

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes
September 9, 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

Sam Mirabile spoke briefly telling the Commission a little about himself and plans for a proposed bed and breakfast.

Approval of Minutes

Richard Simmons motioned that the minutes of the August 12, 2013 regular meeting be approved. George Gibson seconded, and approval was unanimous.

Consideration of Amendment to the Zoning and Land Development Regulations

The Commission reviewed the recommended changes (highlighted text).

3:3.3 Bed and Breakfast Inns

Bed and breakfast inns are intended to provide a unique transit lodging experience in predominantly residential environs. As a result, care should be taken to protect the environs that contribute to the experience of such lodging while promoting their use. Toward this end, bed and breakfast inns, where permitted by this Ordinance, shall:

- A. Be occupied by the resident/owner.
- B. Only be permitted in residential structures that are recognized as architecturally, historically, or culturally significant; *or in residential structures that are significant by their unique location or character* and that, through renovation and/or use as a bed and breakfast inn will contribute significantly to the ambience, character, or economic revitalization of the area and/or continued use of the property in question for residential purposes. ~~Notice of the bed and breakfast application shall be sent to adjoining property owners.~~
- C. *Have no more than a total of eight (8) guest rooms, combined, in the main residence and one auxiliary structure, with no more than fifteen (15) guests housed on any one floor.*
- D. *Notice of the bed and breakfast application shall be sent to adjoining property owners.*
- ~~C.~~ E. Serve no ~~regularly scheduled~~ meal other than breakfast.
- ~~D.~~ F. Maintain the interior architectural integrity and arrangement of the structure.
- ~~E.~~ G. Maintain the exterior architectural integrity of the structure and grounds, and make changes only if compatible with the character of the surrounding area.
- ~~F.~~ H. Provide off-street parking on the basis of one space per guest room, plus two spaces for the resident innkeeper.

- ~~G. I. Bed and breakfast inn shall not be used for receptions, parties, etc. in which the resident/owner receives a fee or compensation.~~ Bed and breakfast inns shall not be used for receptions, parties, **or gatherings except for those of the owner's. No receptions, parties, etc. or gatherings in which the resident/owner receives any fee or compensation are permitted.**
- J. There shall be at least one toilet facility for every two (2) guest rooms.**
- K. A portable supplemental heater shall not be substituted for a permanent heating source; an emergency power source must be provided for hallways and stairs; at least one fire extinguisher shall be provided for each floor; and each guestroom shall be provided with a properly functioning smoke detector.**
- L. Construct and operate any swimming pool available to guests shall be constructed and operated in accordance with SCDHEC standards. ~~for residential swimming pools.~~**
- M. Appropriate commercial insurance, including property and liability coverage as a lodging facility shall be maintained.**
- N. Bed and Breakfast Inns providing food shall follow all South Carolina State Law regulations pertaining to food service.**
- ~~H.~~ **O.** Signage regulations for bed and breakfast inns shall comply with the following:
1. One freestanding sign or one wall sign per street frontage is permitted so long as all signs are at least 100 feet apart as measured by the shortest straight line.
 2. The maximum sign surface area of freestanding sign shall be five (5) square feet with a maximum height of five (5) feet. The maximum sign surface area of wall sign shall be four (4) square feet.
 3. A freestanding sign shall be set back a minimum of five (5) feet from the front property line. The side setback shall be a minimum of ten (10) feet from side property line. If the property is located adjacent to a residential use, the minimum side property line setback will be fifteen (15) feet.
 4. Such sign may be externally illuminated as specified in the sign illumination provisions of this Ordinance.

After a brief discussion, Lewis Shaw called for a motion. Henry Walker motioned that the amendments be approved. George Gibson seconded, and approval was unanimous.

Site Plan Review of Subdivision Request of Henry Beard

The subdivision of the subject parcel located at 2231 Beaver Dam Road in Cassatt has been brought to the Planning and Zoning Commission for approval because it involves the creation of ten or more lots and is, therefore, classified as a major subdivision. The parent parcel was subdivided into approximately twenty-three one-and-a-half acre parcels several years before the current subdivision regulations went into effect. The applicant now wants to divide the remaining approximately 36 acres into two parcels.

Henry Walker excused himself from discussion due to a conflict of interest.

After a brief discussion the Chairman called for a motion. George Gibson motioned that the request be approved. Richard Simmons seconded, Lewis Shaw, and Jetter Pittman voted to approve.

Staff Report on County Council Actions Concerning the Planning Commission

August 13, 2013 County Council Meeting

1. John Cock of Alta Planning + Design presented the Kershaw County Bicycle, Pedestrian, and Greenway Plan that was commissioned by Eat Smart, Move More

Kershaw County.

August 27, 2013 County Council Meeting

1. Council unanimously passed first reading of the Communication Towers and Antennas amendment with the request that the County Attorney add more specific language pertaining to the fall zone easements.
2. Councilmen Jones, Miles, and Mickle voted not to adopt the vision of the Kershaw County Bicycle, Pedestrian, and Greenway Plan. Councilmen Smoak, Tucker, and Gardner voted in favor. Chairman Wise was absent.

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

Other Items

Carolyn Hammond informed the Commission that an email had been received by a competing communications tower company concerning proposed amendments to the cell tower amendment before County Council. No action was taken by Council or the Planning and Zoning Commission.

Adjournment

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion was made by Henry Walker, seconded by George Gibson, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary