Kershaw County Planning Commission

AGENDA

JULY 12, 2021 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 14, 2021

III. **Case 21-12:** *Rezoning Public Hearing.* Applicant and property owner Thomas M. Fort is requesting a change in the zoning classification of approximately 123.08 acres from RD-2 (Rural Resource Districts) to B-2 (General Business District). The property is identified as TMS# 361-00-00-019, with an address of 2037 Fort Jackson Road. This is a general use rezoning request, therefore, no specific development plans have been submitted. Any and all uses within the proposed B-2 zoning district will be allowed if this rezoning case is approved.

IV. **Case 21-13:** *Major Group Development Application.* Applicant, Map Land and Homes, LLC (Kim Pocock), on behalf of property owner Henry Powers, requests approval of a Major Group Development application to construct a 28 unit townhome development "Dewitt Townhomes." The subject property located at 709 Dewitt Drive, Lugoff, is currently zoned GD (General Development District), and identified as a TMS# 296-00-00-104 p/o.

V. **Previous Cases / Development Update**

VI. **Adjournment**

PLANNING COMMISSION PROCEDURE FOR
PROVIDING PUBLIC COMMENTS FOR PUBLIC HEARINGS

Applicants with requests before the Planning Commission are allotted a presentation time of 10 (ten) minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

Please do not speak from the audience. When your time to speak is granted and you have signed into the meeting to speak, please come to the podium so all present for the meeting can hear your comments. Also, be considerate of others by turning off or muting your cell phones during the proceedings.

Thank you

Planning Commission

Kershaw County Planning and Zoning Commission
Regular Session Minutes – June 14, 2021, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Kate Denton, Curtis Blackmon, Robert Andrews, and Fiona Martin
Members Absent: None
Staff in Attendance: Michael Conley, 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
Chairman Eichelberger stated that the minutes for the April 12, 2021 regular meeting had been distributed electronically, and asked if there were any corrections or additions. Fiona Martin stated that her comments on Case 21-06 were not included in the minutes. A brief summary of Ms. Martin's comments will be added to the minutes. The chairman then called for a vote to approve the minutes. All present voted in favor of approving the minutes.

Major Subdivision Amended Sketch Plan Review for Spring Haven Subdivision - Case 19-18
In giving his staff report, Mr. Adams-Raczkowski recapped the original approval for the major subdivision sketch plan, which was approved during a Planning Commision meeting in 2019. The Commissioners were informed that the original approval for this subdivision included 307 single family residential lots to be developed in two phases. Phase 1 was proposed to include 101 lots with ingress/egress points, open space, common areas, stormwater, landscape buffers, and sewer.

The amended sketch plan was necessary due to the delineation of wetland areas that impacted the design of the site significantly. Phase 1 was reduced to 36 lots with no interconnectivity to Phase 2. Phase 2 has been reduced to 136 lots and will be served by 2 full access points. The "main" entrance will include a deceleration turn lane. SCDOT did not require any additional updates to the traffic impact analysis. Open space has been increased, and a 1.4 acre pool amenity area has been shown on the plan. Staff recommends approval of the amended major subdivision sketch plan to the Commission with the following conditions:

1. The construction drawings and future final plat must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Sewer plans for Phase 2 shall be finalized, submitted, and approved by the county engineer along with submission of construction documents.
3. Extend the pedestrian sidewalk network from Carrington Drive, down Bennington Drive, in order to provide connectivity to the pool amenity area. Update the construction drawings accordingly.
4. Update construction drawings with approved road names.
5. Issuance of SCDOT encroachment permits prior to approval of Construction Documents. Any improvements required by SCDOT must be shown in the preliminary plans/construction drawings. The timing of any required SCDOT improvements must be noted on the construction drawings.
6. Issuance of SCDHEC stormwater permits.
7. Homeowner Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.

8. Street lighting shall be shown on preliminary plans/construction drawings.
9. No construction activities or phased land clearing may begin until Construction Drawings have been completed and all applicable permits obtained.
10. If the applicant proposes significant future changes to the amended sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

After a brief discussion, which included comments from Commissioners concerning the consideration for foot traffic, deceleration lane, and wetlands, the Chairman called for a motion. Curtis Blackmon made a motion to approve the amended major subdivision sketch plan with the stipulation that it meets all staff recommendations. Kate Denton seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review for Stagecoach Estates Subdivision – Case 21-07
In giving his staff report, Mr. Adams-Raczkowski informed the Commissioners that the applicant's proposal for this 98.67 acres, identified as TMS# 272-00-00-004 includes 96 single-family home lots, averaging ½ acre in size. Two full ingress/egress points are proposed, connecting to Old Stagecoach Road. A Traffic Assessment has been conducted with findings of no significant impact to the existing Level of Service (LOS) along the existing roadways and intersections. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Issuance of SCDOT driveway permits for access onto Old Stagecoach Road, prior to construction document approval. Any improvements required by SCDOT must be shown on construction documents.
3. Issuance of SC DHEC stormwater permits and land disturbance permits. .
4. Updated letter from Cassatt Water reaffirming provision of water to Phase 1 of the subdivision at time of submission of construction documents.
5. Homeowner Association documents shall include language regarding ownership and maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
6. Street lighting shall be shown on preliminary plans/construction drawings.
7. Any future development of the remainder parcel of 25 acres shall be accessed internally from Goose Pond Road via the reserved 50' right-of-way. If that parcel should be combined in the future with other adjoining parcels and results in alternative access, the reserved future access may be dissolved by dividing and deeding the property evenly to the owners of lots 78 and 79.
8. No construction activities, or phased land clearing may begin until construction documents have been approved and all applicable permits obtained.
9. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

After a brief discussion, Kevin Scharf made a motion to approve the major subdivision sketch plan with the stipulation that it meets all staff recommendations. Kate Denton seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review for Great Southern Homes, Longbranch Subdivision - Case 21-09
This case was withdrawn by the applicant on 5/24/2021

Development Updates

- Planning and Zoning experienced our highest numbers in May and June.
- Existing subdivisions are building out. There are a few new subdivisions and new phases in existing subdivisions.
- Minor subdivisions were explained. Which is the creation of 10 lots or less from a parent parcel.
- Mr. Conley discussed growth within the county.

Future Worksession(s) Discussion

Mr. Adams-Raczkowski informed the Commissioners that he received many topic suggestions for discussion in response to an email that he sent out to the Commissioners. Continuing education hours were discussed.

Mr. Conley discussed the many resources used by the Planning and Zoning Department in making decisions in the day to day operations. He touched on the Kershaw County Unified Code of Zoning and Land Development Regulations, Comprehensive Plan, VisionKershaw 2030, 2018 Comprehensive Planning Guide for Local Governments, ARMS Manual, and other resources.

Mr. Conley asked the Commissioners what could be done to meet their needs. Ms. Martin would like to have a better relationship with the Central Midlands Council of Governments. She asked about transportation funding from them. Mr. Conley stated that we have had zero funding from them. Mr. Conley stated that we could reach out to them and ask if they would be willing to come during one of the discussion meetings.

Adjournment

At 6:45 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins, seconded by Kevin Scharf, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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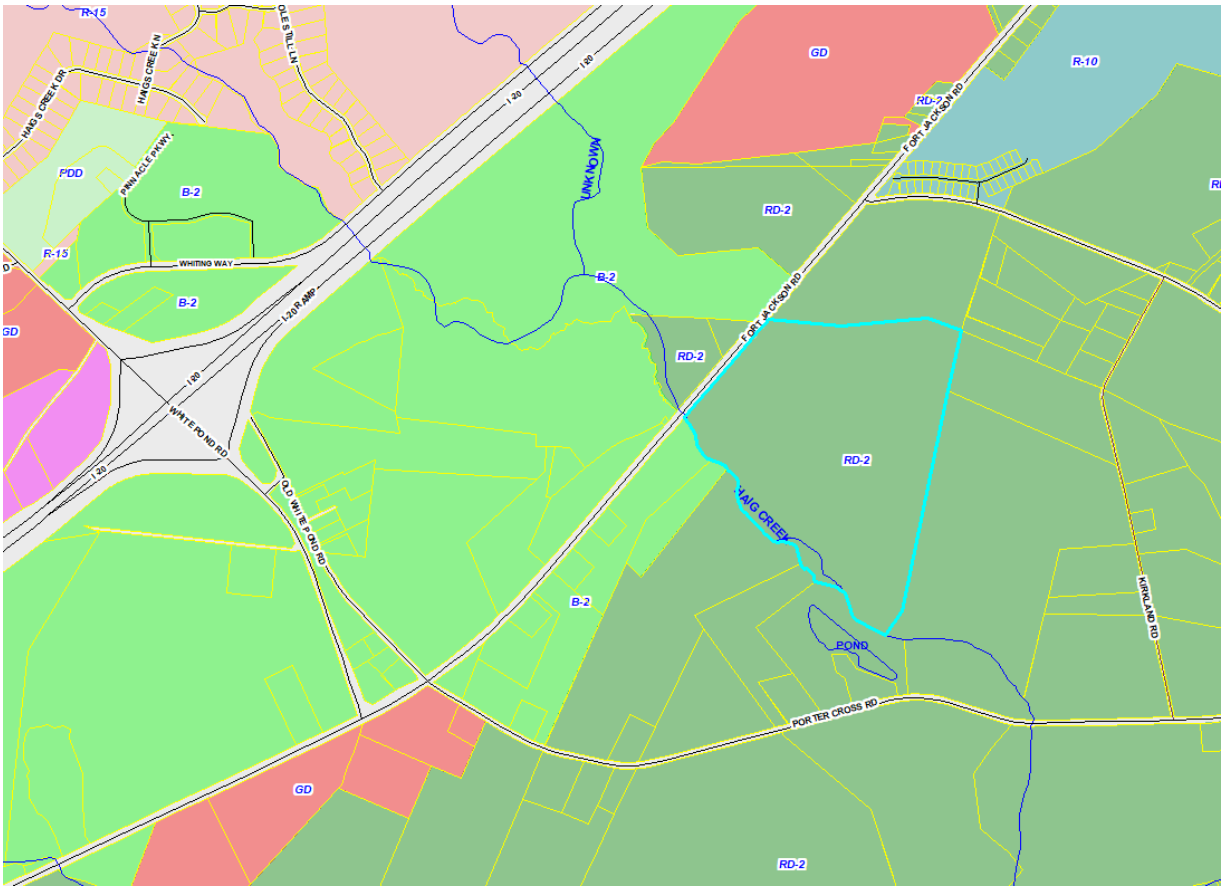


KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY THOMAS MARVIN FORT

Current Zoning: RD-2 (Rural Resource District)

Proposed Zoning: B-2 (General Business District)

TMS# 361-00-00-019

July 12, 2021

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(July 12, 2021 Meeting)

Request #: 21-12
Staff: Joey Adams-Raczkowski

Applicant: Thomas Marvin Fort
Property Size: 123.08 +/- acres

Current Zoning: RD-2 (Rural Resource District)
Proposed Zoning: B-2 (General Business District)
Location: 2037 Fort Jackson Road
TMS#: 361-00-00-019

Background Summary: This rezoning request is one parcel totaling approximately 128 acres. The site is located on the east side of Fort Jackson Road approximately ¾ mile north of the intersection of White Pond Road, and approximately 1.5 road miles from the interchange with White Pond Road and I-20. The site is vacant, partially wooded, and has approximately 28 acres of floodplain and wetland areas in the southern portion of the property along Haig Creek.

The applicant has indicated that they would like to rezone the property in order to market the property for future sale. The applicant believes that the existing commercial zoning districts and anticipated future commercial development along the Fort Jackson corridor justifies the request for a B-2 zoning district This is a general use rezoning request. Therefore, if approved, any and all permitted and conditional uses allowed in the B-2 district could be developed on this property.

Staff generally supports this request, as detailed in the staff report and the recommendation. The one caveat staff highlights, however, concerns allowing the continued expansion of additional business zoning along the south side of Fort Jackson Road, especially given that the B-2 zoning district allows for both business and residential development. For this specific tract, staff is supportive of the rezoning, but will continue to emphasize that future development within the B-2 district should be steered toward predominantly business type uses, or a mix of design and uses that are more common along major thoroughfares (business uses along the road front, housing development in the rear). Staff will likely not support any future business rezoning requests that expand further north and east of the subject parcel into the existing RD-2 zoning districts beyond Porter Cross Road, Dobys Mill School, and Kennedy Road because of the existing residential development patterns along and to the east of Fort Jackson Road.

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-2 to B-2.

Current Property Information

Land Use	Vacant / agricultural use.
Site Features	Property slopes from north to south toward Haig Creek along the southern end of the property.
Flood Hazards	Flood hazards, as well as wetland areas, exist on the southern portions of the subject property
Vehicle Access	The subject property is currently accessed via a state maintained road, Fort Jackson Road.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	RD-2	Wooded vacant land.
South:	RD-2 and B-2	Predominantly wooded vacant land. Scattered large lot residential tracts. Landscaping business.
East:	RD-2	Predominantly wooded vacant land. Taylor Clay Products (sand mining).
West:	RD-2 and B-2	Wooded vacant land.

Zoning District Summary (Existing/ Proposed)

	Existing Zoning: RD-2	**Proposed Zoning: B-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 contribute to a balanced environment.	The B-2 district is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the traveling public, the community, and the larger Midland region. Toward this end, a wide range of business and commercial uses are permitted herein.
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 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	Single-Family Detached Duplex, triplex, quadplex Apartments Townhouses (conditional) Patio homes Specialty trade contractors Vehicle dealers Home furnishings Paint and wallpaper stores Lawn and garden equipment Convenience and liquor stores Sporting goods Manufactured home dealers Landscaping services Libraries Veterinary services Schools Recreation centers Funeral homes Churches
Water and Sewer Service:	Lugoff Elgin Water Authority / Septic / Kershaw County Sewer	Lugoff Elgin Water Authority / Septic / Kershaw County Sewer

Lot and/or Density Requirements:	Minimum 1 acre or 43,560 SF	Minimum lot size in B-2 for lots without access to public sewer or community onsite sewage treatment and disposal systems and public water (lots on septic tank and well) shall be three quarters (3/4) of an acre (.75 acre). The minimum lot size in B-2 for lots without access to public sewer or community onsite sewage treatment and disposal systems, **but on public water**, shall be one-half (1/2) acre (.50 acre). Minimum lot size in B-2 on public sewer and public water is .13 of acre (6,000 sq. ft.).
Setbacks Required:	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'	Street Frontage: 40' Front: 35' Side: 10' or 40' if adjacent to residential district Rear: 10' or 40' if adjacent to residential district
Height Restrictions:	35'	4 stories
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.40	.75
Maximum Density: Measurements in units per gross acre	1 unit per acre	None for non-residential uses

Infrastructure

Council District	District 3
Water	Lugoff-Elgin Water Authority
Electricity	Fairfield
Sewer or Septic	Septic
School(s)	Dobys Mill Elementary Leslie M. Stover Middle School Lugoff High School
Fire District	Lugoff Fire Department
Police Department	Kershaw County Sheriff's Department

Traffic

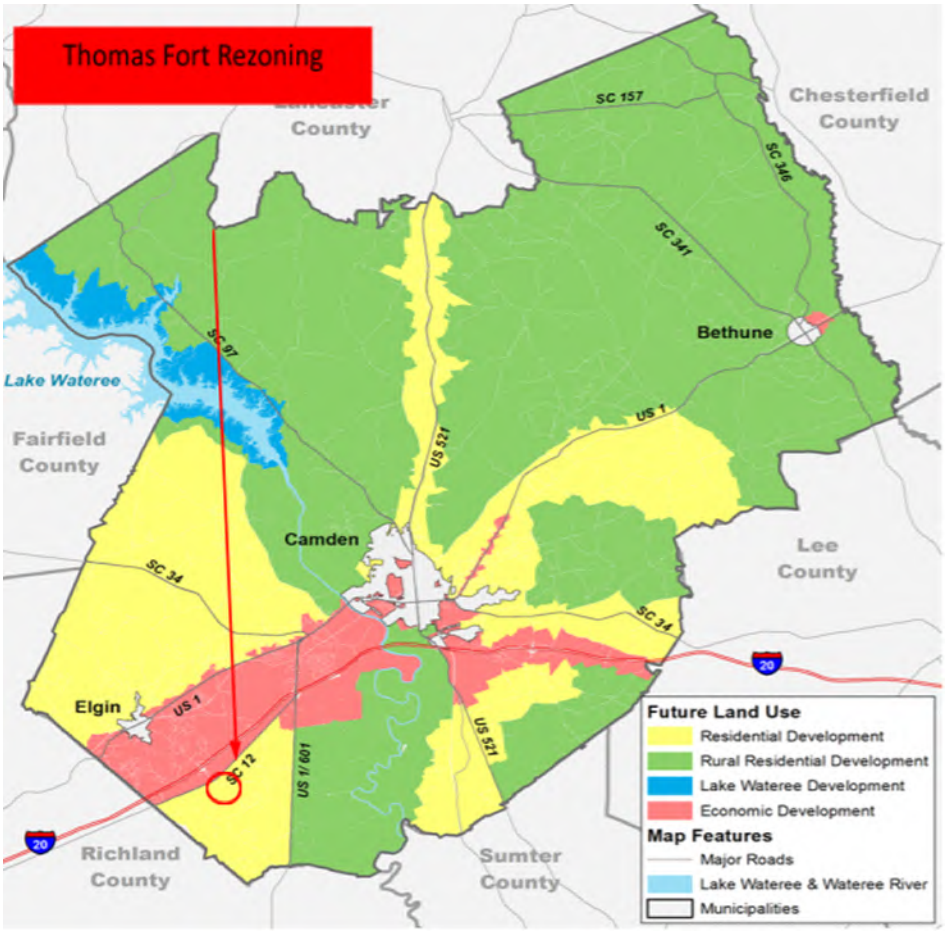
Street Classification	**Current LOS (Level Of Service)**
Collectors: Generally serve travel between counties rather than being of statewide importance. Provide rural service to larger towns not directly served by higher systems and to other traffic generators of county importance such as schools, parks, and major industries – linking these places with nearby towns or cities, or with routes of higher classification.	Fort Jackson Road is a state maintained road with an approximate right-of-way width of 100'. This road is considered to be a major collector and has a 2018 ADT in this area of 2,800 vehicles.

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.*

- *Require larger scale commercial development to locate in areas of minimal impact to established residential uses, with access to roads that can accommodate the additional traffic that will be generated.*

- *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. Fort Jackson Road (SC 12) is the dividing line between the Residential Development (RD) and the Economic Development (ED) future land use categories. The subject property is located completely within the county's comprehensive plan defined area of Residential

District. This district addresses the need for neighborhood commercial areas to provide supportive services to development in the area. Public sewer and community water is available to this parcel.

The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcel is surrounded predominantly by RD-2 zoning in most directions. However, the subject parcel is both contiguous and adjacent to existing B-2 zoning to the south and across Fort Jackson Road. Additional nearby B-2 zoning is also found southwestward near the intersection of I-20 and White Pond Road. Some GD zoning also exists in this area. R-10 zoning exists approximately ¼ mile north and encompasses Spring Haven Subdivision.

The request does, however, negate the possibility of a spot zoning issue. The parcel is large and the request is not arbitrary in nature. Staff provides the Planning Commission with 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 is located in a portion of the Fort Jackson Road / White Pond Road / I-20 area which is favorable for the continued development of institutional, commercial, and retail uses as allowed within the B-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 promoting 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.

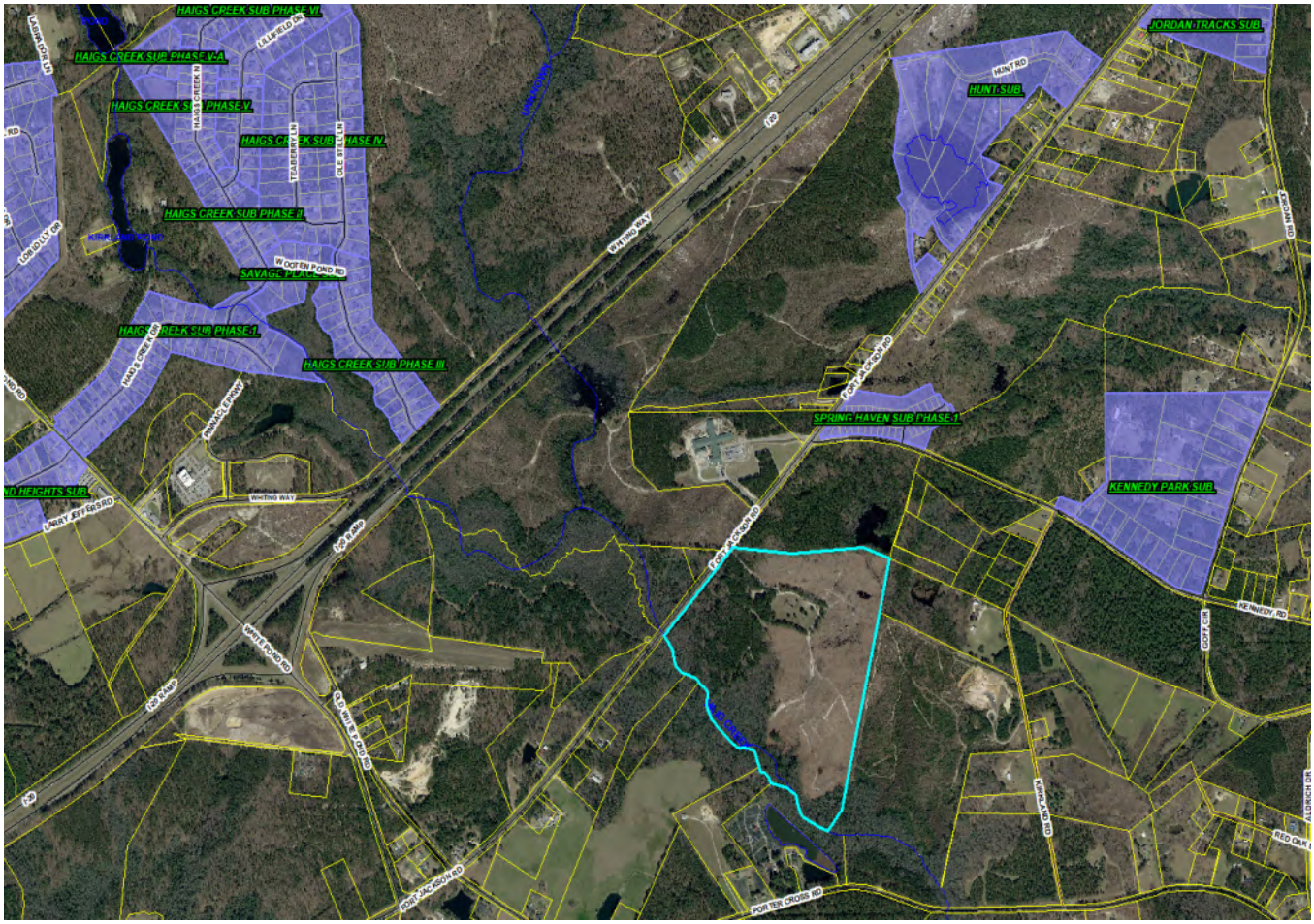
Planning and Zoning Commission Options:

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

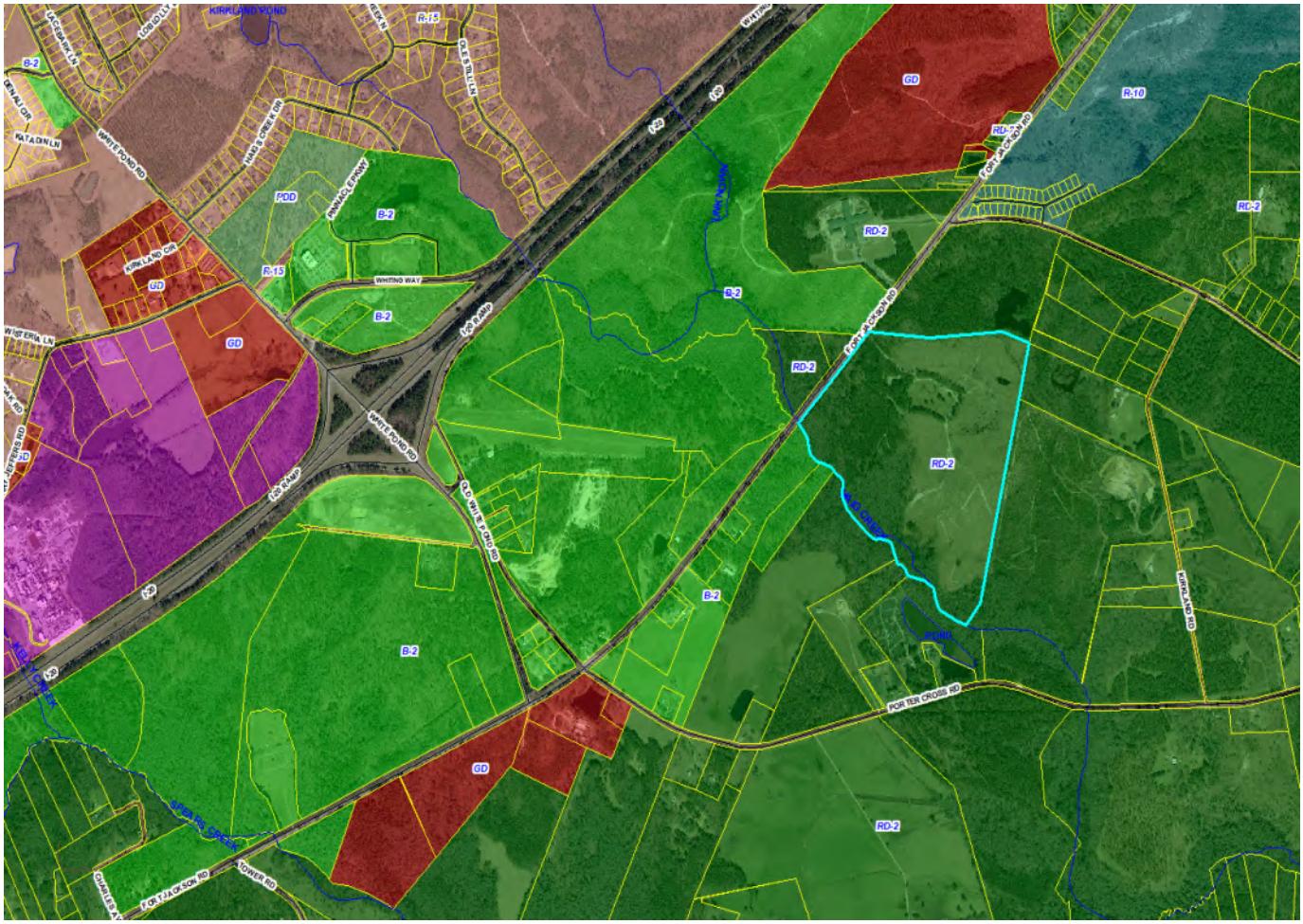
1. **Forward a favorable recommendation to the Kershaw County Council**
2. **Forward an unfavorable recommendation to the Kershaw County Council**
3. **Continue to the review to the next Planning and Zoning Commission Meeting**

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

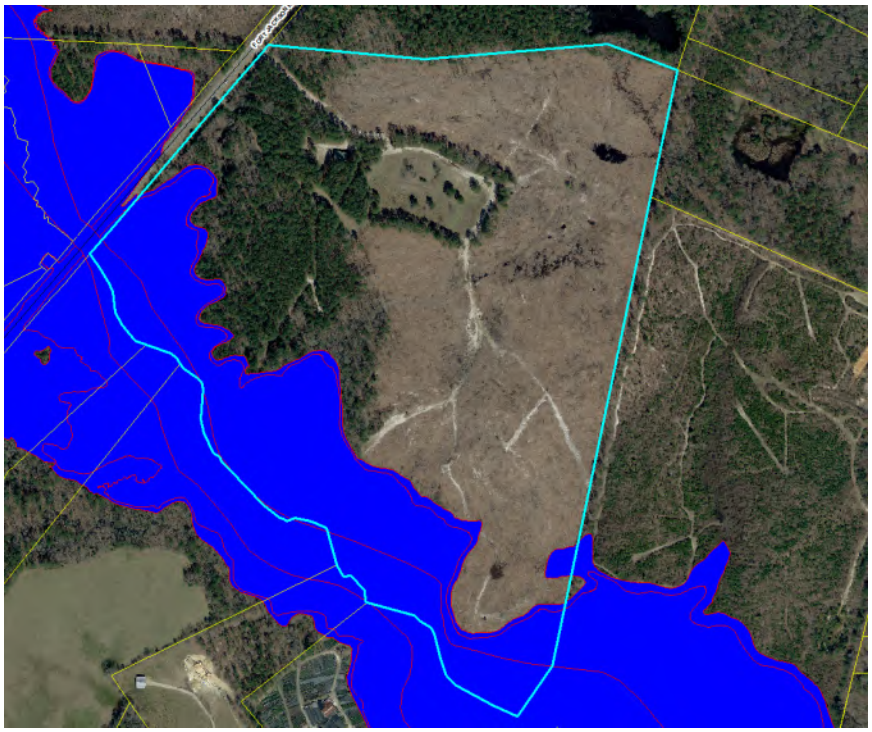
Aerial view of subject property in relation to nearby subdivisions and individual lot residential development (Case# 21-12)

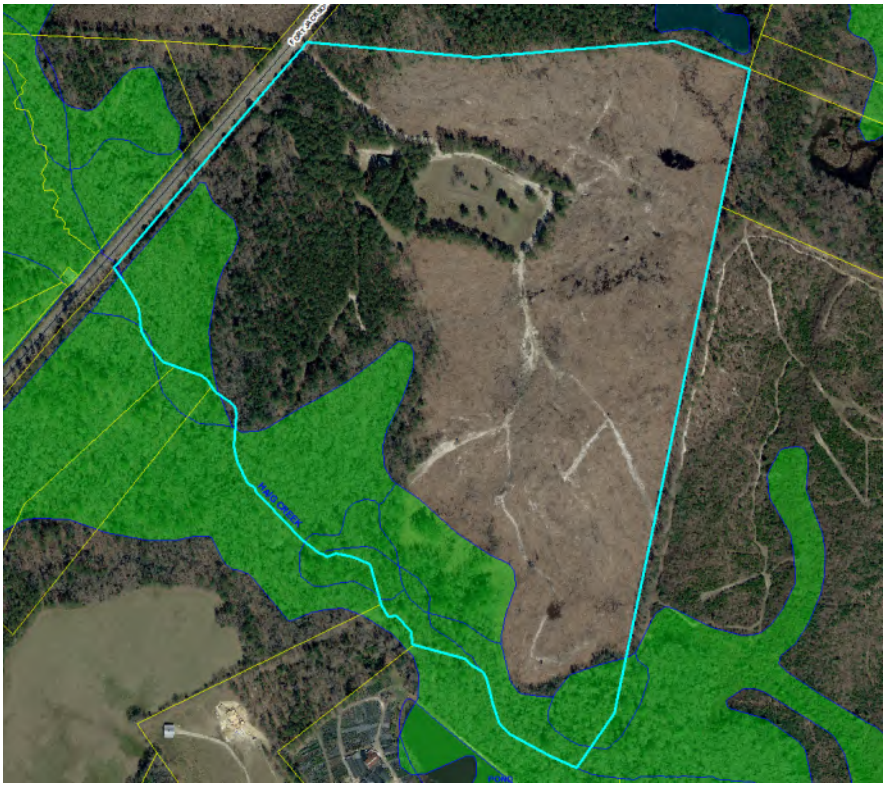


Aerial view of subject property in relation to existing surrounding zoning districts along Fort Jackson Road and the interchange of I-20 and White Pond Road (Case# 21-12)



Subject Parcel - Floodplain and Wetland Areas (Case 21-12)





Perspective looking southwestward along Fort Jackson Road

Perspective looking northeastward along Fort Jackson Road

Received 5/14/2021 JAS

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

Date:	Request #:	The applicant requests that the property described below be re-zoned from RD2 to B-2

APPLICANT

NAME: Thomas M. Ford, SR	E-MAIL Thomasfurt@sc.rr.com		
MAILING ADDRESS: 1801 Carl Rd	CITY: Columbia	STATE: SC	ZIP: 29210
TELEPHONE: 803 206 8557	CELL: 803 206 8557		
THE APPLICANT IS: PROPERTY OWNER [ ] 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: 2037 Fort Jackson Rd		Street address:	
TMS#: 361-00-06-019	Number of acres: 129.74	TMS#:	Number of acres:
Deed book: J6-99	Plat book: 38	Deed book:	Plat book:
Sewer district:	Water district:	Sewer district:	Water district:
Current use: AGRICULTURAL		Current use:	
Proposed use: B-2		Proposed use:	
Community/subdivision:	Council district:	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: Business Growth on Ft. Jackson Rd.

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: ✓ Thomas M. Ford Date: 04-15-2021

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: Thomas M. Ford, Sr.	TELEPHONE: 803 206 8557		
MAILING ADDRESS: 1801 Carl Rd,	CITY: Columbia	STATE: SC	ZIP: 29210
E-MAIL: Thomasfurt@sc.rr.com			

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___

APPLICATION FOR SITE PLAN APPROVAL
STAFF REPORT TO THE PLANNING COMMISSION
Dewitt Townhomes
July 12, 2021

A. PROPERTY INFORMATION

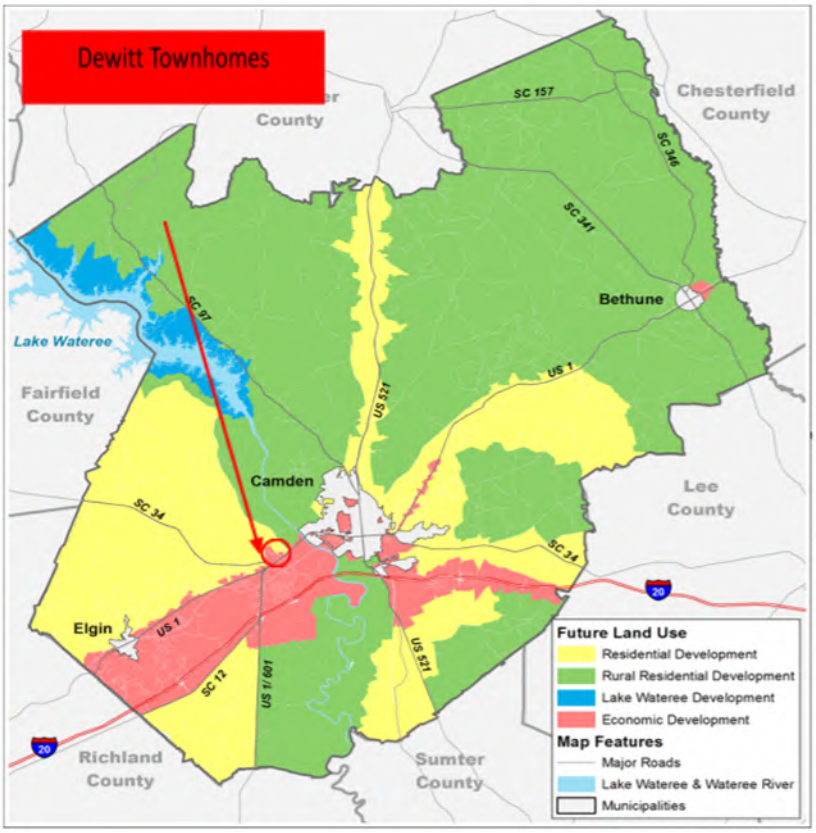
1. Project Name: Dewitt Townhomes
2. Type of Development: Major Group Development
3. Phase #: N/A
4. Name of Community: Lugoff area
5. Address and TMS#: 709 Dewitt Drive, Lugoff TMS#: 296-00-00-107 p/o
6. Total Acreage: 3.3 acres
7. Number of Existing Lots: 1 Number of Proposed Lots: 28 units / 7 buildings
8. Water and/or Sewer District: Lugoff-Elgin Water Authority / Kershaw County Sewer
9. Electricity: Dominion Electric
9. Name and Distance to Nearest Municipality: Approx. 1.3 miles to Camden City Limits
10. County Council District: 1

B. PROPERTY OWNER/APPLICANT: Map Land and Homes, LLC - Kim Pocock / Owner: Henry Powers

C. ZONING & LAND USE: General Development (GD) & ECONOMIC DEVELOPMENT (ED).

GENERAL DEVELOPMENT (GD) – This is a multiple use district, the intent of which is to promote the "highest and best use" of land without negatively impacting the surrounding land uses or environmental resources. The GD zoning district has the widest range of permitted residential uses - from single-family, to apartments, to manufactured home parks. The GD district also allows for the widest range of non-residential uses - from retail to agricultural to light industrial. The GD zoning district affords the applications of the Comprehensive Plan's mixed use principals. Townhouses are allowed as a conditional use in the General Development district.

ECONOMIC DEVELOPMENT (ED) - Land areas that contain a full range of business, commercial, industrial, institutional, and service uses, as well as related infrastructure. These areas include the I-20 corridor, the U.S. Highway 1 corridor from the Richland County border to the City of Camden, and developing areas along U.S. Highway 1 east of Camden. Access to regional transportation routes and to existing water and sewer facilities will continue to make these Economic Development areas attractive for a wide range of uses including commercial and industrial development, higher density residential development, and uises related to the equine industry. Dewitt Townhomes is a higher density use as supported by the ED future land use category.



D. BACKGROUND AND DISCUSSION

This project proposes a townhome community of 28 units within 7 buildings. Each building will contain 4 townhome units. No Traffic Impact Analysis is required. A new access from Dewitt Drive will be constructed. SC DOT has indicated support for the current access location. The plans for the project address all requirements of the Zoning and Land Development / Major Group Development / Townhome Project Conditional Use Standards including perimeter buffering, landscaping, parking, and open space. Water and sewer infrastructure will be provided by community water (Lugoff-elgin) and community sewer (Kershaw County). A stormwater pond is proposed for the northeast corner of the property.

E. 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.

F. APPROVAL PROCESS

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. CONDITIONAL USE STANDARDS FOR TOWNHOUSES

Townhome Conditional Use Standards

Due to the unique design features of townhome developments, the dimensional requirements of Table 3-4 and Table 3-5 are hereby waived and the following design criteria are imposed for all such projects:

Minimum Lot size:	Entire project must be at least one-half acre in size.
Strings of Townhomes:	No more than eight (8) or fewer than two (2) townhouses may be joined together, with approximately the same (but staggered) front line.
Side Yard Setback:	Side yard setbacks at the end unit shall be as required for the district in which the project is located, with not less than a twenty (20) foot distance between groups of adjoined buildings in the project area.
Rear Yard Setback:	Minimum of 20'
Minimum Lot Width:	18'
Sidewalks:	Sidewalks not less than three (3) feet in width shall be provided along the front property line of each project and building.
Maximum Height:	35'
Front Yard Setbacks:	Shall be as required by the district, or as modified by the Board of Zoning Appeals.
Rear Yard Wall or Fencing:	Shall be enclosed by 6' masonry/brick wall or fencing.
Accessory Buildings:	Rear yards may include one accessory building no greater than 500 sq. ft. in size.

Staff Analysis: Project plans comply with conditional use standards.

H. FUTURE LAND USE MAP

The proposed site is located within the Economic Development (RD) land use area on the Future Land Use Map as discussed previously.

Staff Analysis: Project is for a residential use which complies with the County's future land use map.

I. APPLICABLE COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Policies:

a. Provide opportunities for an appropriate mix of housing types, sites, sizes, and prices to meet the current and projected housing needs of County residents.

b. Promote housing choice throughout the county to include single-family homes, townhomes, patio homes, multi-family developments, and manufactured homes in appropriate areas.

c. Encourage housing development that will accommodate residents of all ages and stages of life.

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. Residential townhome use of this property will be compatible with its neighboring uses. The 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 have minimal impacts on traffic circulation as designed per SC DOT requirements.

J. 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 below in the staff recommendation.

STAFF RECOMMENDATION

Staff recommends that the site plan of the proposed Dewitt Townhomes submitted to the Planning and Zoning Commission be approved subject to the following conditions:

1) issuance of SC DOT encroachment permit for new access to Dewitt Road.
2) submit copies of all required permits for stormwater, land disturbance, water, and sewer approvals
3) ensure all parking spaces are no more than 60’ from the trunk of large maturing trees.
4) retention pond shall be fenced with black vinyl coated chain link fence.
5) no construction activities or phased land clearing may begin until the next stage of construction documents have been approved and all applicable permits obtained.

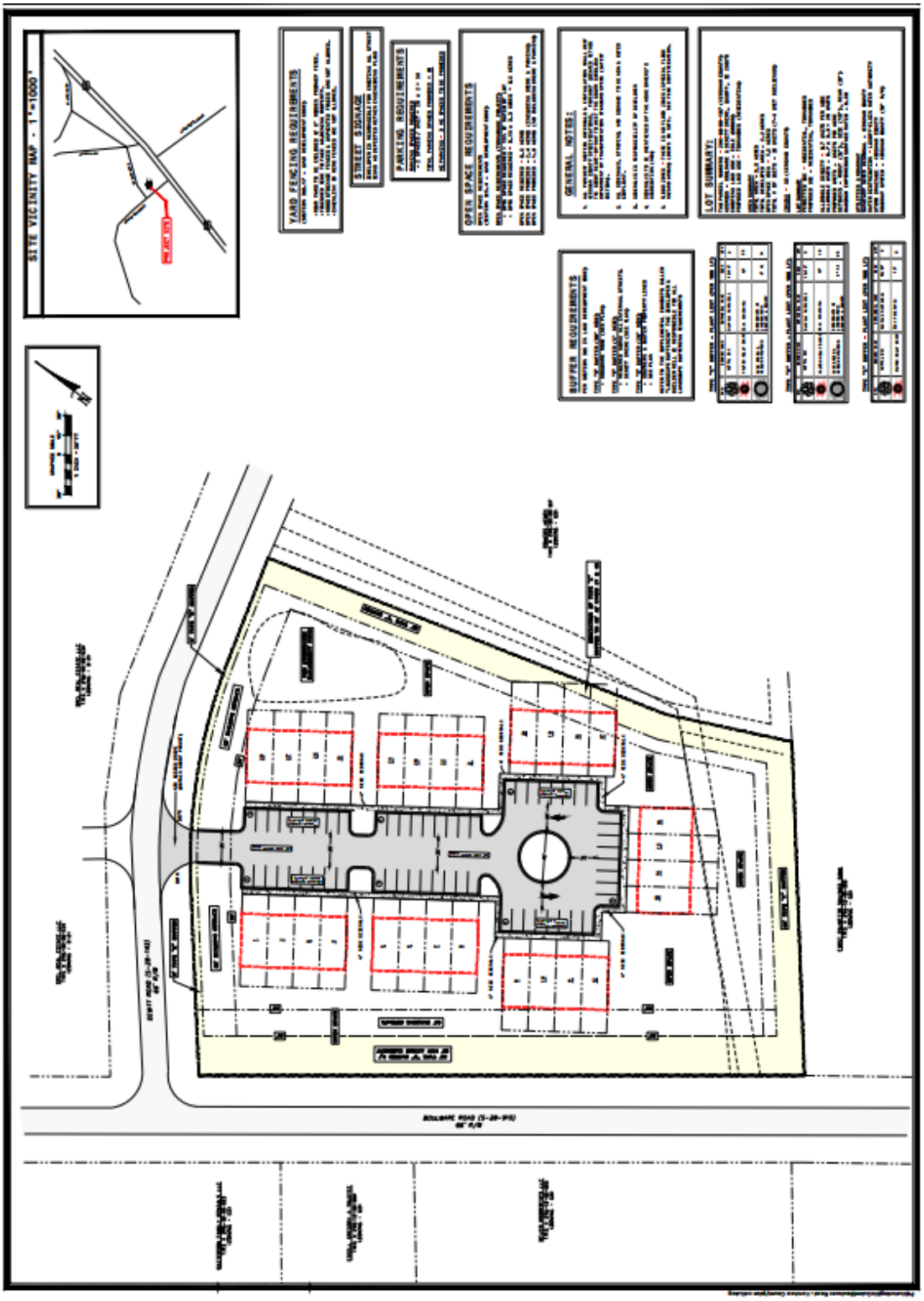
L. PLANNING COMMISSION ACTION

Planning and Zoning Commission Options:

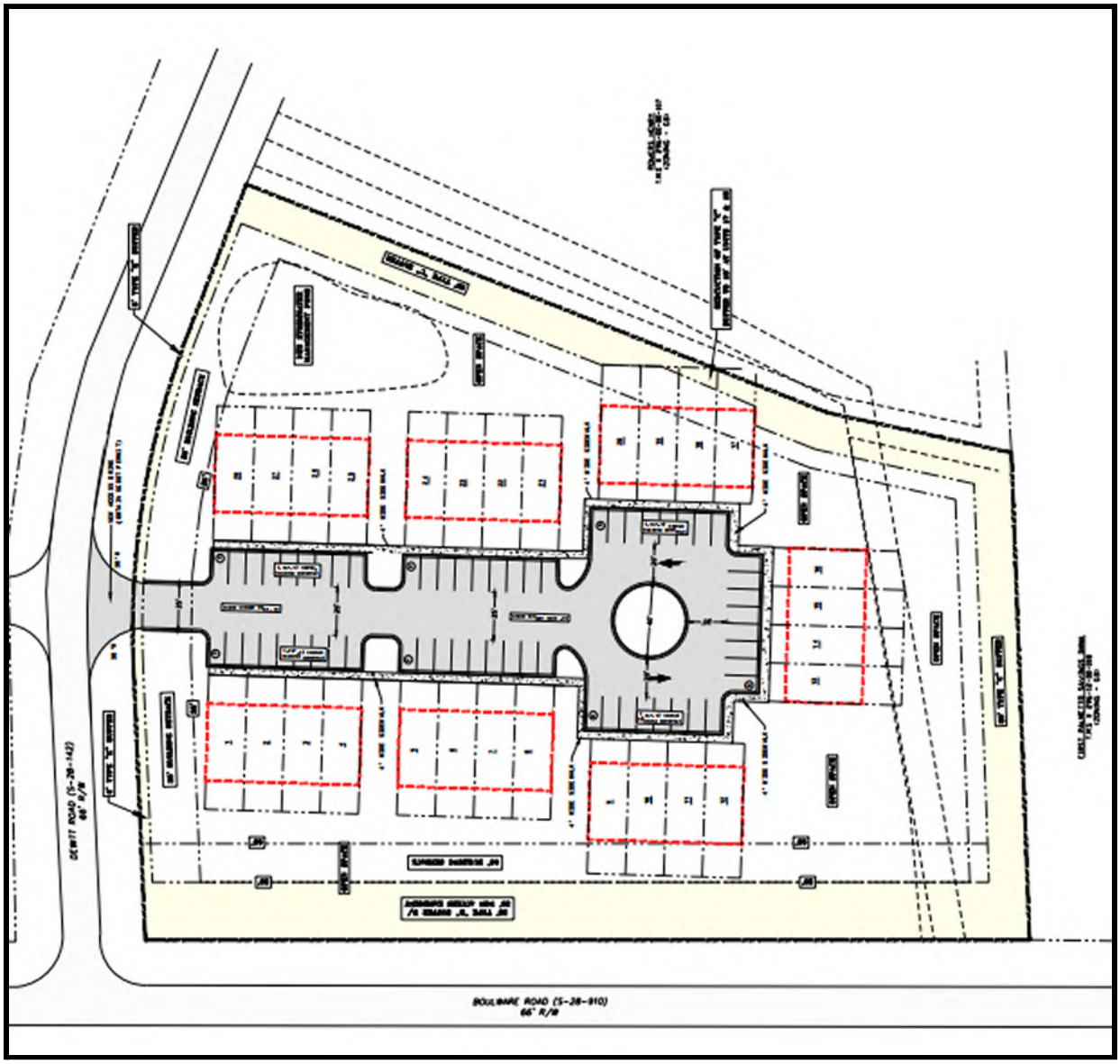
Reviewing a request for site plan approval, the Planning and Zoning Commission may:
1. Approve
2. Approve conditionally
3. Disapprove, referring specifically to those parts of the Comprehensive Plan, ordinance, or regulation with which the plan does not conform.

The Kershaw County Planning Commission makes all final decisions regarding major group development applications.

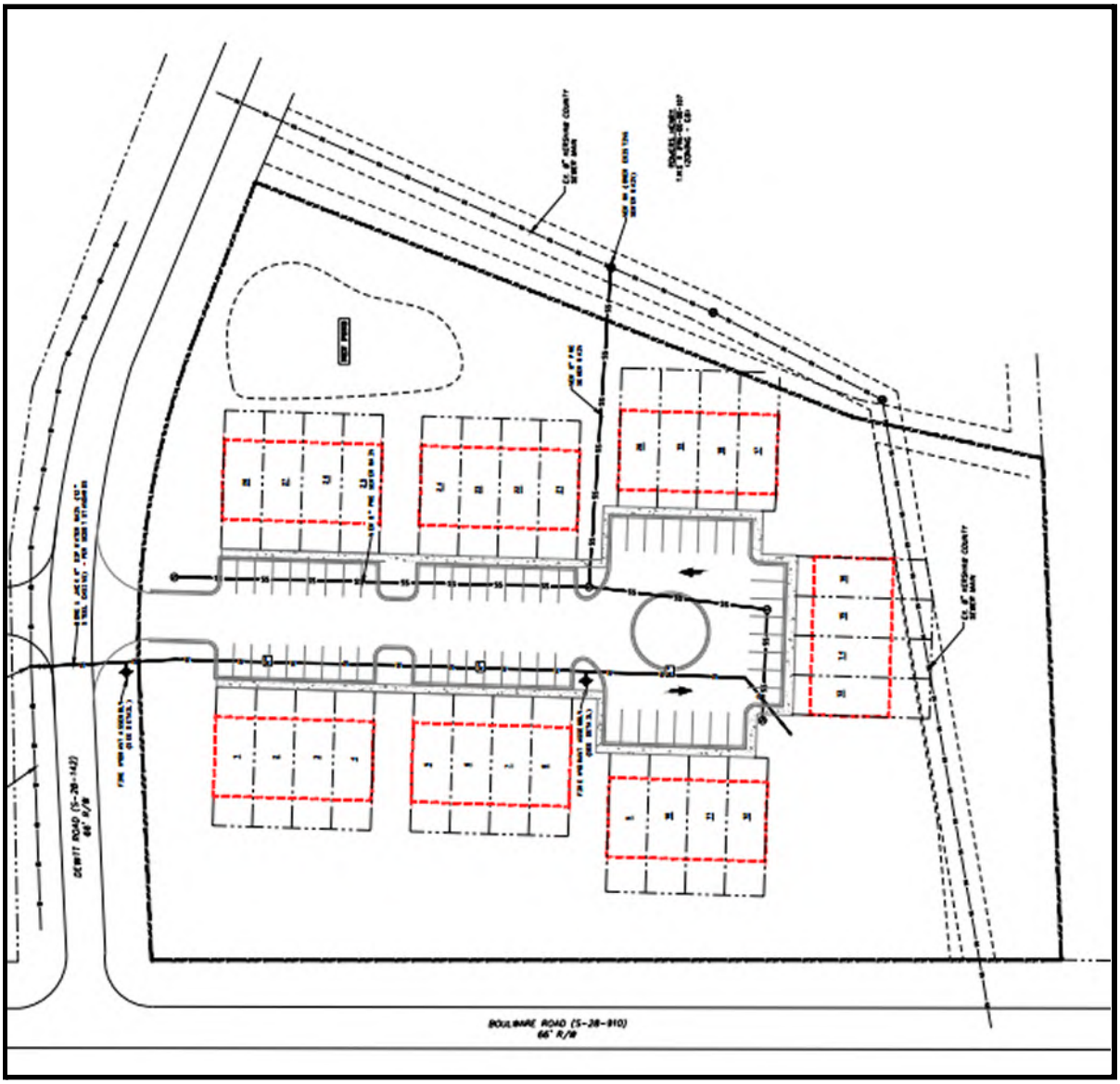
Dewitt Townhome Site Plan



Dewitt Townhome Site Plan - Enlarged



Dewitt Townhome Utility Plan



Dewitt Townhomes, Application Information Page 1

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): Dewitt Townhomes	Date: 5.27.21

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s):	Tax Map Number(s):
Boulware Road & Dewitt Drive 709 Dewitt Drive (per Todd Shaffer)	GD	296-00-00-107

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): Map Land and Homes, LLC			
Project Contact (if applicant/owner is a company): Kim Pocock			
Mailing Address: 3300 Sunset Blvd # 102	City: West Columbia	State: SC	Zip: 29169
Phone: (803) 361-4321	Cell: (803) 361-4321	Fax:	
E-mail: kim@maplandandhomes.com			

Engineering Company Name: Hussey Gay Bell		Project Engineer: Keith Utheim	
Mailing Address: 1219 Assembly Street	City: Columbia	State: SC	Zip: 29201
Phone: (803) 799-0444	Cell: (803) 240-3439	Fax:	
E-Mail: kutheim@husseygaybell.com			

Architectural Company Name: N/A		Project Architect:	
Mailing Address:	City:	State:	Zip:
Phone:	Cell:	Fax:	
E-Mail:			

Property Owner(s) (if not applicant): Henry Powers			
Mailing Address: 369 Wildwood Lane	City: Lugoff	State: SC	Zip: 29078
Phone: (803) 361-4321	Cell:	Fax:	
E-mail:			

Major Group Development Application 5.5.14

Site Information

Total Area: 3.3	Total Lots: N/A	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):	Estimated Completion Date (MM/DD/YYYY):
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: 7	Total square footage of buildings: 22,400 sf	Total units (Multi-Family, Mfg. Home Park): 28
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: Lugoff - Elgin Water Authority
Proposed Sewer: Septic Tanks ☐ Public Sewer ☒	Public Sewer Provider: Kershaw County
Proposed Electric Provider: Dominion	Proposed Gas Provider: Dominion

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
- ☑ Planning Commission (Plan Review) Fee

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.

Kim Pocock	Kim Pocock
Typed or Printed Name of Project Owner	Signature of Project Owner
5.27.21	Owner Rep
Date	Title/Position

Dewitt Townhomes, Subject Property - View looking southward down Boulware Road toward US Highway 1 South. Intersection of Dewitt Road and Boulware Road on right side of picture.