

## Chester County Zoning Board of Appeals Minutes of May 9, 2023

The May 9, 2023, meeting of the Chester County Zoning Board of Appeals was held at 6:00 pm in council chambers at the R. Carlisle Roddey Government Building in Chester, SC.

**Notice of Meeting:** Notice of time, date, place, and agenda for this meeting were posted in the County Office Government Complex, Chester County Court House and published in the April 19, 2023, issue of the Chester News & Reporter. All properties listed on the agenda were properly posted.

**Quorum Established:** Chairman McBrayer, Commissioner Thomas, Commissioner Fischer, Commissioner Spann, Commissioner Jackson, and Commissioner Walley were present.

**Absent:** Vice Chairman Wallace was absent with prior notification.

**Staff:** Director Mike Levister and Jaime Chappell were present

**Call to Order:** Chairman McBrayer called the meeting to order.

**Approval of Agenda:** Commissioner Thomas made the motion to approve the agenda as presented; seconded by Commissioner Walley. The vote was 6-0 to approve.

**Approval of Prior Minutes, April 11, 2023:** Commissioner Walley made the motion to approve the minutes as presented; seconded by Commissioner Thomas. The vote was 5-0 to approve.

### **New Business:**

Reference: CCV23-08

Applicant: Maurice & Kimberly Boyd

Request: Chapter 4 District Regulations § 4-104

R2 – Rural Two District Regulations: Variance: Requesting a variance of 7ft from the 15ft side setback.

Tax Map #: 017-00-00-044-000

Address: 4034 Mt. Pleasant Church Rd., Chester, SC 29706

Kimberly Boyd stated she lives at 4034 Mt Pleasant Church Rd., Chester, SC 29706.

Chairman McBrayer said they had the opportunity to look over some of the paperwork. Do you have anything else to add?

Ms. Boyd stated no I think we added it all in there and don't think they left anything out.

**Commissioner Walley made the motion to approve, seconded by Commissioner Fischer. The vote was 6-0 to approve.**

Reference: CCV23-09

Applicant: David A Lyles

Request: Chapter 4 District Regulations § 4-112

RG-1 – Multi-family Residential District Regulations: Variance: Requesting a variance of 2ft from the 15ft left side setback and a variance of 10ft from the 15ft right setback.

Tax Map #: 158-03-00-001-000

Address: Off Brunson Rd., Fort Lawn, SC 29714

My name is David Lyles and I own lot number one in Wildlife Bay in Fort Lawn, South Carolina. My home address is 5835 Jasmine Lane, Fort Lawn. Lot number one, Brunson Road, is the road it's on and there's a lot of houses down through there and most of them are wide in width and less in depth. And the one that I have has a 20-foot utility easement on it. So, it means I got to build it a lot skinnier if I don't get the approval. I would have a skinny long house. So, I would like to get it approved. So, I can just build a 40 by 50. I think you can see it on the paper there, it's 50 wide and 40 deep is the way Mr. Hipp laid it out for me, Bill Hipp. He was gonna come with me. But he had another appointment come up and he couldn't come so I figured he could explain it better than I could, but he didn't make it tonight.

Chairman McBrayer stated the only thing I want make sure everyone understands. The way this is laid out, the part got more land to it that's floodplain, is that right?

Mr. Lyles stated yeah, that's floodplain down on that side. That's another reason I need this variance on the left side. And there's a dock already on it. And it's on the left side. It's on the narrow side so in order to be looking at the dock you know it's on the lake of course.

Commissioner Walley made the motion to approve, seconded by Commissioner Fischer. The vote was 6-0 to approve.

**Comments / Discussion-** There were none.

**Adjourn-** Commissioner Thomas motioned to approve, seconded by Commissioner Walley. Vote 6-0 Approve