

Kershaw County Board of Zoning Appeals

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



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS JUNE 7, 2016 REGULAR SESSION COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER CAMDEN, SOUTH CAROLINA

Members Present: David Brown, Mike Jones and Paul Holder

Members Absent: Justin Conder

Staff Present: Carolyn Hammond, Michael Conley and Rhonda Darity

CALL TO ORDER

Michael Conley, 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. Mike Jones made a motion to approve Justin Conder as Chairman and Paul Holder as Vice Chairman. David Brown seconded and all voted in favor.

MINUTES

Minutes from the June 4, 2015 regular meeting were reviewed. The motion to approve was made by Mike Jones, seconded by David Brown, and approval was unanimous.

PUBLIC HEARING CASE #16-01

Paul Holder opened the public hearing and read the following public notice:

Kershaw County & Lee County Regional Water Authority (dba Cassatt Water) is requesting variances on the front and side setbacks as well as the maximum building height as required in Table 3-6, Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, and Impervious Surface Requirements for Non-Residential Uses. In addition, they are requesting variances on the landscaping requirements as required in Table 3-13, Perimeter Buffer Area Requirements and Table 3-15, Street Buffer Type Requirements of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 15 Sycamore Road in Camden.

Senior Planner, Michael Conley, gave the Staff Report stating that the applicant is requesting variances to the front and side yard setbacks, maximum building height, and landscaping requirements of perimeter and street buffers. Staff has fielded multiple phone calls and citizen inquires but no one had objected to the variance requested or updating of the water pump station. There is no neighborhood association to seek comment. The applicant has tried several times previously to reach out to the adjacent property owner for comment to no avail. Based upon the unusual land restrictions and resulting usable space, the applicant's site plan and landscape plan, staff has no concerns with this application. Therefore, staff recommends that the Board approve this application.

Nathan Ward, Agent for Kershaw County & Lee County Water Authority addressed the Board. He stated that the parcel is a large piece of property, but because of the power lines and set back requirements, only a small portion of the parcel may be built on. Cassatt Water is receiving SRF funding for this project. If the request for the variances are not approved they will have to take 10 steps back.

Minutes approved by BZA May 2, 2017

Doug White states that he owns an adjoining parcel and has concerns about his property value if the variances are approved.

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

During the Board's discussion, Doug White approached the representatives of the Kershaw County & Lee County Water Authority, about purchasing his adjacent parcel of land. Nathan Ward informed the Board of their decision to purchase the parcel.

After a brief discussion among the Board members, Phil Holder made the motion to approve the variance under the condition that Kershaw County & Lee County Water Authority purchase the property of Doug White and meet the criteria of the Unified Code of Zoning and Land Development Regulations. The motion was seconded by David Brown and approval was unanimous.

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

ADJOURNMENT

At 6:15 p.m., the Vice Chairman called for a motion to adjourn. The motion was made by Mike Jones, seconded by David Brown, and approval was unanimous.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary