

# 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 16, 2018 SPECIAL SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

Members Present: David Brown, Justin Conder, Paul Holder, and Ben Strickland

Members Absent: Mike Jones

Staff Present: Michael Conley, and Rhonda Darity

#### CALL TO ORDER

Paul Holder, called the meeting to order at 5:30 p.m.

#### MINUTES

The minutes from the January 2, 2018 regular meeting were reviewed. The motion to approve was made by Ben Strickland, seconded by Justin Conder, and approval was unanimous.

#### PUBLIC HEARING CASE #18-02

Paul Holder opened the public hearing for Case #18-02.

In giving his staff report, Michael Conley informed the Board that the applicant, Rebecca Reckelhoff is appealing the decision of the administrator denying the application for a use permit to operate a general merchandise store on her property. The requested use is not a permitted use under Table 3-3, accessory uses to residential uses, of the Kershaw County Unified Code of Zoning and Land Development Regulations. Therefore, Mrs. Reckelhoff's use permit application was denied. Mr. Conley explained that the limitations of the Board is to determine if the ordinance was interpreted correctly. Staff recommends that the board upholds the administrator's decision to deny the applicants use permit on the grounds that the requested use is not a permitted accessory use under Table 3-3, accessory uses to residential uses, of the Kershaw County Unified Code of Zoning and Land Development Regulations.

The applicant and several adjacent property owners addressed the Board during public comment. Mrs. Reckelhoff enlightened the Board on her business, and requested that they overturn the administrator's decision. Concerns of the adjoining property owners consisted of intrusive and increased traffic, and violations of restricted covenants. Mr. Reckelhoff and two other individuals spoke in favor of the business.

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

After a brief discussion among the Board members, David Brown made a motion to affirm Mr. Conley's decision to deny the applicant's application, made on the grounds that the requested use is not a permitted accessory use under Table 3-3, accessory uses to residential uses, of the Kershaw County Unified Code of Zoning and Land Development Regulations. The motion was seconded by Justin Conder, and approval was unanimous.

#### ELECTION of OFFICERS

David Brown made a motion that officers stay as is. Paul Holder to remain as Chairman, David Brown as Vice-Chairman and Rhonda Darity to remain as Secretary. The motion was seconded by Justin Conder, and approval was unanimous.

**ADJOURNMENT**

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion to adjourn was made by Ben Strickland, seconded by David Brown, and approval was unanimous.

Respectfully submitted,  
*Rhonda Darity*  
Rhonda Darity  
Secretary