

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

Members in Attendance: Richard Simmons, Jetter Pittman, Henry Walker, Claude Eichelberger and Beth Smith

Members Absent: David Brown

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**

Kathy McCaskill spoke briefly to the Commission concerning Old McCaskill's Farm and her Bed and Breakfast Inn located on Cantey Lane in Rembert. She is seeking to amend the Zoning and Land Development Regulations that would allow Bed and Breakfast Inns to receive compensation for receptions, parties and other events.

**Approval of Minutes**

Jetter Pittman motioned that the minutes of the December 9, 2013 regular meeting be approved. Henry Walker seconded and all voted in favor.

**Update on Proposed Expansion of Haig's Creek Subdivision**

Carolyn Hammond stated that an application has been submitted for Phase IX, which will have 22 lots. Phase VIII sketch plan review was denied by the Commission during the November 11, 2013, Regular Meeting. The developer has been informed that a traffic management plan must be submitted. This will be coming before the Planning Commission maybe next month.

Robert Maggard spoke to the Commission about concerns he and other homeowners in Haig's Creek have concerning the traffic flow the expansion would create. He stated that the majority of the homeowners did not want the extra traffic. Road conditions would be a major concern with the addition of construction equipment traffic.

**Consideration of Amendments to the Zoning and Land Development Regulations**

The following amendments were discussed:

**Section 5:1.1-2 Required road frontage and dimensions under the family exemption** - This item will be tabled for more research.

**Section 3:3.3-I Events at Bed and Breakfast Inns Where the Owner Receives Compensation** -

Carolyn Hammond informed the Commission that Mrs. McCaskill and her husband operate a Bed and Breakfast Inn at their home on Old McCaskill's farm on Cantey Lane. Mrs. McCaskill has been offering her B&B as a wedding venue for several years and has only recently learned that this is a violation of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR). She does not want to do anything illegal and, therefore, is seeking to amend the ZLDR so that she and other owners of Bed and Breakfast Inns can receive compensation for receptions, parties, and other types of gatherings that take place at their B&BS.

After a brief discussion Claude Eichelberger made a motion to table this issue until further information could be gathered. Henry Walker seconded and all voted in favor.

**Section 3:4.2-1 Height of Freestanding Signs in I-1 (Industrial) Zoning District** – Carolyn Hammond informed the Commission that economic development is important to Kershaw County's economic future and, therefore, is one of the County's highest priorities. The County needs the opportunity to draw attention to its industrial parks through an increase in the size of their identification signage. Currently, the maximum size for a sign in an industrial zoning district is 50 square feet of sign surface area and the maximum height is 15 feet. This amendment proposes an industrial park identification sign with a maximum sign surface area of 100 square feet and a maximum height of 30 feet. This increased signage size will make our industrial parks easier to locate and, as an added bonus, will make those along I-20 more noticeable. The Economic Development Department strongly supports the increase because the location of new industry at our industrial parks means prosperity for our County. The Planning Staff also supports the increase in size and height and recommends that the Planning Commission approve the amendment.

**Amend Article 2, Definitions to add the following definition:**

**Industrial Park** – *An industrial park is an area zoned and planned for the purpose of industrial development.*

**Amend Section 3:4.2-1 D to read as follows:**

D. *The maximum sign surface square footage for a freestanding sign identifying the name of an industrial park located in an I-1 zoning district is 100 square feet; and the maximum height of such sign is thirty (30) feet. The maximum height of other freestanding identification signs in GD and I-1 zoning districts is fifteen (15) feet; and the maximum height in all other zoning districts is ten (10) feet. The maximum height of a freestanding sign at a bed and breakfast inn shall be five (5) feet.*

After a brief discussion Henry Walker motioned to approve the amendment as outlined. Claude Eichelberger seconded and all voted in favor.

**Staff Report on County Council Actions Concerning the Planning Commission**

On January 14, 2014 and January 28, 2014 County Council approved first and second reading respectfully on the McClester rezonings.

**Update on Coldbranch Development in Elgin**

Carolyn Hammond spoke briefly to the Commission about a proposed subdivision (Coldbranch) in Elgin. She provided a preliminary master plan for the Commission to look at. They will have two entrances on Whiting Way and one entrance on Green Hill Road. They have agreed to provide land for the construction of three schools. This is just for the Commission to look at.

**Other Items**

Claude Eichelberger and Beth Smith will be going to Columbia on the 24<sup>th</sup> of February for training. Eat Smart Move More will be offering continuing education hours in March.

**Adjournment**

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion was made by Claude Eichelberger, seconded by Henry Walker and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary