Kershaw County Planning Commission

AGENDA

July 13, 2020 REGULAR MEETING @ 5:30 PM
COUNCIL CHAMBERS
KERSHAW COUNTY GOVERNMENT CENTER
515 WALNUT STREET, CAMDEN, SOUTH CAROLINA

I. **Call to Order and Determination of Quorum**
Claude Eichelberger, Chairman

II. **Approval of Minutes**
June 8, 2020

III. **Case 20-03:** Wayne Keith Galloway, applicant, is requesting a change in the zoning classification of approximately 20.30 acres from RD-1 (Rural Resource District) to RD-2 (Rural Resource District). The property is located at 1249 Bishopville Highway, TMS# 287-00-00-090.

IV. **Case 20-04:** Kershaw County School District requests approval of a Major Group Development application to construct a new school, North Central Elementary School. The subject property located at 861 Keys Lane, is currently zoned RD-2 (Rural Resource District), and identified as a TMS# 136-00-00-034.

V. **Previous Cases / Development Update**

VI. **Board Membership Update**

VII. **Adjournment**

PLANNING COMMISSION PROCEDURE FOR
PROVIDING PUBLIC COMMENTS FOR PUBLIC HEARINGS

NOTE: The Planning Commission is following the same procedures as adopted by the Kershaw County Council

With respect to public hearings required by the South Carolina Code of Laws, said public hearings shall be conducted electronically as provided herein. All public comments made during such hearing shall be submitted in writing to the Clerk to the Planning Commission via either:

1) U.S. Mail addressed to:
   Clerk to the Planning Commission
   Kershaw County Planning and Zoning Department
   515 Walnut Street
   Camden, South Carolina 29020
2) Email addressed to rhonda.darity@kershaw.sc.gov

All comments must be received one (1) hour prior to the scheduled hearing. The comments shall be distributed to the members of the Planning Commission prior to the public hearing and read into the record at the time of the public hearing. The comments shall be limited to three hundred (300) words or less. In the event more than ten (10) comments are received, the Chairman is authorized to paraphrase the reading of the comments into the record in order to optimize time efficiency of the public hearing.

Kershaw County Planning and Zoning Commission
Regular Session Minutes – June 8, 2020, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, and Kate Denton, and Curtis Blackmon
Members Absent: Beth Smith
Staff in Attendance: Joey Adams-Raczkowski and Rhonda Darity

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

Approval of Minutes
Kate Denton made a motion that the minutes of the January 13, 2020 regular meeting be approved. The motion was seconded by George Harkins, and all present voted in favor.

Request to Rezone 1391 Nick Watts Road, From RD-1 to RD-2 Case 20-01
In giving his staff report, Joey Adams-Raczkowski informed the Commission that the applicant, Ernest Wood, is requesting to rezone approximately 0.94 acres from RD-1 (Rural Resource District) to RD-2 (Rural Resource District). This is a general use rezoning request that, if approved, would allow all permitted and conditional uses as outlined in the Zoning and Land Development Regulations for the RD-2 zoning district. The rezoning request is considered to be contiguous to existing RD-2 zoning and is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The subject parcel is already developed with a site built single-family home. Although the property owner may ultimately decide to replace the current site built home, that is in a state of disrepair, with a manufactured home. The property will still be utilized for the same purpose – single family residential dwelling. Therefore, staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD1 to RD2 to the Kershaw County Council.

After a brief discussion, The Chairman called for a motion. Curtis Blackmon made a motion to recommend approval of the rezoning request from RD-1 to RD-2 to the Kershaw County Council. George Harkins seconded, and all voted in favor.

Text Amendment – Case 20-02
In giving his staff report, Mr. Adams-Raczkowski informed the Commission that currently the Kershaw County Zoning and Land Development Regulations do not specifically address the topic of Large-Scale Commercial Standalone Solar Energy Farms. Absent specific language in the ZLDR regarding Large-Scale Commercial Standalone Solar Energy Farms, staff interprets the current code as placing solar farms under "Utilities, Electric, Generation" with NAICS Code 22111. This text amendment only addresses Large-Scale Commercial Standalone Solar Energy Farms from three perspectives:

1. Definitions to provide clarity of commonly used solar farm related terms.
2. Creation of a Conditional Use with accompanying minimum development standards.
3. Identifies specific zoning districts within which solar farms may be developed.

Solar panels installed as an accessory use to residential, commercial, and industrial primary use structures are not impacted by the text amendment and will continue to be permitted as "accessory uses." Additionally, public electric utility companies are not impacted by this amendment and may still continue to place solar energy uses at their substations, operation centers, etc.

Language to be added to the Zoning and Land Development Regulations is indicated in *red italicized underlined text* on the following pages.

Proposed Text:

Amend Article 2, Definitions, of the Zoning and Land Development Regulations to add the following new definitions:

SOLAR COLLECTOR. *A device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy for direct power consumption, which may or may not include interconnection with the power grid to offset energy consumption of a principal use.*

SOLAR ENERGY. *Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector*

LARGE-SCALE COMMERCIAL STANDALONE SOLAR ENERGY FARM. *A series of three or more ground-mounted solar collectors installed on a site for the purpose of converting energy into electrical or thermal energy for on-site and/or off- site energy consumption. The area of the system includes all land inside the perimeter of the system and extends to any fencing. This term does not include building-integrated or building- mounted systems.*

SOLAR ENERGY SYSTEM. *A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment.*

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM. *A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to active photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings, or passive systems that are designed to capture direct solar heat.*

BUILDING-MOUNTED SOLAR ENERGY SYSTEM. *A solar energy system affixed to either a principal or accessory structure on a lot.*

GROUND-MOUNTED SOLAR ENERGY SYSTEM*. A solar energy system with a supporting framework that is placed on, or anchored in, the ground and that is structurally independent from any building.*

Amend Article 3, Section 3.3 Conditional Uses, of the Zoning and Land Development Regulations to add the following new conditional use criteria for solar farms:

3:3.26 Large-Scale Commercial Standalone Solar Energy Farm

New large-scale commercial standalone solar energy farms or large-scale commercial standalone solar energy farms proposed to be expanded by more than 10% of original footprint shall meet the following requirements where conditionally permitted.

(A) ***Site plan required.*** *A site plan drawn to scale shall be submitted to the Planning and Zoning Department by the applicant demonstrating compliance with 3:3.26 – Large-Scale Commercial Standalone Solar Farm, Article 4, Section 4:3 and Article 5 Section 5:2.6 Group Developments, and all other applicable sections of the Zoning and Land Development Regulations.*

In addition to the site plan requirements referenced above, the site plan submission shall include:

(1) *Location of all proposed facilities, including solar collectors and proposed structures.*

(2) *Horizontal and vertical (elevation) to-scale drawings with dimensions that show the location of the solar collectors and system.*

(3) *Any existing or proposed signs, fencing, lighting, parking areas, driveways, easements, fencing, gates, vegetative screening, and applicable landscaping.*

(4) *Adjacent property lines, noting properties that include existing residential uses or residentially zoned properties and other adjacent land uses.*

(B) ***Setback.*** *A minimum setback of 100 feet is required from all road rights-of-way and all adjacent property lines. This setback is applicable to all structures and solar collectors.*

(C) ***Buffer.*** *A buffer of at least 50 feet shall be required from any adjacent property with an existing residential use or adjacent residentially zoned property line and a buffer of 20 feet is required for all other adjacent property lines including road rights-of-way.*

(D) ***Buffer Standards.*** *Buffers shall meet design, planting, and maintenance standards for Type "C" and "D" buffers as set forth in Article 3, Section 3:5.*

(E) ***Height.*** *Systems, equipment and structures shall not exceed 15 feet in height, with the exclusion of associated electric transmission lines and utility poles.*

(F) ***Fencing.*** *A security fence at least six feet in height shall be provided around the perimeter of the large-scale commercial standalone solar energy farm facility. The security fence may be chain link for this use. The fence may be placed within the*

required buffer. However, the fence shall be located behind plantings within any required buffer.

(G) ***Preservation of existing vegetation.*** *Where possible, existing vegetation shall be protected and preserved in the required buffer and setback areas to provide natural screening for the use. Existing vegetation may be used to meet buffer requirements as provided Article 3, Section 3:5.1-7. Such preservation does not include areas designated for roads, driveways, or required parking areas.*

(H) ***Glare.*** *Solar collection equipment shall be installed so that no reflected glare is visible at the property line or right-of-way. The design and construction of the solar farm shall minimize glare that may affect adjacent properties and the application shall include an explanation of how glare will be minimized.*

(I) ***Access.*** *Site design shall ensure safe, predictable vehicular access and movement onto and off of the site, and shall accommodate safe access to the property by emergency vehicles.*

(J) ***Decommissioning plan.*** *The applicant must provide a decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) that describes the anticipated life of the large-scale commercial standalone solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored to its condition prior to the development of the solar farm.*

(1) *Decommissioning will be required following a continuous six month period in which no electricity is generated by the facility.*

(2) *The permit holder will have 12 months to complete decommissioning of the solar farm. Decommissioning shall include removal of solar panels, foundations, structures, cabling, electrical components, conduit, and any other associated facilities as described in the decommissioning plan.*

(3) *Prior to issuance of the Use Permit and Building Permit, the applicant must provide the County with a performance guarantee in the form of an irrevocable letter of credit in the amount of 125% of the estimated decommission cost minus the salvageable value or $50,000, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.*

(4) *The full amount of the irrevocable letter of credit must remain in full force and effect until the solar farm is decommissioned and any necessary site restoration work is completed.*

(5) *The decommissioning plan, estimated cost of removal, and performance guarantee shall be updated every (5) years or upon change of ownership of either the property or the project's owner.*

Amend Article 3, Table 3.3 Schedule of Permitted and Conditional Uses, of the Zoning and Land Development Regulations to add the use of *Solar Electric Power Generation – Large-Scale Commercial Standalone Solar Energy Farms* as a Conditional Use in the Rural Resource zoning districts of RD-1, RD-2, and MRD-1, as well as a permitted use in the Industrial (I-1) zoning district.

Table 3-3 SCHEDULE OF PERMITTED AND CONDITIONAL USES AND OFF-STREET PARKING REQUIREMENTS BY ZONING DISTRICTS

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	GD	RD-1, RD-2 MRD-1	Required Off-Street Parking (a)
Sector 22: Utilities	221										
Electric, Gas, and Sanitary Services	221										
Electric	2211										
Generation	22111	N	N	N	N	P	N	P	P	P	1 per 500 GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1 per 500 GFA
Solar Electric Power Generation - Large-Scale Commercial Standalone Solar Energy Farms	*221114*	*N*	*N*	*N*	*N*	*N*	*N*	*P*	*N*	*C*	*By individual review*
Natural Gas (Transmission Only)	2212	P	P	P	P	P	P	P	P	P	1 per 500 GFA
Natural Gas (Storage)	23712	N	N	N	N	P	N	P	P	P	1 per 500 GFA
Water Supply Systems	22131										
Storage	22131	P	P	P	P	P	P	P	P	P	1 per 500 GFA
Treatment	22131	N	N	N	N	P	N	P	P	P	1 per 500 GFA

Staff does not object to the Planning and Zoning Commission recommending approval of the text amendment to the Kershaw County Council.

After discussion, the Chairman called for a motion. Kevin Scharf made a motion to recommend approval of the text amendment to the Kershaw County Council. Kate Denton seconded the motion, and all voted in favor.

Continuing Education Reminder
Joey reminded everyone of the upcoming continuing education for Planning Officials 2020.

Development Updates
Joey gave a brief update on previous Planning Commission cases.

Adjournment
At 5:50 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins, seconded by Katie Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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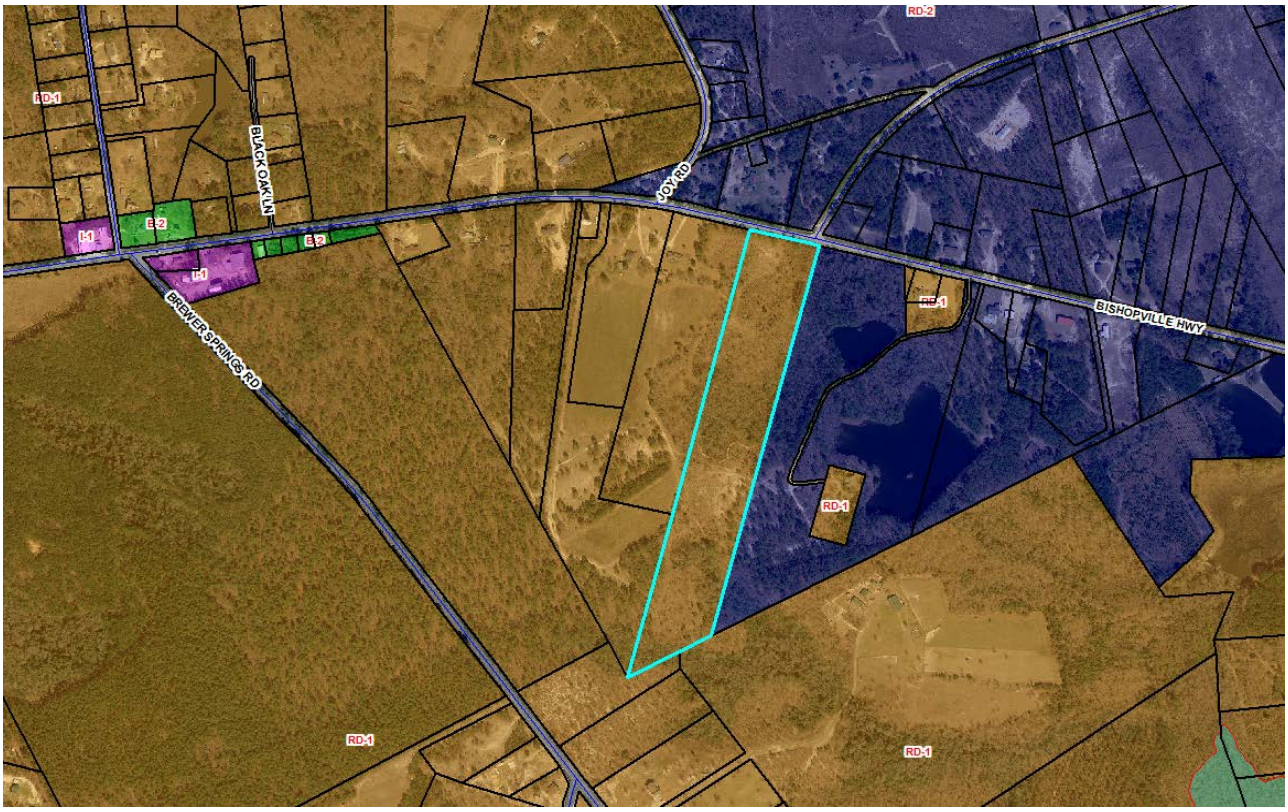


KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY WAYNE GALLOWAY

Current Zoning: RD-1 (Rural Resource District)

Proposed Zoning: RD-2 (Rural Resource District)

TMS# 287-00-00-090

July 13, 2020

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(July 13, 2020 Meeting)

Request #: 20-03

Staff: Joey Adams-Raczkowski

Applicant: Wayne Galloway
Property Size: +/- 20 acres

Current Zoning: RD-1 (Rural Resource District)
Proposed Zoning: RD-2 (Rural Resource District)
Location: 1249 Bishopville Highway, Camden, SC

TMS#: 287-00-00-090

Background Summary: This rezoning request consists of one parcel totaling +/- 20 acres. The site is located on the south side of Bishopville Highway east of Brewer Springs Road and near the intersection with Lucknow Road, approximately 4.5 miles east of the City of Camden. The parcel is currently vacant. Although this is a large parcel in acreage, there is only about 390 feet of road frontage. The parcel is approximately 2,500 feet in length.

This is a general use rezoning request that, if approved, would allow all permitted and conditional uses as outlined in the Zoning and Land Development Regulations for the RD-2 zoning district. However, the property owner has stated that they intend place a single-family manufactured home on the parcel. According to county records the parcel has previously had two manufactured homes at separate times. The property owner recalls the last manufactured home being removed from the property 5-6 years ago. This rezoning request is considered to be contiguous to existing RD-2 zoning which is located directly adjacent to the east of the subject parcel, and adjoining to the north as well.

Key Issue Summary: The following key issues should be resolved through the consideration of this application:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

Preliminary Staff Recommendation: Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-1 to RD-2.

Current Property Information

Land Use	Vacant. Previous single-family residential use in the form of manufactured housing.
Site Features	Rural, large lot, semi-wooded property located on the south side of Bishopville Highway east of Brewer Springs Road and near the intersection with Lucknow Road.
Flood Hazards	No flood hazard areas exist on the subject property.
Vehicle Access	The subject property will access Bishopville Highway via an existing residential curb cut, to be inspected by SC Department of Transportation prior to future use.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	RD-2	Existing single family homes
South:	RD-1	Vacant wooded land
East:	RD-2 & RD-1	Vacant wooded land, and parcel with single family home
West:	RD-1	Existing single family home

Zoning District Summary (Existing/ Proposed)

	Existing Zoning: RD-1	**Proposed Zoning: RD-2**
Zoning District Intent:	The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribution to a balanced environment.	The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribution to a balanced environment.
Permitted Uses: *Note: See Table 3-3 of the Zoning and Land Development Regulations for a complete listing of permitted and conditional uses.*	Single-Family Detached Agricultural Production Crops, Livestock, Animals Forestry and Logging Fishing, Hunting, and Trapping Mining Electric, Gas, and Sanitary Services Wild Game Processing Retail stores (C) Golf, tennis, and swim clubs Bed and Breakfast, hosting weddings (C) Camps and RV Parks (C) Gasoline Stations Transportation and Warehousing Libraries and Archives Veterinary services Landscape Services Educational Services Nursing Care Facilities Zoos and Botanical Gardens Hunt Clubs Pet Care	Single-Family Detached Manufactured homes Agricultural Production Crops, Livestock, Animals Forestry and Logging Fishing, Hunting, and Trapping Mining Electric, Gas, and Sanitary Services Wild Game Processing Retail stores (C) Golf, tennis, and swim clubs Bed and Breakfast, hosting weddings (C) Camps and RV Parks (C) Gasoline Stations Transportation and Warehousing Libraries and Archives Veterinary services Landscape Services Educational Services Nursing Care Facilities Zoos and Botanical Gardens Hunt Clubs Pet Care

Water and Sewer Service:	Cassatt Water Company / Septic	Cassatt Water Company / Septic
Lot and/or Density Requirements:	Minimum 1 acre or 43,560 SF	Minimum 1 acre or 43,560 SF
Setbacks Required:	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'
Height Restrictions:	35'	35'
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.50	.50
Maximum Density: Measurements in units per gross acre	1	1

Infrastructure

Council District	District 1 – Sammie Tucker
Water	Cassatt Water Company
Electricity	unknown
Sewer or Septic	Septic
School(s)	Pine Tree Hill Elementary Camden Middle School Camden High School
Fire District	Antioch Fire District
Police Department	Kershaw County Sheriff's Department

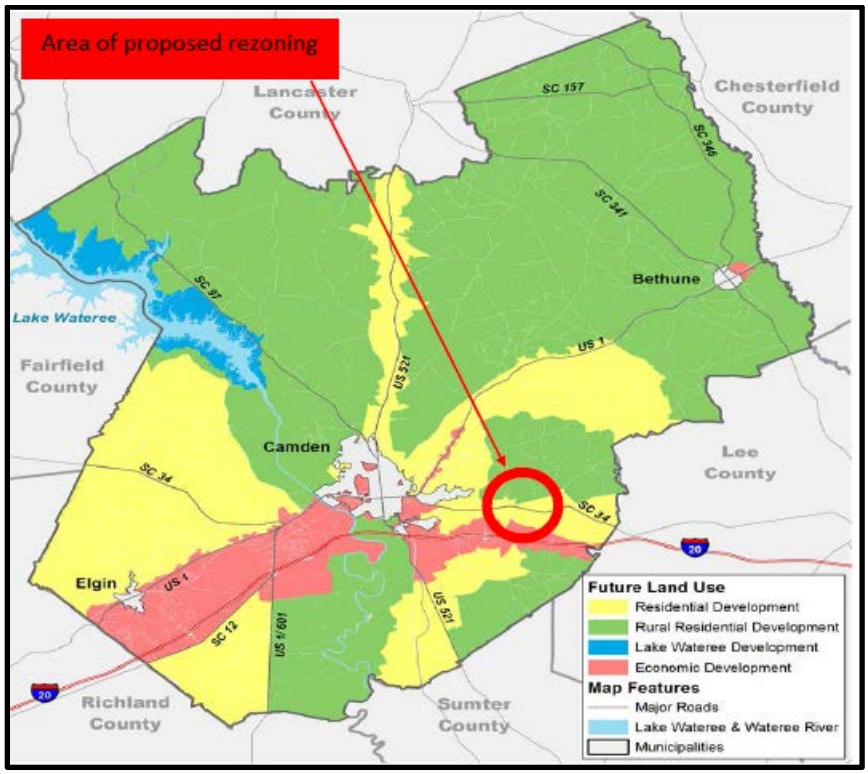
Traffic

Street Classification	Current LOS (Level Of Service)
Collectors – Generally serve travel between counties rather than being of statewide significance. Provides less highly develop Level of Service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.	Highway 34 - Bishopville Highway- is a two-lane major collector road with an approximate right-of-way width of 65-feet. This portion of road currently averages 2100 vehicle trips per day according to SCDOT traffic counting records.

Comprehensive Plan Considerations:

- *Enable and promote a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, that provide employment opportunities, and that serve the needs of residents.*

- *Encourage the location of new and expanded residential, commercial, and industrial development in areas where existing water and sewer facilities, roads, and other infrastructure, or planned facilities upgrades, can accommodate the development.*



Planning Considerations:

- ***Residential Development (RD)*** – Residential Development areas are characterized by suburban development from the periphery of the urban core and reach into the unincorporated areas of the County, generally along and near major transportation routes including U.S. Highways 1 and 521 and S.C. Highways 12 and 34. Included in RD are residences of all types and densities and associated non-residential uses that support residential development such as institutional, retail, office, commercial, and service uses.

Decision Criteria:
Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

The Comprehensive Plan.
Preliminary Staff Comments: The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The properties are located within the county's comprehensive plan defined area of Residential Development District. Although public sewer is not available in this area, that limitation will require any development to occur at lower densities that is supportive of the rural character of the area.

The current conditions and character of the current structures in each district.
Preliminary Staff Comments: To the north of the subject property, across Bishopville Highway, is RD-2 zoning. RD-2 zoning also directly adjoins the subject parcel on the east. Therefore, the subject parcel is considered to be contiguous to an existing RD-2 zoning district. All of the surrounding parcels are large lot single family residential. The subject parcel is the dividing line between RD-2 zoning to the east, and RD-1 zoning to the west. The housing types in the general vicinity of the request are a mixture of site built and manufactured housing, in both the RD-1 and RD-2 zoning districts. Staff provides the Planning Commission the following for informational purposes. "As defined by the South Carolina Municipal Association: Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. Bob Jones University, Inc. v. City of Greenville, 243 S.C. 351, 133 S.E.2d 843 (1963). Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To help avoid the problem of spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres."

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The subject property was previously utilized for placement of a manufactured home on two different occasions in the past according to county records. Although the property owner, upon successful completion of the rezoning process, may ultimately decide to place another manufactured home on this parcel, the property will still be utilized for the same purpose – single family residential dwelling. Additionally, although this is a large parcel in acreage, there is only about 390 feet of road frontage which will limit the parcel from being developed further with road

front lots. A conventional subdivision could possibly be developed on this and any surrounding properties. However, the owner of the subject parcel has not indicated such interest. Most commercial uses allowed within the proposed RD-2 district are typically considered to be compatible with surrounding residential development, and are either permitted by right or by conditional use, and are similar to those allowed in the RD-2 zoning district.

The conservation of property values throughout the jurisdiction of Kershaw County.
Preliminary Staff Comments: Staff has not seen any empirical evidence that additional new construction will have a negative impact on property values. On the contrary, commercial development has the tendency to increase property values.

Responsible growth and development:
Preliminary Staff Comments: The proposed rezoning meets the objectives of the comprehensive plan by continuing to foster large lot residential development along that portion of Bishopville Highway. Additionally, the proposed rezoning encourages a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, and have access to roads that can accommodate the additional traffic that will be generated.

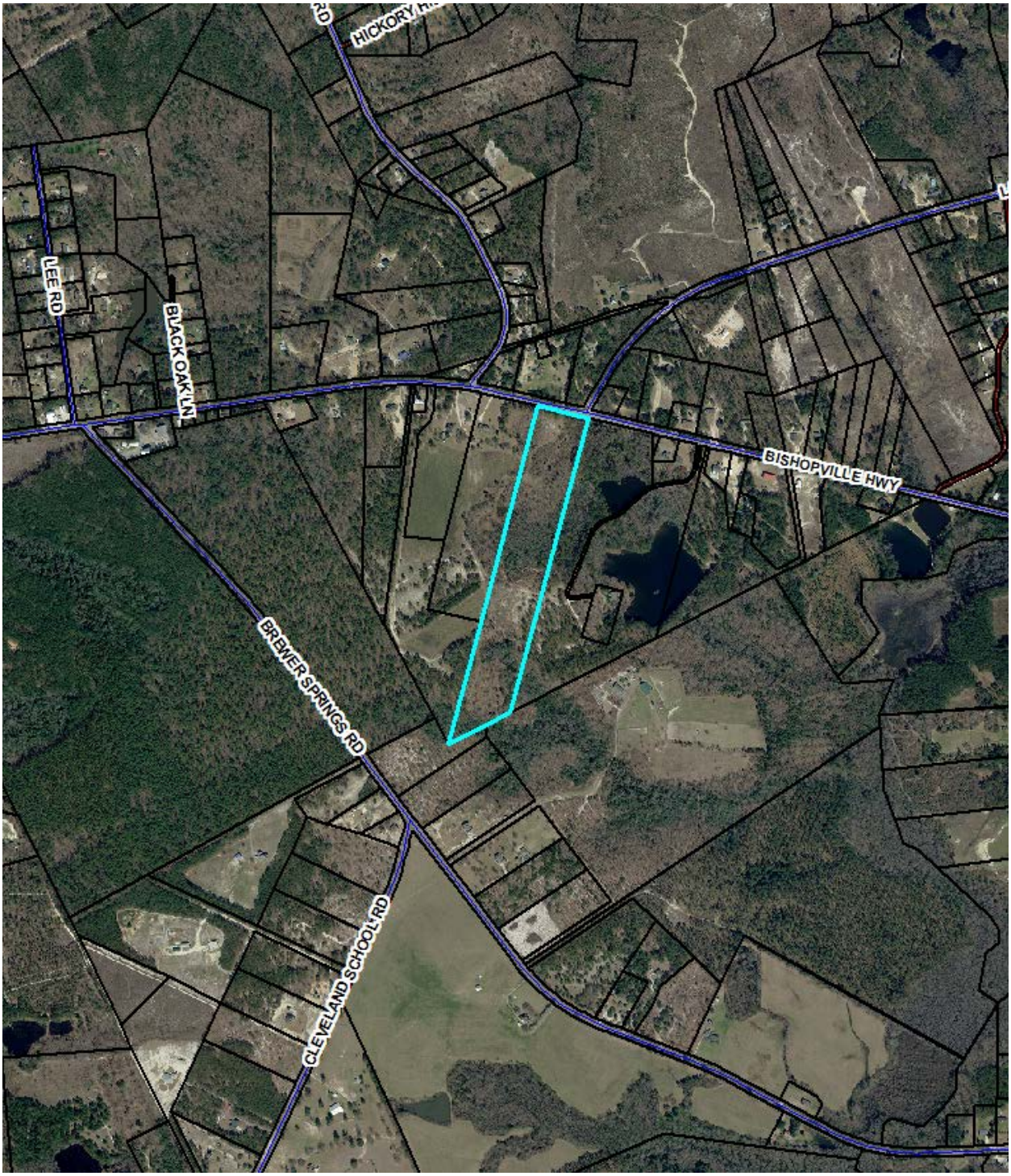
Planning and Zoning Commission Options:

Reviewing a request for a map amendment the Planning and Zoning Commission may:

1. **Forward a favorable recommendation to the Kershaw County Council**
2. **Forward an unfavorable recommendation to the Kershaw County Council**
3. **Continue to the review to the next Planning and Zoning Commission Meeting**

Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-1 to RD-2. The Kershaw County Council makes all final decisions regarding rezoning applications.

Aerial view of subject properties (Case# 20-03)



Subject property as viewed from Bishopville Highway (Case# 20-03)

Existing driveway far bottom left of both pictures

Subject property on right, Lucknow Road intersection on left

Adjacent property across Bishopville Highway

Adjacent property across Bishopville Highway

Below, properties adjoining subject parcel to the west (zoned RD-1), two site built homes and a Cassatt water tower

PETITION TO PLANNING AND ZONING COMMISSION
REZONING (ZONING MAP AMENDMENT) APPLICATION

Date: 5/7/2020 | Request #: 20-03 | The applicant requests that the property described below be re-zoned from RD1 to RD2

APPLICANT

NAME: Wayne Keith Galloway	E-MAIL WayneGalloway@synovus.com		
MAILING ADDRESS: 1215 Bishopville Hwy	CITY: Camden	STATE: SC	ZIP: 29020
TELEPHONE: (803) 572-1045	CELL: (803) 572-1045		
THE APPLICANT IS: PROPERTY OWNER [X] AGENT OF PROPERTY OWNER [ ] OPTION HOLDER [ ]			
If applicant is other than owner, state applicant's interest in the land proposed to be rezoned:			

PROPERTY LOCATION

Street address: 1249 Bishopville Hwy Camden SC 29020		Street address:	
TMS#: 287-00-00-090	Number of acres: 20.30	TMS#:	Number of acres:
Deed book: 3232	Plat book: 34	Deed book:	Plat book:
Sewer district: N/A	Water district: Cassatt Water	Sewer district:	Water district:
Current use: Property		Current use:	
Proposed use: Property / 1 acre of land for Mobile Home		Proposed use:	
Community/subdivision: Antioch	Council district: 291	Community/subdivision:	Council district:

Has previous application been made to rezone all or any part of this/these property/properties? Yes [ ] No [X]. If yes, when?

Reason for request: TO Place Mobile Home one 1 acre of land.

As per the SC Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [ ] No [X]. If so, submit a copy with this application.

Applicant's Signature: Wayne K Galloway Date: 5/7/2020

PROPERTY OWNER - If other than applicant. If property is owned by more than one person, all owners must be listed. Each owner must complete the designation of Agent Form provided on the following page of this application.

NAME:	TELEPHONE:		
MAILING ADDRESS:	CITY:	STATE:	ZIP:
E-MAIL:			

DESIGNATION OF AGENT – To be completed by the property owner if the owner is not the applicant. If the property is owned by more than one person, each owner must complete a separate Designation of Agent Form. The signature of the owner must be notarized. An additional form is provided at the end of this application and may be duplicated in order to list all owners.

I, _____(PROPERTY OWNER) hereby appoint _____(APPLICANT)

as my agent to represent me in this request for rezoning.

Owner's signature: _____ Date:_____

Given under my hand and seal, this _____ day of _____. 20___

_____ (Seal)

Notary Public for South Carolina

My commission expires on _____ day of _____. 20___

Rezoning Application 9.29.16

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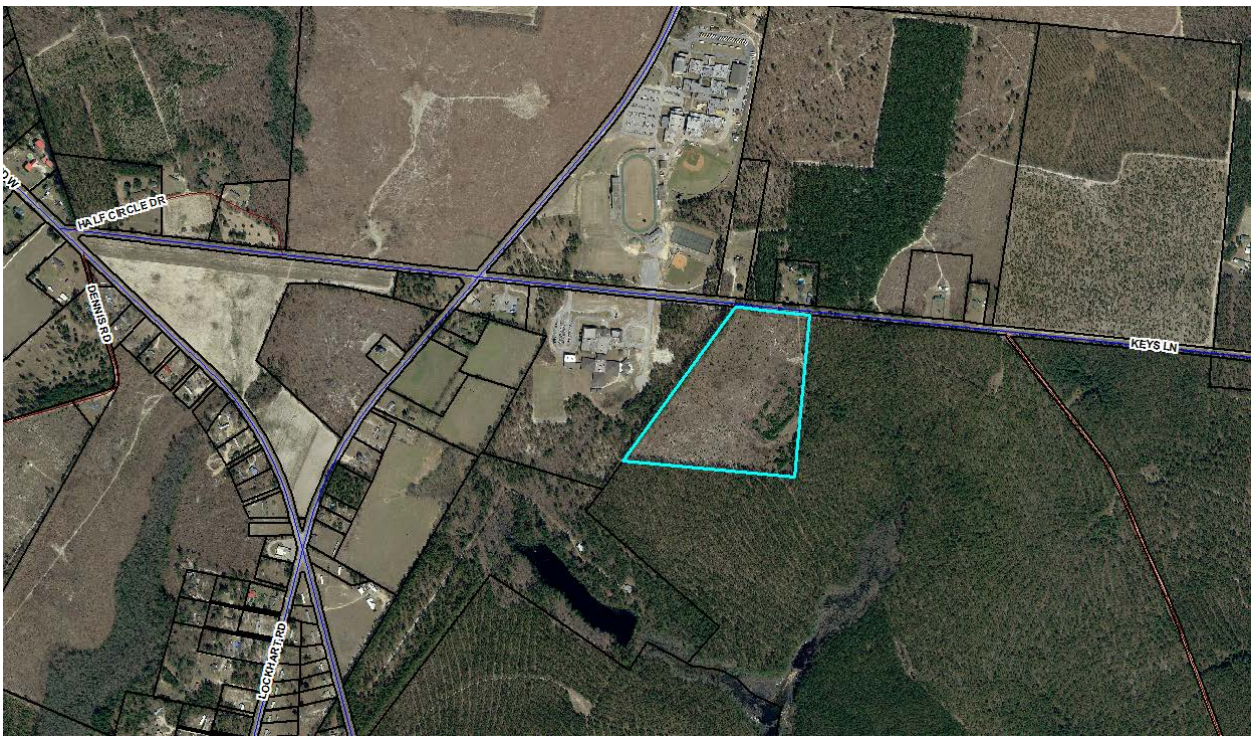
APPLICATION FOR SITE PLAN APPROVAL
STAFF REPORT TO THE PLANNING COMMISSION
A New Elementary School for the North Central Area
July 13, 2020

A. PROERTY INFORMATION

1. Project Name: A New Elementary School for the North Central Area
2. Type of Development: Major Group Development
3. Phase #: N/A
4. Name of Community: Kershaw
5. Address and TMS#: 861 Keys Lane, Kershaw, SC TMS#: 136-00-00-034
6. Total Acreage: 25 acres
7. Number of Existing Lots: 1 Number of Proposed Lots: 1
8. Water and/or Sewer District: Cassatt Water Authority / Septic Tanks
9. Electricity: Dominion Electric
9. Name and Distance to Nearest Municipality: approximately 9 miles to Bethune Town Limits
10. County Council District: 6, Tom Gardner

B. PROPERTY OWNER/APPLICANT: Kershaw County School District



C. ZONING: RD-2

Residential Development (RD) – Residential Development areas are characterized by suburban development from the periphery of the urban core and reach into the unincorporated areas of the County, generally along and near major transportation routes including U.S. Highways 1 and 521 and S.C. Highways 12 and 34. Included in RD are residences of all types and densities and associated non-residential uses that support residential development such as institutional, retail, office, commercial, and service uses. Educational facilities are a permitted institutional use within the RD-2 zoning district.

D. BACKGROUND AND DISCUSSION

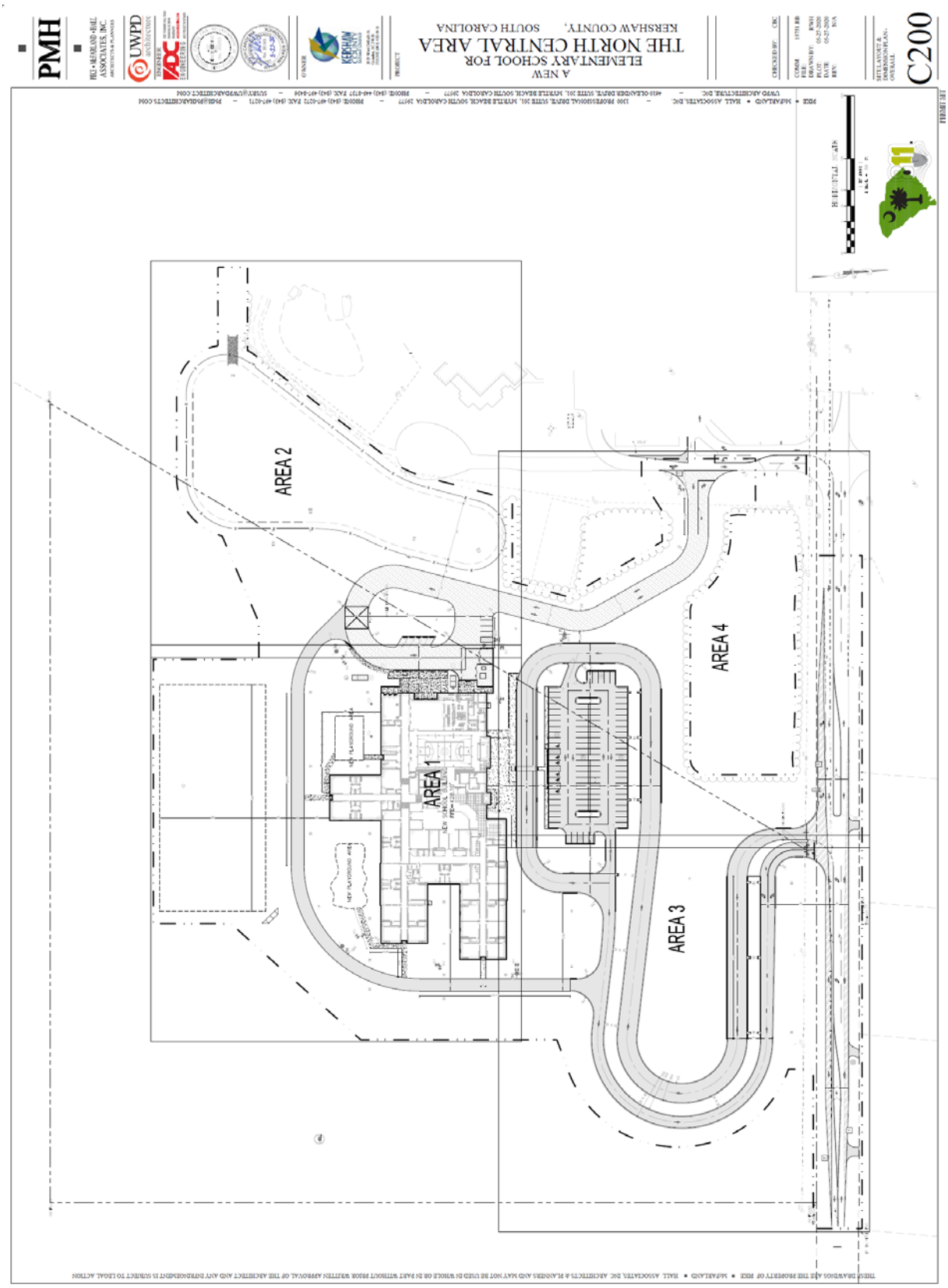
This project adds an elementary school to the existing campus-like development that contains both an existing high school and middle school. According to the design narrative provided by the project engineer, on-site improvements include parent and bus drop off areas, service areas, parking, sidewalks, playgrounds, grassed play fields, and landscaping. Buses will enter at the same location as is currently utilized for the middle school. Once on site, buses will go right to serve the middle school, or left to enter the elementary school. Additional off-site transportation improvements to Keys Lane will be required by SC DOT and consist of widening of the roadway to accommodate left and right hand turn lanes. Water and sewer infrastructure will be provided by community water (Cassatt) and septic tank system. A dry stormwater pond is proposed. The site design is in conformance with applicable sections of the Zoning and Land Use Regulations. Staff will continue to work with the applicant to amend the propose landscape plan to include Street and Lot Perimeter Buffers. It is staff's understanding that once constructed, North Central Elementary School will consolidate students from three other elementary schools: Ms. Psigah, Bethune, and DeKalb.

E. SUBJECT PROPERTY LAND USE

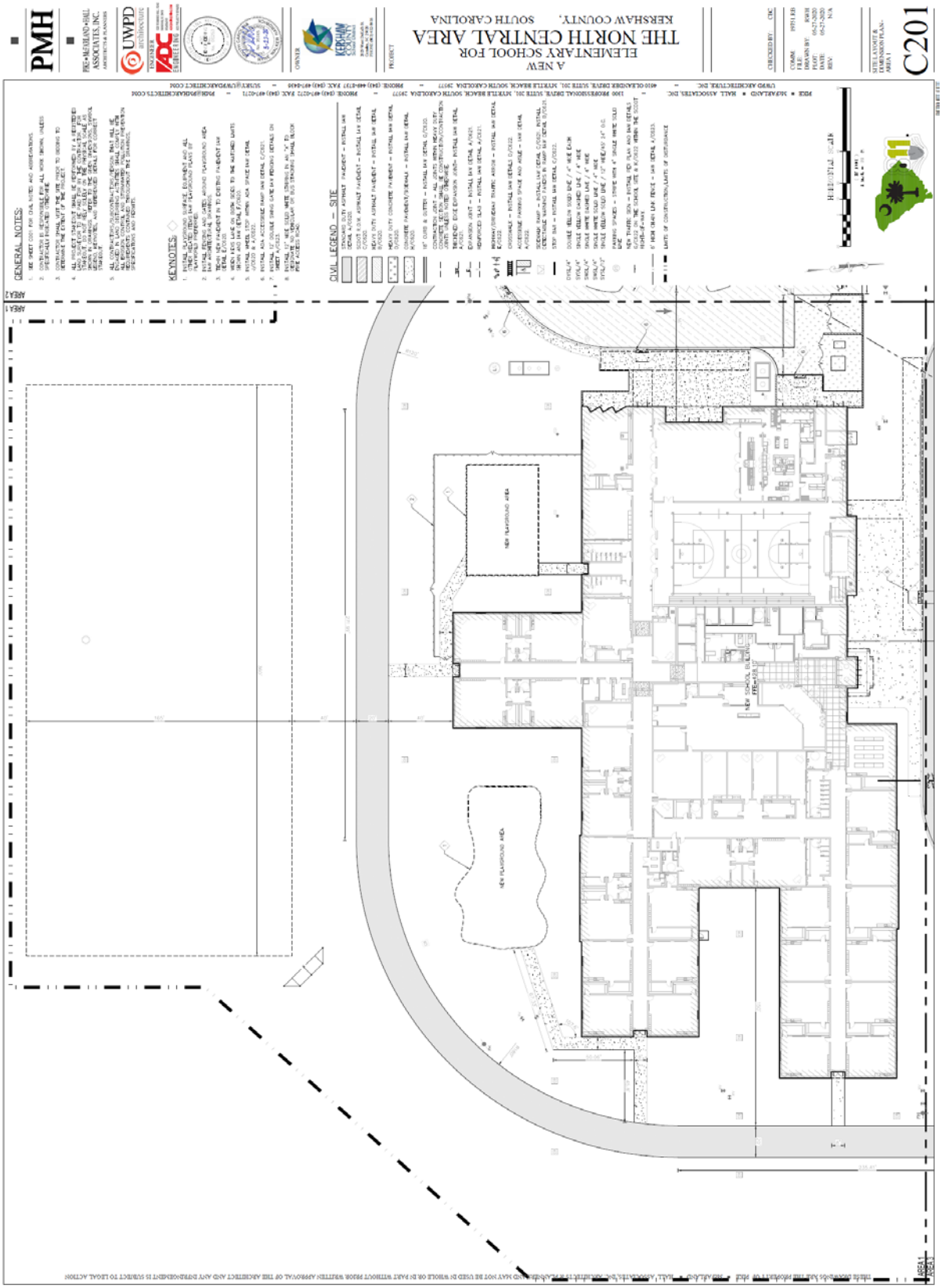
According to the design narrative provided by the project engineer, the proposed elementary school is being constructed for a population of 600 students with a maximum occupancy of 850 students in the future. This school is a one-story, 75,063 SF facility. As shown in the following rendering, the proposed facility introduces a modern design with both horizontal and vertical architectural variations of the façade that produce an aesthetically pleasing facility.

North Central Elementary School Rendering

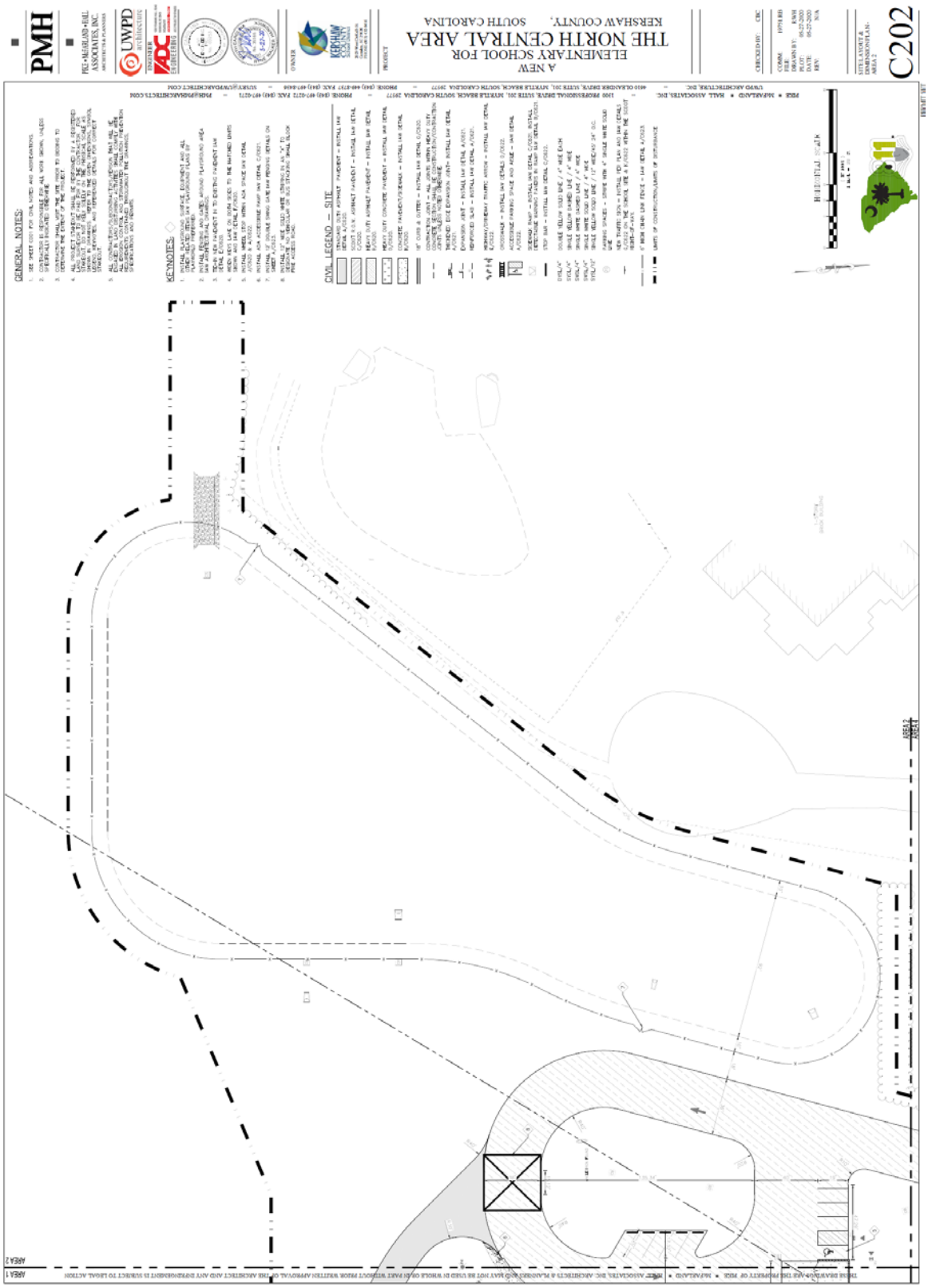
North Central Elementary School Overall Site Plan



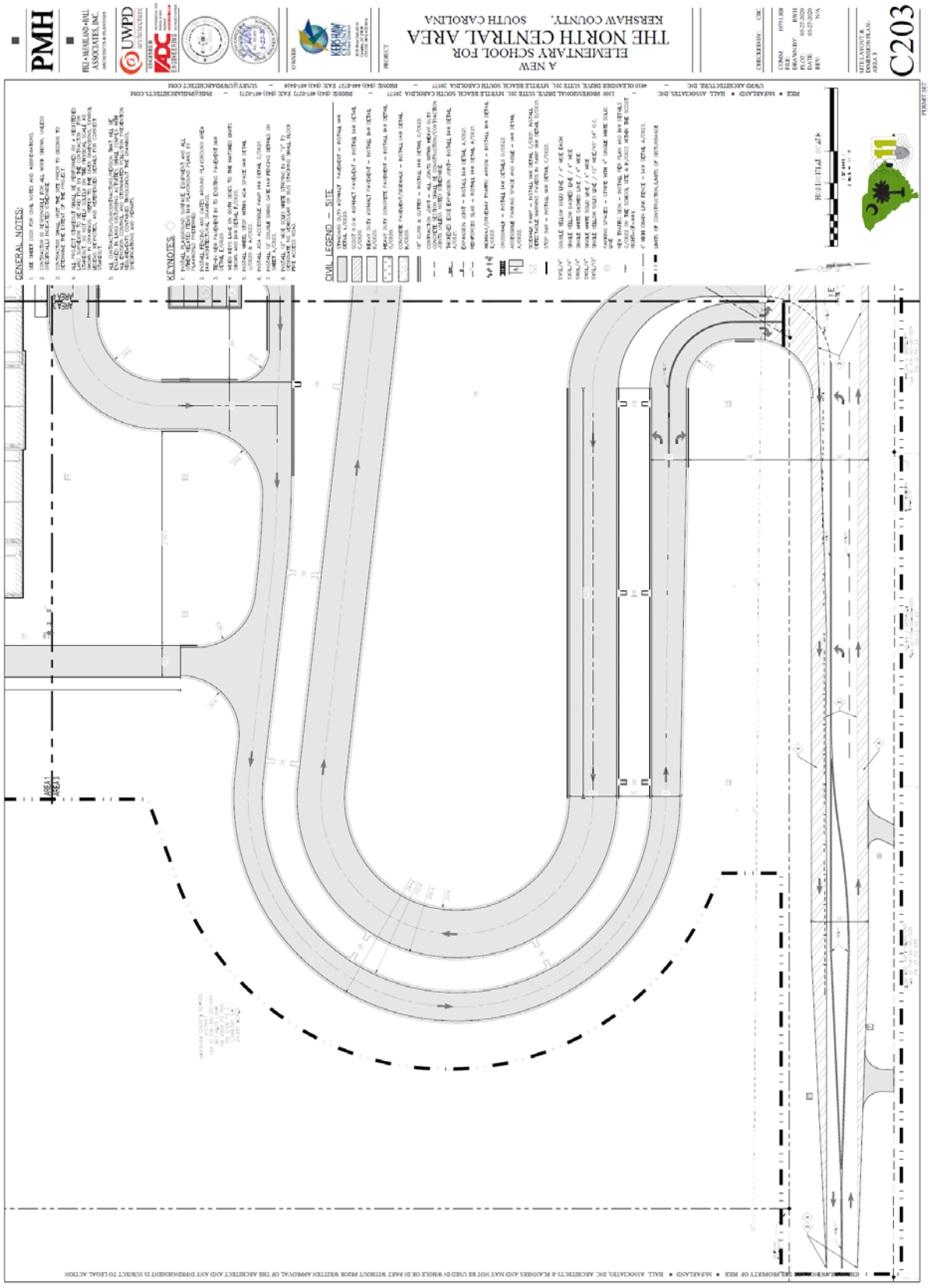
North Central Elementary School (area "1" enlargement)



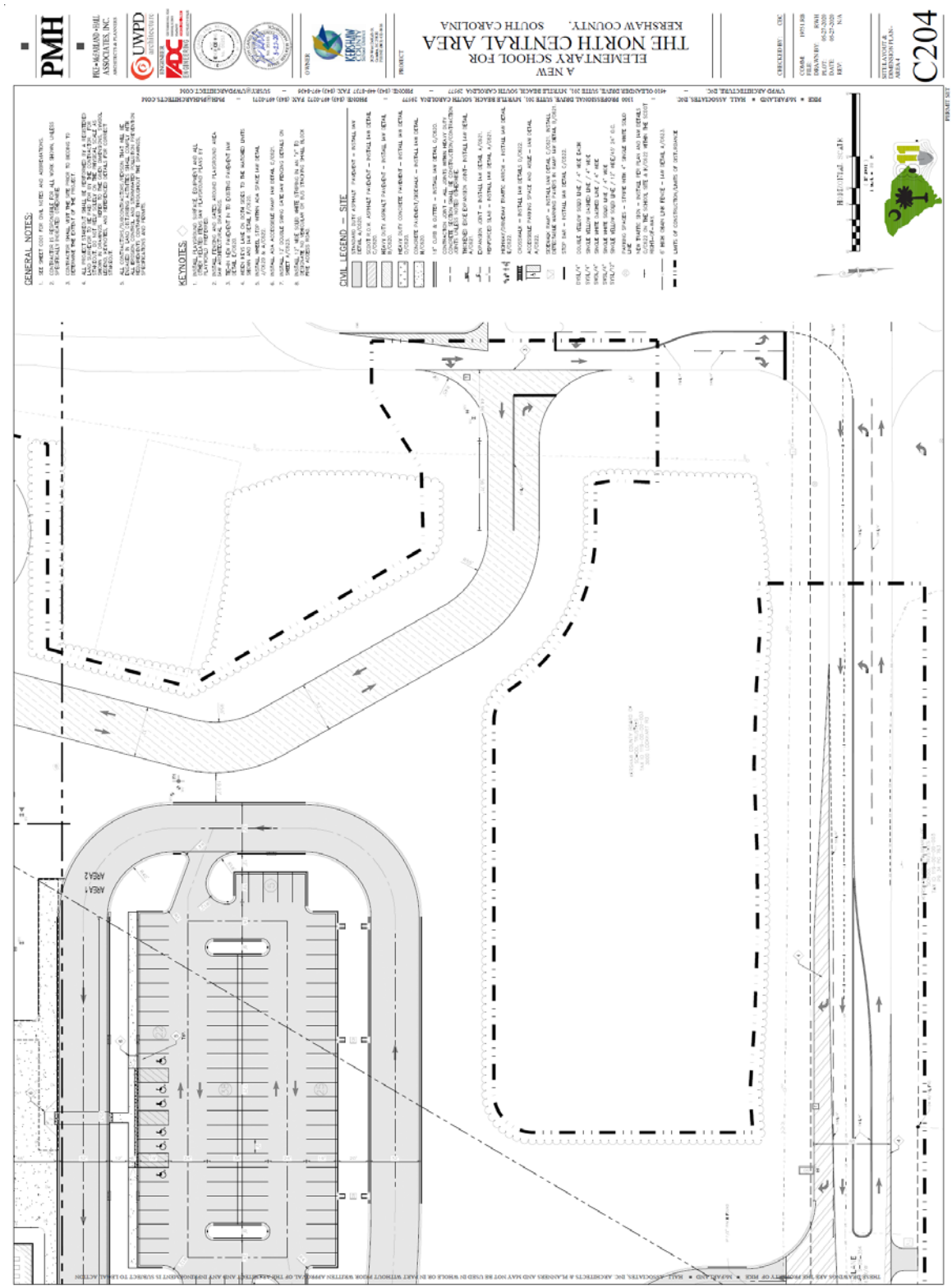
North Central Elementary School (area "2" enlargement)



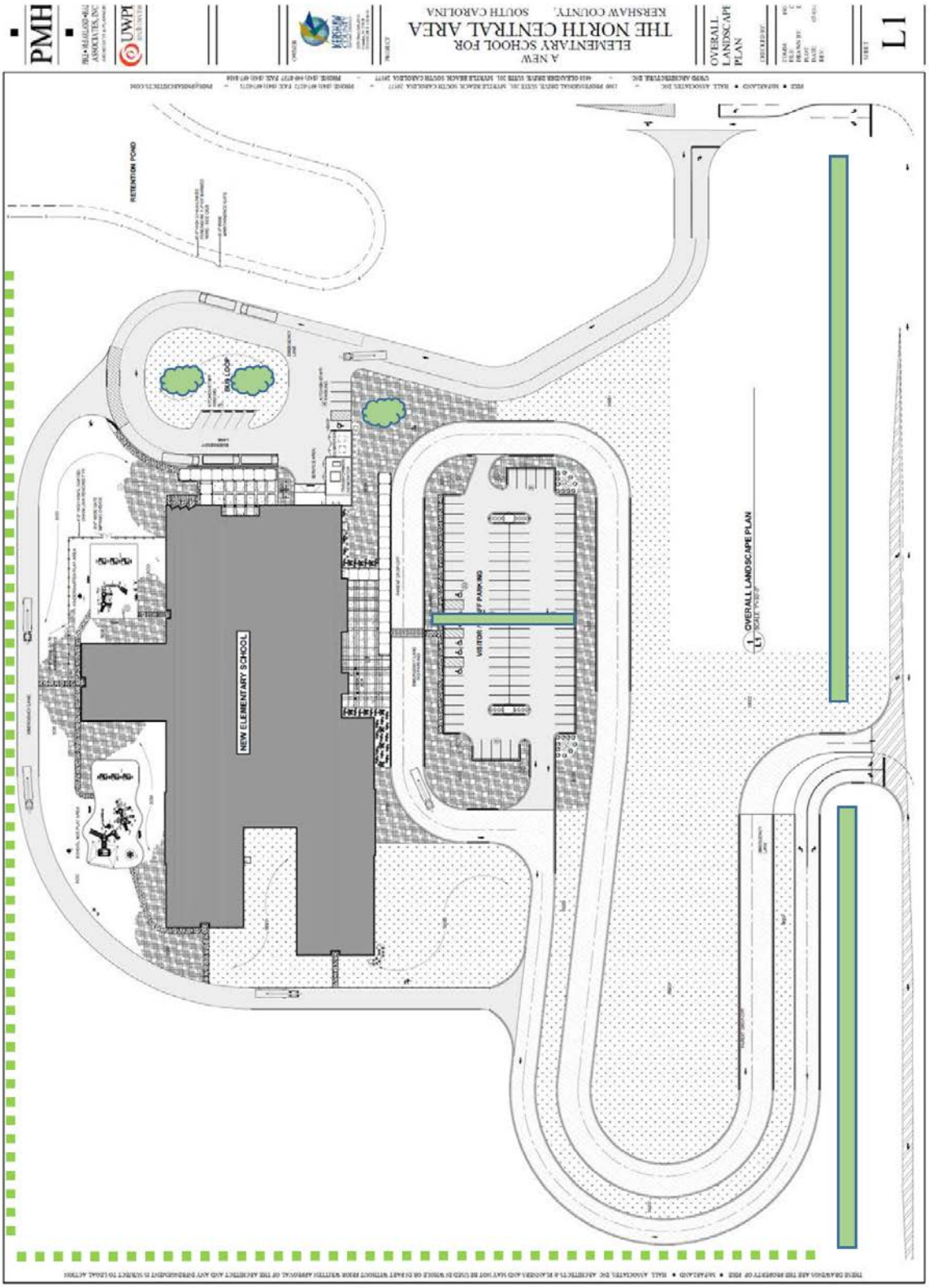
North Central Elementary School (area "3" enlargement)



North Central Elementary School (area "4" enlargement)



North Central Elementary School Landscape Plan (Note: green highlighted areas correspond with areas that need to be addressed as noted in the conditions of approval)



F. MAJOR GROUP DEVELOPMENT APPROVAL PROCESS

5:2.6 Group Developments

A group development is a development of a single tract of land or adjacent tracts of land under the same ownership or control. Group developments include commercial, retail, industrial, institutional, multi-family residential, and manufactured home parks.

5:2.6-1 Major and Minor Group Developments Defined

A. **Major Group Developments**

Major group developments are as follows:

1. **Commercial, Industrial, Institutional** - A group commercial, industrial, or institutional development consists of a multiple use or multiple occupant commercial, industrial, or institutional complex of a combined 25,000 square feet or greater of gross floor area, or a single-use, single-occupant commercial or industrial building of 25,000 square feet or greater of gross floor area. Examples are shopping centers and malls; commercial business or industrial parks; and "big box" retail.
2. **Housing** - A group housing development consists of:
   a. Multi-family apartment buildings, duplexes, triplexes, quadruplexes, and townhouses on a single tract of land or adjacent tracts of land under the same ownership or control containing a combined total of more than ten (10) dwelling units.
   b. Manufactured Home Parks - All manufactured home parks are classified as major group developments.

5:2.6-3 Major Group Development Approval Process

B. **Submittal Requirements**

The applicant shall complete an application for a major group development that shall be prepared by the Planning Official.

1. **Zoning and Land Development Site Plan for Major Group Developments**
   The applicant shall submit to the Planning Official ten (10) copies of the site plan drawn per the requirements of as stipulated below.
2. **General Site Plan Information**
   a. Tax Map Survey (TMS) number(s) for the subject parcel(s).
   b. Contact information for the responsible party
   c. The site plan must be of sufficient scale to show the entire subject parcel, adjacent boundary lines of adjoining properties, and abutting roads.
   d. TMS number, owner information, and land use (commercial, residential, vacant, etc.) of adjoining properties.
   e. Right-of-way of abutting road(s).
   f. Existing and proposed encroachments (curb cuts).
   g. All existing and proposed structures, their size, height, elevation, and their setbacks from property lines.
   h. Flood zone and wetlands verification and base flood elevation as applicable.
   i. Total acreage in the tract proposed for group development and a statement of total contiguous acreage owned by the developer(s).
   j. The location and size of all proposed utilities and storm drainage easements.
   k. The location of topographical lines (closest available contour intervals - United States Geological Survey, USGS contours acceptable).

l. The intended use of each building and number of units (if multiple use) the building is designed to accommodate.
m. Vicinity map.
n. Date.

3. **Landscaping**

A landscape plan including all required buffers, screening, landscaping, open space, and Tree Protection provisions of this Ordinance. The landscape plan shall:

a. Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
b. Indicate the location and dimensions of landscaped areas (including required buffers, screening, interior parking, and other landscaping), plant materials (planting schedule), decorative features, etc.
c. Identify all existing healthy pine trees of twenty (20) inches or greater diameter at breast height (DBH) and all other tree species of eight (8) inches or greater DBH.

4. **Parking**

The site plan must include an off-street parking facilities plan designed in accordance with the off-street parking regulations of this Ordinance. The plan must include:

a. The required number of parking spaces per the zoning district regulations of this Ordinance.
b. The required number of handicapped parking spaces and their locations.
c. Parking slip and aisle dimensions.
d. Off-street loading.
e. Parking area landscaping per the landscaping provisions of this Ordinance.
f. Site parking, aisles, vehicular and pedestrian ingress and egress, loading zones, etc. shall be laid out to facilitate safe and efficient internal traffic circulation.

5. **Signage**

The applicant is not required to submit sign permit applications at the time of group development application submittal. The developer may, however, opt to include the signage plan per the signage regulations of this Ordinance. Final certification (certificate of occupancy or use permit) shall not be granted until any required sign permits have been applied for and approved per the provisions of this Ordinance.

Approval Process

1. **Planning and Zoning Commission Review**

The Planning Official shall review the zoning and land development site plan for completeness. A site plan deemed complete by the Planning Official will be placed on the agenda for the next regular Planning and Zoning Commission meeting scheduled at least forty-five (45) days after the site plan is filed. The Planning Official shall distribute copies of the site plan to all affected County agencies for review and comment. The Planning Official shall present the application to the Planning and Zoning Commission in a staff report with the Planning and Zoning Department's analysis and recommendations and any other County agency's comments that have been received by the Planning Official. For residential major group developments, the Planning and Zoning Department's analysis and recommendations shall include any impact assessment reports received from commenting agencies per the adequate public facilities provisions of this section. The Planning and Zoning Commission shall consider the prevention of traffic hazards and the provisions of off-street parking and

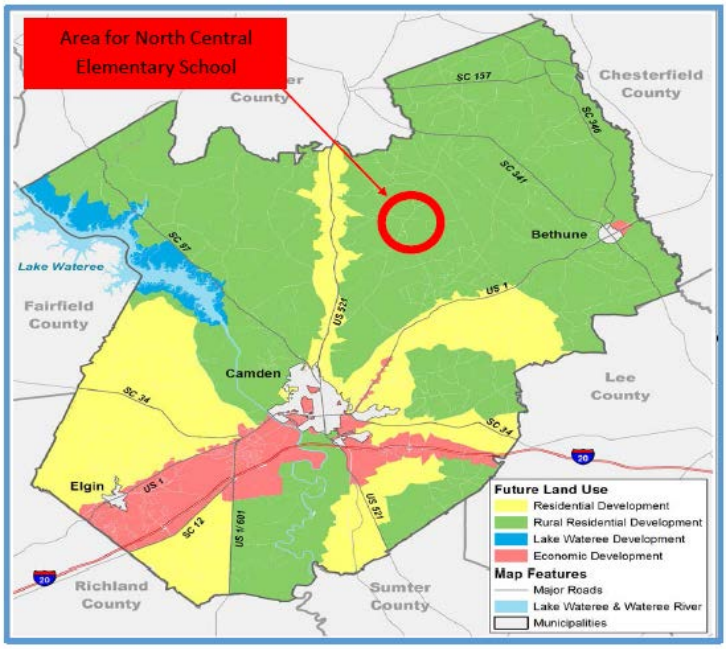
required utilities. In addition, the Commission will consider compliance of the proposed group development with the applicable design standards and required improvements per this Ordinance and with the goals and objectives of the Comprehensive Plan.

The Planning and Zoning Commission shall approve, approve conditionally, or disapprove the site plan. If the site plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, ordinance, or regulation with which the plan does not conform. On conditional approval, the Planning and Zoning Commission may require the applicant to resubmit the site plan with all recommended changes before approving said plat. The Planning and Zoning Commission may direct the Planning Official to review the resubmitted site plan and to make a determination of approval, or it may require that the resubmitted plan be brought before the Planning and Zoning Commission for review at the next regular Planning and Zoning Commission meeting scheduled at least fifteen (15) days after the resubmitted site plan is filed.

If the site plan is found to conform to all requirements of the Ordinance, approval subject to traffic management plan provisions of this Ordinance shall be given by the Planning and Zoning Commission or Planning Official as directed by the Planning and Zoning Commission.

G. FUTURE LAND USE MAP

The proposed site is located within Rural Residential Development (RD) land use area on the Future Land Use Map (see below).



RD – RURAL RESIDENTIAL DEVELOPMENT AREAS

Rural Resource Development (RR) – Lands in more rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, or are undeveloped. Rural commercial and limited institutional and industrial developments are also present in Rural Resource Development areas. Established unincorporated rural communities including Boonetown, Boykin Mill, Rabon's Crossroads, Liberty Hill, Buffalo/Mt.Pisgah, Cassatt, Westville, Gates Ford, Beaver Creek, Tookiedoo, Pine Grove, Doby's Mill, and Salt Pond are also in the RR areas of the County. While land in the RR areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, commercial, and industrial uses will locate in these areas where appropriate.

Most of the land (92%) in the Rural Resource Development FLU category, totaling 260,160 acres, is currently in agricultural or forestry use. This represents the bulk of land in this use among the four future land use categories. Residential uses comprise 5% (13,868 acres) of all current land use, with nearly all residential characterized as low density single-family within this FLU category. Other land uses, including parks and recreation, public and institutional, industrial, and commercial, each total less than one percent of all current land use within the Rural Resource district. Of note is parks and recreation at 2,179 acres, which is the largest total land area among the four FLU categories. More than 4,453 acres (1.6%) of the land in Rural Resource Development is currently vacant. Because of the rural nature of these areas and a lack of access to primary transportation routes and public water and sewer service, it is unlikely that any major land use changes will be made in the coming decade. However, these areas provide essential open space, forests, wetlands, and prime agricultural lands considered critical to Kershaw County's community character and economic welfare.

Staff Analysis

Project is for an institutional use which complies with the County's future land use map.

H. APPLICABLE COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Commercial / Instutional Policies:

- **a.** Ensure that commercial establishments are designed to minimize negative impact on traffic circulation and adjacent land use.
- **b.** Prohibit the encroachment of incompatible commercial development into established residential areas. Commercial establishments that are non-neighborhood service oriented can be clustered in regional commercial centers or malls with appropriate traffic management improvements.
- **c.** Coordinate the growth of commercial development with information regarding the potential impact on the Comprehensive Plan, community facilities, utilities, transportation system, adjacent and nearby land uses, and the natural and cultural environment.
- **d.** Work with the School District to plan for the location and size of the new schools and the expansion of existing facilities that are aligned with the development and population growth trends.

Staff Analysis

The proposed project meets these land use objectives in that it places development in an area adjacent to existing similar development and does not encroach into neighborhoods or natural areas. Institutional use of this property will be compatible with its neighboring uses. The institutional use coordinates the counties growth regarding potential impact on the Comprehensive Plan, community facilities, utilities, and is in unison with adjacent land uses. The proposed group development will minimize negative impacts on traffic circulation through anticipated improvements.

I. SUBMITTAL REQUIREMENTS

The applicant submitted the site plan to Planning and Zoning. The site plan has been reviewed for general site plan accuracy. It contains all required and necessary information.

K. STAFF ANALYSIS AND RECOMMENDATION

All of the required documents and plans were submitted to Kershaw County Planning Office for review. The site plan was reviewed and meets the required elements at this time, i.e. zoning, with the conditions of approval as detailed in the staff recommendation.

Landscaping: As noted in the conditions of approval, some amendments to the landscaping plan will be required. Staff is confident that these issues can be remedied at the staff level.

STAFF RECOMMENDATION

Staff recommends that the site plan of the proposed North Central Elementary School submitted to the Planning and Zoning Commission be approved subject to the following conditions:

1) issuance of SC DOT encroachment permits for identified roadway improvements prior to issuance of site disturbance permits
2) submit copies of all required permits for stormwater, water, and sewer approvals
3) submission of revised landscape plans that address Article 3, Section 3:5.1-5 and Section 3:5.3-4:
    a) verify total number of staff and students in order to verify compliance with maximum parking standards.
    b) add parking islands in center of parking lot to ensure all spaces are no more than 60’ from the trunk of large maturing trees.
    c) add large maturing tree(s) to kitchen staff and bus loop parking areas
    d) verify that at least 10% of the building frontage is landscaped
    e) inclusion of a Type “A” buffer area along Keys Lane
    f) inclusion of a lot perimeter buffer Type “C” along the eastern and southern property boundaries, or within the site along the fire access road. Several flexible options exist to address this buffer requirement and staff will work with the applicant to remedy the issue.
    g) verify that retention pond chain link fencing will be black vinyl coated
4) submission, review, and approval of all applicable zoning, signage, and building permits prior to beginning any site work or building construction.

L. PLANNING COMMISSION ACTION

Planning and Zoning Commission Options:

Reviewing a request for site plan approval, the Planning and Zoning Commission may:
1. Approve
2. Approve conditionally
3. Disapprove, referring specifically to those parts of the Comprehensive Plan, ordinance, or regulation with which the plan does not conform.

The Kershaw County Planning Commission makes all final decisions regarding rezoning applications.

Kershaw County Planning and Zoning Department
515 Walnut Street, Room 160, Camden, SC 29020
803-425-7233

KERSHAW COUNTY LAND DEVELOPMENT APPLICATION
- MAJOR GROUP DEVELOPMENT -

(and Minor Group Developments in the Lake Wateree Overlay District)

The submission of this application constitutes notice that the entity identified below intends to develop a Major Group Development as defined in Section 5:2.6-1 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), current version.

For Official Use Only Application Number:_____ Submittal Package Complete: _____	

Project/Site Name (as approved by E-911 Addressing Dept): North Central Elementary School	Date: 5/15/2020

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s):	Tax Map Number(s):
861 Keys Lane, Kershaw, SC 29067	RD-2	136-00-00-034

As per the South Carolina Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes ☐ No ☒. If so, submit a copy with this application.

Project Information

Applicant/Owner (company or individual): Kershaw County School District			
Project Contact (if applicant/owner is a company): Billy Smith			
Mailing Address: 2020 West DeKalb Street	City: Camden	State: SC	Zip: 29020
Phone: 803-432-8416	Cell:	Fax:	
E-mail: Billy.Smith@kcsdschools.net			

Engineering Company Name: ADC Engineering, Inc.		Project Engineer: Ryne Hardwick, P.E.	
Mailing Address: 1226 Yeamans Hall Road	City: Hanahan	State: SC	Zip: 29410
Phone: 843-566-0161	Cell: 843-333-1921	Fax:	
E-Mail: RyneH@adcengineering.com			

Architectural Company Name: Pike McFarland Hall Associates, Inc.		Project Architect: Diane Price	
Mailing Address: 1300 Professional Dr., Suite 201	City: Myrtle Beach	State: SC	Zip: 29577
Phone: 843-497-0272	Cell: 843-640-7952	Fax:	
E-Mail: DPrice@pmharchitects.com			

Property Owner(s) (if not applicant): Same as Applicant			
Mailing Address:	City:	State:	Zip:
Phone:	Cell:	Fax:	
E-mail:			

Major Group Development Application 5.5.14

Site Information

Total Area: 22.0 Disturbed Area	Total Lots: 1	Is this project a phase of an existing development? ☐ Yes ☒ No
If yes, what is the name and location of existing development?		
Current Phase Number:	Proposed Start Date (MM/DD/YYYY): 08/20/2020	Estimated Completion Date (MM/DD/YYYY): 12/20/2021
Type of Development Activity Proposed for the Overall Site (check all that apply): ☐ Commercial ☑ Institutional ☐ Residential: Multi-Family ☐ Mfg. Home Park ☐ Other:		
Total number of buildings: 1	Total square footage of buildings: 75,063	Total units (Multi-Family, Mfg. Home Park): N/A
Is any part of the property located inside a Kershaw County MS4 or an urbanized area? ☐ Yes ☒ No		

Utilities Information

Proposed Water Supply: Private Wells ☐ Public Water ☒	Public Water Provider: Cassatt Water
Proposed Sewer: Septic Tanks ☒ Public Sewer ☐	Public Sewer Provider:
Proposed Electric Provider: Dominion Energy	Proposed Gas Provider: N/A

Application Submittal Checklist

- ☑ 10 copies of Zoning and Land Development Site Plan prepared in accordance with Section 5:2.6-3 of the Zoning and Land Development Regulations
- ☑ 2 copies Engineering Plans in accordance with Section 5:2.6-2 of the Zoning and Land Development Regulations
- ☑ Traffic Management Plan, if triggered per ZLDR Section 5:2.8-1
- ☐ Deed and Plat
- ☐ Administrative (Plan Review) Fee Not applicable
- ☐ Planning Commission (Plan Review) Fee Not applicable

Signatures and Certifications

The applicant certifies he understands that site plan approval does not constitute approval for site development and construction activities. No site development or construction activities including land disturbance of any kind may commence until the building permit has been issued. The building permit will not be issued until the architectural and engineering plans have been approved. Additional review fees are required for architectural and engineering plans review, inspections, building permit, and sign permit.

BILLY D. SMITH
Typed or Printed Name of Project Owner

Signature of Project Owner

5/27/20
Date

CHIEF OPERATIONS OFFICER
Title/Position