

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – August 8, 2016, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

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

Members Absent: Richard Simmons

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

Call to Order

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

Approval of Minutes

Minutes for July 11, 2016 and July 25, 2016 were not ready for approval prior to the meeting.

Public Comments

There were no public comments.

Site Plan Review of Kelsney Ridge Subdivision Phase III (off of Steven Campbell Road)

In giving her staff report, Carolyn Hammond informed the Commission that in 2006, the master plan for the Kelsney Ridge subdivision was approved for a total of 252 residential lots. Phases I and II are almost built out and the developer would like to proceed with the third and final phase. Because the total number of lots requested exceeds the number approved in the 2006 master plan, the Planning Commission has been asked to review the site plan. The proposed subdivision is in compliance with the Future Land Use Map. The proposed low density project meets the objectives of infill housing and blends with the existing Kelsney Ridge Subdivision and adjoining residentially zoned R-15 lots as well as the residentially RD-2 Arrowwood Subdivision to the west. Staff recommends approval as long as completion of an emergency ingress/egress for Phase III and impact assessments are received. Ken Queen, the developer, and Hoyt Burnett, his engineer told the Commission that they had made arrangements for an emergency egress/ingress to be created from the northwestern portion of Phase III to an existing cul-de-sac into Windmill Ridge subdivision. After a brief discussion Curtis Blackmon made a motion to approve the site plan with the condition that an emergency ingress/egress has been obtained. Kate Denton seconded the motion, and all but Henry Walker voted in favor. By a vote of 5 to 1 the site plan was approved with consideration of the emergency ingress/egress being obtained.

Rezoning Request of Leslie Gibson – 2769 and 2771 Ridgeway Road from RD-2 to B-2

Ms. Hammond informed the Commission that the property owner would like to rezone the property to B-2, General Business in order to market it, should she choose in the future, as a commercial property. The property is located next to, as well diagonally across from, existing B-2 zoned property and a rezoning from RD-2 to B-2 is compatible with the Future Land Use Map. The rezoning request meets the minimum standards for rezoning in the County. Therefore, Staff recommends that the Planning Commission approve the rezoning request. After a brief discussion Henry Walker made a motion to approve the rezoning request from RD-2 to B-2. Gary Whitlock seconded, and all voted in favor.

Text Amendment Request of Joe Melansan Regarding the Number of Vehicles Allowed to Park on Residentially Zoned Properties

Michael Conley informed the Commission that Mr. Melansan has a neighbor with six – eight, properly registered vehicles parked in the front yard. He is asking for consideration to see if there is anything the Commission can do to help out with this. Normally Planning and Zoning can do something with a situation like this under the derelict vehicle ordinance. This one is unusual because all of the vehicles are tagged and insured. Staff does not see where they could write an ordinance limiting the number of vehicles that can be parked in the front yard. After a brief discussion Mr. Eichelberger suggested that Mr. Melansan check to see if there are any restricted covenants in Mr. Melansan's subdivision.

Text Amendment for Subdivision Exemption for Utilities

Mr. Conley explained that a subdivision for a utility, if approved, would not have to meet the requirements for minimum lot size and required road frontage. After a brief discussion Henry Walker made a motion to approve the Kershaw County ZLDR, Section 5:2.2 Exempt Subdivision. Gary Whitlock seconded, and all voted in favor.

Text Amendment Creating Provisions for Gate/Security Houses

A copy of the proposed amendment was provided to the Commission. Ms. Hammond stated that there may be a need for Gate/Security Houses for future gated communities. After a brief discussion Henry Walker made a motion to approve Kershaw County ZLDR, Section 3:2.5-3, with restrictions that the gate/security house may not be over 300 square feet in size and not be used as a residence. Gary Whitlock seconded the motion, and all voted in favor.

Text Amendment for Exceptions for Dimensional Requirements for On-Site Business Signs Located near an Interstate Interchange and to Add and Amend Definitions

Mr. Conley spoke on these proposed amendments. A copy of the proposed amendments were provided to the Commission. After a brief discussion Gary Whitlock made a motion to approve Kershaw County ZLDR, Section 3:4.2. Henry Walker seconded the motion, and all voted in favor. Henry Walker made a motion to approve Kershaw County ZLDR, Article 2. Gary Whitlock seconded, and all voted in favor.

Adjournment

At 6:30 PM, the Vice Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary