

Kershaw County Board of Zoning Appeals

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS NOVEMBER 1, 2011 REGULAR SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

Members Present: Justin Conder, A.J. Cooke, Bill Denton, Greg Newman, Stephen Staley
Staff Present: Carolyn Hammond, John Newman

CALL TO ORDER

The Chairman, Stephen Staley, called the meeting to order at 5:30 p.m.

PUBLIC HEARING CASE # 11-03

The Chairman opened the public hearing and read the following public notice:

Thomas Clifford is requesting a variance on the height limit for a fence constructed in a front yard setback area as required in Section 3:2.1-5C of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 2313 Highway 1 South in Elgin. TMS# 335-00-00-040.

BOARD DISCUSSION AND ACTION

John Newman explained that zoning regulations do not allow a fence located in the front setback area to be greater than four feet in height and that the maximum permitted height of a fence is eight feet. For safety reasons, Mr. Clifford's firing range needs a nine foot fence on all four sides. The lot the firing range is on is extremely narrow. For concealed weapons permit training, the distance between the firing area and the target must be 75 feet. Because of this distance requirement and the narrowness of the lot, the nine foot fence would not fit on the lot without encroaching into the front setback area. Mr. Newman closed by saying site conditions meet all requirements for a variance and staff recommends approval.

Tom Clifford told of the need for the nine foot fence, explained its construction, and asked the Board to approve the variance.

Following a brief discussion, Justin Conder moved to approve the variance to allow a nine foot fence to be located within 22 feet of the front setback area. A.J. Cooke seconded, and all voted in favor.

MINUTES

Minutes from the October 4, 2011 regular meeting were reviewed. The motion to approve was made by Bill Denton. Greg Newman seconded, and approval was unanimous.

ADJOURNMENT

At 5:45 p.m., the Chairman adjourned the meeting.

Respectfully submitted,

Carolyn B. Hammond

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Secretary