

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS February 3, 2015 REGULAR SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

Members Present: Stephen Staley, Bill Denton and Shannon Smith

Members Absent: Justin Conder

Staff Present: Carolyn Hammond and Rhonda Darity

CALL TO ORDER

The Chairman, Stephen Staley, called the meeting to order at 5:36 p.m.

MINUTES

Minutes from the November 18, 2014, special called meeting and December 2, 2014, regular meeting were reviewed. The motion to approve was made by Bill Denton, seconded by Shannon Smith, and approval was unanimous.

PUBLIC HEARING CASE #15-03

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

Adam Roberson is requesting a variance on construction in the front setback area as required in Section 3:2.1-5 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 1504 Buck Hill Landing, Ridgeway.

Planning Director, Carolyn Hammond, gave the Staff Report stating that Mr. Roberson would like to build a garage on his property at Lake Wateree, but has no place to build it without encroaching into the front and side setback areas of his lot. 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 of Zoning Appeals 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. She stated that it is obvious from visiting the site that there is no location for the garage other than on the western side partially in the front and side setback areas. The eastern side of the lot slopes dramatically, and if the garage were placed in the yard in front of the residence, it would also cross over into a setback area. The construction of the garage in the west setback area is the only option available. It is also clear from the applicant's responses that he has been able to prove that all of these conditions exist and information gathered by Staff at the site investigation confirms that. Because all four conditions have been met, a variance can be granted. Staff, therefore, recommends that a variance be granted.

Adam Roberson spoke briefly to the Board. He thanked Carolyn Hammond and Rhonda Darity for their professionalism and guidance with this matter.

There being no more testimony, the Chairman closed the hearing.

After a brief discussion among the Board members, Shannon Smith made the motion to grant the variance. The motion was seconded by Bill Denton and approval was unanimous.

ADJOURNMENT

At 5:50 p.m., the Chairman called for a motion to adjourn. The motion was made by Shannon Smith, seconded by Bill Denton, and approval was unanimous.

Respectfully submitted,

Rhonda Darity

Rhonda Darity

Secretary