

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS

June 5, 2012 REGULAR SESSION

COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER
CAMDEN, SOUTH CAROLINA

Members Present: Bill Denton, Shannon Smith, and A.J. Cooke

Members Absent: Stephen Staley and Justin Conder

Staff Present: John Newman

CALL TO ORDER

The Vice Chairman, Bill Denton, called the meeting to order at 5:45 p.m.

VARIANCE REQUEST #12-02

Bill Denton 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, June 5, 2012 in Council Chambers at the Kershaw County Government Center, Camden, SC for the purpose of hearing and deciding the following request:

John W. Wells is requesting a variance on the required amount of road frontage for a lot in an RD-2 zoning district as required in Section 3:1.2 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 1004 Hunt Road in Lugoff.

Mr. Denton further stated that public notice had been given by advertisement in the newspaper, posting of the property, and mailing notices to the adjacent property owners. He then opened the public hearing by asking John Newman to give a summary of the staff report and staff's recommendations.

John Newman gave the staff report stating that the applicant had two manufactured homes on the subject property; one in which she lives, and the other which is currently rented. She wishes to subdivide the property in order to sell the rented home. However the property does not have adequate street frontage for two lots and she, therefore, requests a variance from the required amount of street frontage. Newman closed with staff's recommendation that the variance be granted because the two homes had been permitted without condition by the County and staff felt that all conditions for a variance had been adequately demonstrated in the application.

John Wells, attorney and representative for the property owner, Jeannette Wells (no relation), showed the Board a plat of the proposed subdivision of the property stating that only thirteen (13) feet of road frontage was lacking between the two lots. He further stated that the second unit had been occupied by Mrs. Wells' daughter, but she had moved. Mrs. Wells' husband had had a stroke and the couple was no longer able to keep up the second unit.

Jeannette Wells stated they had originally bought the property with the understanding that they could replace the second unit that was once on the property so their daughter could live there. The replacement of the unit was permitted by the County. Her daughter, however, had moved and for some time the home was unoccupied. They are now renting the home, but are unable to maintain and be responsible for rental property. Because of this, they wish to subdivide the property and sell the second unit.

There being no further comments, the Vice Chairman closed the hearing and invited discussion by the Board. He stated that since the two units are pre-existing and had been permitted by the County, he saw no negative impact from granting a variance. A. J. Cooke said he agreed and made a motion to grant a variance from the required amount of street frontage so that the lot could be subdivided. Shannon Smith seconded the motion and all voted in favor.

MINUTES

Minutes from the March 6, 2012 regular meeting were reviewed. The motion to approve was made by Shannon Smith, seconded by A. J. Cooke, and approved by all

OTHER ITEMS

John Newman reminded the board of the three-hour annual training requirement for planning officials and stated that arrangements for local training would be made.

ADJOURNMENT

There being no further business, the Vice Chairman asked for a motion to adjourn. The motion was made by Shannon Smith and seconded by A. J. Cooke. Upon approval by all, the meeting was adjourned at 6:00 p.m..

Respectfully submitted,

John M. Newman

John M. Newman
Director, Planning and Zoning Department