

MINUTES
TOWN OF FORT MILL
BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING
August 17, 2015
6:00 PM

Present: Jim Thomas, Scott Couchenour, Charles Stec, Ryan Helms, Becky Campbell, Jody Stegall, Terri Murray, Assistant Planner Chris Pettit

Absent: None

Guests: Eileen F. Misek (Resident), Steve Dagenhart (Rustic Label), Robert Summons (Resident), Dana Honeycutt (Resident), Angela Giacobini (Resident), Lauren Johnson (Resident)

Chairman Thomas called the meeting to order at 6:00 pm and welcomed everyone in attendance.

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes of the July 20, 2015 meeting as submitted by staff. Mr. Helms seconded the motion. The motion was approved by a vote of 7-0.

PUBLIC HEARING ITEMS

1. **Variance request from Pulte Homes (Carolina Orchards Development):** Chairman Thomas provided a brief overview of the variance request, the purpose of which was to allow an increase in the 16' maximum lighting fixture height. Assistant Planner Pettit noted that staff had received a formal request from the applicant to withdraw their application as they had not been able to obtain any further information for the board to consider. Mr. Couchenour made a motion to approve the withdrawal of Case # 2015-486. Mr. Helms seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 7-0.

2. **Appeal request from Rustic Label, Inc.:** Assistant Planner Pettit provided a brief overview of the appeal request, the purpose of which was to appeal the zoning administrator's denial of the expansion of the current use at 113 Railroad Avenue. In staff's opinion, the current use was most closely related to a manufacturing use and therefore staff denied the request for expansion in the LC Local Commercial zoning as manufacturing uses are not permitted in LC. The applicant, Mr. Steve Dagenhart with Rustic Label, noted that retail "print shops" are a permitted use in the LC zoning district. Mr. Dagenhart provided the board with further information on his business operations, noting that he has a retail license and has items available for sale at the location. Board members questioned if the public could walk in and purchase something at the location, to which Mr. Dagenhart noted that they could. There being no further speakers, Chairman Thomas called for a motion. Mr. Stegall made a motion to reverse staff's decision, to therefore classify the

business as a retail print shop and allow it to expand in the LC zone. Ms. Murray seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 7-0.

There being no further business, the meeting was adjourned at 6:15 pm.

Respectfully submitted,

Chris Pettit, AICP
Planning Department