



Board of Zoning Appeals

AGENDA

TUESDAY, July 28, 2026, AT 6:00 PM

Kershaw County



Chairman Robert Andrews
Vice Chairman Patrick Wise
Secretary Jamie McEntire
Board Member Becky Robinson
Board Member Haifa Santiago

Call to order and Determination of Quorum.

STAFF PRESENTATION

The Town of Elgin received the applicant's request for a variance from the requirements of Town Ordinance Section 4.3-5, Fences and Walls. The request for a variance is dated June 17, 2026. The applicant's request for a variance states removing or replacing the fence would impose a substantial financial burden and create an undue hardship.

The Starling's request for a variance states Jerry Starling is an Army Veteran, Jackie Starling is retired, and the family income is fixed. Current medical and health related challenges have created additional expenses and hardships.

The Starling's request consideration for a variance based on their financial hardship, age, and medical conditions.

On December 11, 2025 the Town of Elgin Board of Zoning Appeals decided the privacy fence extends beyond the homeowner's property line and violates Town Ordinance Section 4.3-5 Fences and Walls. The Board decided to provide the homeowner with the option to remove 9.4 feet in violation with Town Ordinance Section 4.3-5 Fences and Walls or to reduce the height to 4 feet. The Board also decided the 6-foot privacy fence is in violation of Town Ordinance Section 4.3-5 Fences and Walls, specifically in regards to the height exceeding 4 feet in the required front yard. Finally, the Board decided to require the homeowner to reduce the height of the fence to 4 feet, 30 feet from the front property line parallel to Cherry Lane or to the front of the building line whichever is less.

PUBLIC FORUM

All public speakers will be sworn in.

ADOPTION OF AGENDA

PRESENTATION OF APPEAL

PRESENTATION OF REBUTTAL

BOARD DISCUSSION

This discussion may include questions from the Board for the applicant, property owner, and town staff.

BOARD MOTION AND VOTE

The Board determines if a variance is or is not granted for each of the Board decisions made on December 11, 2025.

- 1) The homeowner's option to remove 9.4 feet in violation (extends beyond the property line) or to reduce the height to 4 feet.
- 2) The 6-foot privacy fence is in violation, as the fence exceeds 4 feet in height in the required front yard.
- 3) The homeowner is required to reduce the height of the fence to 4 feet, 30 feet from the property line parallel to Cherry Lane or to the front of the building line whichever is less.

STATED FINAL DECISION AND ALL FINDINGS OF FACT

MOTION TO ADJOURN



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PUBLIC FORUM GUIDELINES

1. Public Forum:
 - is an opportunity for members of the public to share information with the Board.
 - is not a time for debate with or questions and answers from the Board.
 - is a time for the Board to receive input.
 - is not a time for Board response.

In short, during the Public Forum, the Board will LISTEN to public comment but not COMMENT on public comment.
2. Offensive and inappropriate comments will not be tolerated, and comments should be limited to statements and rhetorical questions.
3. If a group would like to speak to the Board, we request that a spokesperson be selected, and that this person indicates the group he/she is representing on the Sign-Up Sheet and in his/her comments.
4. Public Forum is a time to discuss issues, not individuals. Other avenues exist for individual personnel complaints.
5. The Public Forum period is limited to (30) minutes with (5) minutes maximum per individual speaker.