



November 23rd, 2021 Board of Zoning Appeals Meeting Minutes

Call to Order

The meeting of the Board of Zoning Appeals was called to order at 5:31 p.m., by Chairperson John Wells.

FOIA

The Zoning Administrator read the Freedom of Information Act. Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

Roll Call

Conducted by Planning & Zoning Administrator and quorum was present.

Present:

John Wells
Jeremy McKinney
Cecil Hutcherson
Jerry Allen Taylor

Absent:

Tony Axsom

Review and Approval of Minutes

Chairperson, Wells, asked for a motion on the minutes of September 28th, 2021, to be approved. Cecil Hutcherson made a motion and was seconded by Jeremy McKinney and the board voted unanimously to approve the previous minutes.

New Business

Public Hearing on Variance Application

Variance application 2021-10-22

Philip Day of Falcon Real Estate Development, LLC on behalf of the property owner, Tyger Oak, Inc., requested variances from the side yard setback requirement of 10' to 5' and to increase the unit's footprint to 40% from 30% in an RPH Zoning Classification (Single-Family Patio Home Residential District). Property located at Foster Road and Main Street, Wellford, SC. P/O of Tax Map No.5-12-00-018.00. Chairperson Wells asked if the applicant or representative was in the

audience. Melanie Giles of Blue Water Civil Design came forward. Ms. Giles made a presentation to the board. Ms. Giles stated that the request for the variances was to match up the home builder's product footprint that was previously approved by the board for the Brayfield Manor Subdivision and that it was a continuation of the same development. Chairperson Wells asked if the board had any questions. The board did not have any questions. Chairperson Wells opened the meeting to the general public. No one from the public came forward and the Chairperson closed the public hearing.

Mr. Purchase presented the staff report to the board. He stated that staff recommended approval of the variances and recognized the need for consistency, as the development is a continuation of the Brayfield Manor Subdivision. Mr. Purchase also stated that a unique hardship had been determined.

Chairperson Wells ask the board members if they had any questions for Mr. Purchase. The board members did not have any questions. Chairperson Wells called for a motion on the variances. Cecil Hutcherson made a motion to approve the variances and was seconded by Jerry Taylor. All were in favor of granting the variances.

Adjourn

Chairperson Wells asked for a motion to adjourn. Jerry Taylor made a motion and was seconded by Cecil Hutcherson and all were in favor to adjourn the meeting at 5:40PM.