

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – July 11, 2016, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

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

Members Absent: Henry Walker

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.

Public Comments

Six speakers addressed the Commission concerning the rezoning request of 210 Sycamore Lane. The concerns addressed the existing road, increase in traffic, septic tanks, run off, deed/land restrictions, and the future use of the remainder of the parcel. One individual spoke to the Commission concerning the proposed shipping container ordinance.

Approval of Minutes

Gary Whitlock made a motion that the minutes of the June 13, 2016 regular meeting be approved. The motion was seconded by Claude Eichelberger, and all voted in favor.

Rezoning Request of Randy Bock – 210 Sycamore Lane from RD-1 to R-15

The Chairman opened the public hearing. In giving his staff report, Michael Conley informed the Commission that Randy Bock approached the County about possibly purchasing the property to develop it into a single family residential housing development. The property at present is zoned RD-1 (Rural Resource District), which requires a minimum lot size of one acre. If the property is allowed to be rezoned to R-15 (Low Density, Single Family Residential District), with septic tanks, the allowable lot size will be ½ acre. The applicant is not purchasing the entire parcel of land, but in order to get contiguous zoning to single family zoning, the entire parcel needs to be rezoned. The applicant is only interested in developing the property abutting Sycamore Road. Since the rezoning request does meet the criteria in the Future Land Use Map and is contiguous to existing traditional single family residential (R-15) zoning, Staff recommends the Planning and Zoning Commission approve the rezoning of the property from RD-1 to R-15. After discussing the matter, Gary Whitlock made a motion to approve the rezoning request. Claude Eichelberger seconded, and all but Kate Denton voted in favor. By a vote of 5 to 1, the request to rezone the property from RD-1 to R-15 was approved.

Propose Food Truck Ordinance

Michael Conley informed the Commission that mobile food truck/vending was becoming more popular. After a brief discussion Kate Denton made a motion to amend the Kershaw County Unified Code of Zoning and Land Regulations (ZLDR), Section 3:3.15.2, to add a new ordinance for mobile food vending. Claude Eichelberger seconded, and all voted in favor. Claude Eichelberger made a motion to amend the ZLDR, Section 3:3.15 to change the section number of the amendment items noted in the proposal. Kate Denton seconded, and all voted in favor. Gary Whitlock made a motion to amend the ZLDR, Section 3:4.4-2(G), to amend the temporary sign regulations requiring. Kate Denton seconded, and all voted in favor.

Propose Shipping Container Ordinance

Mr. Conley went over the proposed conditions for the use of shipping containers. After a brief discussion, the Chairman called for a motion. Claude Eichelberger made a motion to amend the ZLDR, Section 3:3.25, to add a new ordinance to allow the use of shipping containers under certain conditions. Gary Whitlock seconded, and all voted in favor. Claude Eichelberger made a motion to amend the ZLDR, Section 3:2.5, to amend the regulations for accessory structures and uses. Gary Whitlock seconded, and all voted in favor.

Rezoning Request of Rana Bernhardt to Rezone 1435 and 1441 Highway 1 North from RD-2 to GD

Carolyn Hammond informed the Commission that retail use is not a permitted use in RD-2 zoning districts. Under the proposed GD zoning, retail use is permitted. The property is diagonally across the road from existing GD zoned property and a rezoning from RD-2 to GD is compatible with the Future Land Use Map. Therefore, since the rezoning request meets the minimum standards for rezoning, Staff recommends that the Planning and Zoning Commission approve the rezoning of

the property from RD-2 to GD. After a brief discussion Curtis Blackmon made a motion to approve the rezoning from RD-2 to GD. Kate Denton seconded, and all voted in favor.

Request of Cecil Brazell for Exception to Site Plan Requirements for Regal Woods Subdivision

Carolyn Hammond informed the Commission that, as a result of the recent recession, the SC General Assembly granted permit extension provisions on permits that were issued after December 31, 2007. Mr. Cecil Brazell begun developing Regal Woods subdivision when the recession began. After beginning construction of the subdivision's roads, he realized it would be unwise financially to continue construction and, therefore, ceased development. Because of the permit extension act, his 2007 permit has remained active. In reviewing the 2007 site plan, Ms. Hammond said the plan has good traffic flow, a good layout, and is in compliance with the Comprehensive Plan. Mr. Brazell is requesting an exemption from the Land Development Regulations because the lots on the 2007 plan are smaller than the minimum lot size that current regulations require. After a brief discussion Kate Denton made a motion to approve the exemption. Gary Whitlock seconded, and all voted in favor.

Site Plan Review of Kelsney Ridge Subdivision Phase 3

After a brief discussion Kate Denton made a motion to table this review until July 25, 2016. Claude Eichelberger, seconded and all voted in favor.

Amend Section 3:3.23 Motor Vehicle Towing Services Ordinance of the Kershaw County Unified Code of Zoning and Land Development Regulations

A copy of the proposed amendments was provided to the Commission. After a brief discussion Gary Whitlock made a motion to approve as stated, Section 3:3.23. Claude Eichelberger seconded, and all voted in favor.

Amend Article 2 (Definitions) and Table 3-3 (Table of Uses) of the Kershaw County Unified Code of Zoning and Land Development Regulations

A copy of the proposed amendments were provided to the Commission. After a brief discussion on both proposals, the Chairman called for a motion. Claude Eichelberger made a motion to approve, as stated Article 2, to add and amend definitions. Kate Denton seconded, and all voted in favor. Kate Denton made a motion to approve, as stated Article 3.1.3, to add items to the Table of Uses. Claude Eichelberger seconded, and all voted in favor.

Adjournment

At 7:16 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary