

**Kershaw County Planning and Zoning Commission
Regular Work Session Minutes
March 10, 2014, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members in Attendance: Richard Simmons, David Brown, Claude Eichelberger, and Beth Smith

Members Absent: Jetter Pittman and Henry Walker

Staff in Attendance: Carolyn Hammond and Rhonda Darity

Call to Order

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

Public Comment Period

Frank Morgan, Superintendent of Kershaw County School District, spoke to the Commission about the impact the proposed expansion of Haig's Creek and other Subdivisions in the West Wateree area would have on the school district. He said Stover Middle School is currently over capacity, Blaney Elementary is at capacity, and the expansion of Haig's Creek will bring Doby's Mill to capacity. He told the Commission the County needs a new elementary, middle, and high school in the West Wateree area. When developers donate land for schools, many times the land is not ideal and this causes the school district to have to spend more to custom design a school or to make the land buildable. It will cost approximately 1.2 million dollars to build a new high school and funding is a major problem. He said mobile classrooms are only a short term solution. He spoke briefly on State funding. He closed by saying he understands that Kershaw County is growing, but said we need to take care of our practical needs.

Don Buchanan with CIDS, Inc. spoke to the Commission concerning the proposed rezoning of 1864 Rush Road in Elgin. If rezoned, his business would store empty and clean roll-off waste containers. No waste would be stored.

Karen Sprayberry spoke briefly to the Commission concerning the proposed rezoning of 1864 Rush Road. She wanted to go on record that she has concerns and she hopes that Mr. Buchanan runs a good business.

Approval of Minutes

Claude Eichelberger motioned that the minutes of the February 10, 2014 regular meeting be approved. Beth Smith seconded. Richard Simmons, Beth Smith, and Claude Eichelberger voted in favor. David Brown abstained from voting due to the fact that he was not present for the meeting in February.

Consideration of Amendment to Section 3:3.3-I Events at Bed and Breakfast Inns Where the Owner Receives Compensation

Carolyn Hammond told the Commission that she had met with Kathy McCaskill who had made the following revisions to her text amendment request:

- The type of events would be limited to weddings and wedding receptions.
- There would be no more than four events per month.
- Guests and wedding party would be limited to 250.
- Amplified music would stop by 10:00 p.m.
- Events would end by 11:00, premises vacated by midnight.
- Permanent restroom facilities, handicapped included, located on the property. Number determined by industry standards.

After considerable discussion, the Commission asked Carolyn Hammond to write provisions for the following conditions:

- Events are to take place on weekends only.
- Guests registered at the B&B are not included in those who have to vacate the premises by midnight.
- Lighting shall be shielded and turned off by midnight.
- Catering facilities shall be DHEC approved.
- Adjacent property owners will be notified of the permit and told of procedure to file complaints.
- Permit to expire after two years. Application required to renew. Public input procedure to be put in place.

After writing these conditions in ordinance form, Ms. Hammond will ask the County Attorney to review the amendment. When the Chairman called for a motion, David Brown motioned that the amendment be approved as discussed contingent upon the County Attorney's approval. Claude Eichelberger seconded, and all voted in favor.

Rezoning Request for 1864 Rush Road

The Chairman opened the public hearing by informing the Commission that the property owner was requesting to rezone this property from RD-2 to I-1. Carolyn Hammond gave the staff report stating that the subject parcel is currently zoned RD-2, Rural. The property owner wishes to rezone the property to I-1 so it can be used to store empty containers for his asbestos abatement business. Because this is a salvage business, the property will have to be enclosed with an opaque landscape buffer or fence. The subject property is located within an area designated for Economic Development on the Future Land Use Map. When considering a rezoning, the first two things that are considered are the zoning designations of the adjacent properties and the uses of the adjacent properties. One adjacent property is zoned I-1, the same designation as the applicant is requesting. The properties to the east and south, while zoned RD-2, are legally non-conforming industrial uses. I-1 zoning is appropriate for the area and the subject parcel. Staff, therefore, recommended that the Commission approve the rezoning of the property from RD-2 to I-1.

After a brief discussion, the Chairman called for a motion. Claude Eichelberger made a motion to approve the rezoning from RD-2 to I-1. David Brown seconded and all voted in favor.

Review of Rules of Procedure and Ex Parte Communications

Carolyn Hammond spoke briefly to the Commission about ex parte communications and conflict of interest.

Staff Report on County Council Actions Concerning the Planning Commission

On February 25, 2014 County Council approved third reading of the McClester rezonings.

Other Items

There were no other items.

Adjournment

At 6:40 p.m., the Chairman called for a motion to adjourn. The motion was made by David Brown, seconded by Claude Eichelberger, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary