

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – November 18, 2019, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

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

Members Absent: George Harkins

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.

Presentation

County Council Chairman, Julian Burns spoke to the Commission about the role they have in shaping the future of our County. Chairman Burns read the National Community Planning Month Proclamation, which was voted on by the Kershaw County Council. He thanked each Commissioner for what they do.

Approval of Minutes

Curtis Blackman made a motion that the minutes of the September 9, 2019 regular meeting be approved. The motion was seconded by Kate Denton, and all present voted in favor.

Request to Rezone 1581 and 1591 Bishopville Highway, From RD-2to GD - Case 19-13

In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Johnny Outlaw, is requesting to rezone approximately 72 acres from RD-2 (Rural Resource District) to GD (General Development District). The site is currently utilized for rodeos and other outdoor events. The site also has a building that is identified as the Antioch Community Center and Flea Market. Mr. Outlaw would like to utilize a portion of the property as a commercial gun range, which is not an allowed use with the current RD-2 zoning. The General Development District (GD) allows shooting ranges as a permitted use. The request is in compliance with the goals of the Comprehensive Plan and Future Land Use Map. The property is located in a portion of the rural Antioch community which is favorable for the continued development of institutional, commercial, retail, and outdoor events, as allowed within the GD zoning district. Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject parcel from RD-2 to GD.

Mr. Johnny Outlaw spoke to the Commission on the current activities held on property, and his desire to have an outdoor shooting range

After discussing the matter, Kevin Scharf made a motion to approve recommending the rezoning request from RD-2 to GD. Gary Whitlock seconded the motion. Voting in favor: Claude Eichelberger, Kate Denton, Beth Smith, Gary Whitlock, and Kevin Scharf. Curtis Blackmon opposed the rezoning request. By a vote of five (5) to one (1) the motion carried to approve recommending the rezoning request to Kershaw County Council.

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Major Group Development Application Review for Conder Mini-Warehouses and Storage, 309 Thrush Lane – Case 19-14

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, Justin Conder requests approval of a Major Group Development application. Conder Mini-Warehousing and Storage proposes to offer 42,750 sq. ft. of mini-warehouse enclosed storage area on 3.65 acres located at 309 Thrush Lane. The property is currently zoned GD (General Development District). Staff recommends that the site plan be approved subject to the following recommendations: submit copies of all required permits for stormwater, well, and septic approvals; issuance of a conditional use approval per section 3:3.9 of the ZLDR; submission, review, and approval of all applicable zoning, signage, fire, and building permits prior to beginning any site work or building construction; and, site plan indicates no changes to the location of the existing nonconforming off-site business sign advertising Roy's Wood Products.

After discussing the matter, Curtis Blackmon made a motion to approve the request of Justin Conder, Case 19-14 of a major group development application, subject to the staff recommendations. Kate Denton seconded the motion, and all voted in favor.

Previous Cases/Development Update

Mr. Adams-Raczkowski gave a brief update on recent rezoning cases that are working its way through the Kershaw County Council. The December Planning and Zoning Commission meeting has been canceled. There were no submittals received before the October 25, 2019 deadline.

Adjournment

At 6:20 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock, seconded by Curtis Blackmon, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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