

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes
May 13, 2013, 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

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

Sherry Ellis spoke to the Commission about expanding Wateree Marina Campground. The marina has purchased an adjacent parcel of land where the expansion will take place. The expansion will include nine (9) campsites and a remodeled existing house.

Approval of Minutes

Jetter Pittman motioned that the minutes of the April 8, 2013 regular meeting be approved. George Gibson seconded. Lewis Shaw, David Brown, Richard Simmons and Henry Walker voted in favor.

Rezoning Request of Charles Ives

Charles Ives, applicant, is requesting a change in the classification of approximately 2.48 acres from RD-2 Rural zoning to R-15 Residential zoning. The property, owned by Jacquelyn Pittman, is located at 1247 Smyrna Road, TMS# 307-00-00-077.

Carolyn Hammond stated that this parcel of land is located adjacent to property rezoned at the Commission's last meeting. After a brief discussion, Lewis Shaw called for a motion. Richard Simmons motioned that the request to rezone the property from RD-2 to R-15 be approved. Henry Walker seconded, and approval was unanimous.

Site Plan Review of Wateree Marina Campground

The Zoning and Land Development Site Plan, according to Planning and Zoning Director, Carolyn Hammond, addresses all of the applicable zoning and land development standards, required improvements, and submittal requirements except for a pending restoration plan of the previously damaged buffer. The proposed project meets the development principals for commercial development in the Lake Wateree Overlay District. Staff recommends approval of the proposed expansion of the Wateree Marina Campground under the condition that the Lake Wateree Buffer Restoration Plan meets ZLDR requirements and the Planning Official's approval.

After a brief discussion, Lewis Shaw called for a motion. George Gibson motioned that the request be approved with the condition that the restoration of the buffer be done. Jetter Pittman seconded, and approval was unanimous.

Exemption Request of Ray Lord, Sun Valley Subdivision

Ray Lord owns a 1.53 acre lot in Sun Valley subdivision in Elgin. Sun Valley was recently rezoned from R-15 to RD-2. Under its former R-15 zoning, the minimum lot size for Sun Valley was one-half acre. The minimum lot size for the new RD-2 zoning is one acre. After the Planning and Zoning Department received the request to rezone Sun Valley, but prior to the Planning Commission hearing the case, Mr. Lord came to the Planning and Zoning Department to inquire about dividing his lot and placing a manufactured home on the newly created lot. He was told that

manufactured homes were not allowed in R-15 zoning districts and was advised to wait for the rezoning to pass. Staff, however, neglected to tell him that after the rezoning, he would not be able to divide his lot because of the one-acre minimum lot size in RD-2 zoning districts. Had he been informed, he would have been able to divide his property into three half-acre parcels before the rezoning and then place manufactured homes on the lots after the rezoning. He is now requesting an exception for permission to divide his lot into two .76 acre parcels – parcels that will be less than one-fourth acre smaller than the required one acre. Staff feels his request is reasonable and within the general purpose and intent of the provisions of the Ordinance and that literal enforcement of this particular provision of the Ordinance is not applicable to this specific situation and will exact undue hardship because of the peculiar conditions pertaining to the situation. Therefore, staff recommends that the Planning Commission grant the exception request of Mr. Lord.

The Chairman called for a motion. Richard Simmons made a motion to approve the exemption. George Gibson seconded, and approval was unanimous.

Amendments to the ZLDR

Eight (8) amendments were discussed and voted on. Changes are in italics. They are as follows:

Amendment I:

Table 3-3 Schedule Of Permitted And Conditional Uses And Off Street Parking Requirements By Zoning District

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	GD	RD-1, RD-2 MRD-1	Required Off-Street Parking (a)
<i>Meat Processed from Carcasses (Wild Game Processing) (Refer to Conditional Uses for Rural and B-3 Businesses)</i>	<i>311612</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>P</i>	<i>N</i>	<i>P</i>	<i>2 per 500 GFA</i>

311612 Meat Processed from Carcasses

This industry comprises of establishments primarily engage in processing or preserving meat by products (except poultry and small game) from purchased meats. This industry includes establishments primarily engaged in assembly, cutting, and packaging of meats (i.e. boxed meats) from purchased meats.

Amendment II:

3:2.1-5 Buildable Area

C. Fences, walls, and hedges not to exceed ~~eight (8)~~ *ten (10)* feet in height; provided that no such structure or hedge shall impede visibility as required by this section; further provided that no such fence, wall, or hedge shall exceed four (4) feet in height when located in a front yard setback area. Fences or walls designed to enclose a residential PDD may be built to a height of ten (10) feet in any yard area, subject to approval for safety by the Building Official. All fences and walls used as part of the buffer area requirements must have a finished side that is facing the adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate.

Amendment III:

3:3.5 Camps and Recreational Vehicle Parks

I. Two (2) parking spaces shall be provided at each campsite plus an additional common parking area to accommodate 1 parking space per campsite.

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	GD	RD-1, RD-2 MRD-1	Required Off-Street Parking (a)
Camps and RV Parks (Refer	72121	N	N	N	N	N	N	N	C	C	<i>3 per campsite</i>

District (LWOD) require Planning and Zoning Commission approval per the special LWOD development standards. The applicant shall complete an application for a group development that shall be prepared by the Planning Official. The applicant must submit two (2) sets of zoning and land development site plans addressing off-street parking; buffering, screening, and landscaping requirements; resource conservation; and other provisions of this Ordinance as determined by the Planning Official. *All of the required site plan information (off street parking, buffering, screening, landscaping, resource conservation, etc.) must be displayed on a single sheet of paper.* The Planning Official shall prepare site plan guidance documents to aid the applicant in preparing the site plans. Within ten (10) working days of submission of zoning and land development site plan, the Planning Official shall approve, approve with changes, or reject the plan. If rejected, changes, additional analysis, or other information necessary to make an approval determination shall be identified and transmitted to the applicant. Zoning and land development site plans shall be approved prior to the issuance of the building permit. Site construction landscaping per the approved zoning and land development site plan shall be completed and approved prior to the issuance of a certificate of occupancy.

Amendment VIII:

3:3.12 Communication Towers and Antennas

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 *and/or residential dwelling* by a distance equal to one (1) foot for each one (1) foot in height. Towers and antennas located within the Airport Overlay District are subject to maximum structure elevations calculated for the proposed location.

Staff Report on County Council Actions Concerning the Planning Commission

April 9, 2013 County Council Meeting

1. Council unanimously passed first reading on the rezoning request of Claude Campbell to rezone TMS# 307-00-00-022 from MRD-1 to R-15; and TMS# 307-00-00-078 from MRD-1 and RD-2 to R-15.
2. Council unanimously passed first reading on the following amendments to the ZLDR:
 - Flags Displayed to Identify Commercial Operations
 - Agricultural Products Auctions in Rural Zoning Districts
 - The definition for Temporary Portable Storage Container
 - 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

April 23, 2013 County Council Meeting

1. Council unanimously passed second reading on the rezoning request of Claude Campbell to rezone TMS# 307-00-00-022 from MRD-1 to R-15; and TMS# 307-00-00-078 from MRD-1 and RD-2 to R-15.
2. Council unanimously passed second reading on the following amendments to the ZLDR:
 - Flags Displayed to Identify Commercial Operations
 - Agricultural Products Auctions in Rural Zoning Districts
 - The definition for Temporary Portable Storage Container
 - 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 voted to join the Central Midlands COG's Columbia Area Transit Study (COATS) Metropolitan Planning Organization (MPO). The County will receive a delineated set of

services for a flat fee. The amount the County will pay is lower and will affect a lower population. If Council chose not to adopt COATS, the County would be on the “outside looking in when it comes to federal funding.” The County will pay \$11, 877 annually until the 2020 census. Kershaw County will be allotted one seat on the MPO board as well as two seats out of 14 on a transportation subcommittee.

No action was taken to fill Dan Matthew’s position on the Planning Commission.

Other Items

Carolyn Hammond informed the Commission that there were some major tweaks to be done on the sign and manufactured housing section of the ZLDR.

Adjournment

At 6:05 p.m., the Chairman called for a motion to adjourn. The motion was made by Henry Walker, seconded by Richard Simmons, and approved by all.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary