

**Kershaw County Planning and Zoning Commission  
Regular Work Session Minutes – April 13, 2015, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Kate Denton, Beth Smith, Henry Walker and Gary Faulkenberry

Members Absent: Richard Simmons

Staff in Attendance: Carolyn Hammond, Michael Conley and Rhonda Darity

**Call to Order**

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

Carolyn Hammond introduced Michael Conley, Planning & Zoning's Senior Planner to the Commission members.

**Public Comment Period**

Dan Matthews spoke concerning the rezoning request for Pearl Brown at 189-B Richardson Court, Lugoff from R-15 to MRD-1. He informed the Commission that Ms. Brown is an icon in the community and that the community as a whole has come to her aide. He and many other community members would like this property to be rezoned.

**Rezoning Request of Pearl Brown for 189-B Richardson Court from R-15 to MRD-1**

Giving his staff analysis and recommendation Michael Conley informed the Commission that the applicant Dan Matthews on behalf of Pearl Brown is requesting a change in the classification of approximately 1.75 acres from R-15 Residential Zoning to MRD-1 Rural Zoning so a manufactured home can be installed on the property. Ms. Brown's home, located at 1347 Highway 1 South, was burned due to arson. With the help of many in the community, she has been given a manufactured home. The low-density characteristics of R-15 zoning comply with the Future Land Use Map and meet the objectives of the Comprehensive Plan's goal of infill housing. The proposed zoning designation and use also blends with the existing surrounding properties, mostly manufactured houses (6 in total) and a few brick and motor residences (3 in total) situated on different parcels grouped together to form a family estate. All existing parcels are zoned R-15. The manufactured house would not be visible from Richardson Court or from Highway 1 South. The applicant would be moving from a commercially zoned property (B-2), now being used as residential property, to this property allowing for the applicants former home site to be established as a commercial property. This would be in harmony with the zoning map and planning practices. Therefore, Staff recommends that the Planning Commission approve the rezoning of the property to MRD-1. After a brief discussion the Chairman called for a motion. Henry Walker made a motion to rezoning the property from R-15 to MRD-1 as recommended by staff. Gary Faulkenberry seconded, and all voted in favor.

**Beginning of 2016-2026 Comprehensive Plan 10-Year Update**

Carolyn Hammond informed the Commission that every ten (10) years the county is required to update their Comprehensive Plan. The update takes about a year to put together and is due in June of 2016. We are getting ready to start working on it. The Planning Commission is a big part of it and we will be talking about it each month.

**Approval of Minutes**

Gary Faulkenberry made a motion that the minutes of the March 9, 2015 regular meeting be approved. The motion was seconded by Kate Denton, and all voted in favor.

**County Council Actions Pertaining to the Planning Commission**

Carolyn Hammond informed the Commission that County Council is looking into how Planning Commission members are appointed. As the term of the Planning Commission member residing in each district expires the council member from that district would make the nomination for replacement. Council members would make nominations as vacancies occur. Districts 1 & 3 have no current member as a resident of the district. The councilman from these districts would nominate to fill the current vacant seat. If council adopts this (or another method) it would be included in third reading on April 28, 2015. Appointments could be made at the second meeting on May 26, 2015 with applications in the agenda package on May 12, 2015.

**Adjournment**

At 5:52 PM, the Chairman called for a motion to adjourn. The motion was made by Henry Walker. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary