

**Kershaw County Planning and Zoning Commission
Special Called Session Minutes – May 28, 2015, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Richard Simmons, Claude Eichelberger, Kate Denton, Beth Smith, Henry Walker, and Gary Whitlock

Staff in Attendance: Carolyn Hammond, Michael Conley, and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:30 PM.

Carolyn Hammond introduced the newest Commission member, Gary Whitlock. She also informed the Commission that Gary Faulkenberry has moved out of the County and, therefore, has resigned from the Commission.

Public Comment Period

Bill Denton spoke in regards to the rezoning request for 134 Mill Creek Trace. He voiced his opposition concerning the request to rezone the property in order to allow a manufactured house to be placed on the lot. He informed the Commission that many years and a huge amount time were spent to regulate the proliferation of manufactured housing in the County. He does not want to see the County reversing its position on its regulation of manufactured housing.

Cindy Smith, the applicant requesting the rezoning, informed the Commission that the parcel is at the end of a private road. Her son has purchased a brand new manufactured house to place on this lot. She did not know that the parcel had been rezoned to R-15, which does not allow manufactured homes.

Rezoning Request for 134 Mill Creek Trace from R-15 to RD-2

Giving his staff analysis and recommendation, Michael Conley informed the Commission that the applicant Cindy Smith is requesting a change in the classification of approximately 5.32 acres from R-15 Residential Zoning to RD-2 Rural Resource District so a manufactured home can be installed on the property. The Smiths, who own the lot, have always planned to, one day pass it along to their children. Their son, Brian Smith would like to place a new manufactured home on the lot. The current residences on the private road consist of several vacant lots, 3 site-built home and 2 manufactured homes. The subject property abuts an existing RD-2 zoned district. The existing RD-2 zoned properties that it abuts contain manufactured homes that have been in existence since the early 1980's. The new manufactured home would face a private road being over a half mile from the nearest public right of way and would not be visible from other properties. This rezoning would not prevent the property owner from building a traditional residence in the future. This would be in harmony with the zoning map and planning practices. Staff recommends that the Planning and Zoning Commission approve the rezoning of the property to RD-2. Kate Denton recused herself. The Chairman called for a motion. Henry Walker made a motion that the subject property be rezoned from R-15 to RD-2. The motion was seconded by Claude Eichelberger, and all vote in favor.

Continuing Education and/or New Member Orientation

Carolyn Hammond reminded everyone that the new members will need six (6) hours of training and all other members will require three (3) hours. There will be several options to choose from.

Adjournment

At 6:07 PM, the Chairman called for a motion to adjourn. The motion was made by Claude Eichelberger, seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

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Secretary