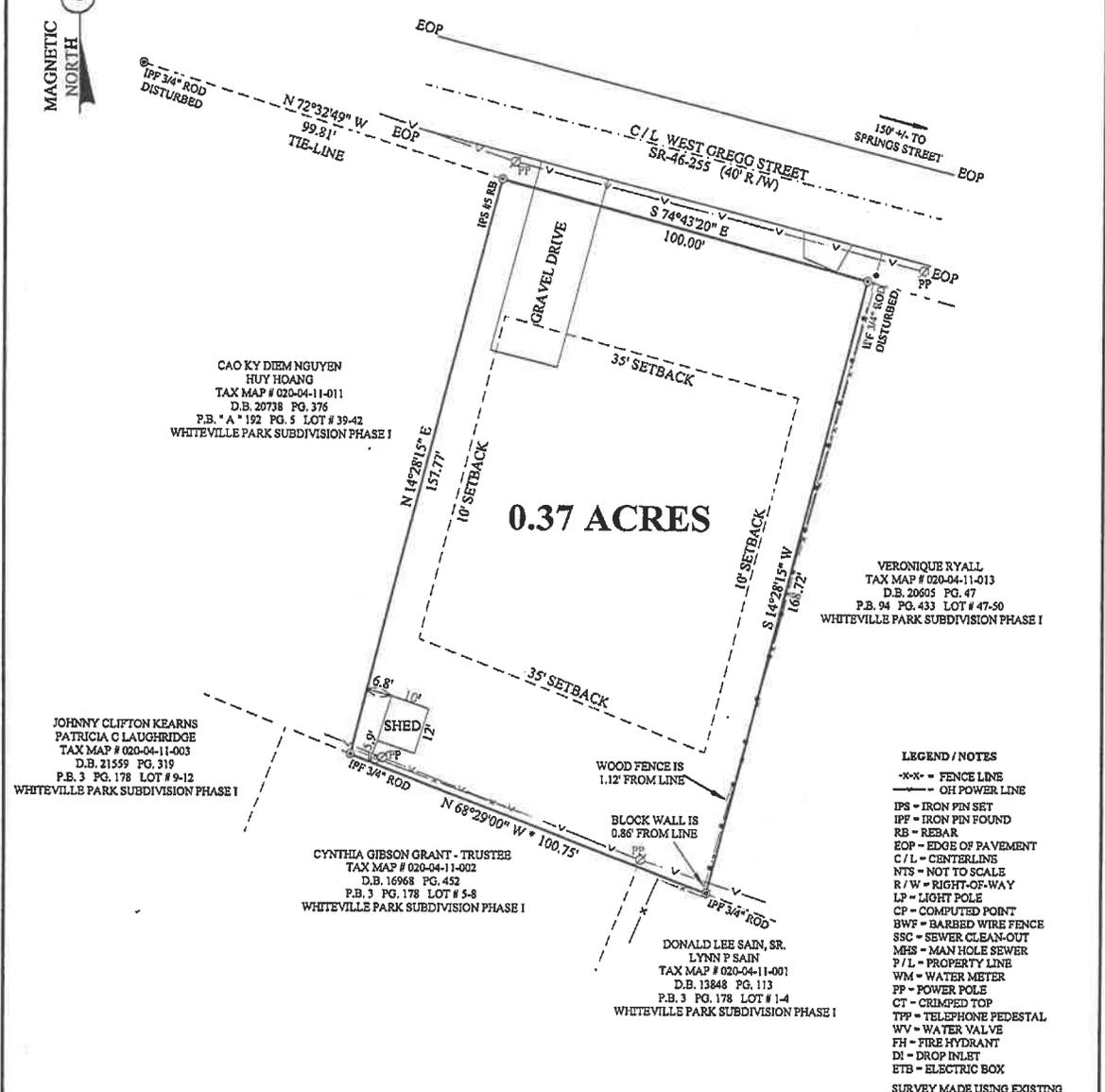


Location Map NTS



NO NEW LOT LINES

ZONED: R - 15



CAO KY DIEM NGUYEN
HUY HOANG
TAX MAP # 020-04-11-011
D.B. 20738 PG. 376
P.B. *A* 192 PG. 5 LOT # 39-42
WHITEVILLE PARK SUBDIVISION PHASE I

VERONIQUE RYALL
TAX MAP # 020-04-11-013
D.B. 20605 PG. 47
P.B. 94 PG. 433 LOT # 47-50
WHITEVILLE PARK SUBDIVISION PHASE I

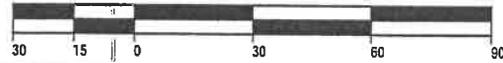
JOHNNY CLIFTON KEARNS
PATRICIA C LAUGHRIDGE
TAX MAP # 020-04-11-003
D.B. 21559 PG. 319
P.B. 3 PG. 178 LOT # 9-12
WHITEVILLE PARK SUBDIVISION PHASE I

CYNTHIA GIBSON GRANT - TRUSTEE
TAX MAP # 020-04-11-002
D.B. 16968 PG. 452
P.B. 3 PG. 178 LOT # 5-8
WHITEVILLE PARK SUBDIVISION PHASE I

DONALD LEE SAIN, SR.
LYNN P SAIN
TAX MAP # 020-04-11-001
D.B. 13848 PG. 113
P.B. 3 PG. 178 LOT # 1-4
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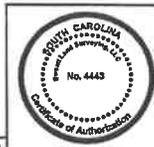
- LEGEND / NOTES**
- x-x- = FENCE LINE
 - OH POWER LINE
 - IPS = IRON PIN SET
 - IPF = IRON PIN FOUND
 - RE = REBAR
 - EOP = EDGE OF PAVEMENT
 - C/L = CENTERLINE
 - NTS = NOT TO SCALE
 - R/W = RIGHT-OF-WAY
 - LP = LIGHT POLE
 - CP = COMPUTED POINT
 - BWF = BARBED WIRE FENCE
 - SSC = SEWER CLEAN-OUT
 - MHS = MAN HOLE SEWER
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 - WM = WATER METER
 - PP = POWER POLE
 - CT = CRIMPED TOP
 - TTP = TELEPHONE PEDESTAL
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - DI = DROP INLET
 - ETB = ELECTRIC BOX
- SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT THE TIME OF THE SURVEY.
- SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, AND RESTRICTIVE COVENANTS NOT SHOWN HEREON.

SCALE: 1" = 30'



REFERENCES
KAREN SUE LANDERS TAX MAP # 020-04-11-012 D.B. 21399 PG. 43 P.B. 3 PG. 300 LOT # 43-46 WHITEVILLE PARK SUBDIVISION PHASE I
DRAWING = 103 WEST GREGG STREET.PCS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



Floyd A. Sweatt, Jr. PLS # 29119

Sweatt Land Surveying, LLC

P.O. Box 339
McConnells, SC 29726
Telephone 803-417-0880
Sweattsurveying@gmail.com

Plat of Survey For KAREN SUE LANDERS

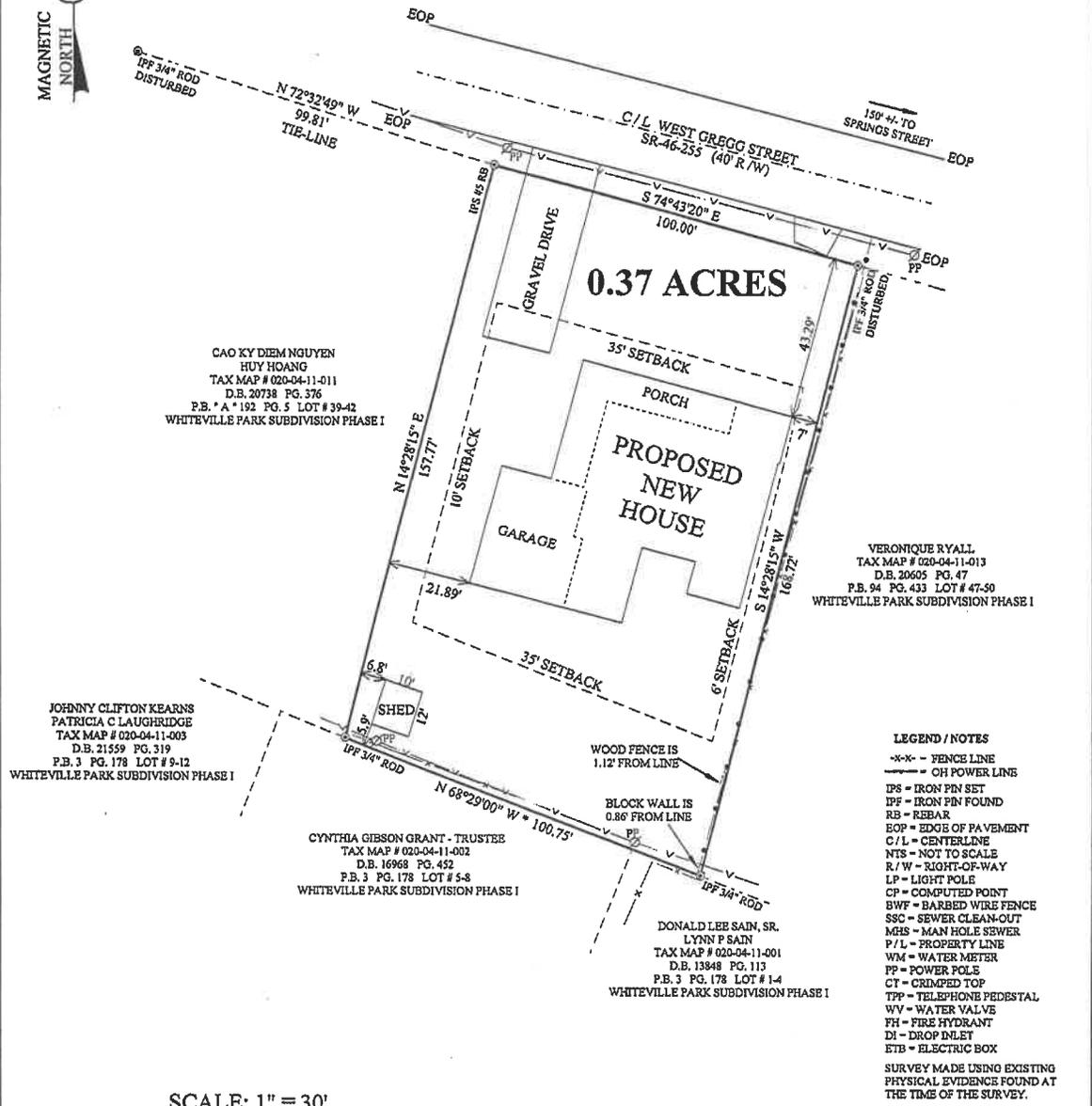
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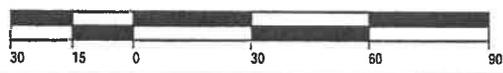
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