

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – January 18, 2016, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

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

Members Absent: Kate Denton

Staff in Attendance: Carolyn Hammond and Michael Conley

Staff Absent: Rhonda Darity

**Call to Order**

The Chairman, Richard Simmons, called the meeting to order at 5:37 PM.

**Approval of Minutes**

Gary Whitlock made a motion that the minutes of the October 12, 2015 regular meeting be approved. The motion was seconded by Curtis Blackmon, and all voted in favor.

**Public Comments**

There were no comments from the public.

**Rezoning Request of Keith Gunter – 1406 Highway 1 North from RD-1 to GD**

The Chairman opened the public hearing. In giving his staff report, Michael Conley informed the Commission that the proposed retail use, a Family Dollar store, is not permitted in the RD-1 zoning district in which the property is currently located. The property is not contiguous to any other existing GD zoning. GD zoning is located two properties to the west and could be perceived as an extension of the existing GD zoning but it is not abutting. The current proposed commercial use is, however, in line with the County's future land use. He went on to say that when evaluating a rezoning, a contiguous zoning district, zoning districts abutting one another, is one of the County's two minimum standards in considering a rezoning. The other is the future land use. This request does not meet the contiguous zoning district criteria, but it does meet the future land use criteria. Because it doesn't meet the County's minimum standards for rezoning, the staff does not recommend that the Planning Commission approve the rezoning.

Carolyn Hammond reported that the Planning and Zoning Department had received a phone call from a property owner across the street from the proposed rezoning stating that he and his family were opposed to the zone change. Suzanne Gordon and David Swallow, who own property adjacent to Mr. Gunter's property both spoke in opposition to the rezoning. Eric Flynn, spokesman for Family Dollar, presented a layout of the proposed store and said they wanted to purchase only 1.5 acres of the property located on the western end. Keith Gunter, the property owner, said he didn't feel development of the property would hurt the area and that a Family Dollar was needed. He added that he might open a hardware store or a restaurant on the remaining acreage.

There being no more discussion, the Chairman called for a motion. Henry Walker motioned to approve the rezoning of the property from RD-1 to GD. Gary Whitlock seconded, and approval was unanimous.

**Vote on VisionKershaw 2030**

Kyle Kelly, Economic and Community Sustainability Director with the Santee-Lynches Regional Council of Governments presented a PowerPoint overview of VisionKershaw 2030. After the vision plan was discussed, Claude Eichelberger made a motion to approve the plan. Henry Walker seconded, and approval was unanimous.

**Election of Officers**

Claude Eichelberger motioned that the Planning and Zoning Commission maintain their current slate of officers (Richard Simmons – Chairman, Claude Eichelberger – Vice Chairman, Rhonda Darity – Secretary). Curtis Blackmon seconded the motion and approval was unanimous.

**2016 Meeting Dates and Continuing Education Dates**

The dates of the Commission's 2016 regularly scheduled meetings were reviewed. Carolyn Hammond briefly explained the opportunities for the required continuing education training for 2016.

**Adjournment**

At 6:57 PM, 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,

*Carolyn B. Hammond*

Carolyn B. Hammond  
Acting Secretary