ZONING BOARD OD APPEALS
TOWN OF ELGIN, SC.
CHAIRMAN ROBERT ANDREWS
VICE CHAIRMAN PATRICK WISE
SECRETARY JAMIE MCENTIRE
BOARD MEMBER BECKY ROBINSON
BOARD MEMBER HAIFA SANTIAGO

ZONING BOARD OF APPEALS' MEETING

MINUTES FOR JUNE 9, 2026

CALL TO ORDER

The Zoning Board of Appeals of the Elgin Town Council was held on Tuesday, June 9, 2026, at 6:00 pm.

ROLL CALL

Board members present: Chairman Robert Andrews, Vice Chairman Patrick Wise, Secretary Jamie McEntire, and Board Member Becky Robinson.

Board members absent: Board Member Haifa Santiago.

Staff/Officials Present: Jamie Parker, Town Clerk; John Wells, Town Attorney; and Joshia Thomas, SC Code Enforcement Officer.

A quorum was established.

NEW BUSINESS

Appeal and Variance Request

1007 Cherry Lane

The Board heard an appeal regarding a code violation issued for a fence located at 1007 Cherry Lane pursuant to Town Ordinance §4.3-5 (Fences and Walls). The applicant appealed the violation and requested a variance based on financial hardship.

APPROVAL OF DECEMBER 11, 2025, MEETING MINUTES

No action was taken regarding the December 11, 2025 meeting minutes.

ADOPTION OF AGENDA

A motion to approve the agenda was made by Chairman Robert Andrews, 2nd by Vice Chairman Patrick Wise, with a unanimous vote from the board.

STAFF PRESENTATION

Code Enforcement Officer Joshua Thomas presented the violation case for 1007 Cherry Lane. Mr. Thomas stated that Ordinance §4.3-5 limits fences within required front yards to four (4) feet in height. Following an inspection, he determined that the six (6) foot vinyl privacy fence located on the property was not in compliance with the ordinance and issued a notice of violation. Mr. Thomas further advised that the fence was reportedly installed in October 2025.

PUBLIC FORUM

The property owner, Harold Biddinger, and fence contractor, Bradly Neely, addressed the Board regarding the fence installation and requested that the fence be allowed to remain in its current configuration. The contractor estimated that modifying the fence to comply with the ordinance would cost approximately $3,000. The property owner testified that he is retired and on a fixed income and that compliance would create a financial hardship.

BOARD DISCUSSION

Following discussion, the Board considered whether the fence complied with Ordinance §4.3-5 and whether a variance should be granted.

Motion #1: A motion was made by Vice Chairman Patrick Wise, and 2nd by Board Member Becky Robinson finding that the fence at 1007 Cherry Lane is not in compliance with Ordinance §4.3-5 because it exceeds the allowable height within the required front yard but the length out of compliance still needs to be determined.

Vote: Unanimously approved.

The Board then considered the applicant's request for a variance.

Motion #2: A motion was made by Vice Chairman Patrick Wise, and 2nd by Board Member Becky Robinson to grant a variance allowing the fence to remain in its current configuration.

In support of the motion, the Board considered testimony regarding the estimated $3,000 cost of compliance and the property owner's fixed-income status.

Vote: Unanimously approved.

Findings of Fact:

1. The fence was installed in approximately October 2025. Testimony indicated the fence was paid for on October 30, 2025.
2. A notice of violation dated January 23, 2026, was issued to the owners of 1007 Cherry Lane notifying them that the fence was not compliant with Ordinance §4.3-5. The owners received the notice on January 30, 2026.
3. The property owner testified that he is retired, a veteran, and living on a fixed income.
4. The estimated cost to bring the fence into compliance is approximately $3,000.
5. The Board determined that requiring compliance would create a financial hardship for the property owner and therefore granted a variance allowing the fence to remain in its current configuration.

MOTION TO ADJOURN

A motion to adjourn was made by Vice Chairman Patrick Wise and 2nd by Secretary Jamie McEntire, with a unanimous vote at 6:46 p.m.

Minutes submitted by Jamie McEntire