

Kershaw County Planning and Zoning Commission
Minutes - Regular Session
September 11, 2008, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members Present: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, Dan Matthews, and Richard Simmons

Members Absent: George Gibson

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:30 p.m.

Public Comment Period

Allen Hutto, Executive Director of the Manufactured Housing Institute of South Carolina told the group that the County's masonry under pinning requirement for single-wide manufactured homes adds a financial burden to those attempting to afford a home. He asked the Commission to modify the current requirements to allow vinyl underpinning.

Approval of Minutes

Richard Simmons motioned that the minutes of the August 14, 2008 regular meeting be approved. Charles Cottingham seconded. Karen Eckford, Dan Matthews, and David Brown did not vote because they were absent from that meeting. Lewis Shaw, Charles Cottingham, George Gibson, and Richard Simmons voted for approval.

Dan Matthews motioned that the minutes of the August 28, 2008 work session be approved. Karen Eckford made the second. Lewis Shaw did not vote because he was absent from that work session. David Brown, Charles Cottingham, Karen Eckford, Dan Matthews, and Richard Simmons voted in favor.

Staff Report on County Council Actions Concerning the Planning and Zoning Commission

John Newman reported the following:

August 26, 2008 County Council Meeting

First reading on Davis and Dinkins, Inc. rezoning on White Oak Road, Lake Wateree, from RD-2 to R-15 was deferred at the request of Councilman Jones so that he and other Council members could see the property first hand.

September 9, 2008 County Council Meeting

First reading on Davis and Dinkins, Inc. rezoning on White Oak Road, Lake Wateree, from RD-2 to R-15 failed for lack of a motion.

A new County Administrator has been hired. He is William Clay Young, and currently serves as County Administrator for Dillon County. He will start on October 15, 2008.

A settlement of the suit between Kershaw County, Camden, Santee Lynches Regional COG v Central Midlands COG, Palmetto Utilities, and Richland County over sewer waste load allocations on the Wateree River should be settled within the next few weeks. This needs to be resolved before we can apply to SCDHEC for additional sewer capacity.

Dates for November and December ZLDR Work Sessions

The November work session will be on November 20 at 5:30 p.m. There will be no work session in December.

Draft Unified Code of Zoning and Land Development Regulations

Buildings and Building Regulations

John Newman reported that between January 1 and August 30 of this year, Planning and Zoning permitted the installation of twelve new single-wide manufactured homes and sixteen double-wide manufactured homes. After the group discussed the issue, the following text was added to **4:2.3-5 - Set Up**: *Single-wide units (less than 18 feet wide) shall be under skirted with a curtain wall around the entire unit with brick, masonry, cement fiberboard, vinyl, or similar materials designed and manufactured for permanent outdoor installation.*

General Zoning Provisions and Regulations

At the request of the Chairman, Staff will propose clarification of **General Provisions, 3:8.3-2, F - Existing Nonconforming Uses, Buildings, and Structures.**

John Newman will craft new language for **3:8.3-4,I - Temporary Uses** relating to the 500 foot distance requirement of a fair, carnival, etc. from a residential district. He will also add that the Ordinance has no jurisdiction over parades other than those on County roads.

The following revision of **3:8.5-4, E - Location of Accessory Structures** was submitted:

Paddock Fences - *Paddock fences may be located in required yards and setback areas under the following conditions:*

1. ***Lots Less than Three (3) Acres***

Residentially Zoned Lots Less than Three (3) Acres - In rear of the principal building only, but no closer than ten (10) feet to the property line.

Non-Residentially Zoned Lots with Less than Three (3) Acres - In rear of the principal building only, but no closer than five (5) feet to the property line.

2. ***Lots Greater than Three (3) Acres***

Residentially Zoned Lots Greater than Three (3) Acres - In all side or rear yards but no closer than ten (10) feet to the property line.

Non-Residentially Zoned Lots Greater than Three (3) Acres - In all front, side, or rear yards up to the property line.

3. ***Lot Lines of all Properties Adjacent to Street Right-of-Way, Existing Equestrian Uses, or Property Which May Not Be Used for Building or Development (e.g. swamps, wetlands) and All Non-Residentially Zoned Lots*** - *In all required yards and setback areas up to the property line.*

Historic Overlay District Regulations

The following sentence will be added to **Section 3:7.2-7,E - General Design Standards and Appropriateness**: *Landscaping to meet the requirements of the buffering, screening, open space, and landscaping regulations of this Ordinance that would result in incompatibility with these requirements shall be waived.*

Buffering, Screening, Open Space, and Landscaping Regulations

The title of **Table XXXXX** has been changed to *Buffer Area Requirements: Proposed Residential Uses*.

The Title of **Table YYYYY** has been changed to *Buffer Area Requirements: Proposed Non-Residential Uses*.

The following text was added to the last sentence of **3:5.1-8, B - Fence or Wall**: *...for non-street buffers*.

The following text was added after the words masonry wall in **3:5.1-8, 2, a. - Substitution for Type C Buffer**: *...installed at least five (5) feet off side or rear property line*.

While all sections discussed were preliminarily approved, Lewis Shaw told members that any of them could be discussed further at the next meeting.

Other Items

There were no other items.

Adjournment

Karen Eckford motioned to adjourn. Richard Simmons seconded and all voted in favor. The meeting adjourned at 6:49 p.m.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary