

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes
July 14, 2014 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members in Attendance: Richard Simmons, Jetter Pittman, David Brown, Claude Eichelberger and Beth Smith

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 p.m.

Public Comment Period

Furman Broome spoke briefly to the Commission concerning the rezoning request on Skyview Drive. He stated that he did not have a problem regarding Mr. Johnson's towing service, but he did not want a bar located there down the road.

Approval of Minutes

Claude Eichelberger motioned that the minutes of the May 12 2014 regular meeting be approved. The motion was seconded by David Brown, and all voted in favor.

Rezoning Request of Gerald Morris for 1314 Skyview Drive from R-10 to B-2

Carolyn Hammond informed the Commission that Gerald Morris has sold this parcel by contract of sale to James Johnson. Mr. Johnson wants to open a towing service at the location. The present zoning of R-10 does not allow this use. The proposed zoning of B-2 is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the traveling public, the community, and the larger midlands region. A wide range of business and commercial uses are permitted herein. The proposed re-zoning meets the majority of the Comprehensive Plan land use policies and objectives and is contiguous to the IGA property, zoned B-2. Although the parcel is located in an established residential neighborhood, this section of the Highway 1 North corridor has been slated for commercial development both through the Comprehensive Plan Future Land Use Map and through the county-wide 2000 re-zoning effort. Although many of the neighboring properties along US 1 are zoned B-2 and have been since 2000, many are still in residential use and can be expected to remain in residential use until some future time when development in the area becomes more active. One must consider the predominant residential nature of the neighborhood and also look at the uses permitted under B-2 zoning to determine if there is a balance or if there is a need. Rezoning paints with a broad brush and going from a residential zoning designation to a commercial zoning designation opens up the door to all of the uses allowed under that designation. While staff recommends that the Planning and Zoning Commission may wish to consider approval of the re-zoning request from R-10 to B-2, staff would also be supportive of working with the property owner to see if he would consider attaching restrictions to the property such that, if it were rezoned to B-2, business uses that are non-compatible to a residential neighborhood would not be allowed on the subject property as long as the neighborhood retained its residential nature.

After a lengthy discussion the Chairmen called for a motion. Claude Eichelberger made a motion to table this item until the next meeting. David Brown seconded the motion and all voted in favor.

Text Amendment Request of James Johnson Regarding Towing Services

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	GD	RD-1 RD-2 MRD-1	Required Off-Street Parking (a)
Sector 48-49: Transportation and Warehousing											
Support Activities For Transportation	488	N	N	N	N	N C	N	P	P	N	1 per 500 GFA

Ms. Hammond informed the Commission that the applicant purchased a piece of property in a district that has applied for B-2 zoning. He wants to operate a towing business at that location. Currently, the Zoning and Land Development Regulations allow Towing Services, NAICS Code #488410, Motor Vehicle Towing in GD (General Development) and I-1 (Industrial) zoning districts. There is very little difference between the uses allowed in B-2 and GD districts – GD districts allow light manufacturing which is a little more intense. B-2 properties usually back up to residential properties. The intent is to have lesser intense commercial uses adjacent to residential properties. Staff believes towing services were originally not permitted in B-2 districts because of this fact. If towing services could become a conditional use, staff could consider recommending that they be permitted in B-2 zoning districts. The following are a few examples of conditions that could be applied:

- A. The site shall not be more than two (2) acres in size.
- B. The owner/operator of the business shall hold all required state and local licenses.
- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street.
- D. All vehicles and activities not within fully enclosed buildings shall be enclosed by a permanent fence or wall at least eight (8) feet in height, including point of ingress or egress.
- E. With the exception of transporting vehicles in and out of the property, no vehicle repair, maintenance, crushing, or body work shall take place between the hours of 9:00 a.m. and 7:00 p.m.
- F. In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

After a brief discussion the Chairman called for a motion. David Brown made a motion to approve the text amendment to add Support Activities for Transportation as a condition use with the listed conditions. Claude Eichelberger seconded, and all voted in favor.

Staff Report on County Council Actions Concerning the Planning Commission

May 13, 2014

Council unanimously approved third reading of the following:

1. Don Buchanan rezoning request from RD-2 to I-1 on Rush Road
2. Amendments to increase the size of signs in industrial parks
3. Amendment to change the wording in Existing Nonconforming Uses, Buildings, and Structures

May 27, 2014

No actions pertaining to the Planning Commission

June 17, 2014

Council unanimously approved first reading of the following:

1. Sentel Wood rezoning request from R-15 to RD-2 on Cook Road
2. Amendment to Section 3:3.3 and Table 3-3, Bed and Breakfast Inns
3. Amendment to Section 3:7.3-5, Site Plan Requirements
4. Amendment to Section 5:2.4-2, Sketch Plan Review
5. Amendment to Section 5:2.5-2, Preliminary Plans for Large Acreage Subdivisions

6. Amendment to Section 5:2.6-3, Major Group Development Approval Process
 7. Amendment to Section 5:2.7-1, Planned Group Development Site Plan
 8. Amendment to Section 3:4.4-2, regarding Temporary Signs Requiring Registration
 9. Amendment to Table 3-3, regarding shooting ranges
- County Council unanimously voted to provide funding in the 2014/2015 County budget for a Planner.

June 24, 2014

Council unanimously approved second reading of the following:

1. Sentel Wood rezoning request from R-15 to RD-2 on Cook Road
2. Amendment to Section 3:3.3 and Table 3-3, Bed and Breakfast Inns
3. Amendment to Section 5:2.4-2, Sketch Plan Review
4. Amendment to Section 3:7.3-5, Site Plan Requirements

At the request of Council Jones, second reading of the following amendments was postponed so Earl McLeod of the Greater Columbia Homebuilder's Association could have time to review the proposed amendments:

1. Section 5:2.5-2, Preliminary Plans for Large Acreage Subdivisions
2. Section 5:2.6-3, Major Group Development Approval Process
3. Section 5:2.7-1, Planned Group Development Site Plan

In postponing the above listed amendments, he meant to also postpone the second reading of Section 5:2.4-2, Sketch Plan Review and Section 3:7.3-5, Site Plan Requirements (which did get second reading), but postponed the following amendments instead:

1. Table 3-3 regarding shooting ranges
2. Section 3:4.4-2 regarding Temporary Signs Requiring Registration

Council finalized the 2014/2015 County budget after making several amendments to the budget approved at the previous meeting. This included fee increases for building permits and other Planning and Zoning department fees.

July 8, 2014

Council unanimously approved third reading of the Sentel Wood rezoning request from R-15 to RD-2 on Cook Road. They unanimously approved second reading of the following amendments:

1. Section 5:2.5-2, Preliminary Plans for Large Acreage Subdivisions
2. Section 5:2.6-3, Major Group Development Approval Process
3. Section 5:2.7-1, Planned Group Development Site Plan
4. Section 3:4.4-2, regarding Temporary Signs Requiring Registration

The second reading on the amendment to Table 3-3 regarding shooting ranges was not placed on the agenda at the request of the Planning and Zoning Director. It will be placed on the agenda at a later date.

Other Items

None

Adjournment

At 6:20 p.m., the Chairman called for a motion to adjourn. The motion was made by Jetter Pittman, seconded by Claude Eichelberger, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary