

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes - January 12, 2015, 5:30 p.m.
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Richard Simmons, Henry Walker, Claude Eichelberger, and Beth Smith
Staff in Attendance: Carolyn Hammond and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:37 PM.

Public Comment Period

Dorothy Motley spoke about the requested rezoning for 506 Eskie Dixon Road. She stated that the rezoning would not devalue the adjoining property. If granted her daughter's double wide manufactured house would not be seen from the road.

Kenny Miles stated that he and many of his relatives in the area adjacent to the requested rezoning would prefer that the zoning stay as is. He has concerns about property values if the rezoning is approved.

Diane McLeod, an Eskie Dixon Road resident, told the Commission that there are already problems with renters in existing manufactured homes located on the road. She wants the zoning to stay as it is.

Charlene Boone stated that she understands everyone's feelings about the rezoning, but her five acre lot is surrounded by land owned by her mother. She said that her proposed doublewide would be top quality, unlike those on the road that are in disrepair and affect property values. She appreciates consideration on this request.

The Chairman closed the Public Comment section of the meeting at 5:46 PM

Approval of Minutes

Henry Walker made a motion that the minutes of the December 8, 2014 regular meeting be approved. The motion was seconded by Claude Eichelberger and all voted in favor.

Rezoning Request of Dorothy Motley for 506 Eskie Dixon Road from R-15 to MRD-1

Giving her staff analysis and recommendation Carolyn Hammond informed the Commission that the applicant Dorothy Motley wants the property rezoned to MRD-1 so a manufactured home can be installed on land she has given her daughter. As part of the site investigation, Planning & Zoning Staff researched the types of homes near 506 Eskie Dixon Road. All manufactured homes existing in the area are non-conforming or "grandfathered." This means that no new manufactured homes may be added, but existing manufactured homes may remain and may only be replaced if they have been in use within the past 365 days. She said Staff feels the current R-15 zoning is appropriate and that manufactured housing is not compatible with the area. Single-family site-built and modular homes have proven successful for the area and to rezone any portion to MRD-1 to allow manufactured housing that would not only be against sound planning principles and goals of the Comprehensive Plan, but would lower the value of existing site-built homes – many of which were built because manufactured housing is not allowed. The long range plan for site-built housing has proven successful and R-15 zoning needs to be continued in order to provide quality housing for future residents and to protect the investment of those already living there. Staff, therefore, does not recommend a change to MRD-1 zoning. After a brief discussion the Chairman called for a motion. Claude Eichelberger made a motion to deny the request to rezone the parcel to MRD-1. Beth Smith seconded, and all voted in favor.

Consideration of the General Merchandise Auctions in Rural Zoning Districts Amendment

Staff and the Commission were tasked by County Council with creating regulations where general merchandise auctions would be permitted as a conditional use in the rural (RD-1, RD-2, and MRD-1) zoning districts. The amendment was addressed in the Planning Commission's December and January meetings where no consensus was met. The Planning Commission asked Staff to gather additional information for consideration for this meeting. While the Commission and Staff

felt that the regulations were headed in the right direction, they did not feel they were ready to create final regulations. They and the Planning Director felt it was necessary to go back to the drawing board one more time. The Planning Director will gather additional information and incorporate the Planning Commission's input into another draft. Staff will present that draft at the regular February meeting.

Staff Report on County Council Actions Concerning the Planning Commission

August 12, 2014 County Council Meeting

1. Third reading of the amendment to allow bed and breakfast inns in rural zoning districts to be used for weddings and wedding receptions: Approved unanimously.
2. Third reading to amend ZLDR site plan requirements: Approved unanimously.
3. Third reading to amend ZLDR sketch plan review: Approved unanimously.
4. Third reading to amend ZLDR preliminary plats for large acreage subdivisions: Approved unanimously.
5. Third reading to amend ZLDR major group development approval process: Approved unanimously.
6. Third reading to amend ZLDR planned development district site plans: Approved unanimously.
7. Third reading to amend ZLDR temporary sign regulations: Approved unanimously.

August 26, 2015 County Council Meeting

1. First reading of amendment to communication, towers and antenna regulations: Unanimously approved.
2. Second reading to rezone parcel 272-09-00-016 (Gerald Morris and James Johnson) on Skyview Drive from R-10 to B-2: Unanimously approved.
3. First reading on amendment to increase the size of single-occupancy site freestanding signs from 32 square feet to 40 square feet: Unanimously approved.
4. Discussion of an ordinance for the closing or demolition of dwellings unfit for human habitation: No action taken.

September 9, 2014 County Council Meeting

1. Second reading to rezone parcel 272-09-00-016 (Gerald Morris and James Johnson) on Skyview Drive from R-10 to B-2: Unanimously approved.
2. Second reading of amendment to permit motor vehicle towing in B-2 zoning districts under the conditional use regulations: Unanimously approved.
3. Second reading on amendment to increase the size of single-occupancy site freestanding signs from 32 square feet to 40 square feet: Unanimously approved.
4. Second reading of amendment to communication, towers and antennas: Unanimously approved.
5. First reading of an ordinance for the closing or demolition of dwellings unfit for human habitation: Unanimously approved.

September 23, 2014 County Council Meeting

1. Third reading to rezone parcel 272-09-00-016 (Gerald Morris and James Johnson) on Skyview Drive from R-10 to B-2: Unanimously approved.
2. Second reading of an ordinance for the closing or demolition of dwellings unfit for human habitation: Unanimously approved.

October 14, 2014 County Council Meeting

1. Public hearing and third reading of an ordinance for the closing or demolition of dwellings unfit for human habitation:
2. Third reading of amendment to communication, towers, and antennas: Unanimously approved.
3. Second reading on amendment to increase the size of single-occupancy site freestanding signs from 32 square feet to 40 square feet: Unanimously approved.
4. Third reading of an ordinance for the closing or demolition of dwellings unfit for human habitation: Did not pass
6. Third reading of amendment to permit motor vehicle towing in B-2 zoning districts under the conditional use regulations: Unanimously approved.
7. Council voted unanimously to ask the Planning Commission to consider modifications to allow auction houses in rural zoning districts.

November 11, 2014 County Council Meeting

William Tetterton, Chairman of the Firearms Discharge Advisory Committee, gave a summation of their conclusions. They are as follows:

1. County Council doesn't need to pass any more firearms discharge laws.
2. County Council should encourage the Sheriff to file more detailed incident reports and do more thorough investigations.

3. The Sheriff should enforce the current noise ordinance.
4. County Council should construct public shooting ranges.
5. The County should work with individuals who want to establish a private shooting range.
6. The Committee requested to reappear before Council in six months to a year to assess the progress of the issues.

Other Items

Henry Walker made a motion that the Planning Commission consider removing the Lake Wateree and countywide water quality buffers from the Zoning and Land Development Regulations. The motion was unanimously approved.

Adjournment

At 6:49 PM, the Chairman called for a motion to adjourn. The motion was made by Henry Walker, seconded by Claude Eichelberger, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary