

**Kershaw County Planning and Zoning Commission  
Regular Work Session Minutes  
August 12, 2013, 5:30 p.m.  
County Council Chambers, 515 Walnut Street  
Camden, SC 29020**

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

Members Absent: David Brown

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**

Jonathan Yates, an attorney representing AT&T spoke briefly telling the Commission he was available to answer any questions they may have concerning the consideration of the text amendments on communication towers.

**Approval of Minutes**

George Gibson motioned that the minutes of the May 13, 2013 regular meeting be approved. Richard Simmons seconded. Lewis Shaw, Jetter Pittman and Henry Walker voted in favor.

**Consideration of Amendments to the Zoning and Land Development Regulations**

The following amendments were discussed:

Amendment 1:

3:3.12 D. No tower or antenna shall be located within ~~5,000~~ 1,500 feet of an existing tower or antenna.

Lee Chambers and Kirby Wayne, of Sandhill Telephone Cooperative were in attendance. Carolyn Hammond gave the staff report, pointing out the tower separation distance requirements of other jurisdictions, and the difficulty in finding suitable sites for towers, especially in the Lake Wateree area. Mr. Wayne responded to questions from the Commission. Lewis Shaw stated he felt the proposed 1,500 foot separation distance between towers was reasonable. There being no further discussion, Jetter Pittman motioned to recommend that County Council approve the amendment to change the communication tower separation distance to 1,500 feet. Henry Walker seconded, and approval was unanimous.

Amendment II:

3:3.12 E. Towers or antennas shall be exempt from the maximum height requirements of this Ordinance except when adjacent to a residential zone or use, a freestanding tower must be separated from any such residential property line by a distance equal to one (1) foot for each one (1) foot in height, *except where the adjoining property owner or owners grant an easement to allow the fall zone to occur within the adjoining owner's property so long as no structure is in the fall zone easement area.* Towers and antennas located within the Airport Overlay District are subject to maximum structure elevations calculated for the proposed location.

Article 2, Definitions, be amended to include the following definition:

**Fall Zone** – *The fall zone is the area on the ground equal to the height of the tower as measured from all points at ground level.*

Carolyn Hammond gave the staff report, explaining the fall zone and the type of collapsible tower Sandhill Telephone was proposing. She pointed out that these towers would require a smaller footprint and would make finding suitable tower sites easier and more economical, but stressed that she would only recommend Commission approval if the manufacturer could certify that they would collapse within a specific fall zone. After a lengthy discussion and many questions asked of Mr. Wayne, Richard Simmons made a motion to recommend that the County Council approve an amendment to the communication towers and antennas regulations to state that adjoining property owners can grant easements to allow the fall zone to occur within the adjoining owner's property so long as no structure is in the fall zone easement area and to add the definition of a Fall Zone to Article 2. Henry walker seconded, and approval was unanimous.

#### Amendment III:

#### 3:3.3 Bed and Breakfast Inns

The Planning Commission began the process of making recommendations to County Council regarding the Bed and Breakfast amendment. After a lengthy discussion, the Commission felt it best to reconsider the amendment at their next meeting.

#### **Staff Report on County Council Actions Concerning the Planning Commission**

##### May 14, 2013 County Council Meeting

1. Council unanimously passed third reading the Claude Campbell rezoning on TMS# 307-00-00-022 and TMS# 307-00-00-078 to R-15.
2. Council unanimously passed third reading on the following amendments to the ZLDR:
  - Flags Displayed to Identify Commercial Operations
  - Agricultural Products Auction in Rural Zoning Districts
  - The definition for Temporary Portable Storage Containers
  - Regulations for the use of Temporary Portable Storage Containers
  - A correction to the Use Table for Wrecking, Scrap, and Salvage
  - An addition to the Use Table for Agricultural Products Auctions
3. Council unanimously passed first reading the rezoning request of Jacquelyn Pittman to rezone TMS# 307-00-00-007 from RD-2 to R-15.

##### May 28, 2013 County Council Meeting

1. Council unanimously passed second reading the rezoning request of Jacquelyn Pittman to rezone TMS# 307-00-00-007 from RD-2 to R-15.
2. Council unanimously passed first reading on the following amendments to the ZLDR:
  - Buildable Area
  - Camps and RV Parks
  - Wrecking, Scrap, and Salvage
  - Communication Towers and Antennas
  - Building Permit Required
  - Minor Group Development
3. A brief presentation on their study of all County Facilities was made by the M.B. Kahn. The County has hired them to provide comprehensive facilities planning. The study is available on the County's website at [www.kershaw.sc.gov](http://www.kershaw.sc.gov).

##### June 11, 2013 County Council Meeting

1. Council unanimously passed third reading the rezoning request of Jacquelyn Pittman to rezone TMS# 307-00-00-007 from RD-2 to R-15.

2. Council unanimously passed second reading on the following amendments to the ZLDR:

- Buildable Area
- Communication Towers and Antennas
- Camps and RV Parks
- Building Permit Required
- Wrecking, Scrap, and Salvage
- Minor Group Development

Note: No action was taken to fill Dan Matthew's position on the Planning Commission.

**Other Items**

The Planning Commission meeting for the month of July was canceled due to no quorum.

**Adjournment**

At 7:00 p.m., the Chairman called for a motion to adjourn. The motion was made by Richard Simmons, seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary