

**Kershaw County Planning and Zoning Commission
Regular Work Session Minutes
December 8, 2014, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members in Attendance: Richard Simmons, Henry Walker, Jetter Pittman and Beth Smith

Members Absent: David Brown and Claude Eichelberger

Staff in Attendance: Carolyn Hammond and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:35 p.m.

Public Comment Period

Charlene Boone and Dorothy Motley both spoke briefly concerning the rezoning request for 206 Eskie Dixon Road from R-15 to MRD-1. Both stated that a high end/nice manufactured house would be placed on the property if the rezoning request was approved. The manufactured house would not be seen from the road.

Kenneth Miles spoke concerning the rezoning request for 206 Eskie Dixon Road. Mr. Miles stated that he sympathized with Ms. Boone, but does not want the rezoning request to be approved. He has concerns about how it would affect property values.

Approval of Minutes

Jetter Pittman motioned that the minutes of the August 11, 2014 regular meeting be approved. The motion was seconded by Henry Walker and all voted in favor.

Rezoning Request of Dorothy Motley for 206 Eskie Dixon Road from R-15 to MRD-1

Henry Walker recused himself. The Chairman called for a motion to table the request since there were not enough Commission members for a quorum. Jetter Pittman made a motion to table the request until the next meeting on January 12, 2015. Beth Smith seconded, and all voted in favor.

**Consideration of Amendment to the Zoning and Land Development Regulations –
General Merchandise Auctions in Rural Districts**

3:3.13 General Merchandise Auctions in Rural Zoning Districts

General merchandise auctions, where permitted as a conditional use in the RD-1, RD-2, and MRD-1 zoning districts, shall meet the following conditions:

1. The number of such events shall be limited to four (4) per calendar week.
2. Permanent restroom facilities, handicapped facilities included, shall be located on the property and available to all guests. The number of restrooms shall be determined by industry standards.
3. The business shall be properly licensed, and shall not generate any noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
4. Establishments engaged in the retail sale of alcoholic beverages shall not permit on premise consumption.
5. No goods or merchandise offered for sale may be sold from a tractor-trailer.

6. Such events shall take place only on properties of at least eight (5) acres.
7. A perimeter buffer for per the provisions of this Ordinance shall be required along the property line to shield adjacent properties from parking areas, stockyards, barns, restrooms, concession stands, truck unloading areas, and other similar uses on sites of less than eight (8) acres.
8. Gross floor area of such location shall not exceed 3,000 square feet gross floor area.
9. Amplified sound shall cease at 11:00 P.M.
10. Parking requirements are per individual review. Approval shall be subject to consideration of seating capacity, size of designated parking area, ingress and egress, erosion control, adequate parking areas for animal trailers, and other issues specific to the site and proposed use. There shall be no on-street parking.
11. Catering facilities shall be DHEC approved.
12. Food vendors must obtain and carry at all times any applicable State (SCDHEC) food handler and/or other applicable health safety licenses.
13. All events shall end by 11:00 P.M. and the premises shall be vacated by all guests and support staff by 12:00 A.M.
14. Signage shall conform to the sign regulation provisions of this Ordinance and no sign shall be electronically illuminated.
15. In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. There shall be no direct or sky reflected glare, whether from floodlights, or otherwise, so as to be visible in any residence. Such lighting shall be turned off by 12:00 A.M.
16. The permit for such events shall expire after two (2) years and must be renewed if such events are to continue. The application process shall include a public comment period of 30 days. A notice of the renewal application and public comment period shall be published, at the applicant's expense, in a general circulation newspaper in the community and mailed to adjacent property owners at the beginning of the 30-day comment period. Comments received, complaints filed with the Planning and Zoning Department, and incident reports filed with the Kershaw County Sheriff's Department will be taken into consideration when reviewing the renewal application.

Table 3-3 Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements by Zoning Districts

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)
Sector 44-45											
Retail Trade											
General Merchandise Auctions in Rural Zoning Districts (Refer to Conditional Uses for B-3 and Rural Businesses)	453	N	N	N	N	P	N	P	P	N C	1.5 per bedroom

Henry Walker had some questions concerning item 7. He suggested that all perimeters should be buffered. He also had questions on item 10, concerning the individual review for parking requirements. The Chairman suggested a revocation if violations are received. After

discussion the Commission requested a revision in some of the language used and they will vote on this in January.

Other Items

Henry Walker would like for the requirements on the water quality buffers to be repealed.

Adjournment

At 5:58 p.m., the Chairman called for a motion to adjourn. The motion was made by Henry Walker, seconded by Jetter Pittman, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary