

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – December 11, 2017, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

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

Staff in Attendance: Michael Conley, Heather Schmucker and Rhonda Darity

Call to Order

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

Approval of Minutes

Curtis Blackmon made a motion that the minutes of the November 20, 2017 regular meeting be approved. The motion was seconded by George Harkins, and all present voted in favor.

Request of Mitch McGuirt to Rezone 229 Friendship Neck Road from RD-1 to R15 Case# 17-14

In giving his Staff Report, Michael Conley informed the Commission that the applicant, Mitch McGuirt, would like to rezone the property to R-15, Low Density, Single-Family Residential District. This request came before the Commission over a year ago and was denied. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The parcel is contiguous with existing R-15 zoning. Staff recommends that the Planning and Zoning Commission approve the rezoning of the property from RD-1 to R-15.

Mr. McGuirt addressed the Commission. He stated that the plans have been changed and they are not going for the maximum allowed homes. He stated that the proposed housing cost would be around \$225,000.00 to \$275,000.00. Five (5) individuals signed up to speak to the Commission during Public Comment. All speakers were against the re-zoning request. The concerns addressed included the impact that the subdivision would have on traffic, road conditions, and stress on the school district. Other concerns included the number of homes that would be constructed and wet lands. Before the hearing was called to order, a petition containing 120 signatures against the rezoning was presented for the Commission. After a very lengthy discussion, Kevin Scharf made a motion to approve the rezoning requesting from RD-1 to R-15. George Harkins seconded the motion. Claude Eichelberger, Kevin Scharf, George Harkins, and Beth Smith voted in favor while Curtis Blackmon, Gary Whitlock, and Kate Denton voted against the rezoning.

Adjournment

At 6:27 PM, the Chairman called for a motion to adjourn. The motion was made by Kate Denton. Seconded by Gary Whitlock, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary