



Minutes

Board of Zoning Appeals Regular Meeting
Tuesday, December 12th, 2023 at 6:00 pm
2915 Platt Springs Road, Springdale, SC 29170

The media and public were duly notified of the date, time, and place of this meeting. A quorum was present.

BOARD MEMBERS PRESENT: Members Richard Gadsden and Jan Shaw

BOARD MEMBERS ABSENT: Chair Ed Davis

STAFF PRESENT: Administrator Ashley Watkins and Municipal Clerk Leeann Kelly

I. Call to Order

Member Gadsden called the meeting to order at 6:00 pm.

II. Consent Agenda

A. Approval of Agenda

B. Approval of Minutes

- March 14th, 2023 Regular Meeting

The consent agenda was unanimously approved.

III. New Business

A. **BZA 23-02**; Request from Applicant Samuel Gibbons, for the subject property, TMS: 005697-05-036 to be granted a variance to allow for an accessory structure in the required front yard. Applicant Samuel Gibbons was in attendance. The Board reviewed the request, and voiced concerns with the accessory structure being in the front yard of the parcel. Mr. Gibbons proposed utility restrictions, a drain field, and native plant species as reasons he is unable to place the accessory structure in the rear of the principal structure. Member Gadsden asked Mr. Gibbons to describe the façade of the proposed accessory structure. Mr. Gibbons stated that the structure's façade will match the primary structure. Member Shaw asked how far the accessory structure would be setback from the road. Mr. Gibbons estimated around 150 ft. The Board, on motion of Member Gadsden, seconded by Member Shaw, voted unanimously to approve the variance, contingent upon the trees in the front of the accessory structure remaining, unless another home is built in front of the accessory structure, to the point that the trees obscure the building. The accessory structure shall be placed at a distance far away from the road, similar to the accessory structure on the neighboring property (3179 Wilton Road), and the architecture of the exterior of the accessory structure should be similar to the principal structure, at least on the side facing the road.

IV. Adjourn

Member Gadsden adjourned the meeting at 6:35 pm.

Richard Gadsden, Member

Attest:

Leeann Kelly, Municipal Clerk