Kershaw County Planning Commission

AGENDA

AUGUST 9, 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**
July 12, 2021

III. **Case 21-14:** *Rezoning public hearing.* King Street of Camden, LLC, property owner and designated agent, is requesting a change in the zoning classification of approximately 86 acres from RD-1 (Rural Resource District) to R-15 (Low Density Residential District). The properties are identified as TMS# 287-00-00-148 with an address of 1022 Hermitage Pond Road, Camden, and a portion of TMS# 287-00-00-108 with an address of 1072 Hermitage Pond Road, Camden . This is a general use rezoning request, therefore, no specific development plans have been submitted. Any and all uses within the proposed R-15 zoning district will be allowed if this rezoning case is approved by the Kershaw County Council.

IV. **Case 21-15:** *Major Group Development Application.* Applicant, Goal Post, LLC - Ron Prestage, requests approval of a Major Group Development application to construct a 292,500 sq. ft processing facility for Prestage Farms of South Carolina, LLC. The subject property is 86.87 acres in size and located within the Governor's Hill Industrial Park located at the corner of Mount Olivet Road and Dr. Humphries Road, Camden. The property is zoned I-1 (Industrial District), and identified as a TMS# 301-00-00-002 p/o.

V. **Previous Cases / Development Update / Training Opportunities**

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

The July 12, 2021 Planning Commission draft minutes will be sent via a separate email once completed by staff.

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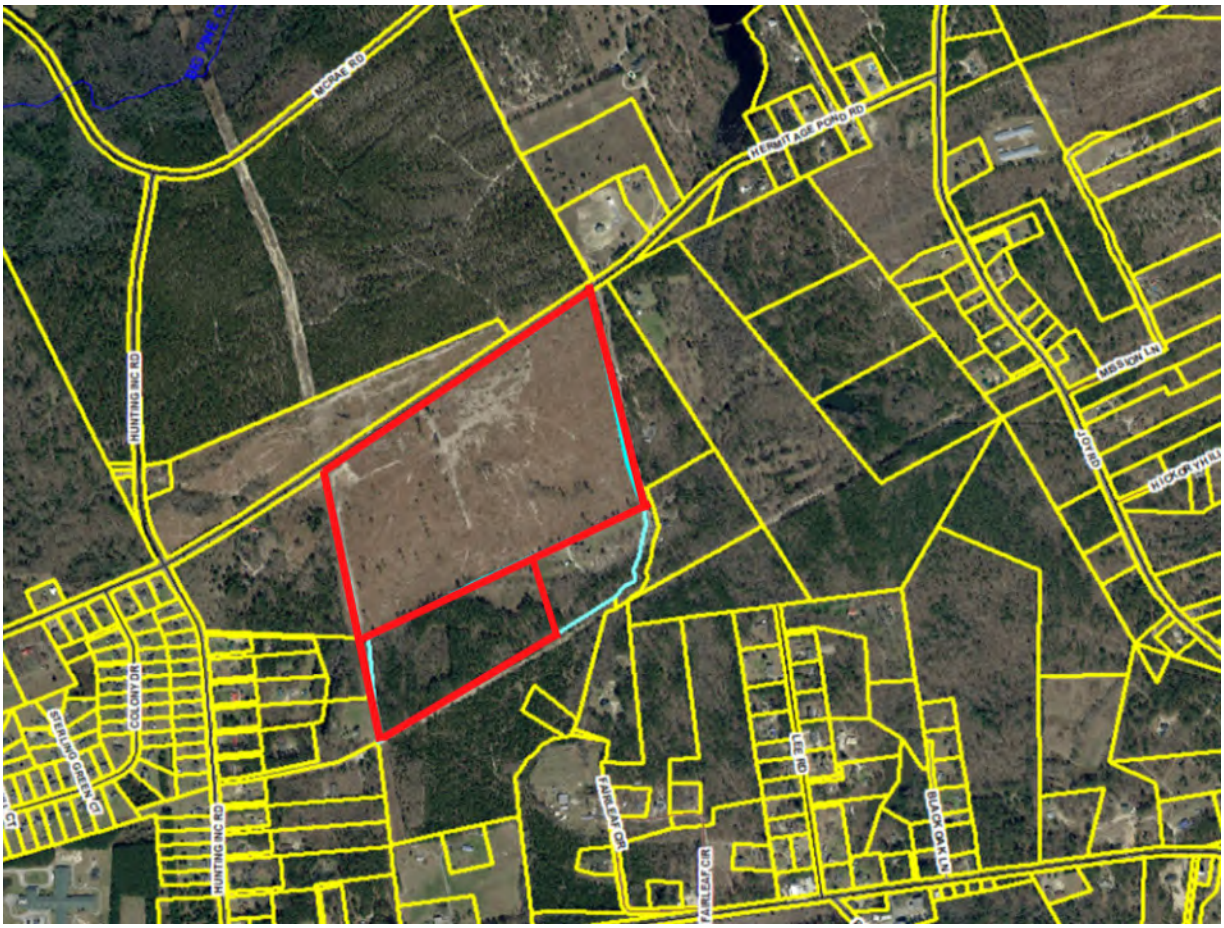


KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY KING STREET OF CAMDEN, LLC

Current Zoning: RD-1 (Rural Resource District)

Proposed Zoning: R-15 (Residential)

TMS# 287-00-00-148 and portion of TMS# 287-00-00-108

August 9, 2021

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(August 9, 2021 Meeting)

Request #:	21-14
Staff:	Joey Adams-Raczkowski
Applicant:	King Street of Camden, LLC
Property Size:	86 +/- acres
Current Zoning:	RD-1 (Rural Resource District)
Proposed Zoning:	R-15 (Residential)
Location:	Hermitage Pond Road
TMS#:	TMS# 287-00-00-148 and portion of TMS# 287-00-00-108

Background Summary: This rezoning request consists of a 66 acre parcel and approximately 20 acres of a larger 28 acre parcel. The site adjoins the southern portion of Hermitage Pond Road and is east of the intersection with Hunting INC Road. The properties are also located east of the existing King Haigler and Country Walk Subdivisions. The parcels under consideration are currently undeveloped.

This is a general use rezoning request. Therefore, if approved, any and all permitted and conditional uses allowed in the R-15 district could be developed on this property. If the rezoning is approved, any residential subdivision development of the parcel will return to the planning commission at a future date for approval as a Major Subdivision Development Sketch Plan

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 properties from RD-1 to R-15.

Current Property Information

Land Use	Undeveloped.
Site Features	Most cleared land, with a small portion of woodlands.
Flood Hazards / Wetlands	No flood hazard or wetland areas are present according to county GIS mapping data.
Vehicle Access	The subject property is accessible via a state maintained road, Hermitage Pond Road.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	RD-1 and R-15	Recently approved 10 lot minor subdivision. Remainder is undeveloped property.
South:	RD-1	Mostly undeveloped. A couple of large lot single-family dwellings.
East:	RD-2 and RD-1	Mostly undeveloped. A couple of large lot single-family dwellings.
West:	MRD-1, RD-1, GD	Country Walk Subdivision - large lot single-family homes. King Haigler Subdivision developed within GD district.

Zoning District Summary (Existing/ Proposed)

	Existing Zoning: RD-1	**Proposed Zoning: R-15**
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 R-15 Residential District is intended to foster, preserve, and protect at low densities, areas of the community/County in which the principal use of land is for detached, single-family dwellings and limited residential support facilities at low densities.
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 Gasoline Stations Transportation and Warehousing Libraries and Archives Veterinary services Landscape Services Educational Services Nursing Care Facilities Zoos and Botanical Gardens Hunt Clubs Public Cemeteries Pet Care Fire Protection	Single-Family Detached Patio Homes (conditional) Schools Community Center for Elderly or Other Residential Care Facilities Museums Golf, Tennis, Swimming Club Religious Organizations Bed & Breakfast (conditional) Fire Protection Accessories to residential uses *Note: No multi-family uses are allowed in the R-15 district, including duplex, triplex, quadplex, townhomes, or apartments.*
Water and Sewer Service:	Cassatt Water Authority Septic	Cassatt Water Authority Septic

Lot and/or Density Requirements:	Minimum 1 acre or 43,560 SF	Minimum lot size in R-15 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 R-15 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 R-15 on public sewer and public water is .34 of acre (15,000 sq. ft.).
Setbacks Required:	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'	Street Frontage: 80' Front: 35' Side: 10' Rear: 20'
Height Restrictions:	35'	35'
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.40	.50
Maximum Density: Measurements in units per gross acre	1	2.9 dwelling units per acre

Infrastructure

Council District	District 5
Water	Cassatt Water Authority
Electricity	Black River
Sewer or Septic	Septic
School(s)	Pine Tree Elementary Camden Middle School Camden High School
Fire District	Antioch
Police Department	Kershaw County Sheriff's Department

Traffic

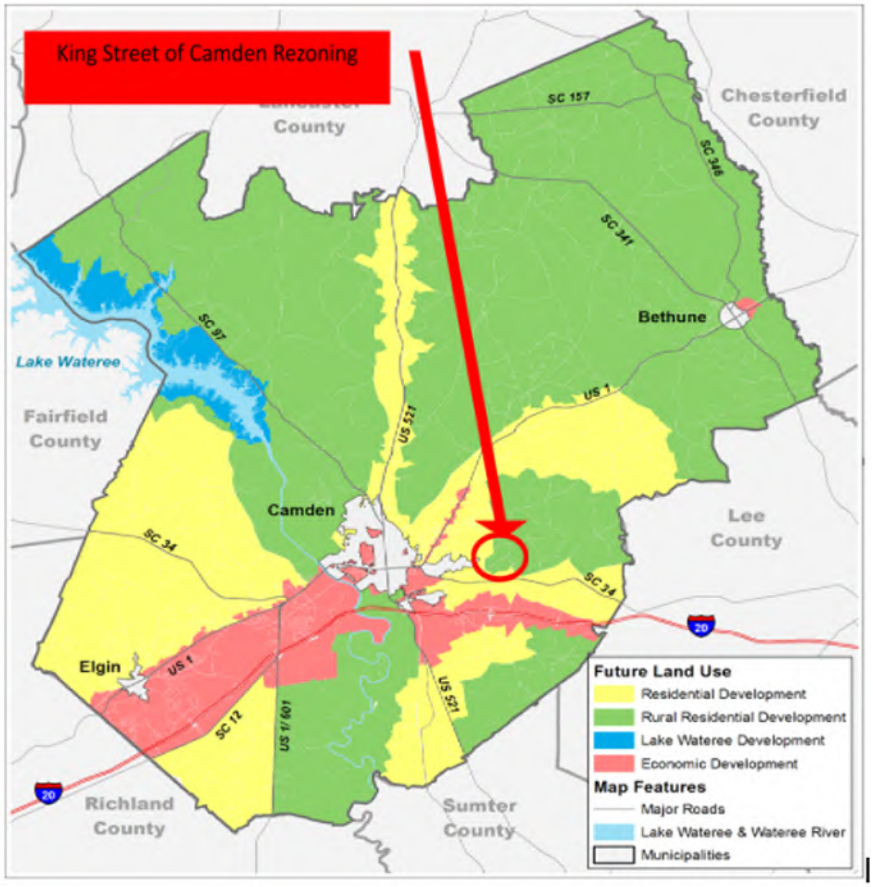
Street Classification	**Current LOS (Level Of Service)**
Local roads primarily provide access to adjacent land and road systems of higher classification for travel over relatively short distances. *NOTE: A Traffic Impact Analysis would be conducted at the sketch plan subdivision stage of development in order to determine feasibility and any required improvements to any street network serving future development of this parcel.*	This portion of **Hermitage Pond Road** is a two-lane paved state maintained local road with a right-of-way width of 66-feet. The 2020 ADT for Hermitage Pond Road is 1,000.

Comprehensive Plan Considerations:

- *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.*

- *Enable and promote the development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.*

- *Provide a safe and efficient roadway network that supports land use goals.*



Planning Considerations:

- ***Rural Residential 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 be located in these areas where appropriate.***

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 property are located within the county's comprehensive plan defined area of Rural Residential Development. Public water is available in this area with sewage treatment by individual septic tanks. Potential residential development of this property under the R-15 zoning district designation will allow residential development to occur at densities that are supportive of and in keeping with the character of the surrounding residential areas.

The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcel is surrounded by numerous residential zoning districts including R-15 and MRD-1. The King Haigler neighborhood was developed on half acre lots under GD zoning. Where community water and septic tanks usage is available, the R-15 district allows up to 2.0 dwelling units per acre. Existing developed single family lots in the area of the subject parcel range in size from 0.50 acres to over 1 acre.

The subject parcel is contiguous to a small area of R-15 zoning to the north. The request, however, negates the possibility of a spot zoning issue. The total acreage is +/- 86 acres and the request is not arbitrary in nature. Staff does give 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 is located in a portion of the east Camden community which is favorable for continued residential development.

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 residential 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.

Additionally, the development fosters the provision of a safe and efficient roadway network that supports land use goals. Any future residential developer will be required to make the necessary improvements to the surrounding area roadway network in order to mitigate traffic impacts.

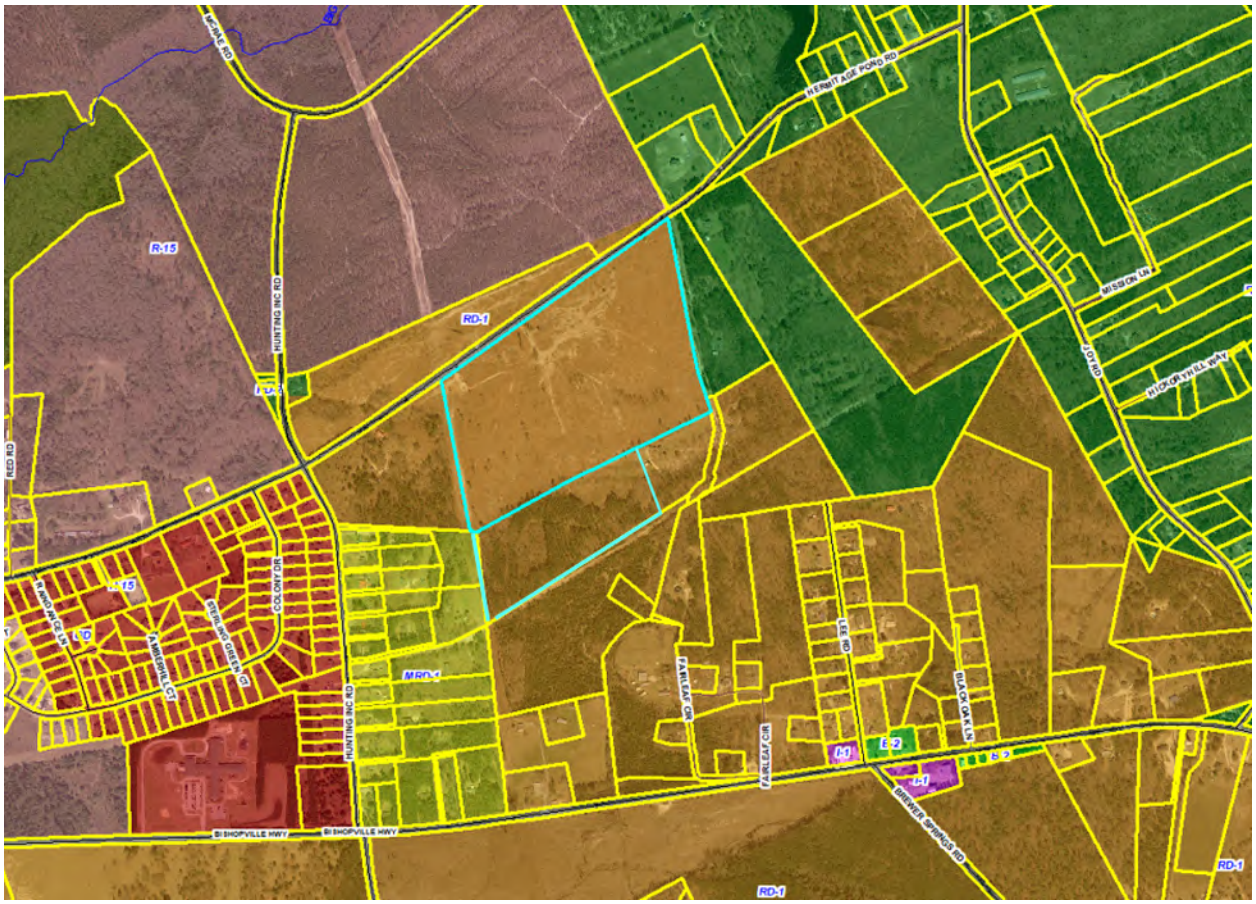
Planning and Zoning Commission Options:

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 R-15. The Kershaw County Council makes all final decisions regarding rezoning applications.

Zoning and existing development near subject property (Case# 21-14)



Aerial image of subject property in reference to surrounding development (Case #21-14)

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

Date: 7/2/21 | Request #: 21-14 | The applicant requests that the property described below be re-zoned from RD-1 to R-15

APPLICANT

NAME: Robbie Lackey		E-MAIL: LackeyRH@att.net	
MAILING ADDRESS: P.O. Box 713		CITY: Camden	STATE: SC ZIP: 29021
TELEPHONE: 803-432-0968		CELL: 803-572-1639	

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:		Street address: (Portion)	
TMS#: 287-00-00-148	Number of acres: 65.60	TMS#: 287-00-00-108	Number of acres: 20±
Deed book: 4462-214	Plat book: D108-Pg 10	Deed book: 3396-100	Plat book: 43-84
Sewer district:	Water district:	Sewer district:	Water district:
Current use: Residential		Current use: Residential	
Proposed use: Residential		Proposed use: Residential	
Community/subdivision: Hermitage Point	Council district: 5	Community/subdivision: Hermitage Point	Council district: 5

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: Nearby property is zoned GO & R-15

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: [signature] Date: 6-29-2021

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: KING STREET OF CAMDEN, LLC		TELEPHONE: 803-432-0968	
MAILING ADDRESS: PO Box 713		CITY: Camden	STATE: SC ZIP: 29020
E-MAIL: lackeyrh@att.net			

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, Worth A. Thurmond III (PROPERTY OWNER) hereby appoint Robbie Lackey (APPLICANT)

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

Owner's signature: [signature] Date: 6-29-2021

Given under my hand and seal, this 29 day of June, 2021

[signature] (Seal)

Notary Public for South Carolina

My commission expires on 25 day of May, 2031

STEFANI GANTT NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES MAY 25, 2031

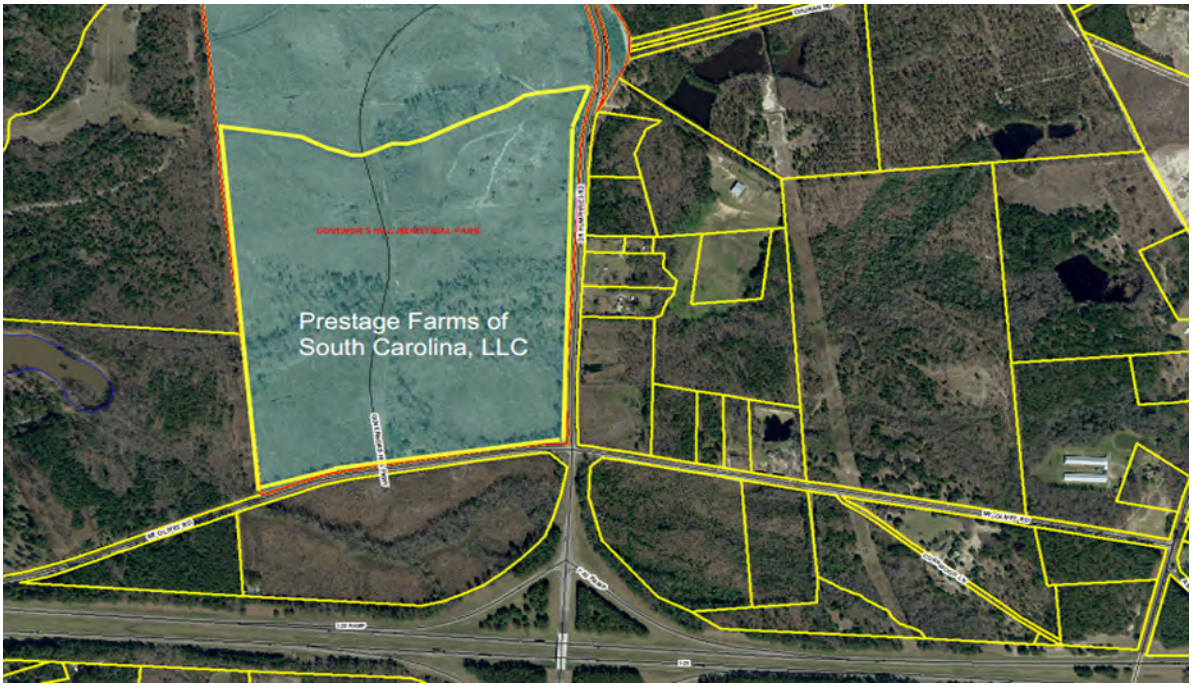
Rezoning Application 9.29.16

APPLICATION FOR SITE PLAN APPROVAL
STAFF REPORT TO THE PLANNING COMMISSION
Prestage Farms of South Carolina, LLC - New Processing Facility
August 9, 2021

A. PROPERTY INFORMATION

1. Project Name: Prestage Farms of South Carolina, LLC - New Processing Facility
2. Type of Development: Major Group Development
3. Phase #: N/A
4. Name of Community: Governor's Hill Industrial Park, Camden
5. Address and TMS#: 175 Dr. Humphries Road TMS#: 301-00-00-002 (portion of)
6. Total Acreage: 86.87 acres
7. Number of Existing Lots: 1
8. Water and/or Sewer District: Cassatt Water / Public Sewer
9. Electricity / Gas: Black River Electric / Dominion Energy
9. Name and Distance to Nearest Municipality: approx. 1.75 miles to City of Camden
10. County Council District: 2

B. PROPERTY OWNER/APPLICANT: Goal Post, LLC - Ron Prestage



C. ZONING: **Industrial District (I-1)**

Industrial District – The intent of the I-1 Industrial District is to accommodate wholesaling, distribution, storage, processing, and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district. Toward these ends, residential development is not permitted herein, nor is the establishment of this district on a street providing primacy access to, or traversing, a residential district.

D. BACKGROUND AND DISCUSSION

Located within Governor's Hill Industrial Park, this 86.87 acre undeveloped property is part of a larger tract that extends northward adjoining Dr. Humphries Road. The property is located at the northwestern quadrant at the intersection of Governors Hill Road and Mount Olivet Road. The subject property is bisected horizontally by Town Creek, which requires placement of a 100' wide water quality buffer along the creek as shown in the attached plat. Jurisdictional wetlands, regulated by the Army Corp of Engineers, are present on the site and have been accounted for in the development of the site. There are no FEMA-designated floodplain areas on the site.

E. SUBJECT PROPERTY LAND USE

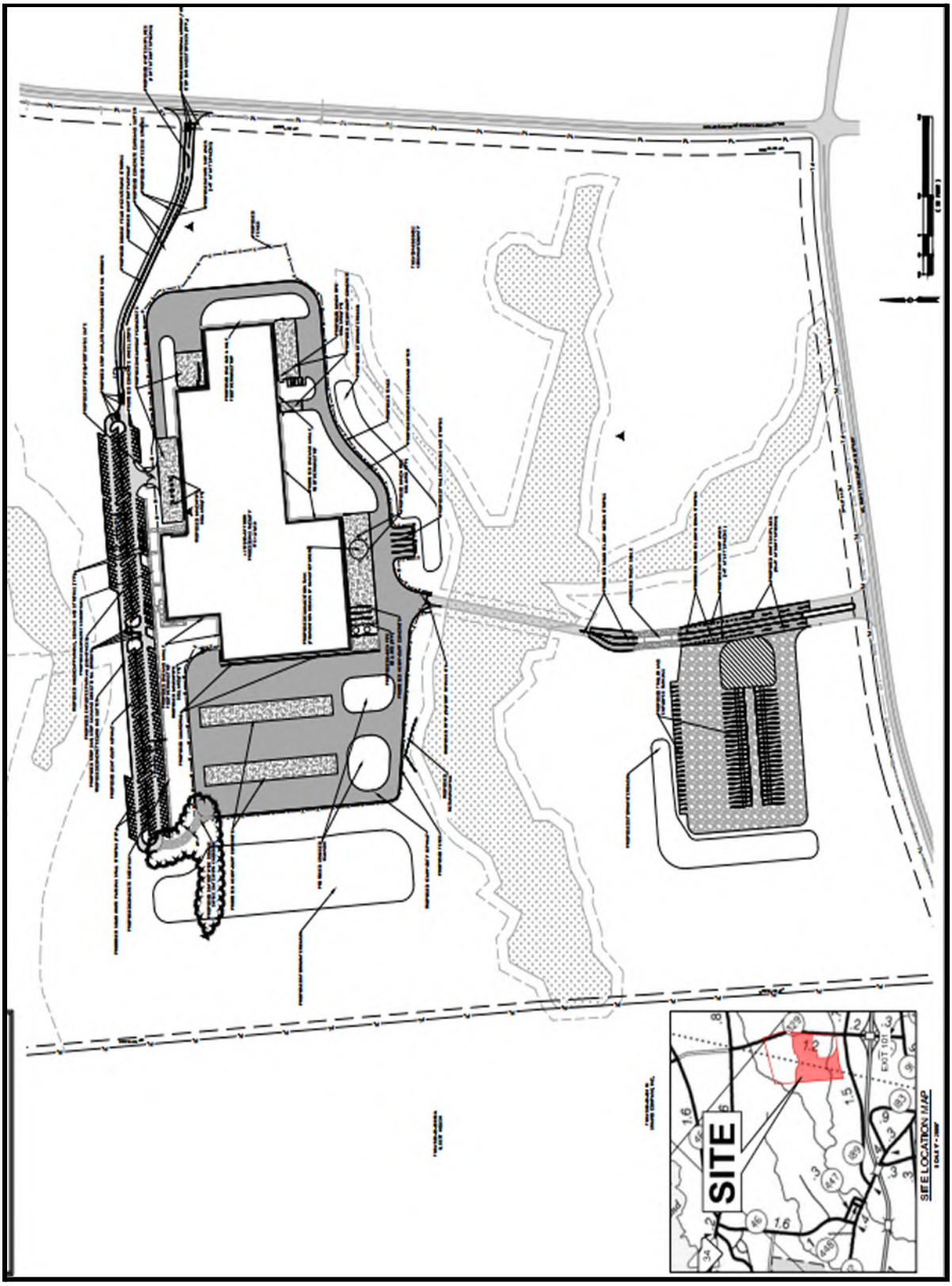
Prestage Farms of South Carolina, LLC, proposes to construct a 292,500 sq. ft. processing facility. According to a July 8, 2021 press release, "The new operations will process poultry products using state-of-the-art technology and high levels of automation." As shown on the site plan, the processing facility will be accessed by two entrances. The main employee and visitor entrance will be located off of Governors Hill Road. The trucking entrance will be located off of Mount Olivet Road. A minimum of 293 parking spaces are required - 300 parking spaces have been provided off of the Governors Hill entrance. Truck parking has been provided adjacent to the truck scale operation located off of the Mount Olivet entrance. The existing buffer along the 100 ft. water quality buffer will remain undisturbed. Several stormwater basins are planned for the site. The project has already secured stormwater and land disturbance permit approvals from the State.

Interior landscaping is shown to separate the building from the vehicular surface areas. The parking lot has several planted landscape islands.

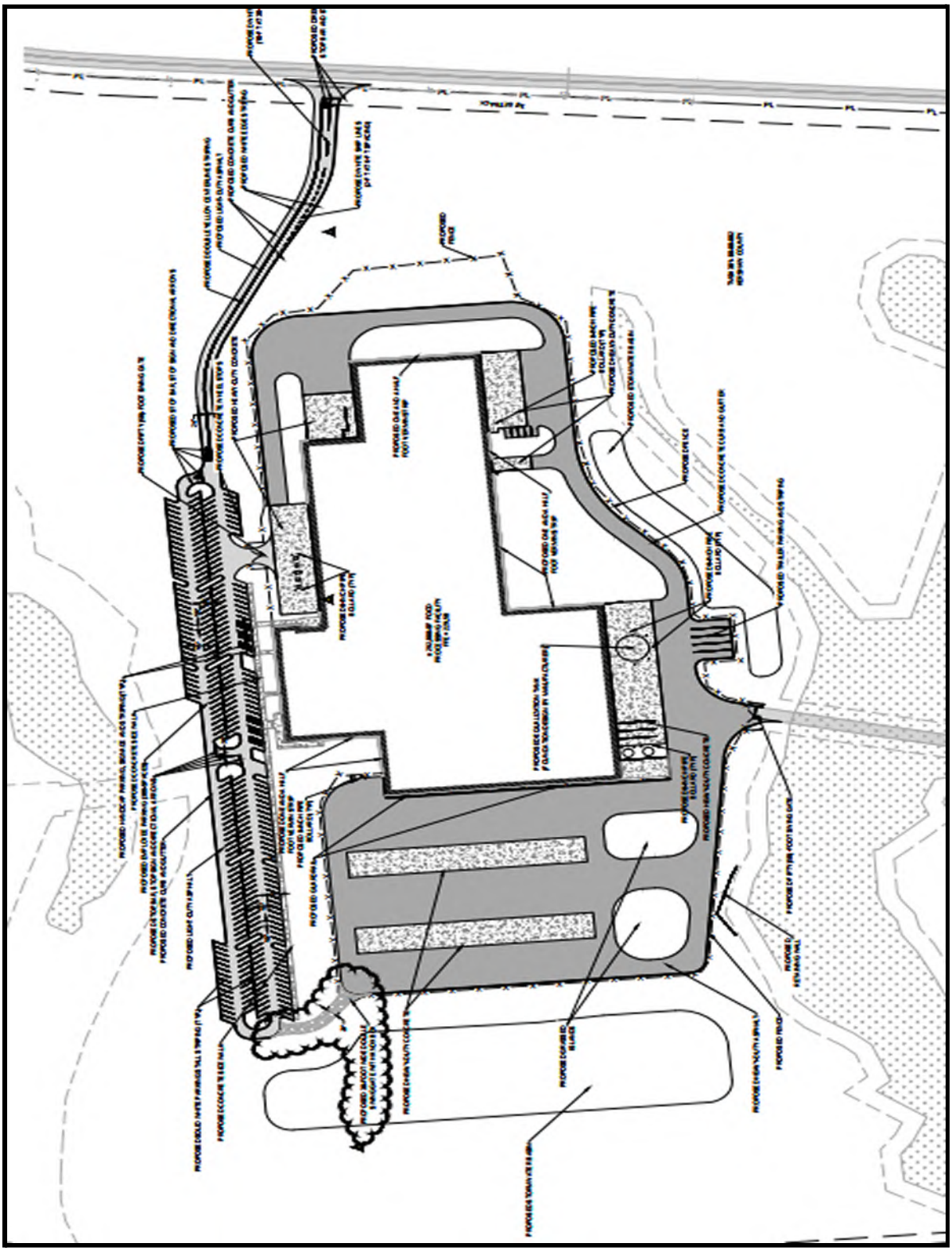
A Type B Street Buffer is required along the street frontage of both Mount Olivet Road and Dr. Humphries Road. However, staff's opinion is that the majority of the existing natural buffer meets the intent of a Type B Buffer - a low to medium density screen intended to obscure visual contact between uses and to create spatial separation. Therefore, no additional plantings are needed in those areas.

The landscape plan addresses the street buffer on the western side of the Mount Olivet Road entrance. Additional plantings have been added to the landscape plan in order to achieve compliance with the street buffer requirements and to provide additional screening of the truck parking area.

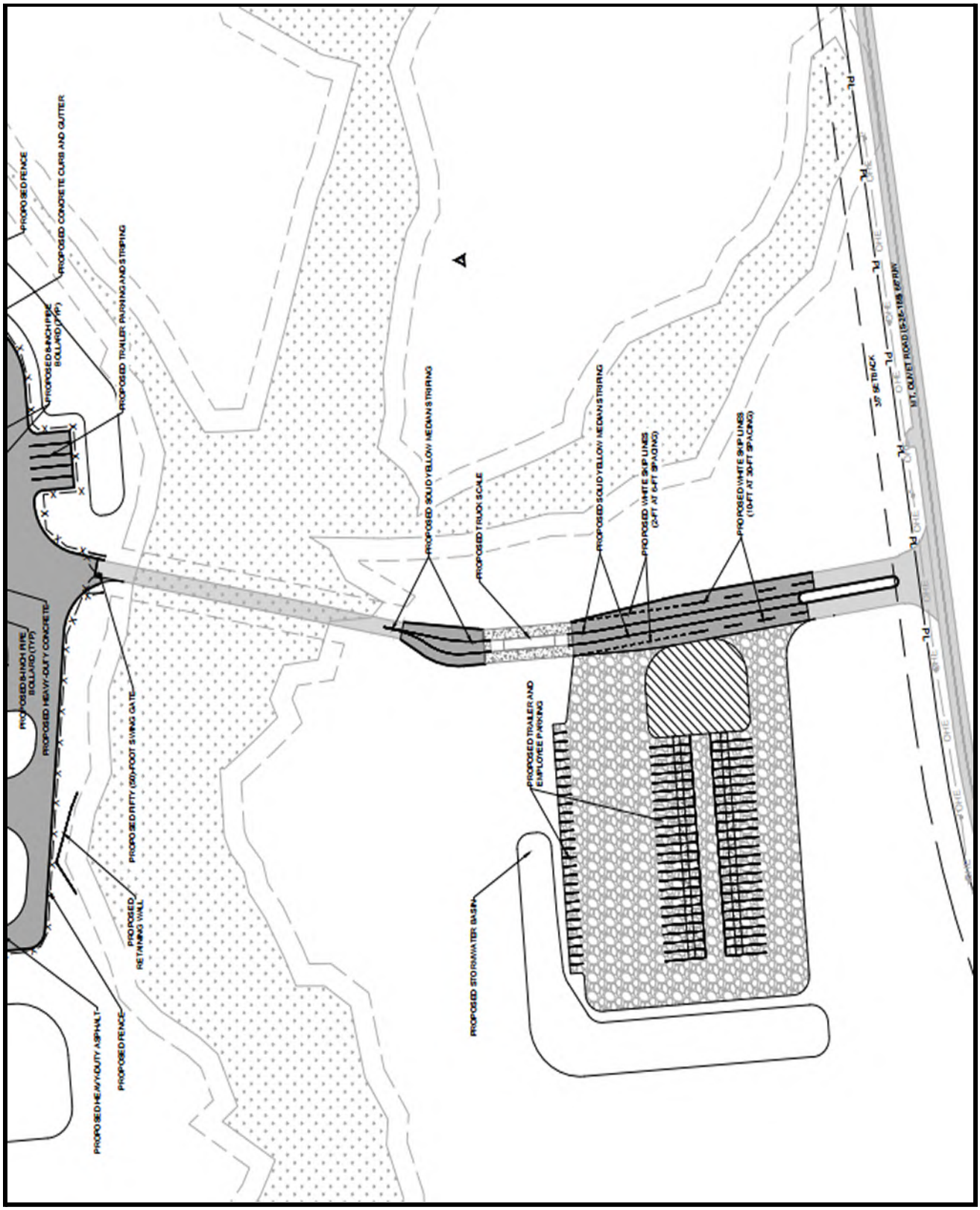
Prestage Farms of South Carolina, LLC Overall Site Plan



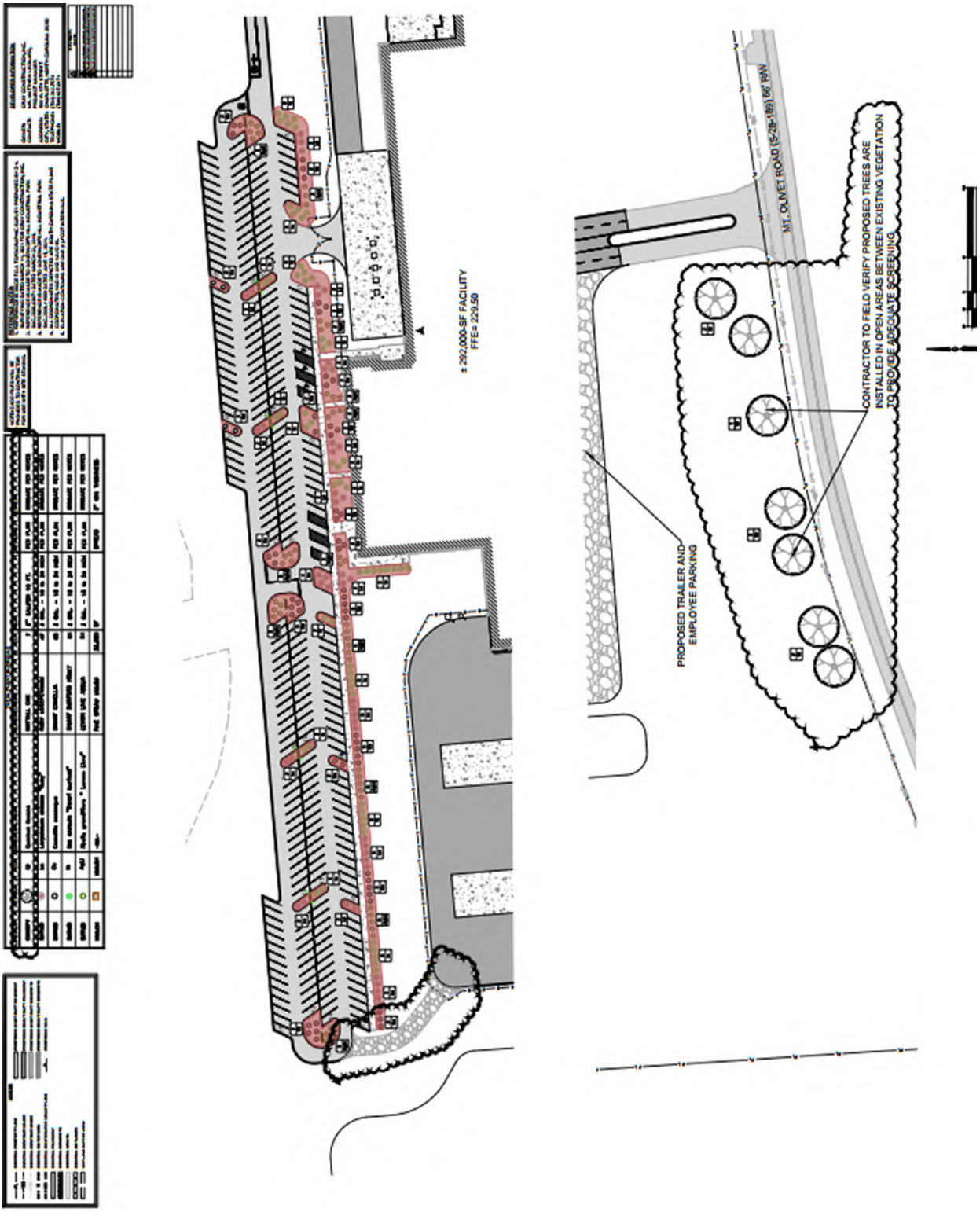
Prestage Farms of South Carolina, LLC - Governors Hill Entrance and Building Detail



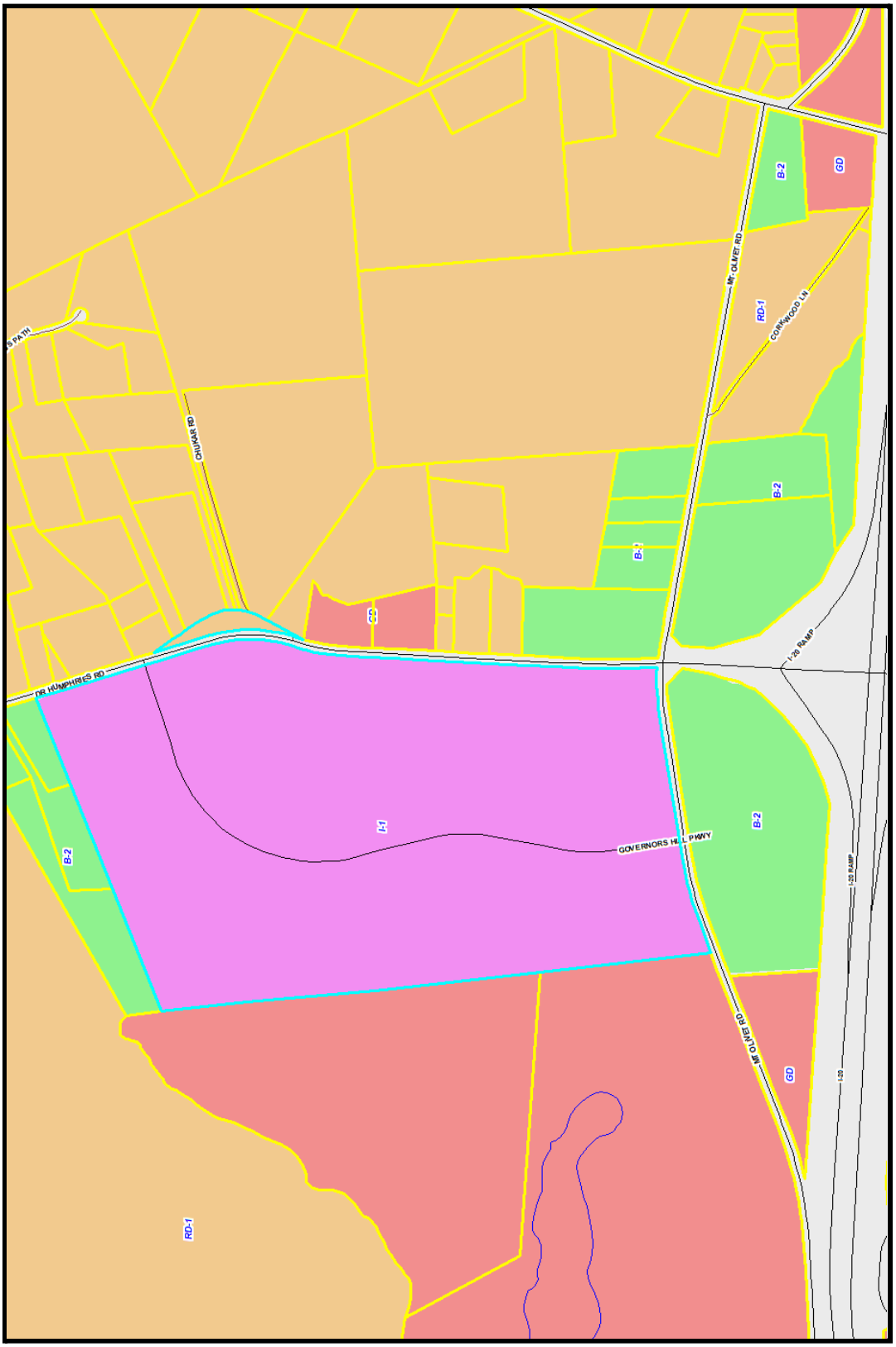
Prestage Farms of South Carolina, LLC - Mount Olivet Entrance Detail



Prestage Farms of South Carolina, LLC - Landscaping Plan



Governors Hill Industrial Park Zoning (park parcel outlined in light blue)



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.

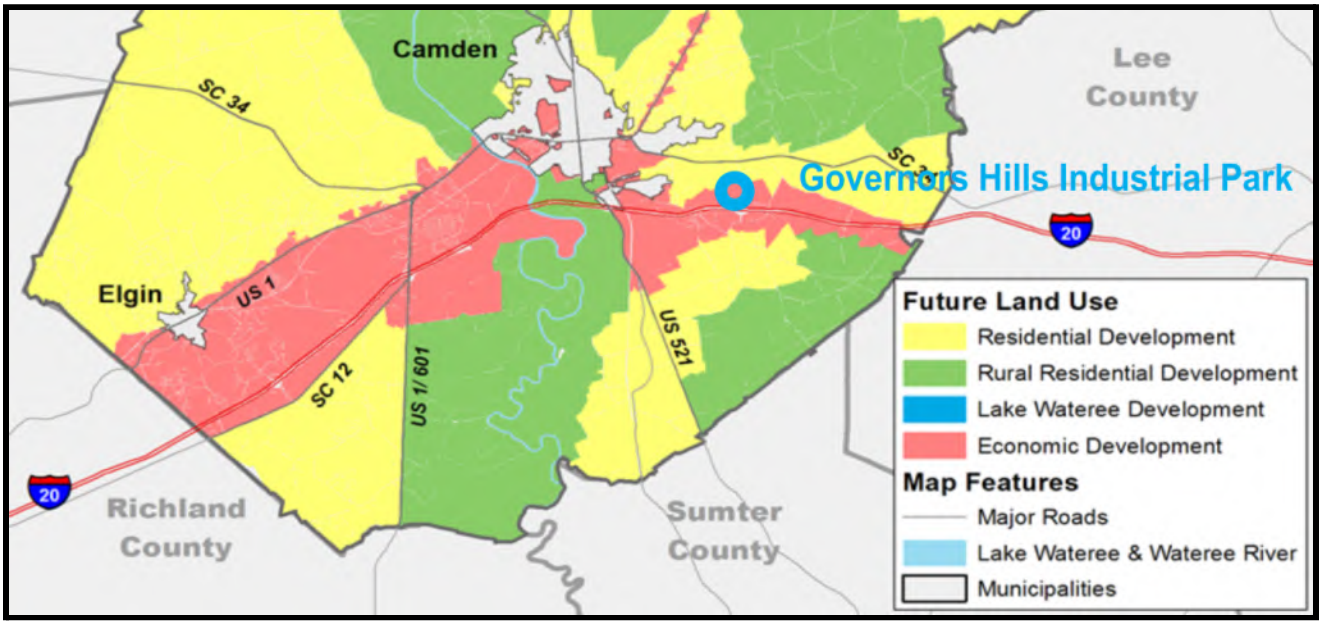
The Planning and Zoning Commission shall consider the prevention of traffic hazards and the provisions of off-street parking and required utilities. In addition, the Commission will consider compliance of the proposed group development with the applicable design standards and required improvements per 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 an Economic Development (ED) land use area on the Future Land Use Map (see purple circle area below).



ED – ECONOMIC DEVELOPMENT AREAS

Areas so designated contain principally the full range of business, commercial, employment, industrial, institutional, and service uses, and are projected to accommodate the bulk of such development in the future. This designation does not exclude prospects for residential development, however. Residential development located within ED areas could shorten the time and distance between the workplace and home. As infrastructure development is most intense in the ED areas, higher density residential developments are more appropriate. Many existing residential developments are located in ED designated areas. The principles applied to Residential Development areas will also apply to residential enclaves within the ED areas. Also, some land currently devoted to the equine industry can be found within areas generally designated as Economic Development areas. This is especially the case in the Economic Development areas around the City of Camden. These equine centers are a vital component of Kershaw County's economic development and should be protected and preserved by applying the same principles utilized to protect such areas in Rural Resource Development Areas.

Policies promoting compatible mixed uses should be further pursued. Businesses providing neighborhood-oriented goods and services can be conveniently located in proximity to residential neighborhoods that are protected from any negative impacts of sight, sound, and smell through performance zoning criteria. In the general commercial business districts, residential apartments over shops afford live-work-shop opportunities and reduce automobile dependence.

The objective of this policy, therefore, is to preserve and protect existing industry and potential industrial sites from encroachment by incompatible and inappropriate development. While not excluding all other uses from these areas, they are recommended principally for manufacturing, warehousing, wholesaling, research, technical operations, and similar economic and employment uses.

Staff Analysis: Project complies with the County's future land use map.

H. APPLICABLE COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Comprehensive Plan Goals on Land Use

Industrial Policies:

a. Encourage the development of industrial uses in areas which will maximize the potential for safe, efficient, and compatible operations while minimizing excessive infrastructure improvements and service costs to both industry and government.

b. Pursue the development of planned industrial parks in areas that do not compromise land designated for incompatible uses.

c. Encourage the development and/or expansion of industrial uses which do not produce excessive noise, smoke, dust or other particulate matter, vibration, toxic or noxious waste materials, odors, fire and explosive hazards, or other detrimental impacts to the environment.

d. Promote the location of industrial uses in areas which have compatible soils, drainage, and other environmental characteristics which do not pose severe constraints to site preparation.

e. Coordinate the location of industrial development with the provision of appropriate road, rail, and pipeline facilities. Include in the evaluation information regarding potential impacts on the Comprehensive Plan, community facilities, utilities, adjacent and nearby land uses, and the environment.

f. Identify and reserve appropriate lands for future industrial development and protect these lands as well as existing industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial utility. These 'banked' industrial sites should be re-zoned as industrial.

Staff Analysis: The proposed project meets these land use objectives in that it places development in an area designated for industrial development, does not encroach into neighborhoods, and offers protection of natural areas. Use of this property will be compatible with its neighboring uses and current land development regulations will require visual screening between it and other use types, if necessary.

Commercial Policies:

a. Ensure that commercial establishments are designed to minimize negative impact on traffic circulation and adjacent land use.

b. Encourage the clustering of commercial establishments in nodes which are convenient to population concentrations.

c. Promote mixed use planned developments that encourage live/work proximity and provide appropriate neighborhood commercial and service establishments at convenient proximity to residences while maintaining adequate buffering and transitions between mixed uses.

d. Prohibit the encroachment of incompatible commercial development into established residential areas.

e. Discourage strip commercial developments with multiple curb cuts that disrupt the orderly and safe flow of traffic.

f. Promote the adaptive reuse of existing structures when appropriately located for commercial use.

g. 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.

Staff Analysis: The proposed 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 development will minimize negative impacts on traffic circulation through anticipated improvements, as approved and permitted through SC DOT.

I. TRAFFIC IMPACT ANALYSIS

The applicant completed a preliminary Traffic Impact Analysis which contains the recommended improvements outlined below. SC DOT has conducted a preliminary review and has no objections to the project, although they may investigate the proposed truck route and request that the applicant improve the pavement section from the intersection to the Mount Olivet Road access. The applicant is responsible for obtaining all permit approvals from SC DOT and performing all roadway improvements as required by SC DOT.

Preliminary recommended improvements to be reviewed and finalized through SC DOT:

Northbound (Dr. Humphries Road) Approach

- Construct/provide a separate left-turn lane to accommodate left-turn movements from Dr. Humphries Road into the site.
- Maintain single (1) through/travel lane with geometric modifications necessary to support the construction of the above-cited separate left-turn lane.

Southbound (Dr. Humphries Road) Approach

- Maintain a single (1) approach lane to accommodate both through movements and right-turn movements into the site.
- Consideration of a separate right-turn lane is not required per Figure 9.5-A (Appendix) of the SCDOT Highway Design Manual.

Eastbound (Mt. Olivet Road) Approach

- Maintain a single (1) approach lane to accommodate both left-turn movements into the site and through movements.
- Consideration of a separate left-turn lane is not required per Figure 9.5-F (Appendix) of the SCDOT Highway Design Manual.10

Westbound (Mt. Olivet Road) Approach

- Maintain a single (1) approach lane to accommodate both through movements and right-turn movements into the site.
- Consideration of a separate right-turn lane is not required per Figure 9.5-A (Appendix) of the SCDOT Highway Design Manual.

Off-site Improvements

In addition to the site access intersections, SCDOT has included the following four (4) off-site intersections within the project study area for analysis:

1. Dr. Humphries Road at Interstate 20 Eastbound On/Off-Ramp
2. Dr. Humphries Road at Interstate 20 Westbound On/Off-Ramp
3. Dr. Humphries Road at Mt. Olivet Road
4. Black River Road at Mt. Olivet Road

The TIA identified that only area #2 above possibly needs to be addressed. Upon review of Figure 9.5-A (Appendix) of the SCDOT Highway Design Manual, consideration of a separate major-street auxiliary right-turn lane is required (and recommended) for the southbound right-turn movement from Dr. Humphries Road onto the Interstate 20 westbound on-ramp. Based on review of Figure 9.5-K of the Highway Design Manual, a minimum storage length of 150-feet is recommended with an appropriate taper length calculated for the design speed and lane width(s).

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.

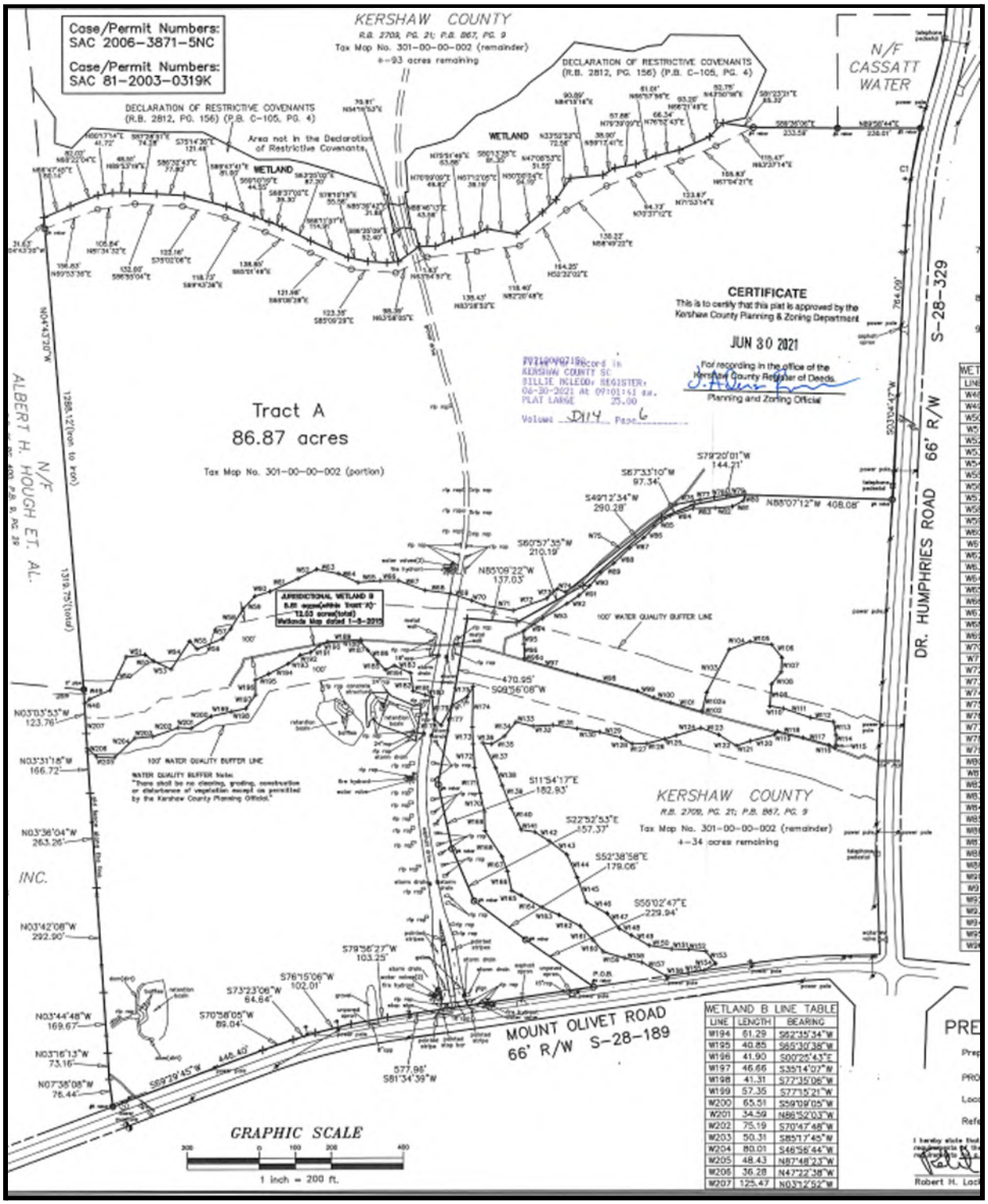
K. STAFF ANALYSIS AND RECOMMENDATION

All of the required documents and plans were submitted to Kershaw County Planning Office for review. The site plan was reviewed and meets all the required elements at this time from the zoning and land use perspectives.

STAFF RECOMMENDATION

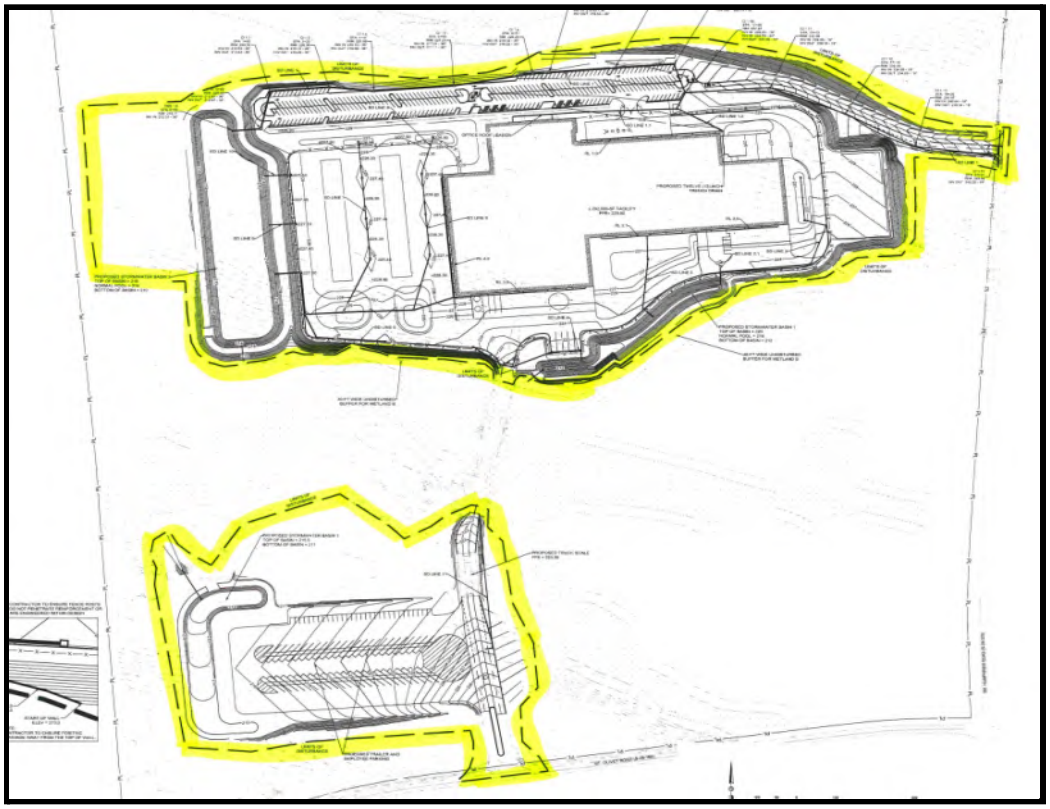
Staff recommends that the site plan of the proposed Prestage Farms of South Carolina, LLC processing facility submitted to the Planning and Zoning Commission be approved.

Recorded Plat Showing Wetlands and Water Quality Buffers



Natural street buffering present along both Mt. Olivet Road and Dr. Humphries Road

Limit of Disturbance Map (yellow outline) showing that natural street buffer areas will remain undisturbed



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): Project Goal Post	Date: July 9, 2021

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s):	Tax Map Number(s):
Northwest Quadrant of the intersection of Mt Olivet Road (S-189) and Dr Humphries Road (S-329)	I-1	301-00-00-002

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 [x]. If so, submit a copy with this application.

Project Information

Applicant/Owner (company or individual): Goal Post, LLC			
Project Contact (if applicant/owner is a company): Ron Prestage			
Mailing Address: Post Office Box 1769	City: Camden	State: SC	Zip: 29021
Phone: (803) 427-6396	Cell:	Fax:	
E-mail: ronp@prestagefarms.com			

Engineering Company Name: Alliance Consulting Engineers, Inc.	Project Engineer: Travis Basnett, P.E.		
Mailing Address: PO Box 8147	City: Columbia	State: South Carolina	Zip: 29202
Phone: (803) 779-2078	Cell: (803) 240-0990	Fax: (803) 779-2079	
E-Mail: tbasnett@allianceCE.com			

Architectural Company Name: MSKTD & Associates		Project Architect: Paul Lindsay, NCARB	
Mailing Address: 1715 Magnavox Way	City: Fort Wayne	State: Indiana	Zip: 46804
Phone: (260) 432-9337	Cell: (812) 374-2432	Fax:	
E-Mail: PML@msktd.com			

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

Major Group Development Application 5.5.14

Site Information

Total Area: 88.87	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): 7/19/21	Estimated Completion Date (MM/DD/YYYY): 7/1/22
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: 292,500	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: Kershaw County
Proposed Electric Provider: Black River Electric	Proposed Gas Provider: Dominion Energy

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.

Ron Prestage
Typed or Printed Name of Project Owner

John W. Prestage
Signature of Project Owner

7-9-2021
Date

Owner
Title/Position