



Kershaw County Planning and Zoning Commission
Regular Session Minutes
December 10, 2012, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members in Attendance: Lewis Shaw, David Brown, George Gibson, Jetter Pittman, Richard Simmons, and Henry Walker

Absent: David Brown

Staff in Attendance: Carolyn Hammond and Vic Carpenter

Call to Order

The Chairman, Lewis Shaw, called the meeting to order at 5:30 p.m.

Public Comment Period

There were no comments from the public.

Approval of Minutes

Jetter Pittman motioned that the minutes of the November 5, 2012 regular meeting be approved. David Brown seconded, and all voted in favor.

Rezoning Request of Kershaw County

Kershaw County Council, applicant, is requesting a change in the classification of Sun Valley subdivision from R-15 residential zoning district to RD-2 rural zoning. The Sun Valley subdivision is located off Chestnut Road and Goff Lane in Elgin.

Carolyn Hammond gave the staff report stating that in 2000, the subdivision was originally zoned R-15 because it was in an Economic Development Area on the Future Land Use Map and the smaller R-15-size lots are more appropriate for those areas. The dominant housing type then and now is manufactured housing which is not appropriate to R-15 zoning, but is more appropriate to the proposed RD-2 zoning. She closed by saying that staff concurred with Council's opinion that the subdivision be rezoned to RD-2.

Larry Patton, a resident of Sun Valley, and his daughter, Christy Brinson spoke in favor of the rezoning. Ms. Brinson wants to place a manufactured home in the subdivision. She presented the Commission a letter and a petition signed by neighbors in support of her placing a manufactured home next to her father's home.

Lewis Shaw, George Gibson, and Richard Simmons expressed opinions that RD-2 zoning seemed to better match the character of the neighborhood. There being no further discussion, Richard Simmons motioned to recommend that County Council approve the rezoning of Sun Valley Subdivision from R-15 to RD-2. The motion was seconded by George Gibson, and approval was unanimous.

Proposed Text Amendment to the Zoning and Land Development Regulations

Carolyn Hammond reviewed the text amendment proposed by staff. The Commission discussed various options and decided to bring the amendment up for consideration at their



next meeting after getting additional information from the County Attorney on specific deed language regarding driving area maintenance, prohibitions on restricting access, and the placement of objects in the easement. Richard Simmons motioned to defer the decision on the text amendment, David Brown seconded, and all voted in favor.

Staff Report on County Council Actions Concerning the Planning Commission

Carolyn Hammond reported that County Council had passed first and second readings on the Comprehensive Plan Five-Year Review, and that third reading was scheduled for December 11. Also on December 11, Council will have first reading on the Sun Valley Subdivision rezoning request. To date, no one has been appointed to fill Dan Matthew's position.

Executive Session

Henry Walker made a motion to go into executive session to discuss a personnel matter. Richard Simmons seconded, and approval was unanimous. No votes were taken during executive session. David Brown moved to go out of executive session, Richard Simmons seconded, and all voted in favor.

Adjournment

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion was made by Jetter Pittman, seconded by Henry Walker. Approval was unanimous.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary