

Minutes
KERSHAW COUNTY BOARD OF ZONING APPEALS
MARCH 4, 2014 REGULAR SESSION
COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER
CAMDEN, SOUTH CAROLINA

Members Present: Stephen Staley, A.J. Cooke, Bill Denton, Shannon Smith and Justin Conder

Members Absent: None

Staff Present: Carolyn Hammond and Rhonda Darity

CALL TO ORDER

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

PUBLIC HEARING AND ACTION ON CASE #14-01

The Chairman opened the public hearing.

The applicant, Michael Pate, is requesting a variance on the requirement that all lots must have vehicular and pedestrian access as required in Section 5:1.2-3 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 945 Field Trail Road in Camden.

In giving the Staff Report, Carolyn Hammond informed the Board that this parcel, where the access to the public street is located, will not support vehicular or pedestrian traffic. It contains a boggy area that is persistent through the year as it is the lowest point in the area and serves as a water collection point for a larger area. The boggy area runs not only through the access to the property, but runs widthwise across the property, thus prohibiting the property owner from placing the access elsewhere on the lot. There is no place to construct a driveway through the lot that would support trucks, trailers or emergency vehicles. Kershaw County owns the parcel adjacent to the subject parcel and has agreed to grant the property owner access on the northern end of their parcel where the subject parcel abuts Field Trail Lane.

A variance must be granted on conditions of the specific piece of property and may not be granted because an applicant wants something other than what is allowed under the Ordinance. In order to grant a variance, the Board is required to determine that the application of the Ordinance will result in unnecessary hardship, and that all four standards for a variance set by State law and the Ordinance are met. It is clear from the applicant's responses that he has been able to prove that all of conditions exist, and information gathered by Staff at the site investigation confirms this. Because of this, Staff recommends that the variance request be approved.

Michael Pate, applicant asked the Board to please approve the variance and that he agrees with everything Ms. Hammond stated.

There being no one else wishing to speak, the Chairman closed the hearing.

After a brief discussion Bill Denton motioned to grant the variance contingent on Kershaw County Council's approval of an ordinance to create the easement to the subject parcel. A.J. Cooke seconded and all voted in favor.

MINUTES

Minutes from the October 1, 2012 regular meeting were reviewed. The motion to approve was made by Bill Denton, seconded by Justin Conder, and approval was unanimous.

Election of 2014 Officers

Justin Conder made a motion for Stephen Staley to remain as Chairman, Bill Denton as Vice Chairman, and Rhonda Darity as Secretary. A.J. Cooke Seconded and all voted in favor.

ADJOURNMENT

At 5:44 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,

Rhonda Darity

Rhonda Darity
Secretary