

Minutes
KERSHAW COUNTY BOARD OF ZONING APPEALS
NOVEMBER 18, 2014 SPECIAL CALLED MEETING
COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER
CAMDEN, SOUTH CAROLINA

Members Present: Stephen Staley and Justin Conder

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

Staff Present: Carolyn Hammond, Rhonda Darity and Rollie Reynolds

CALL TO ORDER

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

PUBLIC HEARING AND ACTION ON CASE #14-04

Stephen Staley opened the public hearing and read the public notice stating that the applicant, Sarah Myers is requesting a variance on the expansion of structures within the buffer area of Lake Wateree as required in Section 3:7.4-6C2 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 1714 Atoka Trail.

In giving the Staff Report, Carolyn Hammond told the Board that Ms. Myers wants to build a swimming pool in the rear of her home. In order to do so, she is requesting a variance of Section 3:7.4-6C2, Non-Encroachment, which states that no new structure is permitted to encroach into Lake Wateree's 50 foot buffer zone. The pool can't be built on the southern side of the lot because of its steep slope. A site visit by Staff confirms that the northern side yard contains a concrete boat ramp with not enough buildable area remaining for a pool. The street side is sloped and is the only space available for parking. Because of these conditions, there is no other place for the pool except in the buffer. Building Official, Rollie Reynolds, added that because of a rip rap wall, the majority of the buffer area is located 15 feet above the water level. When measuring the distance of the buffer from the full pond line inward, it measures shorter "as the crow flies" than in reality because of the slope of the rip rap at lake level. It leaves no room for the pool. The house was constructed prior to the implementation of the buffer regulations, thus was placed on the lot at a location that leaves no room for a pool in the remaining buildable area. Ms. Hammond closed by stating that Staff recommends approval of the variance based on the unique characteristics of the lot.

Sarah Myers spoke briefly to the Board, explaining the unusual conditions of the lot. If the variance is granted, she will implement the mitigation plan required by the Ordinance.

There being no one else wishing to speak, the Chairman closed the hearing. Because the Board did not have a quorum, Justin Conder made a motion to table the request until the December 1, 2014 meeting. Stephan Staley seconded the motion.

OTHER ITEMS

Carolyn Hammond reminded the Board to complete their continuing education hours.

MINUTES

Minutes from the September 2, 2014, regular meeting were reviewed. The motion to approve was made by Justin Conder, seconded by Stephen Staley.

ADJOURNMENT

At 6:38 p.m., the Chairman called for a motion to adjourn. The motion was made by Justin Conder, seconded by Stephen Staley.

Respectfully submitted,

Rhonda Darity
Secretary