



Kershaw County



2018

**AGENDA**  
**KERSHAW COUNTY COUNCIL MEETING**  
**OCTOBER 13, 2020 ~ 5:30 P.M.**  
COUNTY COUNCIL CHAMBERS / KERSHAW COUNTY GOVERNMENT CENTER  
515 Walnut Street, Camden, SC 29020

**Call to Order**

**Invocation/Pledge of Allegiance** Vice-Chairman Sammie Tucker, Jr.

**Public Comments**

**Adoption of Agenda**

**Resolution**

- A Resolution Honoring Chief Harold Brown .....A

**Public Presentation**

- Clemson University / Agricultural Burning – Mr. Ryan Bean

**Approval of Minutes**

September 8, 2020 Meeting .....B  
September 22, 2020 Called Meeting .....C

**Administrative Updates**

- Census and COVID-19 Update – Mr. Vic Carpenter

**Ordinances**

1. Third Reading of an Ordinance of the County Council of Kershaw County, South Carolina to Amend the County’s Official Zoning Map Designation for Approximately 20.30 Acres of Land with Tax Parcel #28700-00-090 for Wayne Keith Galloway, from RD-1 to RD-2 .....D
2. First Reading of an Ordinance Setting the Millage Rate for Kershaw County for the Fiscal Year Beginning July 1, 2020 .....E

**New Business**

- Elgin Community Park Bid .....F

**Council Briefings**

**Administrator's Briefing**

**Legal Briefing**

**Executive Session** (Action may possibly be taken on issues discussed in Executive Session after Council reconvenes.)

**Adjournment**

**PUBLIC COMMENT GUIDELINES**  
(Amended by Kershaw County Council, August 12, 1997)

1. Public Comment:
  - > is an opportunity for members of the public to share information with Council
  - > is not a time for debate with or questions and answers from Council
  - > is a time for Council to receive input
  - > is not a time for Council responseIn short, during Public Comment Council will LISTEN to public comment, but not COMMENT on public comment.
2. Offensive and inappropriate comments will not be tolerated and comments should be limited to statements and rhetorical questions.
3. If a group would like to speak to Council, we request that a spokesperson be selected and that this person indicate the group he/she is representing on the sign-up sheet and in his/her comments.
4. Public comment is a time to discuss issues, not individuals. Other avenues exist for individual personnel complaints.
5. Public comment period is limited to 30 minutes with 5 minutes maximum allowed per individual speaker.

**PUBLIC HEARING GUIDELINES**  
(Amended by Kershaw County Council, January 28, 2020)

1. Prior to the public hearing persons wishing to speak should sign up to speak.
2. Immediately prior to the public hearing, it shall be announced that persons wishing to speak must identify that they wish to speak.
3. When the public hearing is opened, that persons be notified as to how many people have signed up, and identified, and in what order.
4. Persons will speak in the order in which they signed up, and identified, and in the order they have identified themselves as wishing to speak.
5. Each person can speak a maximum of ten minutes.
6. Comments at public hearings should be germane to the matter subject to the public hearing which should be liberally construed.

**PUBLIC PRESENTATIONS GUIDELINES**  
(Amended by Kershaw County Council, January 28, 2020)

These rules may be varied by county council by a single vote at the time of the presentation.

1. A "public presentation" as an agenda item is limited to non-governmental organizations that wish to make requests or present information to County Council involving matters which are within the purview or statutory scope of County Council's authority.
2. A public presentation is limited to no more than three per meeting. The maximum time allotted for a public presentation is 20 minutes. No action is taken by County Council as a result of a public presentation.
3. Governmental entities, agencies of Kershaw County, or boards of Kershaw County can likewise present a public presentation as an agenda item. Governmental entities, agencies of Kershaw County, or boards of Kershaw County or entities that have a contractual relationship with Kershaw County can likewise request to be put on the agenda under New Business.
4. A request to be put on the agenda as a public presentation, or new business (if applicable) shall be accompanied by a written request which shall state the nature of the public presentation and the substantive content of the proposed presentation.
5. Individuals or representatives of organizations that wish to express concerns to County Council or to comment as to public matters are more appropriate to present their concerns or comments during the "public comment" section on the Council agenda.

**Kershaw County Mission**

It is the mission of Kershaw County Council to provide policy leadership, work to ensure adequate resources are available, monitor the consequences of policy decisions and make changes as necessary to ensure goals are being met in order to move the county in the direction of realizing its vision for the future.

**Kershaw County Values**

In meeting the needs of the citizens of Kershaw County, Council will be guided by the values of honesty, transparency, courageous leadership, civility, respect and understanding issues and concerns through active listening.

**Kershaw County Vision**

Kershaw County Government seeks to create an environment in which partnerships between the private and public sectors are developed for the purpose of improving the prosperity and quality of life for our citizens. Kershaw County will foster a climate conducive to increased economic development and improvement of the educational, social and cultural opportunities for our citizens. Kershaw County will provide the leadership to ensure citizen participation in the governance of the county as it works to deliver the highest quality of services in the most cost-effective manner.

## Resolution in Honor of Chief Harold Brown Upon His Retirement as Elgin Police Chief

*Whereas*, for 27 years, the Town of Elgin has called Harold Brown "The Chief." and

*Whereas*, when he started as the Chief in 1993 as a favor to Mayor Pete James, he was the only officer for the Town, and fulfilled that duty with no reliable weapons, and while driving a used NC Highway Patrol Mustang with the seat bolted in by a 2x4. Shortly after coming on as Chief, he wrote, and was awarded, a grant to hire a second officer. This was the first of many grants Chief Brown wrote to help meet the needs of the Elgin PD at least cost to the taxpayers; and

*Whereas*, through his tireless devotion to the people of the Town, he grew the Elgin PD to the fine Department of today, and includes the Chief, one reserve officer, full time officers, one part-time officer, one Class 3 officer, one K9 Unit and one Constable assigned to Elgin. Additionally, the Elgin PD has been home to two drug dogs, Hunter who has since passed on, and Nala; and

*Whereas*, through his years serving Chief Brown has been awarded numerous honors to include a Letter of Commendation in 1993 for saving the life of a suicidal person, Elgin Citizen of the Year in 1995, twice named Officer of the Year by American Legion in Richland/Kershaw County and by VFW Bob Larsen Post, and is forever enshrined in the American Police Hall of Fame in Dec. 2007 for distinguished achievement.; and

*Whereas*, his contributions extended well beyond police duties: He was the iconic figure in organizing events to include the parades in Elgin, and in giving of his personal time with various charitable ventures, including the Toy Roundup and Caring Hands non-profit which he started with his wife, Kathy. In just one event, they furnished Christmas gifts for around 205 children, food for over 65 families, and fruit baskets for over 70 senior citizens last year, and a trailer load of canned goods to the local food bank; and

*Whereas*, his influence extends to citizens and children alike throughout the County through thousands of small acts of service that often go unseen. His example of selfless service comes from the heart, leading by example - in the thick of the hard work – never seeking credit for himself, but rather for his team and Elgin and Kershaw County.

*Therefore be it resolved*, that we, the Kershaw County Council, recognize the community spirit, patriotic passion and unparalleled personal commitment by Chief Harold Brown and his wife, Kathy through 27 years of devoted unstinting service, which has brought lasting honor to himself and his family, the town of Elgin and to Kershaw County in the finest traditions of Police Forces everywhere .

By: \_\_\_\_\_  
Julian Burns  
Kershaw County Chairman

By: \_\_\_\_\_  
Sammie Tucker, Jr.  
Kershaw County Vice-Chairman

By: \_\_\_\_\_  
David Snodgrass  
Kershaw County Councilman

By: \_\_\_\_\_  
Tom Gardner  
Kershaw County Councilman

By: \_\_\_\_\_  
Al Bozard  
Kershaw County Councilman

By: \_\_\_\_\_  
Ben Connell  
Kershaw County Councilman

By: \_\_\_\_\_  
Jimmy Jones  
Kershaw County Councilman

ATTEST:

By: \_\_\_\_\_  
Merri M. Seigler, Clerk to Council

The regular meeting of the Kershaw County Council was held on Tuesday, September 8, 2020 at 5:30 p.m. in Council Chambers at the Kershaw County Government Center.

Council Present: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Al Bozard Ben Connell Jimmy Jones

Staff Present: Vic Carpenter Danny Templar Merri Seigler Ken DuBose  
Michael Conley Barry Nelson J. R. Scott Jeff Burgess  
Lauren Reeder Steward Kidd

Members of the public were present.

In accordance with the Freedom of Information Act, copies of the agenda were sent to the newspapers, TV and radio stations, citizens of the county, department heads and posted on the website.

Chairman Burns called the meeting to order and welcomed those in attendance. Chairman Burns requested a moment of silence for former Chairman Austin Sheheen, after which Councilman Snodgrass gave the invocation and led the Pledge of Allegiance.

### **PUBLIC COMMENTS**

Mr. Tom Webb expressed his concerns regarding the Solar Farms ordinance.

### **ADOPTION OF AGENDA**

Councilman Gardner moved to approve the agenda, seconded by Vice-Chairman Tucker.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Al Bozard Ben Connell Jimmy Jones

### **PUBLIC PRESENTATIONS**

#### Recognition of 2020 Veteran Small Businessman of the Year

Mrs. Amy Kinard, Chamber of Commerce Director, introduced Mr. George Gibson, 2020 Veteran Small Businessman of the Year. Chairman Burns offered comments detailing Mr. Gibson's life and contributions to the community.

### **APPROVAL OF MINUTES**

Councilman Gardner moved to approve the minutes of August 11, 2020 meeting, seconded by Councilman Connell.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Al Bozard Ben Connell

Abstained: Jimmy Jones (absent from August 11 meeting)

### **PUBLIC HEARING**

#### A Public Hearing Regarding an Ordinance by Kershaw County to Amend the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) Article 2 - Definitions, Article 3 Section 3:1.3 – Table of Contents of Permitted Uses, and Article 3, Section 3.3 Conditional Uses, to add Regulations for Large Scale Commercial Standalone Solar Energy Farms

Mr. Tom Webb expressed his opposition to the ordinance.

### **ADMINISTRATIVE UPDATES**

#### COVID-19 Update – Mr. Vic Carpenter

Mr. Carpenter presented the latest statistics for COVID19. (charts attached to approved minutes)

Census Update

Mr. Carpenter displayed a chart outlining the progress each section of the county has made regarding the Census. (chart attached to approved minutes)

**RESOLUTION**

A Resolution Approving the Borrowing by the Kershaw County Hospital Board of an Amount not Exceeding \$42,000,000; and Other Matters Related Thereto

Mr. Derial Ogburn, Health Services District Board Chairman, outlined the plans for the renovation and development of Beechwood Plantation as the new Karesh Wing site. Councilman Jones moved to approve the resolution, seconded by Vice-Chairman Tucker.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard                     Ben Connell                     Jimmy Jones

**ORDINANCES**

Third Reading of An Ordinance of the County Council of Kershaw County, South Carolina to Amend the County's Official Zoning Map Designation for Approximately 1 Acre of Land with Tax Parcel #267-00-00-021 for Earnest Wood, from RD-1 to RD-2 and Providing an Effective Date

Councilman Bozard moved to adopt the ordinance, seconded by Vice-Chairman Tucker.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard                     Ben Connell                     Jimmy Jones

Third Reading of an Ordinance by Kershaw County to Amend the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) Article 2 - Definitions, Article 3 Section 3:1.3 – Table of Contents of Permitted Uses, and Article 3, Section 3.3 Conditional Uses, to add Regulations for Large Scale Commercial Standalone Solar Energy Farm Uses

Councilman Snodgrass moved to approve the ordinance, seconded by Councilman Bozard.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard  
Opposed:                 Ben Connell                     Jimmy Jones

Second Reading of an Ordinance of the County Council of Kershaw County, South Carolina to Amend the County's Official Zoning Map Designation for Approximately 20.30 Acres of Land with Tax Parcel #287-00-00-090 for Wayne Keith Galloway, from RD-1 to RD-2 and Providing an Effective Date

Vice-Chairman Tucker moved to approve the ordinance, seconded by Councilman Snodgrass.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard                     Ben Connell                     Jimmy Jones

An Emergency Ordinance to Establish Safety Measures, Virtual Meeting Attendance, and Operating Procedures Regarding Postponing and/or Rescheduling Kershaw County Council Meetings

This ordinance will expire in 60 days. Vice-Chairman Tucker moved to approve the ordinance, seconded by Councilman Bozard.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard                     Ben Connell  
Opposed:                 Jimmy Jones

**NEW BUSINESS**

Airport Commission – Reassigning Term Limits According to Latest Ordinance

Vice-Chairman Tucker moved to approve the reassignments, seconded by Councilman Gardner.

In Favor:                 Julian Burns                 David Snodgrass                 Sammie Tucker, Jr.     Tom Gardner  
                                  Al Bozard                     Ben Connell                     Jimmy Jones

Governor’s Hill Site Improvements

Contract Services of Kershaw. LLC won the bid for the amount of \$165,808.49. Vice-Chairman Tucker move to approve the bid, seconded by Councilman Snodgrass.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Ben Connell  
Opposed: Al Bozard Jimmy Jones

**COUNCIL BRIEFINGS**

Councilman Snodgrass

Mr. Snodgrass is proud to be a part of Kershaw County. We have had a ribbon cutting for the River Park; the Welcome Center is online; the splash pad in conjunction with the City of Camden next to the Aquatic Center is open; and school started back today.

Vice-Chairman Tucker

Mr. Tucker welcomed the new Economic Development Director, Jeff Burgess.

Councilman Gardner

Mr. Gardner predicts there will be an increase in COVID19 now that schools are back in session.

Councilman Bozard

None

Councilman Connell

Mr. Connell offered congratulations to Chief Harold Brown, Elgin Police Department, on his retirement. Mr. Connell then presented a short video of Sgt. Major Thomas Payne, Medal of Honor recipient.

Councilman Jimmy Jones

Mr. Jones stated, “God bless Sgt. Major Payne and God bless America”.

Chairman Burns

Mr. Burns seconded the comments regarding Chief Harold Brown. He encouraged Council to go by the new Alpha Center for a tour. Mr. Burns thanked Michael Conley, Planning and Zoning Director, for his work on the Solar Farms ordinance, the Camden to Elgin bus route and working on WiFi for rural areas. Our next Council meeting is October 13.

Administrator

Mr. Carpenter notified Council work is being done in front of Hall’s Restaurant in Lugoff. There was a sewer line collapse. Mr. Carpenter introduced the new Economic Development Director, Jeff Burgess. He has 28 years of Economic Development experience and lives in Elgin.

Legal

None

**ADJOURNMENT**

Vice-Chairman Tucker moved to adjourn, seconded by Councilman Connell.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Al Bozard Ben Connell Jimmy Jones

The meeting adjourned at 7:58 p.m.

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Date Approved

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Clerk to Council

A called meeting of the Kershaw County Council was held on Tuesday, September 22, 2020 at 5:30 p.m. in Council Chambers at the Kershaw County Government Center.

Council Present: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Ben Connell Jimmy Jones

Absent: Al Bozard

Staff Present: Danny Templar

In accordance with the Freedom of Information Act, copies of the agenda were sent to the newspaper, TV and radio stations, citizens of the county, department heads and posted on the website.

**AGENDA**

Councilman Gardner moved to approve the agenda, seconded by Councilman Connell.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Ben Connell Jimmy Jones

**RESOLUTION**

A Resolution Honoring Medal of Honor Recipient Sgt. Major Thomas P. Payne

Councilman Connell moved to approve the resolution, seconded by Councilman Gardner.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Ben Connell Jimmy Jones

**ADJOURNMENT**

Vice- Chairman Tucker moved to adjourn, seconded by Councilman Connell.

In Favor: Julian Burns David Snodgrass Sammie Tucker, Jr. Tom Gardner  
Ben Connell Jimmy Jones

The meeting adjourned at 5:45 p.m.

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Clerk to Council

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY COUNCIL OF KERSHAW COUNTY, SOUTH CAROLINA TO AMEND THE COUNTY'S OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 20.30 ACRES OF LAND WITH TAX PARCEL #287-00-00-090 FOR WAYNE KEITH GALLOWAY, FROM RD-1 TO RD-2 AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Kershaw County broad authority to provide a variety of services and functions within its jurisdiction, including but not limited to, utility planning, programming, and construction; transportation planning, programming and construction; land use planning and regulation; economic development planning and programming; and similar activities and services; and

**WHEREAS**, Title 6, Chapter 29, et. seq., Code of Laws of South Carolina (SCCL), the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, herein after referred to as Section 6-29, provides the statutory enabling authority for Kershaw County to engage in planning and regulation of development within its jurisdiction; and

**WHEREAS**, the County Council adopted a Comprehensive Plan on March 27, 2018 pursuant to the requirements of Section 6-29-510, et. seq. SCCL; and

**WHEREAS**, the Planning and Zoning Commission is the designated local planning commission pursuant to the requirements of Section 6-29-310, et. seq.; and

**WHEREAS**, Section 6-29-710 SCCL and Article 6 of the Kershaw County Unified Code of Zoning and Land Development Regulations provide the authority and process for Kershaw County to prepare, periodically amend and enforce zoning regulations that are consistent with and implement the latest version of the adopted Comprehensive Plan; and

**WHEREAS**, pursuant to the requirements of Section 6-29-540, all public and private development proposals shall be reviewed by the Kershaw County Planning and Zoning Commission to ensure the proposed project is compatible with and implements the latest version of the Comprehensive Plan; and

**WHEREAS**, the Kershaw County Planning and Zoning Commission reviewed the proposed map amendment on July 13, 2020 and made findings of fact that the proposed amendment conforms to the requirements of the Comprehensive Plan and recommended the County Council adopt this Ordinance; and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on July 13, 2020 as required by Article 6 of the Kershaw County Unified Code of Zoning and Land Development Regulations to consider the comments from the interested public and subsequently voted to recommend this Ordinance to County Council.

**NOW THEREFORE, BE IT ORDAINED** that the Official Zoning Map of Kershaw County, South Carolina is hereby amended to change the zoning classification for the property shown as approximately 20.30 acres of land with Tax Parcel #287-00-00-090 from RD-1 to RD-2 in conformance with the requirements stated above.

**SEVERABILITY**

Should any section or provision of this ordinance be declared unconstitutional, or invalid for any reason, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid, or unconstitutional.

**EFFECTIVE DATE**

This ordinance shall take effect immediately upon adoption.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

KERSHAW COUNTY, SOUTH CAROLINA

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
Merri M. Seigler  
Clerk to Council

First Reading August 11, 2020

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_



## KERSHAW COUNTY PLANNING & ZONING COMMISSION

### REQUEST FOR MAP AMENDMENT BY WAYNE GALLOWAY

Current Zoning: RD-1 (Rural Resource District)

Proposed Zoning: RD-2 (Rural Resource District)

TMS# 287-00-00-090

July 13, 2020

**STAFF REPORT**

**KERSHAW COUNTY PLANNING COMMISSION**  
**(July 13, 2020 Meeting)**

**Request #:** 20-03  
**Staff:** Joey Adams-Raczkowski

**Applicant:** Wayne Galloway  
**Property Size:** +/- 20 acres

**Current Zoning:** RD-1 (Rural Resource District)  
**Proposed Zoning:** RD-2 (Rural Resource District)  
**Location:** 1249 Bishopville Highway, Camden, SC

**TMS#:** 287-00-00-090

**Background Summary:** This rezoning request consists of one parcel totaling +/- 20 acres. The site is located on the south side of Bishopville Highway east of Brewer Springs Road and near the intersection with Lucknow Road, approximately 4.5 miles east of the City of Camden. The parcel is currently vacant. Although this is a large parcel in acreage, there is only about 390 feet of road frontage. The parcel is approximately 2,500 feet in length.

This is a general use rezoning request that, if approved, would allow all permitted and conditional uses as outlined in the Zoning and Land Development Regulations for the RD-2 zoning district. However, the property owner has stated that they intend place a single-family manufactured home on the parcel. According to county records the parcel has previously had two manufactured homes at separate times. The property owner recalls the last manufactured home being removed from the property 5-6 years ago. This rezoning request is considered to be contiguous to existing RD-2 zoning which is located directly adjacent to the east of the subject parcel, and adjoining to the north as well.

**Key Issue Summary:** The following key issues should be resolved through the consideration of this application:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

**Preliminary Staff Recommendation:** Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-1 to RD-2.

**Current Property Information**

<b>Land Use</b>	Vacant. Previous single-family residential use in the form of manufactured housing.
<b>Site Features</b>	Rural, large lot, semi-wooded property located on the south side of Bishopville Highway east of Brewer Springs Road and near the intersection with Lucknow Road.
<b>Flood Hazards</b>	No flood hazard areas exist on the subject property.
<b>Vehicle Access</b>	The subject property will access Bishopville Highway via an existing residential curb cut, to be inspected by SC Department of Transportation prior to future use.

**Surrounding Zoning and Land Use**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RD-2	Existing single family homes
<b>South:</b>	RD-1	Vacant wooded land
<b>East:</b>	RD-2 & RD-1	Vacant wooded land, and parcel with single family home
<b>West:</b>	RD-1	Existing single family home

**Zoning District Summary (Existing/ Proposed)**

	<b>Existing Zoning: RD-1</b>	<b>Proposed Zoning: RD-2</b>
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<b>Zoning District Intent:</b>	<p>The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribution to a balanced environment.</p>	<p>The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribution to a balanced environment.</p>
<b>Permitted Uses:</b>  <i>Note: See Table 3-3 of the Zoning and Land Development Regulations for a complete listing of permitted and conditional uses.</i>	<p>Single-Family Detached  Agricultural Production Crops, Livestock, Animals  Forestry and Logging  Fishing, Hunting, and Trapping  Mining  Electric, Gas, and Sanitary Services  Wild Game Processing  Retail stores (C)  Golf, tennis, and swim clubs  Bed and Breakfast, hosting weddings (C)  Camps and RV Parks (C)  Gasoline Stations  Transportation and Warehousing  Libraries and Archives  Veterinary services  Landscape Services  Educational Services  Nursing Care Facilities  Zoos and Botanical Gardens  Hunt Clubs  Pet Care</p>	<p>Single-Family Detached  Manufactured homes  Agricultural Production Crops, Livestock, Animals  Forestry and Logging  Fishing, Hunting, and Trapping  Mining  Electric, Gas, and Sanitary Services  Wild Game Processing  Retail stores (C)  Golf, tennis, and swim clubs  Bed and Breakfast, hosting weddings (C)  Camps and RV Parks (C)  Gasoline Stations  Transportation and Warehousing  Libraries and Archives  Veterinary services  Landscape Services  Educational Services  Nursing Care Facilities  Zoos and Botanical Gardens  Hunt Clubs  Pet Care</p>
<b>Water and Sewer Service:</b>	Cassatt Water Company / Septic	Cassatt Water Company / Septic
<b>Lot and/or Density Requirements:</b>	Minimum 1 acre or 43,560 SF	Minimum 1 acre or 43,560 SF



<b>Setbacks Required:</b>	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'
<b>Height Restrictions:</b>	35'	35'
<b>Maximum Impervious Surface Ratio:</b> Measured as a percent of total lot area	.50	.50
<b>Maximum Density:</b> Measurements in units per gross acre	1	1

#### Infrastructure

Council District	District 1 - Sammie Tucker
Water	Cassatt Water Company
Electricity	unknown
Sewer or Septic	Septic
School(s)	Pine Tree Hill Elementary Camden Middle School Camden High School
Fire District	Antioch Fire District
Police Department	Kershaw County Sheriff's Department

#### Traffic

<b>Street Classification</b>	<b>Current LOS (Level Of Service)</b>
<b>Collectors</b> - Generally serve travel between counties rather than being of statewide significance. Provides less highly develop Level	Highway 34 - Bishopville Highway- is a two-lane major collector road with an approximate right-of-way width of 65-feet. This portion of road

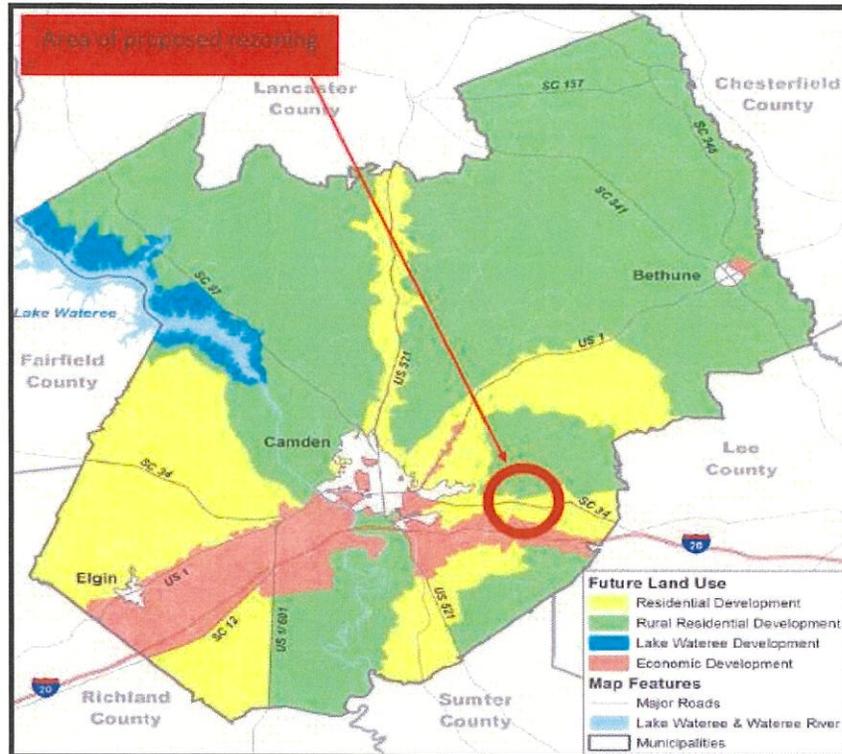


of Service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

currently averages 2100 vehicle trips per day according to SCDOT traffic counting records.

**Comprehensive Plan Considerations:**

- *Enable and promote a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, that provide employment opportunities, and that serve the needs of residents.*
- *Encourage the location of new and expanded residential, commercial, and industrial development in areas where existing water and sewer facilities, roads, and other infrastructure, or planned facilities upgrades, can accommodate the development.*



**Planning Considerations:**

- **Residential Development (RD)** - Residential Development areas are characterized by suburban development from the periphery of the urban core and reach into the unincorporated areas of the County, generally along and near major transportation routes including U.S. Highways 1 and

521 and S.C. Highways 12 and 34. Included in RD are residences of all types and densities and associated non-residential uses that support residential development such as institutional, retail, office, commercial, and service uses.

**Decision Criteria:**

Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The properties are located within the county's comprehensive plan defined area of Residential Development District. Although public sewer is not available in this area, that limitation will require any development to occur at lower densities that is supportive of the rural character of the area.

**The current conditions and character of the current structures in each district.**

*Preliminary Staff Comments:* To the north of the subject property, across Bishopville Highway, is RD-2 zoning. RD-2 zoning also directly adjoins the subject parcel on the east. Therefore, the subject parcel is considered to be contiguous to an existing RD-2 zoning district. All of the surrounding parcels are large lot single family residential. The subject parcel is the dividing line between RD-2 zoning to the east, and RD-1 zoning to the west. The housing types in the general vicinity of the request are a mixture of site built and manufactured housing, in both the RD-1 and RD-2 zoning districts. Staff provides the Planning Commission the following for informational purposes. "As defined by the South Carolina Municipal Association: Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. *Bob Jones University, Inc. v. City of Greenville*, 243 S.C. 351, 133 S.E.2d 843 (1963). Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To help avoid the problem of spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres."

**The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The subject property was previously utilized for placement of a manufactured home on two different occasions in the past according to county records. Although the property owner, upon successful completion of the rezoning process, may ultimately decide to place another manufactured home on this parcel, the property will still be utilized for the same purpose - single family residential dwelling. Additionally, although this is a large parcel in acreage, there is only about 390 feet of road frontage which will limit the parcel from being developed further with road front lots. A conventional subdivision could possibly be developed on this and any surrounding properties. However, the owner of the subject parcel has not indicated such interest. Most commercial uses allowed within the proposed RD-2 district are typically considered to be compatible

with surrounding residential development, and are either permitted by right or by conditional use, and are similar to those allowed in the RD-2 zoning district.

**The conservation of property values throughout the jurisdiction of Kershaw County.**

*Preliminary Staff Comments:* Staff has not seen any empirical evidence that additional new construction will have a negative impact on property values. On the contrary, commercial development has the tendency to increase property values.

**Responsible growth and development:**

*Preliminary Staff Comments:* The proposed rezoning meets the objectives of the comprehensive plan by continuing to foster large lot residential development along that portion of Bishopville Highway. Additionally, the proposed rezoning encourages a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, and have access to roads that can accommodate the additional traffic that will be generated.

**Planning and Zoning Commission Options:**

Reviewing a request for a map amendment the Planning and Zoning Commission may:

1. Forward a favorable recommendation to the Kershaw County Council
2. Forward an unfavorable recommendation to the Kershaw County Council
3. Continue to the review to the next Planning and Zoning Commission Meeting

Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-1 to RD-2. The Kershaw County Council makes all final decisions regarding rezoning applications.

**STAFF REPORT TO COUNTY COUNCIL**

On July 13, 2020 the Planning and Zoning Commission held a public hearing on the request of Keith Wayne Galloway, applicant, to request a change in the zoning classification of one parcel land of approximately 20 acres in size from RD-1 (Rural Resource District) to RD-2 (Rural Resource District). The property is located at 1249 Bishopville Highway TMS# 287-00-00-090. Planning and Zoning Commission members present were Claude Eichelberger, Kevin Scharf, George Harkins, Kate Denton, and Curtis Blackmon.

During the hearing, Joey Adams-Raczkowski, Planning Manager, presented the staff report and did not object to the rezoning request. Due to previous commitments, the applicant could not attend the meeting. However, staff has been in frequent communications with the applicant throughout the process. Although this is a general use rezoning, Mr. Galloway has previously expressed that the RD-2 zoning district would allow him the flexibility to utilize the property at 1249 Bishopville Highway for one single-family manufactured home. The subject property previously had a manufactured home on the property approximately 4 years ago. No one from the public spoke at the public hearing. One email in support of the request was received from adjoining property owners Rick Harvey and Sue Ward who reside at 1262 Brewer Springs Road. No other public comments were received by mail or email. One phone call was received by a realtor who simply inquired about the details of the request. After a brief discussion between Commission members, George Harkins made a motion that the Planning Commission recommend approval of the rezoning request to rezone the parcel from RD-1 to RD-2 zoning. Kevin Scharf seconded the motion. The motion carried unanimously with a 5:0 vote to approve.

Email of support from Rick Harvey and Sue Ward



Joey Adams-Raczkowski <joseph.raczkowski@kershaw.sc.gov>

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**Tms# 287-00-00-090**

1 message

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**Sue Ward** <bluesky.arabians@yahoo.com>

Mon, Jul 13, 2020 at 2:28 PM

Reply-To: "bluesky.arabians@yahoo.com" <bluesky.arabians@yahoo.com>

To: "joseph.raczkowski@kershaw.sc.gov" <joseph.raczkowski@kershaw.sc.gov>

Rick Harvey and Suw Ward approve of zoning change from RD-1 to RD-2 allowing a manufactured home on the 20.30 acre property at 1249 Bishopville Hwy.

Sent from Yahoo Mail on Android

Aerial view of subject properties (Case# 20-03)





Subject property as viewed from Bishopville Highway (Case# 20-03)

Exi

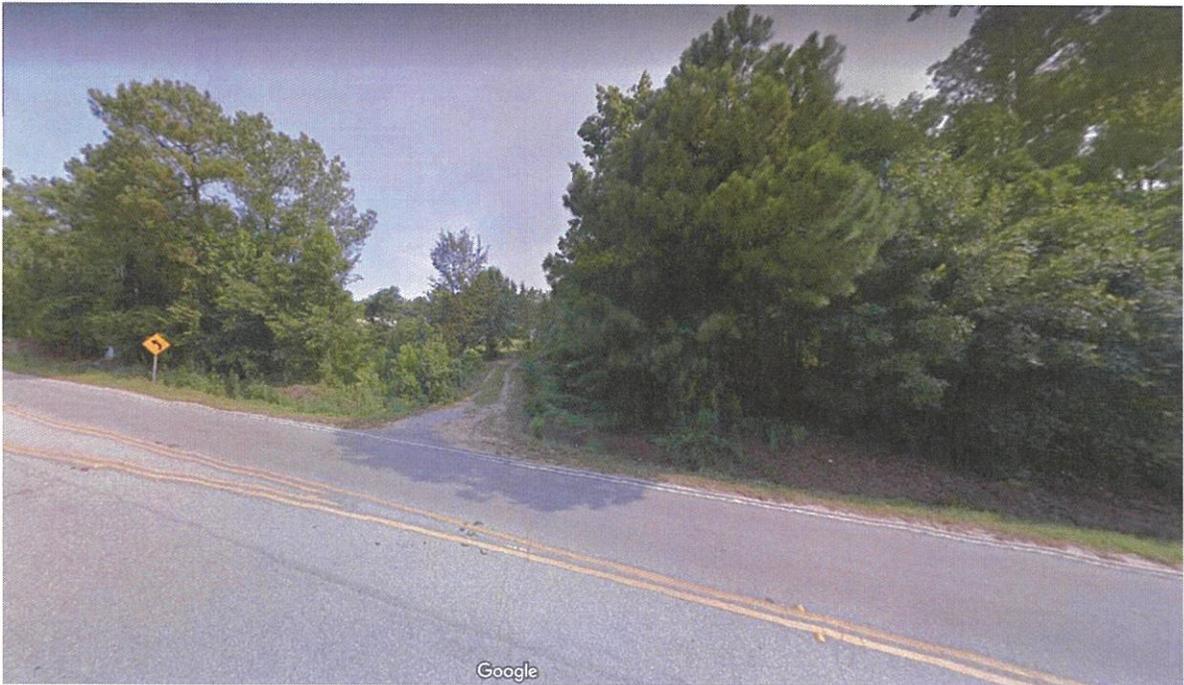
es



Subject property on right, Lucknow Road intersection on left



Adjacent property across Bishopville Highway



Adjacent property across Bishopville Highway



Below, properties adjoining subject parcel to the west (zoned RD-1), two site built homes and a Cassatt water tower



Application (Case# 20-03)

**PETITION TO PLANNING AND ZONING COMMISSION  
REZONING (ZONING MAP AMENDMENT) APPLICATION**

Date: 5/7/2020 Request #: 20-03 The applicant requests that the property described below be re-zoned from RDI to RDZ

**APPLICANT**

NAME: <u>Wayne Keith Galloway</u>	E-MAIL: <u>Wayne.Galloway@Synovus.Com</u>		
MAILING ADDRESS: <u>1215 Bishopville Hwy</u>	CITY: <u>Camden</u>	STATE: <u>SC</u>	ZIP: <u>29020</u>
TELEPHONE: <u>(803) 572-1045</u>	CELL: <u>(803) 572-1045</u>		
THE APPLICANT IS: PROPERTY OWNER <input checked="" type="checkbox"/> AGENT OF PROPERTY OWNER <input type="checkbox"/> OPTION HOLDER <input type="checkbox"/>			
If applicant is other than owner, state applicant's interest in the land proposed to be rezoned:			

**PROPERTY LOCATION**

Street address: <u>1249 Bishopville Hwy Camden SC 29020</u>	Street address:
TMS#: <u>287-00-00-090</u>	Number of acres: <u>20.30</u>
Deed book: <u>3232</u>	Plat book: <u>34</u>
Sewer district: <u>N/A</u>	Water district: <u>Cassatt Water</u>
Current use: <u>Property</u>	Current use:
Proposed use: <u>Property / 1 acre of land for Mobile Home</u>	Proposed use:
Community/subdivision: <u>Antioch</u>	Council district: <u>291</u>
Has previous application been made to rezone all or any part of this/these property/properties? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> . If yes, when?	
Reason for request: <u>TO Place Mobile Home one 1 acre of land,</u>	
As per the SC Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> . If so, submit a copy with this application.	
Applicant's Signature: <u>Wayne K Galloway</u>	Date: <u>5/7/2020</u>

**PROPERTY OWNER** - If other than applicant. If property is owned by more than one person, all owners must be listed. Each owner must complete the designation of Agent Form provided on the following page of this application.

NAME:	TELEPHONE:		
MAILING ADDRESS:	CITY:	STATE:	ZIP:
E-MAIL:			

**DESIGNATION OF AGENT** - To be completed by the property owner if the owner is not the applicant. If the property is owned by more than one person, each owner must complete a separate Designation of Agent Form. The signature of the owner must be notarized. An additional form is provided at the end of this application and may be duplicated in order to list all owners.

I, \_\_\_\_\_ (PROPERTY OWNER) hereby appoint \_\_\_\_\_ (APPLICANT) as my agent to represent me in this request for rezoning.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ (Seal)

Notary Public for South Carolina

My commission expires on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



ORDINANCE NO. \_\_\_\_\_ – MILLAGE

AN ORDINANCE SETTING THE MILLAGE RATE FOR KERSHAW COUNTY  
FOR THE FISCAL YEAR BEGINNING  
JULY 1, 2020

Whereas, Kershaw County is authorized under the Home Rule Act and Section 6-1-320 of the South Carolina Code of Laws to set the Millage rate for Kershaw County; and

Whereas, Kershaw County collects Millage set by Special Purpose Districts within the boundaries of Kershaw County;

Whereas, this ordinance sets, approves, and establishes the millage rates for the fiscal year commencing July 1, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE KERSHAW COUNTY COUNCIL:

1. That the millage rate for the fiscal year commencing on July 1, 2020 is as follows:

	<u>2020</u>	<u>2019</u>
a. County Operating and Personnel Budget	65.8	65.8
b. County Debt Service	10.6	10.6
c. County Fire District	10.6	10.6
d. County Sewer District	2.6	2.6
e. County Capital	3.5	3.5
f. Emergency Medical Services	5.1	5.1
g. Central Carolina Technical College	2.4	2.4

2. That upon the request of the Lugoff Fire District, a body politic, and pursuant to the action of the Lugoff Fire District, a body politic, Kershaw County Council hereby approves 25.8 mills as the millage rate for the Lugoff Fire District.

3. The Kershaw County Auditor is directed to levy those millages rates and the Kershaw County Treasurer is directed to collect the taxes.

4. That this Ordinance shall become effective upon the third and final reading.

DONE, RATIFIED AND ADOPTED IN REGULAR MEETING THIS \_\_\_\_\_ DAY OF  
OCTOBER, 2020.

KERSHAW COUNTY, SOUTH CAROLINA

ATTEST:

\_\_\_\_\_  
Merri M. Seigler, Clerk to Council

Readings as to Kershaw County:

First Reading:

Second Reading:

Public Hearing:

Third Reading:



**To:** Vic Carpenter, Administrator

**From:** Sarah Williams, CPPB

**Date:** September 30, 2020

**Re:** Elgin Community Park bid for the turnkey construction of a new 630 sq. ft. wood fishing pier, a 20'x24' picnic shelter, an 8' wide by 3000 LF walking trail, an 8'x36' wood boardwalk, a 10 space parking lot and park monument signage.

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Seven responses were received for Bid # 20-135-03.

<b>Hawkins &amp; Kolb Construction Co., Inc., Sumter SC</b>	<b>\$271,650.00</b>
Henley's Construction Co., Inc., Cheraw SC	\$305,000.00
EnviroSmart Inc., Charleston SC	\$368,335.00
AOS Specialty Contractors, Inc., Lexington SC	\$397,295.00
Contractor Services of Kershaw, LLC, Kershaw SC	\$424,490.31
Rakes Building and Maintenance Contractors, LLC, Charleston SC	\$592,739.40
Associates Roofing & Construction, Inc., Murrells Inlet SC	\$776,200.00

**Recommend award to Hawkins & Kolb Construction Co., Inc. for \$271,650.00.**