

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – February 8, 2016, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Carl Eichelberger, Curtis Blackmon, Kate Denton, Beth Smith, and Henry Walker

Members Absence: Richard Simmons and Gary Whitlock

Staff in Attendance: Michael Conley and Rhonda Darity

Call to Order

The Vice Chairman, Carl Eichelberger, called the meeting to order at 5:30 PM.

Public Comments

Hedwig Hamilton and her son Frank spoke to the Commission about the proposed rezoning of 2108 Highway 1 South from R-15 to B-2. They both stated that this has been a commercial business since 1989.

Rezoning Request of Hedwig Hamilton to rezoned 2108 Highway 1 South from R-15 to B-2

The Chairman opened the public hearing. In giving his staff report, Michael Conley informed the Commission that the proposed commercial use is not a permitted use in R-15 zoning district. Mr. Conley explained that under nonconformity or “grandfather” provisions of the Ordinance, the same or a more conforming activity may continue on the property as long as the use was not discontinued for more than 365 days. The former business closed and the building was unoccupied for more than a year. As a result the nonconforming status was lost. The owner would like to repair the building which was extensively damaged in the October flood, and reopen it as a commercial use. The property is surrounded by traditionally zoned and used residential and B-2 properties. The most appropriate zoning for this parcel being consistent with the future land use map would be B-2. Therefore, staff recommends that the rezoning request be approved. After discussing the matter, Henry Walker made a motion to approve the rezoning request from R-15 to B-2. Beth Smith seconded, and all voted in favor.

Report on Vision Kershaw 2030

Michael Conley informed the Commission that there were no major changes. Commission members were provided with the latest revision for review.

Adjournment

At 6:05 PM, the Vice Chairman called for a motion to adjourn. The motion was made by Henry Walker. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary