

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – November 14, 2016, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Curtis Blackmon, Beth Smith, Henry Walker, Gary Whitlock and George Harkins

Members Absent: Kate Denton

Staff in Attendance: Michael Conley and Rhonda Darity

Staff Absent: Carolyn Hammond

**Call to Order**

The Vice Chairman, Claude Eichelberger, called the meeting to order at 5:34 PM.

**Introduction of New Commission Member**

George Harkins was introduced as the Commission's newest member. Mr. Harkins spoke briefly to the Commission.

**Election of Officers**

Since Richard Simmons has moved out of the County and, therefore, has resigned as Chairman of the Planning Commission, a new Chairman needed to be elected. Henry Walker motioned to nominate Claude Eichelberger as Chairman. The motion was seconded by Curtis Blackmon, and all voted in favor. Henry Walker motioned to nominate Kate Denton as Vice Chairman. Gary Whitlock seconded the motion, and all voted in favor. Henry Walker motioned that Rhonda Darity continue as Secretary. The motion was seconded by Gary Whitlock, and all voted in favor.

**Approval of Minutes**

Curtis Blackmon made a motion that the minutes of the October 10, 2016 regular meeting be approved. The motion was seconded by Gary Whitlock, and all voted in favor.

**Rezoning Request of Robert D. Smith to Rezone 67 Smyrna Road and 41 Leonard Lane from RD-2 to B-2**

The Chairman opened the Public Hearing. Giving his staff report, Michael Conley informed the Commission that Mr. Smith is requesting a change in zoning of approximately 6.5 acres from RD-2 Rural Resource District to B-2 General Business District. When the Smiths purchased the 67 Smyrna Road property in 1994, it was zoned "Development." During Countywide rezoning in 2000, which is in place today, it was zoned RD-2, which is a rural designation designed to protect the rural character of the County as well as its natural resources. In October 2005, they purchased 41 Leonard Lane, also zoned RD-2. The Smiths have been using both parcels of their property as a log staging, shavings mill, and sawmill operation. This use is not permitted in RD-2 zoning districts and this is why they are requesting a zone change to B-2. According to reports, this business was not active at the time of the Countywide rezoning in 2000 and, therefore, does not fall under the rules of non-conformity (grandfathering). Both properties adjoin each other, and are being used for a commercial use. The parcels are surrounded by RD-2 zoning districts. The property is located within an area of Residential Development on the Future Land Use Map. This rezoning does not meet any goals or objectives of the Comprehensive Plan. Because it is not contiguous to other B-2 zoning, because of the need to uphold the character of the neighborhood, and because of the need to protect the rural character of the area, Mr. Conley said Staff does not recommend that the Planning and Zoning Commission approve the rezoning from RD-2 to B-2. He reported that as of noon on November 14, 2016, Staff had received eight calls in opposition to the rezoning. Robert Smith, and his wife addressed the Commission. Mr. Smith stated the property was zoned commercial when it was purchased. He wants to feed his family and keep on doing what he is doing. There were two individuals that spoke during public comment. They both voiced their concerns with the operation of the business. One speaker stated that in the mid 90's there was no saw mill there. The Chairman closed the Public Hearing and after a very lengthy discussion, Henry Walker made a motion to table this request until the next Commission meeting on December 12, 2016. The motion was seconded by Gary Whitlock, and all voted in favor.

**Rezoning Request of Charles Ives to Rezone 5.45 Acres at 2009-A Heath Pond Road from R-15 to B2**

The Chairman opened the Public Hearing. Mr. Conley informed the Commission that the property owners plan to develop the majority of the property into a single-family site built residential subdivision. They wish to rezone an approximate 5.97 acre strip along White Pond Road from its current R-15 Residential zoning to B-2 General Business zoning so it can be developed for commercial use. The property sits in the midst of R-15 zoning. The closest commercial zoning is a cluster of GD, General Development, zoning approximately 1200 feet to the south. When looking at the criteria for this rezoning,

Mr. Conley said Staff agrees that it meets the Comprehensive Plan's future land use as it is located in an Economic Development (ED) area on the Future Land Use Map. He added that the property is not contiguous to other B-2 zoning districts and this request would interject business uses into a traditional residential district. He closed by saying Staff does not recommend that the Planning and Zoning Commission approve the request. Heather Dykes, representative for the applicants told the Commission about possible uses if the rezoning were approved. The Chairman closed the Public Hearing. After a brief discussion Henry Walker made a motion to approve the rezoning request from R-15 to B-2. Gary Whitlock seconded, and all voted in favor.

#### **Sketch Plan Review Request of Patricia Newman**

Mr. Conley informed the Commission that the applicant, Patricia Newman, owns two parcels of land totaling ten acres at 2071 Robert Reynolds Road. Her ten acres are part of what was once a 43 acre family farm that has been divided among family members. She would like to create three lots out of her 10 acres so she can give a piece of property to each of her three daughters. This has been brought before the Planning Commission because it involves the creation of ten or more lots from a "parent" parcel and is, therefore, considered a Major Subdivision. The new lots meet the County's requirements for the creation of a lot. Mr. Conley said Staff recommends that the Planning and Zoning Commission approve Mrs. Newman's request to reconfigure her 10 acre parcel from two lots into three as shown in a sketch under the condition that no further subdivision of the original 43 acre tract take place without further review by the Planning Commission. Ms. Newman addressed the Commission concerning the proposed subdivision. After a brief discussion Gary Whitlock made a motion to approve the sketch plan under the conditions outlined by Mr. Conley. The motion was seconded by Curtis Blackmon and all voted in favor.

#### **Review of 2016 Continuing Education Requirements**

Mr. Conley informed the Commission members that everyone, but Mr. Harkins and Kate Denton has completed their continuing education hours.

#### **Other Business**

Mr. Conley would like input from the Commission members on how they thought the meeting went, using the new format. Please email any suggestions to Mr. Conley.

#### **Adjournment**

At 6:44 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock, seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary