

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – April 18, 2016, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

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

Members Absent: Gary Whitlock

Staff in Attendance: Michael Conley and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:30 PM.

Approval of Minutes

Curtis Blackmon made a motion that the minutes of the March 14, 2016 regular meeting be approved. The motion was seconded by Kate Denton, and all voted in favor. The minutes for December 14, 2015 and January 18, 2016 were not available for approval at this time.

Public Comments

Four (4) speakers addressed the Commission concerning the rezoning request of 1506 Tupelo Lane. Three (3) speakers were against the rezoning and one (1) in favor. One (1) individual addressed the Commission concerning the rezoning of 851 Hermitage Pond Road. He stated that he thought the property was already zoned residential.

Rezoning Request of Myra Manning – 1506 Tupelo Lane from R-15 to RD-2

The Chairman opened the public hearing. In giving his staff report, Michael Conley informed the Commission that the applicant requested to place a manufactured house on this parcel. She was informed that manufactured homes were not a permitted use in the R-15 zone. Ms. Manning is requesting that the parcel be rezoned to RD-2, which would allow the placement of a manufactured home. The property that is proposed for RD-2 zoning is not contiguous to existing RD-2 zoning. This would be spot zoning. Staff recommends that the rezoning request be denied. After discussing the matter, Henry Walker made a motion to disapprove the rezoning request from R-15 to RD-2. Kate Denton seconded, and all voted in favor.

Site Plan Review of Request by Russell Brazell for a Sub-division of More than 10 Lots at 1474 Smyrna Road

In giving his staff report, Mr. Conley informed the Commission that this request comes before the Commission because Planning and Zoning staff can not approve a plat that is over ten (10) lots. The proposed subdivision meets the Zoning and Land Development Regulations for a major subdivision. After a brief discussion Henry Walker made a motion to approve the site plan. Kate Denton seconded the motion, and all voted in favor.

Rezoning Request of Small Family Children's LTD – 851 Hermitage Pond Road from GD to R-15

Michael Conley informed the Commission that the property owner wishes to develop this 25.91 acre parcel as Phase 5 of the King Haigler subdivision. On June 8, 2015, the Planning and Zoning Commission approved the site plan for the development of this parcel under the condition that it be rezoned from its current GD zoning to the more restrictive R-15 zoning. After a brief discussion Kate Denton made a motion to approve the rezoning request. Henry Walker seconded, and all voted in favor.

Planning Commission Continuing Education

This will be discussed at the next meeting.

Adjournment

At 6:00 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

Minutes Approved By The Planning Commission on June 13, 2016