

**Kershaw County Board of Zoning Appeals
Regular Session Minutes – December 2, 2025, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Jeffery Murphy, Amy Eudy, Ashleigh Hough, and Mark Sury

Members Absent: Cook Young

Staff in Attendance: Zack Hoover, John DuBose, and Rhonda Darity

Call to Order and Determination of Quorum

Chairman Murphy called the meeting to order at 5:30 p.m, and determined that there was a quorum.

Report on Compliance with Freedom of Information Act

Interim Director of Planning and Zoning, Zack Hoover, reported that the agenda and supporting materials were made available online on the Planning and Zoning Department website as well as the Kershaw County Events Calendar in accordance with the Board Of Zoning Appeals Rules of Procedure.

Adoption of Agenda

Chairman Murphy called for a motion to adopt the agenda. Mrs. Eudy made a motion to adopt the agenda; seconded by Mr. Sury. By show of hands, Mr. Murphy, Mrs. Eudy, Mrs. Hough, and Mr. Sury were all in favor.

Approval of Minutes

Chairman Murphy stated that the minutes for the March 4, 2025 meeting had been distributed electronically. He asked if there were any additions, corrections, or deletions to the minutes.

Hearing none, Mr. Murphy asked for a motion to approve the March 4, 2025 regular meeting minutes. Mrs. Hough made a motion to approve the minutes; seconded by Mrs. Eudy. By show of hands, Mr. Murphy, Mrs. Eudy, Mrs. Hough, and Mr. Sury were all in favor.

New Business - Public Hearings Required

Case 25-02:

Public Comments - None

Mr. Hoover, informed the Board that Applicant Tommy Granger on behalf of property owner German R. Rodriguez is requesting a variance to the changeable copy digital sign requirements, as outlined in Article 3:4.2-7 of the Kershaw County Unified Code of Zoning and Land Development Regulations. Specifically, the applicant is requesting to allow a changeable copy digital sign to be installed on the side of a building wall. Article 3:4.2-7 states changeable copy digital signs are permitted only on permanent principal freestanding signs and marquees. The property is located at 125 Highway 601 S, Lugoff with TMS# 296-18-00-032.

In order to grant a variance, the Board of Zoning Appeals is required to determine that the application of the Ordinance will result in unnecessary hardship, and all four standards for a variance set by State Law and the ordinance are met by the following facts:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the surrounding area will not be harmed by granting the variance.

Tommy Granger, the applicant was sworn in by Chairman Murphy. Mr. Granger stated that the property was situated between one-way traffic on Highway 601 S and one-way traffic on the Highway 601 s Overpass, and that the tall overpass obstructs the visibility of a free standing sign. The placement of the digital sign along the building would allow the property to be better utilized. There was discussion between the board members and the applicant. Chairman Murphy closed the discussion period.

The Chairman opened the floor for discussion. The Board went over the 4 standards and addressed each item for this variance request.

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property.** Chairman Murphy made a motion in the affirmative to open discussion and vote on standard 1, seconded by Ms. Hough to open for discussion. Points made during discussion was that the property is uniquely situated between one-way traffic on Highway 601 S and one-way traffic on the Highway 601 S Overpass. The large/tall overpass would obstruct the visibility of a freestanding sign. Mr. Murphy made a motion that the condition has been met, seconded by Mrs. Hough. Mr. Murphy, Mrs. Hough and Mrs Eudy voted to agree that this standard was met, with Mr. Sury voting that the standard was not met.
2. **These conditions do not generally apply to other property in the vicinity.** Chairman Murphy made a motion in the affirmative to open discussion and vote on standard 2, seconded by Mrs. Hough to open for discussion. There was some discussion agreeing that the property fronting on two one-way highways was unique and did not apply to other properties in the vicinity. Mr. Murphy made a motion that the condition has been met, seconded by Mrs. Eudy. All agreed that this standard was met.
3. **Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.** Chairman Murphy made a motion in the affirmative to open discussion and vote on standard 3, seconded by Mrs. Hough to open for discussion. Points made during discussion was that the overpass does appear to restrict the visibility of the sign if it was a freestanding sign as opposed to a mounted wall sign .Mr. Murphy made a motion that the condition has been met, seconded by Mrs. Hough. All agreed that this standard was met.
4. **The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the surrounding area will not be harmed by granting the variance.** Chairman Murphy made a motion in the affirmative to open discussion and vote on standard 4, seconded by Mrs. Eudy to open for discussion. After discussion, Mr. Murphy made a motion that the condition has been met, seconded by Mrs. Eudy. All agreed that this standard was met.

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Attorney John Dubose reminded the Board that in order for a variance to be approved, all standards must be met. Chairman Murphy made a motion that the variance application be approved; seconded by Mrs. Hough, resulting in a 4:0 vote to approve the variance due to all four standards being met.

Director's Report

None

Adjournment

Chairman Murphy asked if there were any additional items to be brought up before the Board. Hearing none, he asked for a motion to adjourn. Mrs. Eudy made the motion; seconded by Mr. Sury. By show of hands, Mr. Murphy, Mrs. Eudy, Mrs. Hough, and Mr. Sury were all in favor. With a 4:0 vote, the meeting was adjourned at 5:55 PM.

Respectfully submitted,

Rhonda Darity

Rhonda Darity, Secretary