



**TOWN OF FORT MILL
BOARD OF ZONING APPEALS MEETING
205 N White Street (use McCammon St entrance)
May 19, 2025
6:00 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

Regular Meeting: March 17, 2025 [page 2]

PUBLIC HEARING ITEMS

- 1. CASE # 2025-276
Tom Carter
1770 Still River Way
Tax Map # 020-25-01-093
Zoning District: R-5**

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 15' rear yard setback requirement for principal structures. [pages 3-16]

INFORMATION / DISCUSSION ITEMS

1. Comprehensive Plan Rewrite Survey.

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 WBTV. 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
March 17, 2025
6:00 PM**

Present: Jennifer Allan, Derrick Murr, Carolyn Blair, Becky Campbell, Patrick Williams, Amber Bryant, Jody Stegall, Planning Director Penelope Karagounis, Planner II Lauren Hebert

Absent: N/A

Guests: Mayor Guynn Savage, Councilman Ben Hudgins, Councilman Chris Wolfe

Chairman Patrick Williams called the meeting to order at 5:57 p.m. and welcomed everyone in attendance.

APPROVAL OF MINUTES

Chairman Williams called for a motion to approve the minutes of the February 17, 2025, Board of Zoning Appeals meeting. Becky Campbell made a motion to approve the minutes. Jennifer Allan seconded the motion. The motion was approved by a vote of 7-0.

INFORMATION / DISCUSSION ITEMS

1. Recognition of Becky Campbell and Jody Stegall for years of service on the Board of Zoning Appeals

Planning Director Penelope Karagounis introduced Mayor Guynn Savage to present the recognition plaques to Becky Campbell and Jody Stegall.

Mayor Savage, Councilman Chris Wolfe, and Planning Director Penelope Karagounis all gave brief speeches thanking the board members for their years of service on the Board of Zoning Appeals.

There being no further business, Jody Stegall made a motion to adjourn. The motion was seconded by Ms. Campbell. By a vote of 7-0, the meeting was adjourned at 6:09 p.m.

Respectfully submitted,

Lauren C. Hebert
Planner II
March 18, 2025

**Town of Fort Mill
Board of Zoning Appeals
Item for Action**

**Item #1 Tom Carter
1770 Still River Way
Tax Map # 020-25-01-093
Zoning District: R-5**

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 15' rear yard setback requirement for principal structures.
[Pages 3-12]

Background / Discussion

The Town has received a variance request from Tom Carter for a proposed non-conformity related to the construction of a screened porch (expanding a principal use) at 1770 Still River Way.

The purpose of the request is to permit a reduction in the rear yard setback requirement from 15' to 8.5' to allow for the construction of a screened porch.

Article II, Section 23(4)(F) of the Town's Zoning Ordinance outlines the following setback requirement for principal structures:

f. Minimum rear yard:

1. For single-family residential dwellings, **the minimum rear yard setback shall be 15 feet.**

The petitioner has stated that they are requesting a variance to decrease the 15' setback to 8.5' to allow for the construction of a screened porch over the existing open deck structure to create a more functional living space. The petitioner noted that the proposed screened porch will remain within the footprint of the existing deck.

The petitioner has indicated that the screened porch will be professionally constructed and designed to blend with the existing structure and neighborhood aesthetic to enhance the existing home without negatively affecting neighboring properties or the community. It is also noted that the land directly behind the lot is owned by the Sutton Mill HOA.

The petitioner is requesting a 6.5' variance to the rear 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 # 020-25-01-093

Zoning Map



York County Tax Map # 020-25-01-093

Aerial Map







Z **ZONING NOTICE**
Case # 2025-276
Request Variance
A PUBLIC HEARING will be held on
May 19th, 2025 @ 6pm
Fort Mill Town Council Chambers
~~112 Confederate Street, Fort Mill, SC~~
205 North White Street
Town of Fort Mill • (803) 547-2034 • www.fortmillsc.gov

Date Received: 4/22/2025
Board of Zoning Appeals Date: 5/19/2025

Variance Appeal Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Tom Carter

Mailing Address: 1770 Still River Way Fort Mill, SC 29708

Telephone Number: (508) 572-7143

Property Information:

Address: 1770 Still River Way Fort Mill, SC 29708

Current Zoning: R-5

Current Use of Property: single-family home

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: We are requesting a variance to allow the construction of a new
15.6' x 12' screened porch over our existing 20' x12' deck structure. The purpose of this addition is to
create a more functional and comfortable outdoor living space for our family. The proposed structure
will remain within the footprint of the existing deck and will not alter the existing layout or use of the property.
This project is going to encroach about 6'5" to 7ft into the rear setback requirements.

2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):
The property has an existing deck, and we are proposing to add a screened porch
to this structure. This addition will enhance the usability of our outdoor space by
allowing us to enjoy it comfortably throughout more of the year, regardless of
weather or insects. The enhancement is intended to maximize the current use of the existing outdoor living space.
The land behind our house is owned by the Sutton Mill HOA and will never be developed. See the attached picture.

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

Date Received: 4/22/2015
Board of Zoning Appeals Date: 5/19/2015

3. Describe how the conditions listed above are unique to the property for which the variance is sought:

Because of the deck's placement and the layout of our lot, enclosing it with a screened porch is the most practical and minimally invasive way to enhance outdoor living space.

The topography and shape of the lot do not easily allow for a new, separate structure elsewhere on the property without greater disruption. By building over the existing deck, we are utilizing what is already there in a way that maintains the integrity of the lot and surrounding area, while improving our ability to enjoy the property as a family.

4. Describe how the current zoning regulations prohibit or unreasonably restrict utilization of the property:

Due to the existing placement of our deck, which was built in alignment with the original layout of the home, the proposed screened porch addition does not fully meet these setback requirements. As a result, the zoning regulations unreasonably restrict our ability to make practical and modest improvements to our property—specifically, enclosing the existing deck to create a screened porch. This enhancement is intended to improve the usability of our outdoor space without expanding beyond the current footprint. Granting a variance would allow us to make

meaningful use of our property in a way that supports family living and enjoyment, without negatively impacting neighboring properties or the character of the area.

5. Describe why the granting of the requested variance will not be injurious to adjacent properties, the neighborhood, or the general public:

Our proposed screened porch will be built directly on top of the existing deck structure, without expanding the current footprint of our home. A similar variance was granted to our neighbor, Richard Decristo (1766 Still River Way, Fort Mill), in January 2018 for a 12' x 20' screened porch build over his existing deck. Our property shares this same characteristic: there are no homes directly behind us, only a designated common area, which further minimizes any potential impact on surrounding properties.

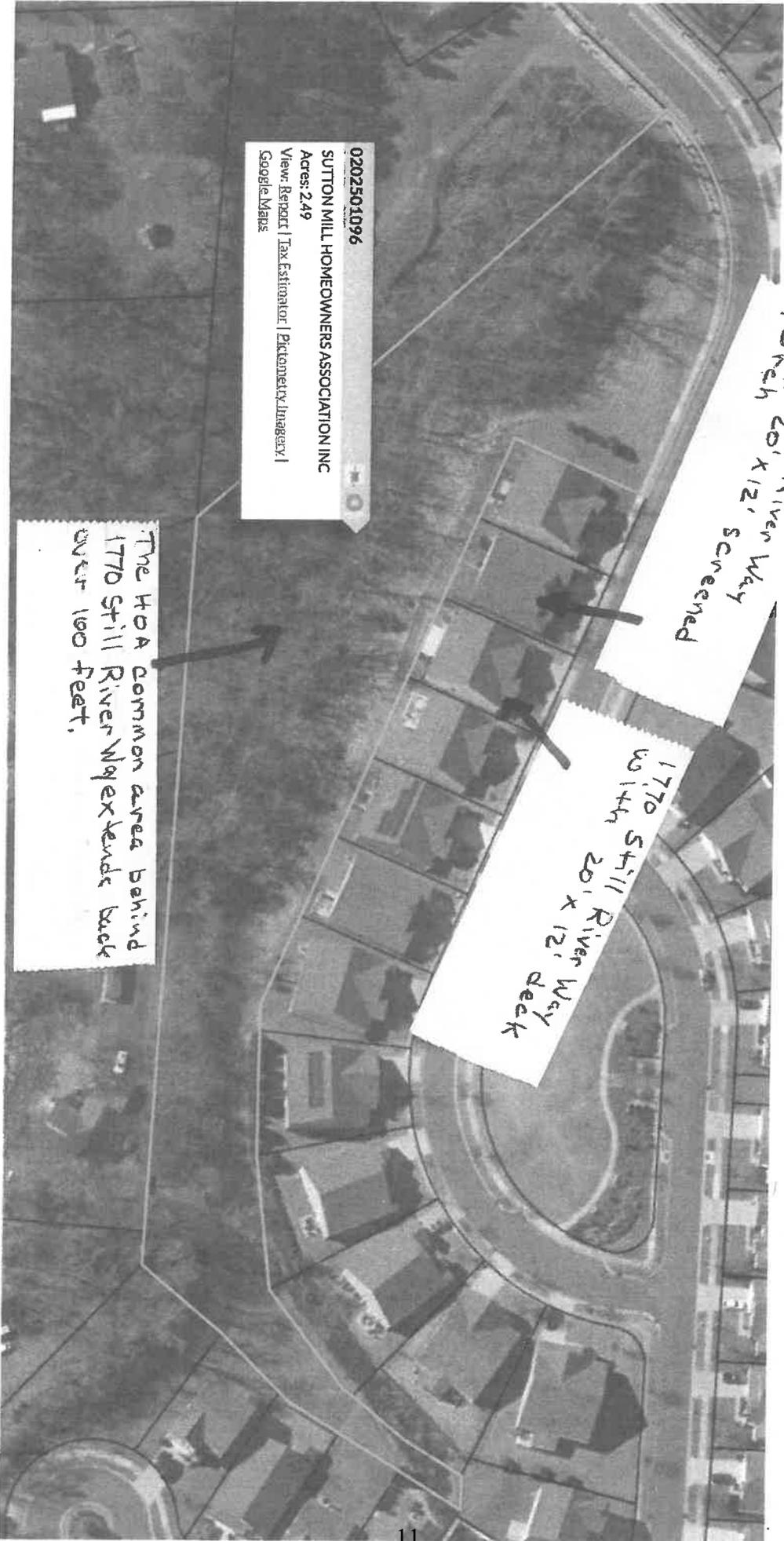
The proposed screened porch will be professionally constructed and designed to blend with the existing structure and neighborhood aesthetic. We believe this improvement will enhance our home without negatively affecting neighboring properties or the community as a whole.

Acknowledgement of Requirements: Notices of appeal shall be posted on affected property so as to be clearly visible from a traveled street. The owner or appellant is instructed to maintain posting and to be responsible for notifying the town promptly if the sign is damaged or removed. Failure to do so may delay Board action. Additional permitting after Board approval may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

TWO CSTE
Signature
4/15/25
Date

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



1766 Still River Way
with 20' x 12' screened
porch

1770 Still River Way
with 20' x 12' deck

The HOA common area behind
1770 Still River Way extends back
over 100 feet.

0202501096
SUTTON MILL HOMEOWNERS ASSOCIATION INC
Acres: 2.49
View: Report | Tax Estimator | Picometry | Imagery |
Google Maps

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

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- (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;
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- (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 the 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.

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- (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.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

SIGNED

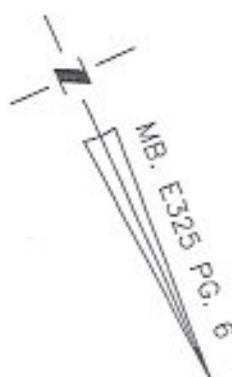
WILLIAM T. POWELL JR., SCPLS L-29508

LEGEND

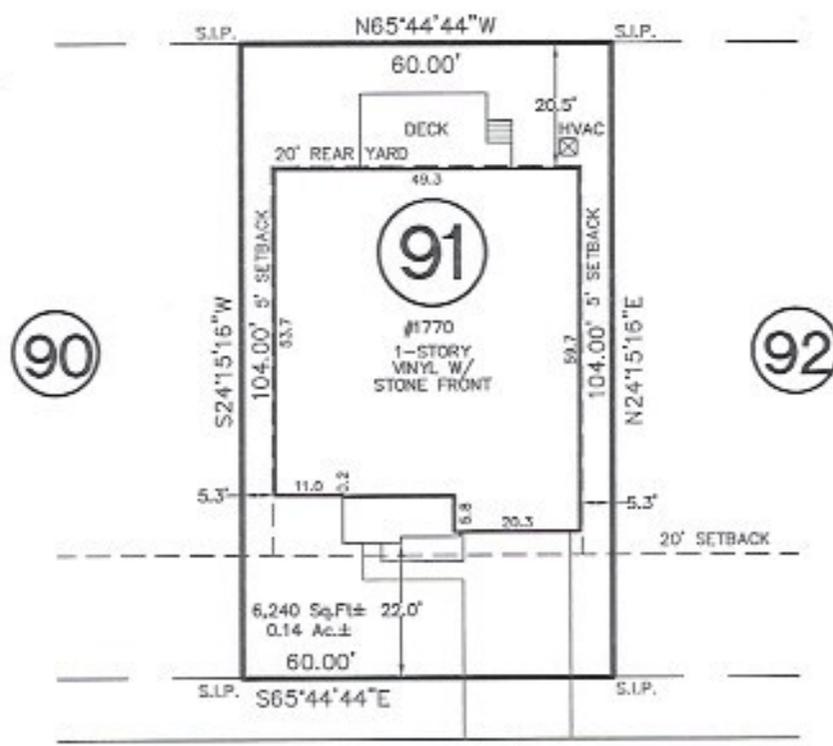
- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1 INCH IN 10,000'
- PROPERTY LINE
- - - ADJONER PROPERTY LINE BY DEED OR PLAT



VICINITY MAP
Not To Scale



35' PERIMETER BUFFER

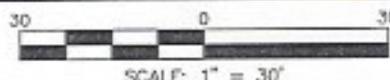


STILL RIVER WAY

(50' PUBLIC R/W)

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

TAX ID: 0202501093



EASTOVER
LAND SURVEYING COMPANY, P.A.

LAND SURVEYORS - PLANNERS
10430 PARK ROAD, SUITE #300
CHARLOTTE, NORTH CAROLINA 28210
PHONE (704) 927-8080
FAX (980) 309-0842

PHYSICAL SURVEY

FOR

LOT 91, SUTTON MILL SUBDIVISION- MAP 3

Town of Fort Mill, York County, South Carolina

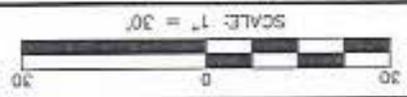
PROPERTY OF: THOMAS CARTER & MAUREEN CARTER

MAP BOOK E325 PAGE 6 DEED REFERENCE

DRAWN BY: MJA

DATE: MARCH 31, 2016

EASTOVER
 LAND SURVEYING COMPANY, P.A.
 LAND SURVEYORS - PLANNERS
 10430 PARK ROAD, SUITE #200
 CHARLOTTE, NORTH CAROLINA 28210
 PHONE (704) 927-8080
 FAX (980) 309-0842



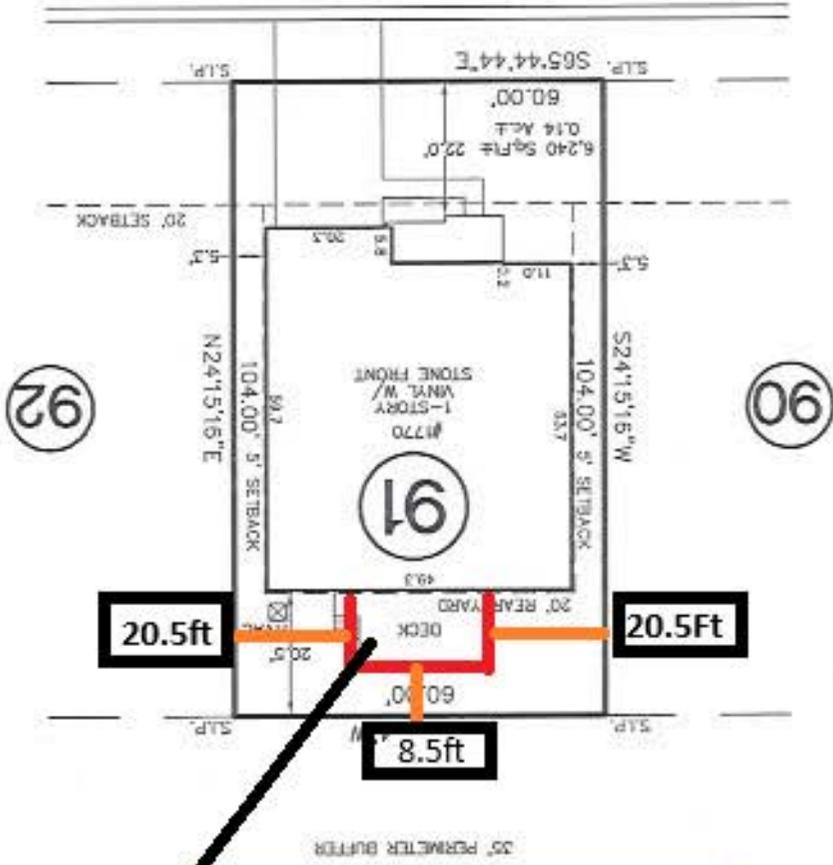
DRAWN BY: MJA DATE: MARCH 31, 2016

MAP BOOK E325 PAGE 6 DEED REFERENCE
 PROPERTY OF: THOMAS CARTER & MAUREEN CARTER
 Town of Fort Mill, York County, South Carolina
 LOT 91, SUTTON MILL SUBDIVISION - MAP 3
 FOR
PHYSICAL SURVEY

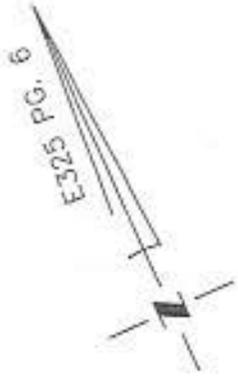
TAX ID: 0202501093

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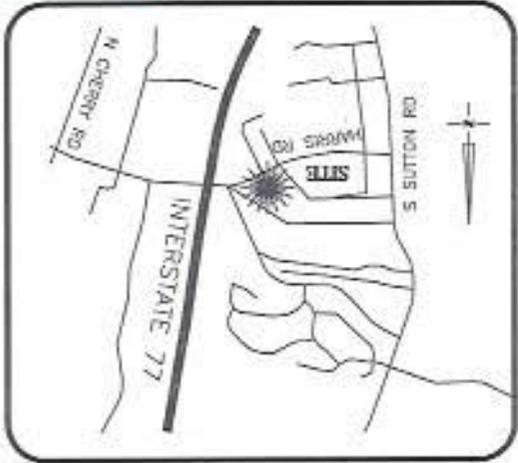
STILL RIVER WAY
 (50' PUBLIC R/W)



Demo Railing and decking build new 15'x12' Screened porch on existing deck
We will be encroaching into the required setback about 6.5"

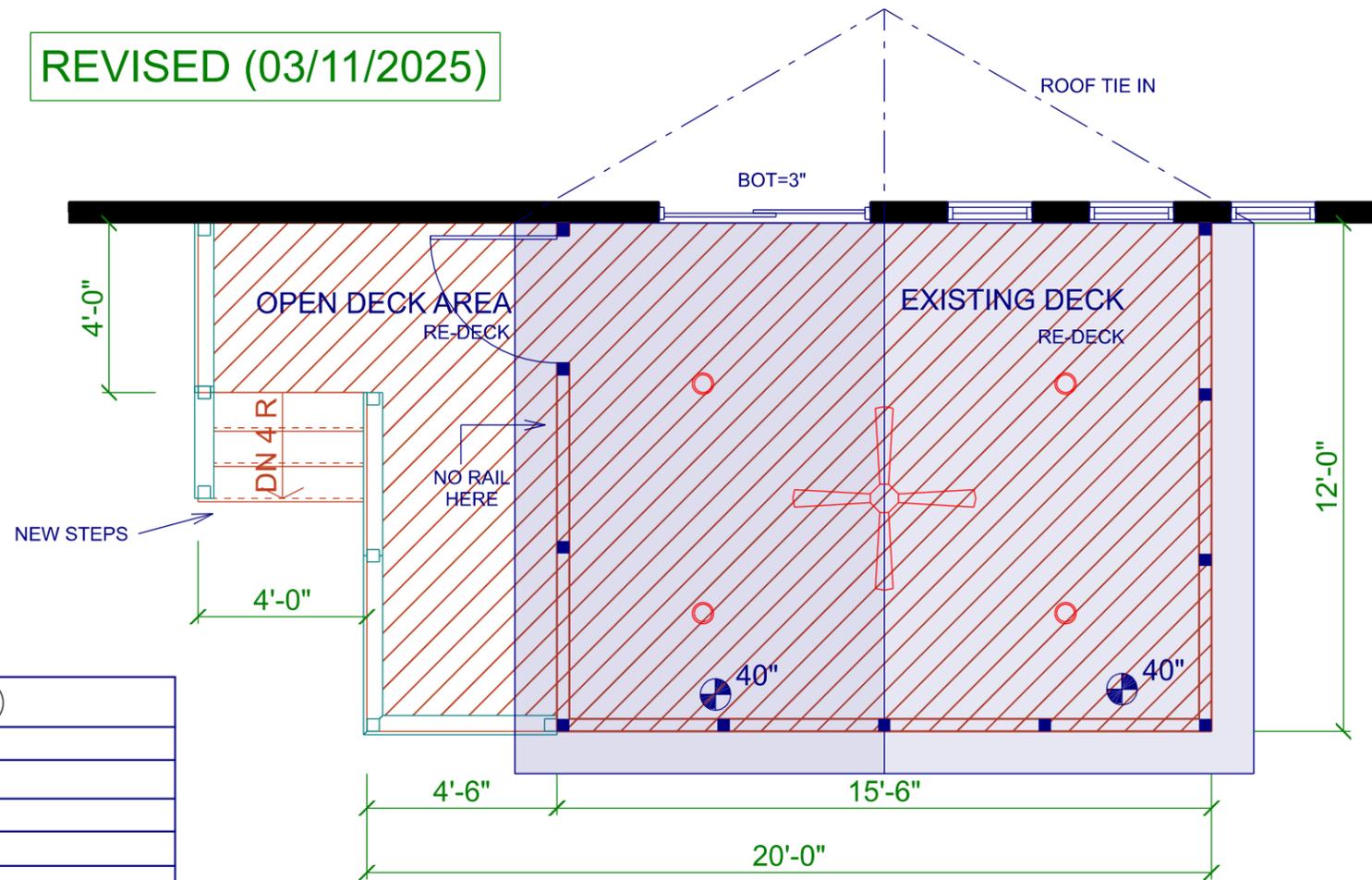


- LEGEND**
- ELP. EXISTING IRON PIN
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 - F.P.E. FLOOD PROTECTION ELEVATION EXCEEDS 1 INCH IN 10,000
 - CLOSURE
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE BY DEED OR PLAT



SIGNED *William T. Powell Jr.*
 WILLIAM T. POWELL JR., S.C.P.L.S. L-29508
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

REVISED (03/11/2025)



Electrical Specifications

- *Existing circuit with minimal functions to be utilized. If no availability client responsible for upgrade.
- Ceiling Fan (outdoor rated fixture by home owner) with switch
- Flood Light on switch positioned to light any exterior stairs
- *1 New EXTERIOR outlet with flip covers (4 Outlets)
- Switches mounted on post surface
- 4 Can lights with bronze rings on dimmer switch
- *Conduit Exposed

Porch Specifications

All dimensions are outside of room

- *Existing structure
- Extra posts added to support existing structure where noted on plans
- *4/12 pitch Gable (King Truss @ house wall & as required) #2402 1-2
- *Roof connection
- *Cathedral Ceiling with T&G Spruce (enclosed rafters & electric)
- * Ridge support wall with finish to match ceiling
- *Cut back existing soffit where new porch is installed
- *Existing Deck
- *112" Walls with 4"x4" PT walls with posts spaced max 54" as required with matching trim
- EZE Breeze Windows (water resistant but not water proof) Frame Color:Black // Vinyl color:Clear
- PT Railing with Estate pickets (black)
- *Fixed Vinyl Film gable end(s)
- Black 36"x80" Tradeswind out swing storm door with Black handle
- * Fixed vinyl window above door
- *PT Pine fascia & plywood soffit (12" overhang) - They will line up with existing
- *Asphalt roofing to closely match existing
- *Gutters & Down Spouts to closely match existing (gutter guards not included)
- *Skirting not included

Demo & Repair Specifications

- *Demolition & removal of existing railing, decking, and steps
- *All trash to be removed from site
- Client will:
- Demolition / remove: move Furniture and Demo Awning
- *Archadeck is not responsible for yard repair or siding replacement where prior project existed.
- *Yard damage caused by Archadeck will be repaired with soil and Bermuda grass seed

Client to reimburse Archadeck for permit fees. Permit fees are not included in current price.

Re-Deck Specifications

- *New 5/4x6 Pressure Treated Pine Decking on existing framing
- *Existing 2X8 joists @ 16 o.c.
- *Coated Exterior Grade Deck Screws (face fastened)
- *New PT edge band & 1" x 4" deck trim on edge band
- *Decking pattern as drawn
- PT Lifestyle Rail with Black Estate Pickets and PT Rail Cap (outside mount) #500
- PT Lifestyle Stairs (closed risers) #400 A or B
- *Skirting not included
- **Both builder and home owner assume current framing and footings are sound based upon performance to date. They will probably not be level.**
- During construction builder may identify any defects related to framing and footings and present such concerns for homeowners review. Any such repairs are not included in the pricing of the project."**

archadeck | outdoor living
of Charlotte

Custom Design
Final Design
SCALE = 1/4"

Prepared by
Integrity Enterprises of Charlotte LLC.
dba Archadeck of Charlotte
8334 Arrowridge Boulevard Suite 1
Charlotte, NC 28273
704-944-1350
Unauthorized duplication
is prohibited

#102794

02/26/2025

Tom Carter
1770 Still River Way
Fort Mill, SC 29708



Comprehensive Plan

The Town of Fort Mill is embarking on the development of a 2045 Comprehensive Plan, known as *Fort Mill: Our Path Forward*, to create a long-term vision for the future. This initiative aims to encourage the community to think holistically about our future.

We will engage in a community-wide conversation about the future of Fort Mill— where we are now and where we envision ourselves in the next twenty years and beyond.

This plan will serve as a regular reference guide for Town staff, officials, and partner organizations as decisions are made for the future of the community.



Research and Review

As part of this process, the history of the Town’s planning policies will be reviewed to understand historical growth patterns and the community’s evolution.



Existing Conditions

Existing conditions, including successes, challenges, and potential opportunities, will be analyzed to understand how they will guide the community’s vision and goals.



Public Engagement

Working closely with the community is a huge part of this plan to further understand what community members want to see changed or improved in Fort Mill.



Development & Adoption

Over the next months, conversations with the community, stakeholders, and community leaders will be held to address what is beloved, what is needed, and what opportunities are available.



Join the Conversation!

We want YOUR voice to be heard as Fort Mill begins developing the Comprehensive Plan to shape the Town’s future. Scan the QR code with your smart device to take the *Our Path Forward Community Survey*. This is your first chance to share your thoughts! The survey is open from April 9 to June 13, 2025. For project updates, visit the website below. For questions, contact Town staff by email.

www.fortmillsc.gov/ourpathforward

ourpathforward@fortmillsc.gov