

**Kershaw County Planning and Zoning Commission
Regular Session Minutes
March 18, 2013, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

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

Members Absent: Jetter Pittman

Staff in Attendance: Carolyn Hammond and Rhonda Darity

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.

Plan Approval for Longview North/South

Carolyn Hammond told the Commission that this is a major subdivision which consists of approximately 106 half acre lots located on 87 acres of land. The proposed project is not a permitted use in its current zoning district and will need to be rezoned R-15 zoning. Impact assessments were sent to area service providers and none felt that the subdivision would create a significant impact on their services.

A brief discussion followed concerning traffic analysis and the issue of rezoning. Following the discussion, the Commission recommended approval pending traffic analysis and approval of the rezoning request. The Chairman called for a motion. George Gibson motioned to approve. Henry Walker seconded, and Lewis Shaw, David Brown and Richard Simmons voted in favor.

Approval of Minutes

Richard Simmons motioned that the minutes of the January 12, 2013 regular meeting be approved as amended. George Gibson seconded. Lewis Shaw, David Brown and Henry Walker voted in favor.

Amendment of Saddlebrook PDD

Carolyn Hammond told the Commission that Robert Gates, property owner, has requested that this parcel be allowed to revert back to its original B-2 zoning designation. It is currently in a PDD-A as a commercially designated property and he would like to build townhouses on the lot. The current Planning and Zoning Commission has the authority to make an amendment allowing this parcel to revert back to its original underlying B-2 zoning.

A brief discussion followed. Henry walker wanted to ensure that the rezoning would not have a negative impact on an existing business near the property. Carolyn Hammond informed him that it would not. Richard Simmons had questions as to what commercial uses would be allowed. Following the discussion, the Commission stated that they would vote to approve the

request but would not implement the change until the County Attorney confirms the authority of the current Planning & Zoning Commission to make the amendment.

The Chairman called for a motion. George Gibson motioned to approve the request. Richard Simmons seconded, and Lewis Shaw, Henry Walker and Richard Simmons voted in favor.

Amendments to ZLDR

The following amendments were discussed:

First amendment would allow a business to display a flag/logo. It is recommended that one (1) flag be permitted to be attached to the front of the building, not to exceed 20 feet in height and 25 square feet in size. This would require a permit.

After a brief discussion, Lewis Shaw called for a motion. David Brown motioned that the amendment be approved. Henry walker seconded, and approval was unanimous.

Second amendment would allow limiting the number of students allowed and staggering class time for home occupations involving dance/art classes, etc.

After a brief discussion it was suggested that Carolyn Hammond work on the language and bring it back before the Commission.

Third amendment would allow the operation of a livestock auction to be allowed in Rural zoning districts. Linda Branham (property owner) told the Commission she wants to operate a livestock auction on her property. It would be a family run business. All auction items brought in would leave that night. Nothing would remain at the barn after the sale. They would have a concession stand (food). No outside vendors would be allowed. Everything runs through the auction house. The family would like to govern what is auctioned.

After a lengthy discussion the Commission decided that more research was need before they could make a motion on this amendment. The Commission decided to place this on next month's agenda.

Report on County Council Actions Concerning the Planning and Zoning Commission

Carolyn Hammond told the Commission that on January 22, 2013 County Council passed third reading on the rezoning of Sun Valley Subdivision from R-15 to RD-2. On February 12, 2013, February 26, 2013 and March 12, 2013 County Council passed first, second and third reading of the Family Exemption amendment.

Other Items

No issues.

Election of Interim Secretary

The Chairman called for a motion to appoint Rhonda Darity as Secretary. George Gibson motioned to approve. David Brown seconded, and approval was unanimous.

Executive Session for Personnel Matter

The Chairman called for a motion to go into executive session. David Brown approved the motion. Henry Walker seconded, and approval was unanimous. No vote was taken. The Chairman called for a motion to come out of Executive Session. David Brown approved the motion. Henry Walker seconded, and approval was unanimous.

Adjournment

At 7:10 p.m., the Chairman called for a motion to adjourn. The motion was made by David Brown, seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary