

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

Present: Jennifer Allan, Derrick Murr, Carolyn Blair, Becky Campbell, Patrick Williams, Amber Bryant (arrived at 6:04 p.m.), Planning Director Penelope Karagounis, Planner II Lauren Hebert, Planner Grayson Molinari

Absent: Jody Stegall

Guests: Karen S. Landers (applicant)

Acting-Chairman Patrick Williams called the meeting to order at 6:00 p.m. and welcomed everyone in attendance and reminded attendees to sign in.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2025

Acting-Chairman Patrick Williams called for nominations for Chairperson. Ms. Carolyn Blair made a motion to nominate Mr. Williams for Chairperson for 2025. The motion was seconded by Ms. Becky Campbell. By a vote of 5-0, Mr. Williams was elected Chairperson for 2025.

Chairman Williams called for nominations for Vice Chairperson. Ms. Blair made a motion to nominate Ms. Allan for Vice Chairperson for 2025. The motion was seconded by Mr. Derrick Murr. By a vote of 5-0, Ms. Allan was elected Vice Chairperson for 2025.

APPROVAL OF MINUTES

Chairman Williams provided an introduction of the Board members and staff in attendance.

Chairman Williams called for a motion to approve the minutes of the December 16, 2024, Board of Zoning Appeals meeting as submitted by staff. Ms. Campbell made a motion to approve the minutes as submitted by staff. Ms. Blair seconded the motion. The motion was approved by a vote of 5-0.

PUBLIC HEARING ITEMS

1. Variance request from Karen S. Landers – 103 West Gregg Street

Ms. Blair recused herself from this item. She signed the recusal form, and she stepped outside of the Council Chambers during the case presentation.

Planner II Lauren Hebert provided a brief overview of the request, the purpose of which was to allow for the construction of a new home, a principal use, approximately 7' from the side property line. She stated that the side yard setback requirement is 10' for principal structures in the R-15 Zoning District.

Ms. Hebert noted that the applicant was requesting the variance to decrease the side setback to allow space for a side loaded driveway on the opposite side of the house from where the variance was being requested. She summarized that the applicant had indicated that the lots in the Whiteville Park neighborhood are narrow, and the applicant intends to build a ranch style home as she has a son with special needs. She stated that the applicant had indicated that the variance would not be injurious to adjacent property owners, would not be noticeable, and would be beneficial to have more space on the right side of the home.

Ms. Hebert informed the Board that there were copies of the neighbors' signatures of support provided to them, and that staff had received one phone call about the request and no opposition was expressed.

Ms. Hebert reiterated that the applicant was requesting a 3' variance to the side yard setback requirement for principal structures and provided a brief overview of the powers of the Board of Zoning Appeals.

Chairman Williams invited Ms. Karen S. Landers to speak about her variance request.

Ms. Landers explained that she currently lives across the street from the lot in a two-story home. The intention was to build a one-story home on the lot because her special needs son will be living there as well. She noted that they found a blueprint that has the ideal orientation, but that an extra three feet is needed on the side to accommodate the layout.

Ms. Landers explained that she had looked into a front-loaded garage, but that it would have associated costs.

Chairman Williams called for a motion to open the public hearing. Ms. Campbell made a motion to open the public hearing. The motion was seconded by Mr. Murr. The public hearing was opened with a 5-0 vote.

There being no one wishing to speak, Chairman Williams called for a motion to close the public hearing. Vice Chairwoman Allan made a motion to close the public hearing. The motion was seconded by Ms. Bryant. The public hearing was closed with a 5-0 vote.

Ms. Campbell asked Ms. Landers if she was aware of the setbacks when she bought the property. Ms. Landers stated that she was aware, and she originally picked a larger blueprint but downsized it and did not want to go any deeper into the property.

Chairman Williams asked if there was room on the property to extend the home deeper into the property. Ms. Landers indicated that the proposed home is already deep into the lot as proposed.

Ms. Campbell noted that there were several lots on the block that were narrower than the subject property. Ms. Landers indicated that was correct, but with her parents possibly

moving in in the future, she wanted more space in the house. She noted that the proposed home had three bedrooms and three bathrooms.

Ms. Campbell asked how wide the driveway was intended to be. Ms. Landers stated that the additional three feet would allow for twenty-two feet to pull into the driveway. She noted that making the garage front-loaded would not be cost effective and would be over budget.

Mr. Murr clarified that the signatures included the neighbor directly beside where the variance was being requested. Ms. Landers stated that was correct.

There being no further questions, Chairman Williams asked for a motion on the first question. Mr. Murr made a motion that there were extraordinary and exceptional conditions pertaining to the particular piece of property. The motion was seconded by Vice Chairwoman Allan. The motion passed with a 4-1 vote (Ms. Campbell opposed).

Chairman Williams further asked for a motion on the second question. Ms. Campbell made a motion that the conditions do generally apply to other property in the vicinity. The motion was seconded by Ms. Bryant. The motion failed with a 1-4 vote (Chairman Williams, Vice Chairwoman Allan, Mr. Murr, and Ms. Bryant opposed).

Mr. Murr made a motion that the conditions do not generally apply to other property in the vicinity. The motion was seconded by Ms. Bryant. The motion passed with a 4-1 vote (Ms. Campbell opposed).

Chairman Williams asked for a motion on the third question. Mr. Murr made a motion that, 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. The motion was seconded by Vice Chairwoman Allan. The motion failed with a 2-3 vote (Chairman Williams, Ms. Campbell, and Ms. Bryant opposed).

Chairman Williams asked for a motion on the fourth question. Ms. Bryant made a motion that the authorization of a variance would 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. The motion was seconded by Mr. Murr. The motion passed with a 4-1 vote (Ms. Campbell opposed).

Once all four questions had been voted on, Chairman Williams called for a final vote on the variance. Ms. Campbell made a motion to approve the 3' variance request as submitted. The motion was seconded by Mr. Murr. The motion to approve the variance failed with a 2-3 vote (Chairman Williams, Ms. Bryant, and Ms. Campbell opposed).

Ms. Campbell made a motion to deny the variance as submitted. The motion was seconded by Ms. Bryant. The motion to deny the variance was passed with a 3-2 vote (Vice Chairwoman Allan and Mr. Murr opposed).

INFORMATION / DISCUSSION ITEMS

1. Continuing Education

Planning Director Penelope Karagounis updated the Board on an upcoming Continuing Education class on February 27, 2025.

There being no further business, Ms. Bryant made a motion to adjourn. The motion was seconded by Ms. Campbell. By a vote of 6-0, the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Lauren C. Hebert
Planner II
February 18, 2025

RECUSAL STATEMENT

Member Name: Carolyn Blair

Meeting Date: February 17, 2025

Agenda Item: Section Public Hearing Number: 1. 2025-51

Topic: 103 W Greg St - Variance allowing reduction in 10' side yard setback requirement

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: resident in neighborhood

Date: 2/17/25 Laurel Carolyn Blair
Member

Approved by Parliamentarian: Denyse G. Karpowicz

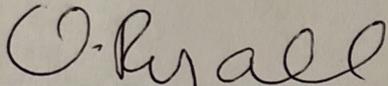
Town of Fort Mill
Board of Zoning Appeals Committee

To Whom It May Concern:

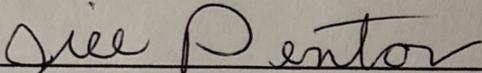
I am a neighbor of Karen Landers and have no objection to the variance of decreasing her left property line at 103 W. Gregg Street by three feet.

Please feel free to contact me should you have any questions.

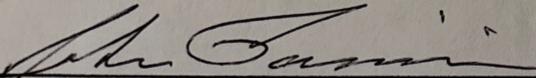
Thank you.



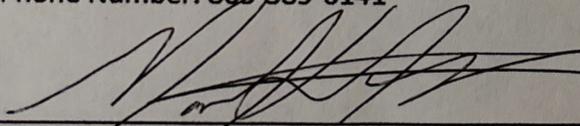
Name: Veronique Ryall
Address: 517 Springs St
Phone Number: 704-302-5027



Name: Ed and Jill Denton
Address: 116 W Gregg St,
Phone Number: 803-371-7939



Name: John Passanisi
Address: 115 W Gregg St
Phone Number: 803-389-6141



Name: Mark Kerr and Krista Huff
Address: 102 W Gregg St
Phone Number: 843-864-5133

Name:
Address:
Phone Number: