

**Kershaw County Planning and Zoning Commission**  
**Regular Work Session Minutes – March 9, 2015, 5:30 PM**  
**County Council Chambers**  
**515 Walnut Street, Camden, SC 29020**

Members in Attendance: Richard Simmons, Claude Eichelberger, Kate Denton, Beth Smith, and Gary Faulkenberry

Members Absent: Henry Walker

Staff in Attendance: Carolyn Hammond and Rhonda Darity

**Call to Order**

The Chairman, Richard Simmons, called the meeting to order at 5:30 PM.

**Public Comment Period**

There were no comments from the public.

**Proposed Text Amendments to the ZLDR**

General Merchandise Auctions in Rural Zoning Districts

The Commission once again discussed an amendment to permit general merchandise auctions as a conditional use in rural zoning districts. After much discussion, the Chairman called for a motion. Kate Denton made a motion to approve the text listed below. The motion was seconded by Gary Faulkenberry, and all voted in favor.

**3:3.13 General Merchandise Auctions in Rural Zoning Districts**

General merchandise auctions, where permitted as a conditional use in the RD-1, RD-2, and MRD-1 zoning districts, shall meet the following conditions:

- A. General merchandise auctions, where permitted as a conditional use in the RD-1, RD-2, and MRD-1 zoning districts, shall meet the following conditions:
- B. The number of such events shall be limited to four (4) per calendar week, shall end by 10:00 P.M. The premises shall be vacated by guests and staff by 11:00 P.M. Amplified sound shall cease by 10:00 P.M.
- C. Such events shall take place only on properties of at least eight (8) acres. All parking and auction-related activities shall be located a minimum of 200 feet from the front property line, 75 feet from side property lines, and 175 feet from the rear property line.
- D. The gross floor area of such activity shall not exceed 3,000 square feet.
- E. Permanent restroom facilities, handicapped facilities included, shall be located on the property and available to all guests. The number of restrooms shall be determined by industry standards.
- F. There shall be a minimum of one (1) parking space per 75 feet of gross floor area. Parking areas shall meet all parking regulations as outlined in article three this Ordinance unless otherwise approved by the Planning Director. Handicapped spaces shall be paved. There shall be no on-street parking.
- G. The business shall be properly licensed and shall not generate any noise, glare, heat, smoke, dust, or odor perceptible to adjacent properties. The pattern of exterior light sources shall be carefully considered to avoid throwing light onto adjacent properties. There shall be no direct

or sky reflected glare, whether from floodlights or otherwise, so as to be visible in any residence. Such lighting shall be turned off by 11:00 P.M.

- H. No goods or merchandise offered for sale may be sold from a tractor-trailer unless permitted by the Planning Director.
- I. Catering and food service facilities shall be DHEC approved. Food vendors must obtain and carry at all times all applicable State (SCDHEC) food handler and/or other health safety licenses.
- J. Signage shall conform to the sign regulation provisions of this Ordinance and no sign shall be electronically illuminated.
- K. No vehicles, trailers, farm, or construction equipment that is for sale may be left on premises more than twenty-four (24) hours unless authorized by the Planning Official.
- L. In order to maintain the character of rural zoning districts, to exclude all visual contact between adjacent properties, to create spatial separation, and to shield adjacent properties from parking areas, concession stands, truck unloading areas, and all other auction-related activities, a continuous Type D buffer per the provisions of this Ordinance shall be installed within seventy-five (75) feet of all auction related activities and parking except that facing the main parking area access road.
- M. A Type B street buffer, as required per the regulations of this Ordinance, shall be installed along the street front.
- N. The permit for such events shall expire after one (1) year and must be renewed in order to continue. The application process shall include a public comment period of 30 days. A notice of the initial and renewal application as well as the public comment period shall be published at the applicant's expense in a general circulation newspaper in the community. The notice shall also be sent, at the applicant's expense, by registered mail to adjacent property owners at the beginning of the 30-day comment period. Comments received, complaints filed with the Planning and Zoning Department, and incident reports filed with the Kershaw County Sheriff's Department will be taken into consideration when reviewing and renewing applications.

**Table 3-3 Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements by Zoning Districts**

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	G D	RD-1, RD-2 MRD-1	Required Off-Street Parking
<b>Sector 44-45</b>											
<b>Retail Trade</b>											
General Merchandise Auctions in Rural Zoning Districts (Refer to Conditional Uses for B-3 and Rural Businesses)	453	N	N	N	N	P	N	P	P	N C	1 per 75 GFA

### Off-Premise Directional Signs in Industrial Parks

After a brief discussion the Chairman called for a motion. Gary Faulkenberry made a motion to approve the text as written below. Claude Eichelberger seconded, and all voted in favor.

#### **3:4.2-1 Freestanding Signs (pole signs, ground signs, pylon, and monument signs)**

Freestanding signs are any permanently mounted signs that are placed on or anchored in the ground, and that are not attached to a building or other structure. Freestanding signs are permitted as follows:

- A. Where allowed and as specified in this section, freestanding signs are permitted where the activity associated with the sign is a permitted or conditionally permitted use under zoning district regulations.
- B. One freestanding sign is permitted per street frontage so long as all signs are at least 100 feet apart as measured by the shortest straight line.
- C. Maximum sign surface area for single occupancy sites is thirty-two (32) square feet. Maximum sign surface area for multiple occupant sites is fifty (50) square feet.
- 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 of other freestanding identification signs 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.
- E. Where additional height is required to raise the base of the sign to mean elevation (average street level) of the fronting street, the Planning Official may allow heights in excess of fifteen (15) feet in the GD and I-1 zoning districts, and heights in excess of ten (10) feet in all other zoning districts.
- F. Such signs shall be set back a minimum of five (5) feet from the front property line in all zoning districts. The side setback shall be a minimum of ten (10) feet from the side property line in all zoning districts. If such sign is located adjacent to a residential use in any zoning district, the side setback shall be a minimum of fifteen (15) feet.
- G. Pole signs may only be internally illuminated. Monument (ground) signs may be internally or externally illuminated as specified in the illumination provisions of this section.
- H. Changeable copy sign elements shall not be mounted on a separate structure, but must be incorporated into the allowable sign surface area of the permitted freestanding sign.
- I. Gasoline pricing signs shall not be separate sign structures, but shall be incorporated into the allowable sign surface area of the permitted freestanding sign.
- J. Freestanding signs are not permitted on undeveloped lots or parcels except for the following: Temporary contractors, craftsmen, and other signs pertaining to construction; temporary subdivision announcement signs; temporary campaign or election signs; and temporary real estate signs.
- K. *Off-premise directional signs, not to exceed three (3) feet in height and twelve (12) square feet in sign surface, are permitted within industrial parks in I-1 zoning districts. Such signs include, but are not limited to directional arrows, and messages such as entrance, enter, and exit. Off-premise directional signs shall not display a commercial message.*

### Fire Hydrant Distance Requirements

Current regulations are struck through. Proposed regulations are in italic.

#### **5:1.4-5 System to Include Fire Hydrants**

Where existing infrastructure of the available public water system supplying water to the entrance of the subdivision is capable of sustaining fire flow, fire hydrants will be installed internally by the developer. Fire hydrants shall be installed and spaced internally throughout each subdivision to

maintain a ~~500 foot radius between hydrants~~ *maximum space of 500 feet apart based on fire truck (fire apparatus) access.*

In giving her staff report, Carolyn Hammond informed the Commission that currently, the Zoning and Land Development regulations require that fire hydrants in subdivisions be spaced 500 feet apart. At the request of the Lugoff Fire Department, an amendment has been proposed to keep the 500-foot distance, but state that this distance be based on fire truck access. Staff recommends that the request for the amendment be approved. After a brief discussion Beth Smith made a motion to approve the amendment as recommended. Claude Eichelberger seconded, and all voted in favor.

#### **Approval of Minutes**

Gary Faulkenberry made a motion that the minutes of the February 9, 2015 regular meeting be approved. The motion was seconded by Claude Eichelberger, and all voted in favor.

#### **County Council Actions Pertaining to the Planning Commission**

On January 27, 2015 Council voted unanimously to appoint Kate Denton and Gary Faulkenberry to the Planning Commission. Council also voted unanimously to uphold the Planning Commissions denial of the rezoning for Dorothy Motley at 506 Eskie Dixon Road.

#### **Adjournment**

At 5:49 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Faulkenberry, seconded by Claude Eichelberger, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary