

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS May 2, 2017 REGULAR SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

Members Present: David Brown, Justin Conder, Paul Holder, and Mike Jones

Members Absent: Ben Strickland

Staff Present: Michael Conley and Rhonda Darity

CALL TO ORDER

Justin Conder, called the meeting to order at 5:30 p.m.

ELECTION OF BOARD OF ZONING APPEALS OFFICERS

David Brown made a motion for Rhonda Darity to remain as Secretary. The motion was seconded by Paul Holder, and approval was unanimous. Paul Holder made a motion to appoint David Brown as Vice Chairman. The motion was seconded by Justin Conder, and approval was unanimous. Justin Conder made a motion to appoint Paul Holder as Chairman. The motion was seconded by David Brown, and approval was unanimous.

MINUTES

The minutes from the June 7, 2016 regular meeting were reviewed. The motion to approve was made by David Brown, seconded by Paul Holder, and approval was unanimous.

PUBLIC HEARING CASE #17-01 and 17-02

Justin Conder opened the public hearing and read the following public notice:

Mark Lowery is requesting variances on the number of permitted freestanding signs and the location of signs on building walls as required in Sections 3:4.2-1B and 3:4.2-2 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 710 Highway 1 South in Lugoff.

Planning and Zoning Director, Michael Conley, gave the Staff Report stating that the applicant is applying for a variance because he wants to install a freestanding sign along the road front of the portion of the lot occupied by the new Hawthorne Pharmacy. Because of Section 3:4.2-1B, Hawthorne Pharmacy is not allowed to have a freestanding sign of its own. The ordinance states that when more than one business is located on the same lot, it can have only one shared road sign, if the property fronts on only one road front. There are currently no provisions in the ZLDR for more than one individual freestanding sign on the same lot.

The front of Hawthorne Pharmacy does not face a public street, therefore, Section 3:4.2-2 prevents the owner from placing a sign over the front entrance of the building. Currently, there are no provisions in the regulations for signs on building walls that do not face a public street. This parcel consists of approximately 3.75 acres and has approximately 540 feet of road frontage. Prior to the construction of the pharmacy, the lot consisted of three businesses. The first building to be constructed in the complex, Hawthorne Pharmacy was designed and built to face the northeast (central parking/courtyard area), and was planned as one of four buildings in a U-shaped complex. If the other three buildings are built, plans are to face them east, southwest, and west.

Minutes approved by the Board of Zoning Appeals on June 27, 2017

It is clear that the applicant has been able to prove that the request for the two variances meet the standards set by State law and the Ordinance. Therefore, staff recommends that a variance be granted to Section 3:4.2-1B, Freestanding Signs to allow the applicant, on behalf of Hawthorne to install a freestanding sign at the street according to the dimensional, placement and illumination requirements of the section. In addition, Staff recommends that the Board grant the applicant a variance to Section 3:4.2-2, Signs on Building Walls, to allow the applicant, on behalf of Hawthorne Pharmacy to install a wall sign on the side of the building not facing the street, and over the business entrance, according to the size, number, placement, and illumination requirement of that section.

Mark Lowery, Representative with Flagship Sign Designs, Inc. informed the Board that the signs would not be illuminated and would be in good taste.

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

After a brief discussion among the Board members, David Brown made the motion to approve the variance as recommended by Staff. The motion was seconded by Paul Holder, and approval was unanimous.

In other business, Michael Conley, Planning and Zoning Director, discussed the required continuing education requirements for the Board members.

ADJOURNMENT

At 5:50 p.m., the Chairman called for a motion to adjourn. The motion to adjourn was made by Paul Holder, seconded by David Brown, and approval was unanimous.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary