

City of Tega Cay
Thursday, May 29, 2025
Board of Zoning Appeals Meeting
Council Chambers
Glennon Center Lower Level
~ 6:00 p.m. ~

~ AGENDA ~

1.	Call to Order	<p>Chairman Denton called the meeting to order at 6:05pm.</p> <p>Members Present: Amy Jo Denton, Mike Tullos, Dirk Tanis Jr., Dann Dunn, Maureen Hurtik, Maddie Lee (Staff), Nick Cauthen (Staff)</p> <p>Members Absent: Jim Saur</p>
2.	Board Member Introductions	Each board member stated their name.
3.	Election of Officers	<p>Ms. Denton called for nominations for new officers.</p> <p><u>CHAIRPERSON</u> Motion to Nominate Amy Jo Denton by Maureen Hurtik Seconded by Dann Dunn</p> <p>VOTES: 5-0 Approve</p> <p><u>VICE-CHAIR</u> Motion to nominate Dirk Tanis Jr. by Dann Dunn Seconded by Michael Tullos</p> <p>VOTES: 5-0 Approve</p>
4.	Approval of Minutes a. June 15, 2023	<p><u>ITEM A</u></p> <p>Ms. Denton Called for a Motion for Approval of the Minutes</p> <p>Motion to approve by Maureen Hurtik Second by Dirk Tanis Jr.</p> <p>VOTES: Approved 5-0</p>
5.	Review the Following Statement to be Heard: <i>Case No. 01-25: Request for Variance to</i>	<p><u>ITEM A</u></p> <p>Ms. Denton briefed the public on the procedures for the Board of Zoning Appeals. Ms. Denton presented the case to the Board</p>

	<p>the Zoning Code, Article X, Section 19-184 to allow an encroachment of 2.84' into the rear yard setback for construction of a pergola located at 929 Rocky Point Lane.</p> <p>a. Presentation of the Staff Findings of Fact</p>	<p>and referred to staff to present the finding of facts to the Board.</p> <p>Staff summarized the facts of the case.</p>
<p>6.</p>	<p>Administer the Oath and Receive Testimony in the Above Case</p>	<p>Ms. Denton administered the Oath to all parties that wished to present testimony on the case in question.</p> <p>The appellant, Robert and Deborah Cox, presented their case to the Board.</p> <p>Ms. Denton then asked if anyone wanted to speak in support of the applicant's appeal.</p> <p>There were none speaking on behalf of the appellant.</p> <p>Ms. Denton asked if there was anyone who was in opposition and wished to speak. There were no objectors.</p>
<p>7.</p>	<p>Motion on Appeal, Discussion and Action by the Board</p>	<p>There being no further comments, Ms. Denton moved the Board into discussion and then voting on the appeal in accordance with the five-prong hardship test.</p> <p>The Board entered discussion on the item asking questions of staff and the applicant. Upon completion of this discussion the Board proceeded to vote.</p> <p><u>Question 1</u> There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.</p> <p><u>Votes: YES 5-0. Item Passed</u></p> <p><u>Question 2</u> Such conditions are peculiar to this particular piece of property involved and do not generally apply to other property in the vicinity.</p> <p><u>Votes: YES 5-0. Item Passed</u></p>

		<p><u>QUESTION 3</u> Such conditions do not result from the applicant's actions.</p> <p><u>Votes: YES 5-0. Item Passed.</u></p> <p><u>QUESTION 4</u> Because of these conditions, the application of this ordinance to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.</p> <p><u>Votes: NO 3-2. Item Failed.</u></p> <p><u>QUESTION 5</u> The authorization of a variance would not cause substantial detriment to the adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.</p> <p><u>Votes: YES 5-0. Item Passed.</u></p> <p><u>MOTION TO DENY BY Dirk Tanis Jr.</u></p> <p>SECOND BY: Michael Tullos</p> <p><u>Votes: Motion approved 5-0</u> <i>The variance is DENIED.</i></p>
8.	Adjournment	There being no further business, meeting was adjourned at 7:20 pm.

 Amy J. Denton (Aug 12, 2025 19:14:36 EDT)

Chairman