

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS
MARCH 6, 2012 REGULAR SESSION
COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER
CAMDEN, SOUTH CAROLINA

Members Present: Justin Conder, Bill Denton, Shannon Smith, and Stephen Staley

Members Absent: A.J. Cooke

Staff Present: Carolyn Hammond, John Newman

CALL TO ORDER

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

VARIANCE REQUEST #12-01

Stephen Staley opened the public hearing and read the following notice:

Notice is hereby given that the Kershaw County Board of Zoning Appeals will hold a public hearing at 5:30 p.m. on Tuesday, March 6, 2012, in Council Chambers at the Kershaw County Government Center for the purpose of hearing and deciding the request of Craig Malone who is seeking a variance on the alteration of a nonconforming sign as required in Section 3:4.11-1 of the ZLDR. The property is located at 899 White Pond Road in Elgin.

Carolyn Hammond gave the staff report and closed with staff's recommendation that the variance not be granted because none of the conditions required to grant a variance existed.

Rich Heaton of Sign-a-Rama told the Board it was imperative that the Shell emblem on the top of his client's sign be seen from the I-20 overpass. If his client were made to bring his sign into conformity with the Ordinance, Shell would more than likely de-brand the station, and this would create a financial hardship for his client. He stated that part of the gas pricing sign was broken and could not be repaired. Mr. Heaton acknowledged that sign proposed in the sign permit application was 12 square feet larger than the existing gas pricing sign. He told the Board he had redesigned the sign so that it was the same size as the existing sign.

Mohammed Bashar, owner of the convenience store/gas station, told the Board that the sign had been there many years, and if he couldn't use it, Shell would cut their association with his store. Having to comply with the ordinance would cause him great financial hardship because not only would he have to purchase a whole new sign, but he would have to pay to have the old sign removed.

The Chairman closed the hearing and a discussion followed. After coming to the conclusion that replacement of the current damaged sign was a maintenance issue, Bill Denton motioned to approve the variance to allow the replacement of only the gas pricing portion of the sign with a digital display. Justin Conder seconded, and all voted in favor of granting the variance.

MINUTES

Minutes from the October 4, 2011 regular meeting were reviewed. The motion to approve was made by Stephen Staley, seconded by Bill Denton, and approved by all.

ELECTION OF 2012 OFFICERS

Bill Denton moved that the current slate of officers be re-elected for 2012. Justin Conder seconded, and all voted in favor. Stephen Staley will serve as Chairman, Bill Denton will continue as Vice Chairman, and Carolyn Hammond will be the Secretary.

OTHER ITEMS

John Newman reminded the group that they need three hours of continuing education training by the end of the year and that he will arrange to have a training session locally.

ADJOURNMENT

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion was made by Bill Denton, seconded by Justin Conder, and approval was unanimous.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary