

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS SEPTEMBER 2, 2014 REGULAR SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

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

Staff Present: Carolyn Hammond

CALL TO ORDER

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

MINUTES

Minutes from the May 6, 2014 regular meeting were reviewed. The motion to approve was made by Shannon Smith, seconded by AJ Cooke, and approval was unanimous.

PUBLIC HEARING CASE #14-03

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

Anthony Wrobel 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 2032 Lake Road in Ridgeway.

Planning Director, Carolyn Hammond, gave the Staff Report stating that the applicant, Anthony Wroble, would like to build carport on his property at Lake Wateree, but has no place to build it without encroaching into the front setback area of his lot. He has, therefore, applied for a variance from Section 3:2.1-5 of the Kershaw County Unified Code of Zoning and Land Development Regulations. Ms. Hammond said that there is no room to place the building on the north side of the house because the house sits approximately 20 feet from the side property line. The building can't be placed on the south side because of the septic tank; and it can't be placed in the rear because a portion of the building would be below the high water mark. The addition of a carport in the front setback area is the only option available. Because of the slope of the lot, the proposed carport will be barely visible from the road. She closed by saying that it was clear from the applicant's responses that he has been able to prove that all conditions necessary for a variance exist, and information gathered by Staff at the site investigation confirms that. Therefore, staff recommends that a variance be granted.

Tony Wroble told the Board that, the garage would only encroach into the front setback area approximately six feet.

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.

INFORMATION REGARDING CELL TOWER APPLICATIONS

Carolyn Hammond told the Board that there was an amendment before County Council regarding cell towers that, if approved, would, in certain cases, involve the Board of Zoning Appeals in the permitting process.

ADJOURNMENT

At 6:10 p.m., the Chairman called for a motion to adjourn. The motion was made by Shannon Smith, seconded by AJ Cooke, and approval was unanimous.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Planning and Zoning Director