

**Kershaw County Planning and Zoning Commission**  
**Regular Session Minutes – May 13, 2019, 5:30 PM**  
**County Council Chambers**  
**515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Beth Smith, Kevin Scharf, Kate Denton, Gary Whitlock and Curtis Blackmon

Staff in Attendance: Michael Conley, Joey Adams-Raczkowski and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

George Harkins made a motion that the minutes of the April 8, 2019 regular meeting be approved. The motion was seconded by Kate Denton, and all present voted in favor.

**Request to Rezone 20 Marion Drive from R-15 to R-6 - Case 19-04**

In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Stephen Edwards, is requesting to rezone approximately 5.10 acres from R-15 (Low Density Residential) to R-6 (High Density Residential). There is an existing manufactured housing park known as Heritage Mobile Home Park, which has been in existence for decades, prior to county zoning. It contains approximately 34 single wide manufactured homes. The current ordinance does not allow manufactured home parks in the R-15 zoning district. Therefore, the park is deemed as a legal non-conforming use because the park does not meet the current standards of the Zoning and Land Development Regulations, and falls under the non-conforming use section of the ordinance. The ordinance allows existing individual homes within the park to continue to be replaced, as long as the replacement occurs within 365 days of the previous home being removed from the park. A few lots within the park must remain vacant because the previous units were not replaced within the 365 day period. The request is not in compliance with the goals of the Comprehensive Plan and Future Land Use Map. The parcel is not contiguous to any existing R-6 zoning district. The proposed R-6 zoning district would introduce the potential for a 200% increase in density on the 5.10 acres that is surrounded by lower density residential development. Therefore, staff objects to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from R-15 to R-6.

The applicant, Stephen Edwards informed the Commission why he would like to have the property rezoned. Sharon Wilson told the Commission that she was looking forward to purchasing the property as an investment and making improvements to the property. Danny Kirkland, Beverly Kirkland, Ron Dixon and Patricia Dixon informed the Commission of concerns they have if the property were to be rezoned.

After discussing the matter, Kate Denton made a motion not to approve the rezoning request. George Harkins seconded, and all voted in favor of not recommending that the property be rezoned.

**Major Subdivision Sketch Plan Review for Home and Land Investments, LLC – Case 19-05**

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, Home & Land Investments, LLC, is proposing a subdivision of 28 single family residential lots, located in the southwest quadrant of Springvale Road and Sutton Branch Road. The property is zoned RD-2. The proposed subdivision is located in an area designated residential development. The request is within compliance of the goals of the

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Comprehensive Plan and Future Land Use Map. It meets the objectives of low density residential development and infill housing. The Traffic Plan did not kick in a traffic study. Further development/subdivision would require that it be brought before the Planning Commission. Staff recommends approval of the proposed sketch plan by the Planning and Zoning Commission with the following conditions: Preliminary and final plats must meet all appropriate requirements, as reviewed by staff and found complete per ZLDR 5:2.4; issuance of SCDOT encroachment permits; issuance of SCDHEC stormwater permits; any further subdivision of lots 4, 12, 16, 19, and 26 will require an amended major subdivision application and Planning Commission review; prior to preliminary plat approval, the developer will need to present satisfactory legal evidence indicating that access to Honey Bee Lane has been preserved through a perpetual ingress and egress easement; the open space lot must maintain at least 0.84 acres in size. The stormwater management pond cannot be included in the open space calculation; lot 16 must be at least 5.00 acres in size; Homeowner Association documents shall include language regarding maintenance of stormwater management pond, common area private driveways, as well as the common area landscaping buffer adjoining the street frontage. After a brief discussion, Curtis Blackmon made a motion to approve the major subdivision sketch plan with all of the staff recommendations. Gary Whitlock seconded the motion, and all voted in favor.

#### **Major Site Plan Review for Midlands Regional Rehabilitation Hospital 20 Pinnacle Parkway – Case 19-06**

Mr. Adams-Raczowski informed the Commission that this undeveloped property is part of the larger Wateree Executive Park. Midlands Regional Rehabilitation Hospital is owned and operated under the umbrella organization Vibra Healthcare. This particular location is a one-story, 47,000 SF facility with 40 beds. The project complies with the County's Future Land Use Map. Staff recommend that the site plan of the proposed Midlands Regional Rehabilitation Center submitted to the Planning and Zoning Commission be approved subject to: issuance of SCDOT encroachment permits for any roadway improvements prior to issuance of site disturbance permits; submit copies of all required permits for stormwater, water, and sewer approvals; and, submission, review, and approval of all applicable zoning, signage, and building permits prior to beginning any site work or building construction.

Angie Anderson, Senior Vice-President of Development with Ernest Heath presented an overview of the proposed project.

After discussing the matter, George Harkins made a motion to approve the major site plan as presented, subject to staff recommendations and satisfactory agreement on the traffic approval. Kate Denton seconded, and all voted in favor.

#### **Adjournment**

At 6:40 PM, the Chairman called for a motion to adjourn. The motion was made by Kate Denton, seconded by George Harkins, and all voted in favor.

Respectfully submitted,

***Rhonda Darity***

Rhonda Darity  
Secretary

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