

**Kershaw County Planning and Zoning Commission
Regular Session Minutes
December 9, 2013, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members in Attendance: Lewis Shaw, Richard Simmons, Henry Walker, Claude Eichelberger, and David Brown

Members Absent: Jetter Pittman and Beth Smith

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.

Approval of Minutes

Richard Simmons motioned that the minutes of the November 18, 2013 regular meeting be approved. David Brown seconded and all voted in favor.

Rezoning Request of Audrey McClester for 413 Cook Road and 736 Wildwood Lane

The Chairman opened the public hearing and stated that Audrey McClester was requesting to rezone the two properties from RD-2 to R-15. Carolyn Hammond gave the staff report stating that during countywide zoning in 2000, the subject parcels were assigned RD-2, Rural Zoning where the minimum lot size is one acre and the minimum road frontage is 100 feet. The owners want to rezone the lots to R-15 zoning because the minimum size for an R-15 lot with public water and no public sewer is one-half acre. They hope to divide the lots into smaller lots in order to build more houses than RD-2 zoning would allow. The low-density characteristics of R-15 zoning comply with the Future Land Use Map and meet the objectives of the Comprehensive Plan's goal of infilling housing. The proposed zoning designation is appropriate for the area as it blends with that of Hunter's Crossing, Quail Creek, and the surrounding R-15 properties. Staff recommends the approval of the rezoning request.

After a brief discussion, Lewis Shaw called for a motion. Claude Eichelberger motioned that the request to rezone the parcels from RD-2 to R-15 be approved. Henry Walker seconded, and approval was unanimous.

Sketch Plan Review – Holden Estates

Carolyn Hammond stated that the Unified Code of Zoning and Land Development Regulations, requires that the division of a parcel of land into more than ten lots must go before the Planning Commission for approval. Prior to the implementation of this requirement, this approximately 81-acre parent parcel had been divided into 12 lots. The applicant has now come forward to request approval to reconfigure two of the previously platted lots into four lots. The minimum lot size for the RD-2 zoning district is one acre with 100 feet of road frontage. All four proposed lots meet these requirements and Staff recommends that the site plan be approved.

After a brief discussion, Lewis Shaw called for a motion. Richard Simmons made a motion to approve the sketch plan. Claude Eichelberger seconded, and approval was unanimous.

Amendment to Section 3:2.3-2 of the Zoning and Land Development Regulations - Existing Nonconforming Uses, Buildings, and Structures

Because of confusion in the wording of the regulation on nonconforming uses, Staff recommends that item D be amended to read as follows:

- D. A non-conforming use or building shall not be enlarged or extended by more than ten (10) percent of the gross floor area; or **ten (10) percent of the** yard area in the case of the outside

storage or truck unloading. Where such enlargement is proposed, it shall be allowed only if all applicable setbacks, buffer areas, and off-street parking requirements are met. Enlargements or extensions greater than ten (10) percent shall be referred to the Board of Zoning Appeals for a variance.

After a brief discussion, Lewis Shaw called for a motion. Henry Walker made a motion to approve the amendment to Section 3:2.3-2. Richard Simmons seconded, and approval was unanimous.

Staff Report on County Council Actions Concerning the Planning Commission

Carolyn Hammond reported that on November 26, 2013, County Council unanimously approved the appointment of Beth Smith to the Planning Commission.

Other Items

Carolyn Hammond informed the Commission that this was Lewis Shaw's last meeting. He has been a great asset to the Commission and he is going to be missed. Everyone was reminded that mandatory continuing education was being conducted between now and the 19th of December. Members need to let Carolyn know what date they will be attending.

Election of Officers

David Brown made a motion to elect Richard Simmons as Chairman. Henry Walker seconded and all voted in favor.

David Brown motioned to elect Henry Walker as Vice-Chairman. Claude Eichelberger seconded and all voted in favor.

David Brown motioned that Rhonda Darity remain as secretary. Henry Walker seconded and all voted in favor.

Adjournment

At 5:54 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