Kershaw County Planning Commission

AGENDA

JUNE 13, 2022 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. **General Public Comment Period**

Excerpt from, Kershaw County Planning and Zoning Commission Rules of Procedure, Section 7, Procedures for Public Comment Period (Non Public Hearing)

a. Public comment period: is an opportunity for members of the public to share information with the Planning Commission; is not a time for debate with or questions and answers from the Planning Commission; is a time for the Planning Commission to receive input; and, is not a time for Planning Commission response.

In short, during public comment, the Planning Commission will LISTEN to public comment, but not COMMENT on public comment.

b. Offensive and inappropriate comments will not be tolerated and comments should be limited to statements and rhetorical questions.

c. If a group would like to speak to the Planning Commission, the Commission requests that a spokesperson be selected and that this person indicates the group he/she is representing on the sign-up sheet and in his/her comments.

d. Public comment is a time to discuss issues, not individuals. Other avenues exist for individual personnel complaints.

e. Public comment period is limited to 30 minutes with 5 minutes maximum allowed per individual speaker.

III. **Approval of Minutes**
May 9, 2022 Regular Meeting

NEW BUSINESS

IV. **Case 22-08:** *Quail Creek Subdivision - Phase 6.* Vincent Sheheen, representative for Executive Construction, has submitted a petition to the Planning Commission requesting an exception to Article 5, Section 5:3.8-4 of the Kershaw County Zoning and Land Development Regulations, Right-of-Way, to allow the right-of-way width for Red Wing Drive to be reduced to 46-feet from the required/prior approved 50-feet. The subject roadway is located within Phase 6 of Quail Creek Subdivision, and is currently zoned R-15 (Low Density Residential).

V. **Case 22-09:** *Heritage Pointe Plant.* RJR Land Group (Jody Brazell), applicant, requests approval of a Major Group Development application to construct +/- 52,000 sq. ft. manufacturing facility. The site plan also identifies a future +/- 72,000 sq.ft. additional manufacturing facility. The subject property is located at 25 Business Parkway, is currently zoned I-1 (Industrial), and identified as TMS# 338-00-00-083.

VI. **Case 22-10:** *Hermitage Pond Place Subdivision.* Great Southern Homes (Phillip Reames), requests approval of a Major Subdivision Development Sketch Plan application to subdivide +/- 84.8 acres into 119 single-family residential lots. The subject property is located on the south side of Hermitage Pond Road just east of the intersection with Hunting Inc Road, and is currently zoned R-15 (Low Density Residential), and identified as TMS# 287-00-00-148.

VII. **Staff Updates**

- Department staffing.
- Requests for Proposals - ZLDR and Comprehensive Plan Update
- East Camden Highway 1 Corridor Study Update
- Impact Fee Study update.
- A workshop will be held on June 20, 2022 to review items to be presented at the July 11, 2022 meeting. (NOTE: Workshops provide Planning Commission members with an opportunity to informally discuss upcoming agenda items with staff and applicants. No voting actions will be taken during workshop meetings of the Planning Commission).

VIII. **Adjournment**

The May 9, 2022 Planning Commission draft minutes will be sent via a separate email once completed by Planning Commission Secretary, Rhonda Darity.

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STAFF REPORT

APPLICATION TO THE PLANNING COMMISSION FOR AN EXCEPTION TO SUBDIVISION REGULATIONS CASE # 22-08 EXECUTIVE CONSTRUCTION - PHASE 6 QUAIL CREEK SUBDIVISION

KERSHAW COUNTY PLANNING COMMISSION REGULAR MEETING
Tuesday, June 13, 2022 at 5:30 PM
Council Chambers, Kershaw County Government Center
515 Walnut Street, Camden, SC 29020

APPLICANT: Attorney Vincent Sheheen, representative for Executive Construction
PROPERTY: Redwing Drive within Phase 6 of Quail Creek Subdivision
Zoning: R-15 (Low Density Residential)

CASE: On behalf of Executive Homes, Attorney Vincent Sheheen has submitted a petition to the Planning Commission requesting an exception to Article 5, Section 5:3.8-4 of the Kershaw County Zoning and Land Development Regulations, Right-of-Way, to allow the right-of-way width for Red Wing Drive within Phase 6 of Quail Creek Subdivision to be reduced to 46-feet from the required/prior approved 50-feet.

Phase 6 of Quail Creek Subdivision was approved as a sketch plan by the Planning Commission on January 13, 2020. Construction documents for Phase 6 were approved at staff level on December 23, 2020. A bonded final plat for Phase 6 was approved by staff and recorded on October 1, 2021.

Zoning and Land Development Regulations, Article 5, Section 5:3.8-4: Right-of-Way: This section of the subdivision regulations requires residential local streets to have a minimum right-of-way width of fifty (50) feet.

6:1.3-6 Exceptions Granted by the Planning and Zoning Commission
The Planning and Zoning Commission shall have the power to grant exceptions from the requirements for site plan or sketch plan approvals, and other projects under the review authority of the Planning and Zoning Commission as may be reasonable and within the general purpose and intent of the provisions of this Ordinance if the literal enforcement of one or more of the provisions of this Ordinance is not applicable to the specific project and/or is impractical or will exact undue hardship because of peculiar conditions pertaining to the site in question.

ISSUE HISTORY
Building permits were applied, reviewed, and issued for Lots 39 -42 and 56-60 of Quail Creek Phase 6 along Red Wing Drive. At that time, all of the plot plans submitted showed the correct front property line setback of 35-feet.

According to the Attorney Vincent Sheheen and Dawon Yandle of Executive Homes, the staking of the front of the homes was at some point altered. Once the slabs were poured and foundation surveys were completed, it was determined that the majority of the 10 homes did not meet the front yard setbacks.

Although this error is the applicant's fault, county staff agreed that given the large scope of this issue, this is potentially a situation that could be resolved with a common sense solution that would still uphold the intent and values of the ZLDR while providing a resolution to the setback issue for the builder.

JUSTIFICATION FOR AN EXCEPTION:

The following is an analysis of the justification given by the applicant on the application:

1. ***Describe how the requested exception is reasonable and meets the general purpose and intent of the ZLDR.***

   Response from Applicant: The change will not affect any actual road way, access, or navigatibility. It will assist in upholding setback requirements.

   Staff Analysis and Additional Observations: The width of the paved portion of the road way, curb and gutter, and 5' sidewalk will all remain within the reduced right-of-way width of 46-feet. The reduction of the right-of-way will also allow all but 3 structures (Lots 38, 56, 58) to meet the required 35' front yard setback. The remaining structures will be physically altered to meet the 35' front setback. In addition, the applicant has provided Memorandums of Understanding from Lugoff Elgin Water Authority and Fairfield Electric indicating that the easements for existing utilities will remain unaffected.

2. ***Explain how the literal enforcement of the land development provisions of the ZLDR is not applicable to this specific project and/or is impractical or will exact undue hardship because of peculiar conditions pertaining to the site in question.***

   Response from Applicant: Literal enforcement would require deconstruction and would not further any actual goals of the ZLDR.

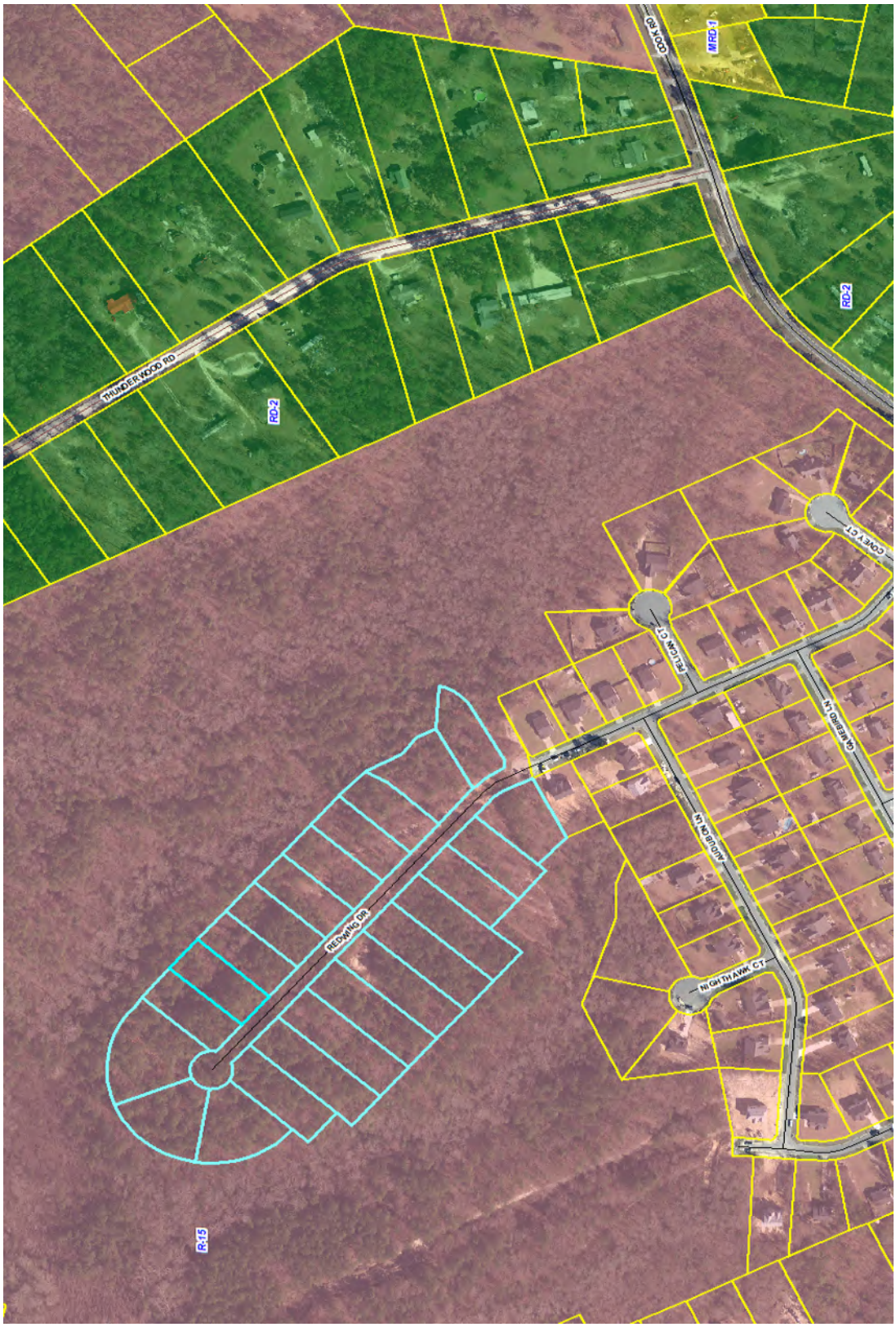
   Staff Analysis and Additional Observations: Fortunately in this particular circumstance, staff and the applicant were able to identify a resolution that both upholds the general intent, health, and safety aspects of the ZLDR while offering a common sense solution that does not place undue hardship on the applicant.

STAFF RECOMMENDATION

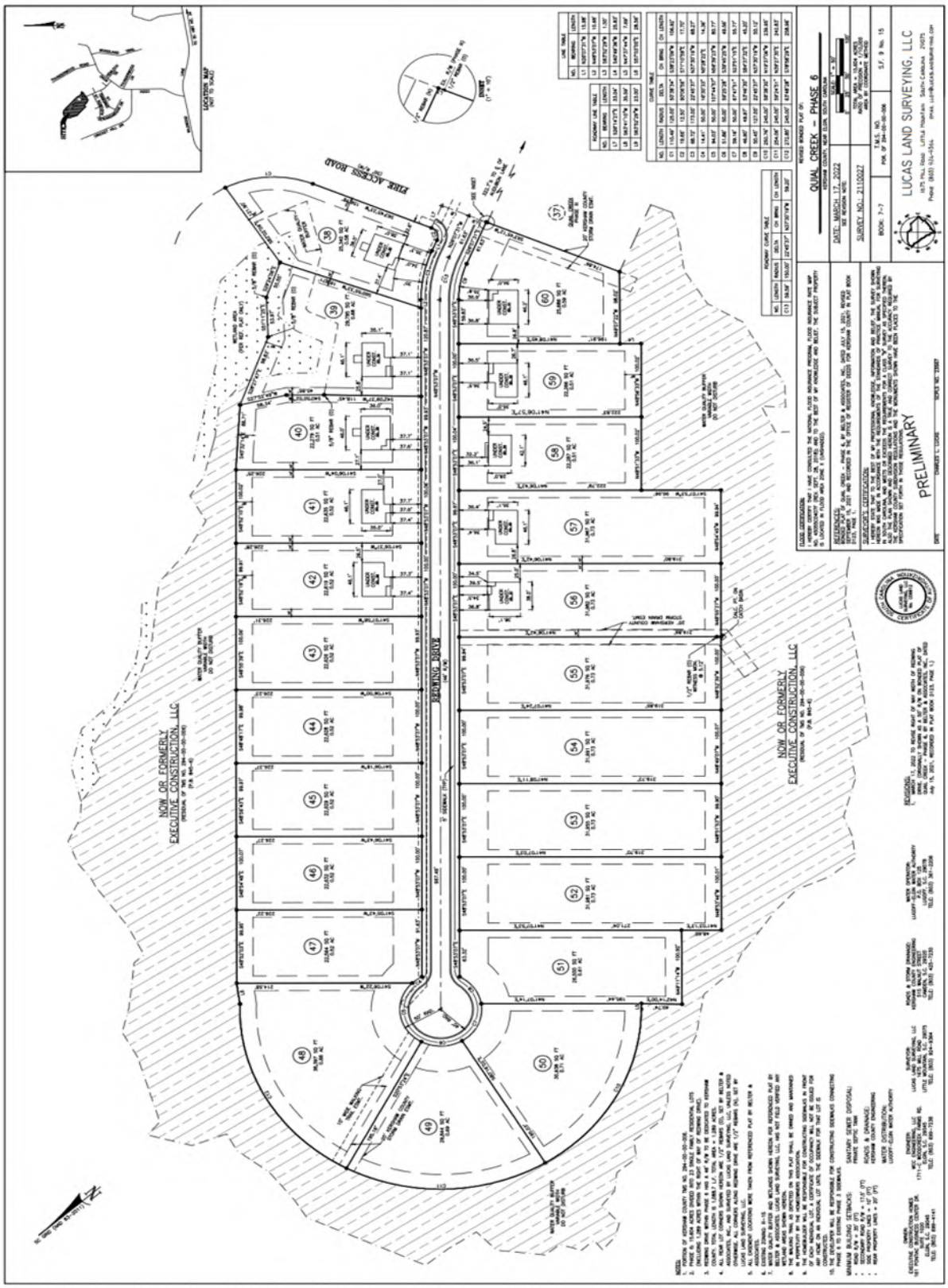
Based upon the application materials as applied to the two exception standards, staff has no objection in recommending approval to the Planning Commission that the applicant's request to reduce the right-of-way width of Red Wing Drive in Phase 6 of Quail Creek Subdivision to 46’ be approved, subject to the following conditions:

1. An updated bonded final plat is submitted for review, approval, and recording. The updated bonded final plat shall include the fire access road as shown on the original bonded final plat.
2. Prior to certificates of occupancy being issued, individual surveys for all lots in Phase 6 of Quail Creek Subdivision shall be provided showing the house setback in relation to the reduced right-of-way.
3. The builder shall obtain alteration/demolition permits for the three structures on Lots 38, 56, and 58 that will still need alterations in order to meet setback requirements with the 46’ right-of-way.

Aerial view of subject property



Revised Bonded Plat with 46’ Right-of-Way - Redwing Drive, Phase 6 Quail Creek



3/25/2022

Memorandum of Understanding

To: Quail Creek Ph 6 Utility Providers, Lugoff SC

From: Executive Construction Homes
161 Pontiac Business Center Drive Suite 1020
Elgin, SC 29045

To whom it may be of concern, The purpose of this Memo is to inform you of a change in the ROW limits at Quail Creek PH6 originally designed as 50' wide. This will be changed to a 46' ROW to accommodate on site conditions. The purpose of letting you know as a utility provider is to assure you that all easements over existing utilities will remain unaffected and will not interfere with the placement of any utilities you currently have, or plan to install on site.

Please see proof of receipt and acceptance of this change below and send this back at your earlies convenience, if you have any concerns prior to signing please feel free to reach out to us and we can discuss this further if needed. Signatures below indicate provider approves of the change and has no objections or conflicts.

Received/Approved by:

LUGOFF-ELGIN WATER AUTH.
Company Name

Michael E. Hancock — 6 APRIL 2022
Authorized Signature — Date

MICHAEL E. HANCOCK — _____
Printed Name GEN. MGR. — Date

3/25/2022

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Please see proof of receipt and acceptance of this change below and send this back at your earlies convenience, if you have any concerns prior to signing please feel free to reach out to us and we can discuss this further if needed. Signatures below indicate provider approves of the change and has no objections or conflicts.

Received/Approved by:

Fairfield Electric Coop
Company Name

Authorized Signature — Date: 3/28/22

Karen B Shull
Printed Name — Date: 3/28/22

Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233

Case 22-08

PETITION TO PLANNING AND ZONING COMMISSION
APPLICATION FOR EXCEPTION

DATE: 4/20/22 | REQUEST NO.:

I, Vinent Sheheen, hereby make application to the Kershaw County Planning and Zoning Commission for an exception.

PROPERTY LOCATION

STREET ADDRESS: Redwing Drive	COMMUNITY/SUBDIVISION: Quail Creek
TMS#:	PROPERTY AREA: acres Road right way
DEED BOOK:	PLAT BOOK:
SEWER DISTRICT:	WATER DISTRICT:
CURRENT USE: 50' wide ROW	PROPOSED USE: 46' ROW

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.

Has previous application been made for all or any part of this property? Yes [ ] No [X] If yes when?

THE APPLICANT IS: PROPERTY OWNER [ ] AGENT OF PROPERTY OWNER [X] OPTION HOLDER [ ]

PROPERTY OWNER (If property is owned by more than one person, each owner must be listed on separate property owner form provided at the end of this application.)

NAME: Executive Construction	E-MAIL:		
MAILING ADDRESS: 161 Pontiac Drive	CITY: Elgin	STATE: SC	ZIP: 29045
TELEPHONE:	CELL:	FAX:	

APPLICANT (If other than property owner.)

NAME: Vinent Sheheen	E-MAIL: VSheheen@thesumptfirm.com		
MAILING ADDRESS: PO Drawer 10	CITY: Cassatt	STATE: SC	ZIP: 29021
TELEPHONE: 803 432 4341	CELL:	FAX:	

If applicant is other than owner, state applicant's interest in the proposed variance:

DESIGNATION OF AGENT (To be completed by owner, only if owner is not applicant. If property is owned by more than one person, each owner must complete a Designation of Agent Form. Additional form available at the end of this application. The signature of each owner must be notarized.)

I, Executive Constr. (PROPERTY OWNER) hereby appoint Vinent Sheheen (APPLICANT) as my agent to represent me in this request for variance.

Owner's signature: [signature] Member Date: 4/21/22

Given under my hand and seal, this 21st day of April 2022

[signature] (Seal)

Notary Public for South Carolina

My commission expires on 1st day of [illegible] 2023

Exception Request Application to Planning Commission 9.21.11

Describe the provision of Article 5, Land Development Regulations of the Kershaw County Code of Zoning and Land Development Regulations from which you seek an exception.

So feet ROW required to 46' ROW

JUSTIFICATION FOR EXCEPTION – (If additional space is needed, use a separate sheet of paper.)

Describe how the requested exception is reasonable and meets the general purpose and intent of the ZLDR.

The change will not affect any actual road way, access, or navigability. It will assist in upholding set back requirements.

Explain how the literal enforcement of the land development provisions of the ZLDR is not applicable to this specific project and/or is impractical or will exact undue hardship because of peculiar conditions pertaining to the site in question.

Literal enforcement would require deconstruction and would not further any actual goals of the ZLDR.

Additional Comments:

Thank you

APPLICANT'S SIGNATURE: [signature] DATE: 4/12/22

Exception Request Application to Planning Commission 9.21.11

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APPLICATION FOR SITE PLAN APPROVAL
STAFF REPORT TO THE PLANNING COMMISSION
Heritage Point Plant - RJR Land Group, LLC
June 13, 2022

A. PROPERTY INFORMATION

1. Project Name: Heritage Pointe Plant - RJR Land Group, LLC (Case 22-09)
2. Type of Development: Major Group Development
3. Phase #: 1 & 2
4. Name of Community: Lugoff
5. Address and TMS#: 25 Business Parkway TMS#: 338-00-00-083
6. Total Acreage: 14.38 acres
7. Number of Existing Lots: 1
8. Water and/or Sewer District: Lugoff-Elgin Water Authority /Kershaw County Sewer
9. Name and Distance to Nearest Municipality: approx. 4 miles to City of Camden
10. County Council District: 2

B. PROPERTY OWNER/APPLICANT: RJR Land Group, LLC (Jody Brazell)

C. ZONING: **Industrial Business (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 primary access to, or traversing, a residential district.

D. BACKGROUND AND DISCUSSION

The subject property is located at 25 Business Parkway, in the southwest quadrant at the intersection of Business Parkway and Highway 601 South in the Lugoff area. Adjoining in all directions are other business and industrial uses zoned either I-1 or GD. The project engineer indicates that there are no wetlands or floodplain areas on this site. .

E. SUBJECT PROPERTY LAND USE

The applicant proposes to develop an initial 50,000 sq. ft. wood product manufacturing facility building, with a future 72,000 sq. ft. expansion. Both phases have been shown on the site plan.

Access via a new commercial driveway to Business Parkway will be constructed.

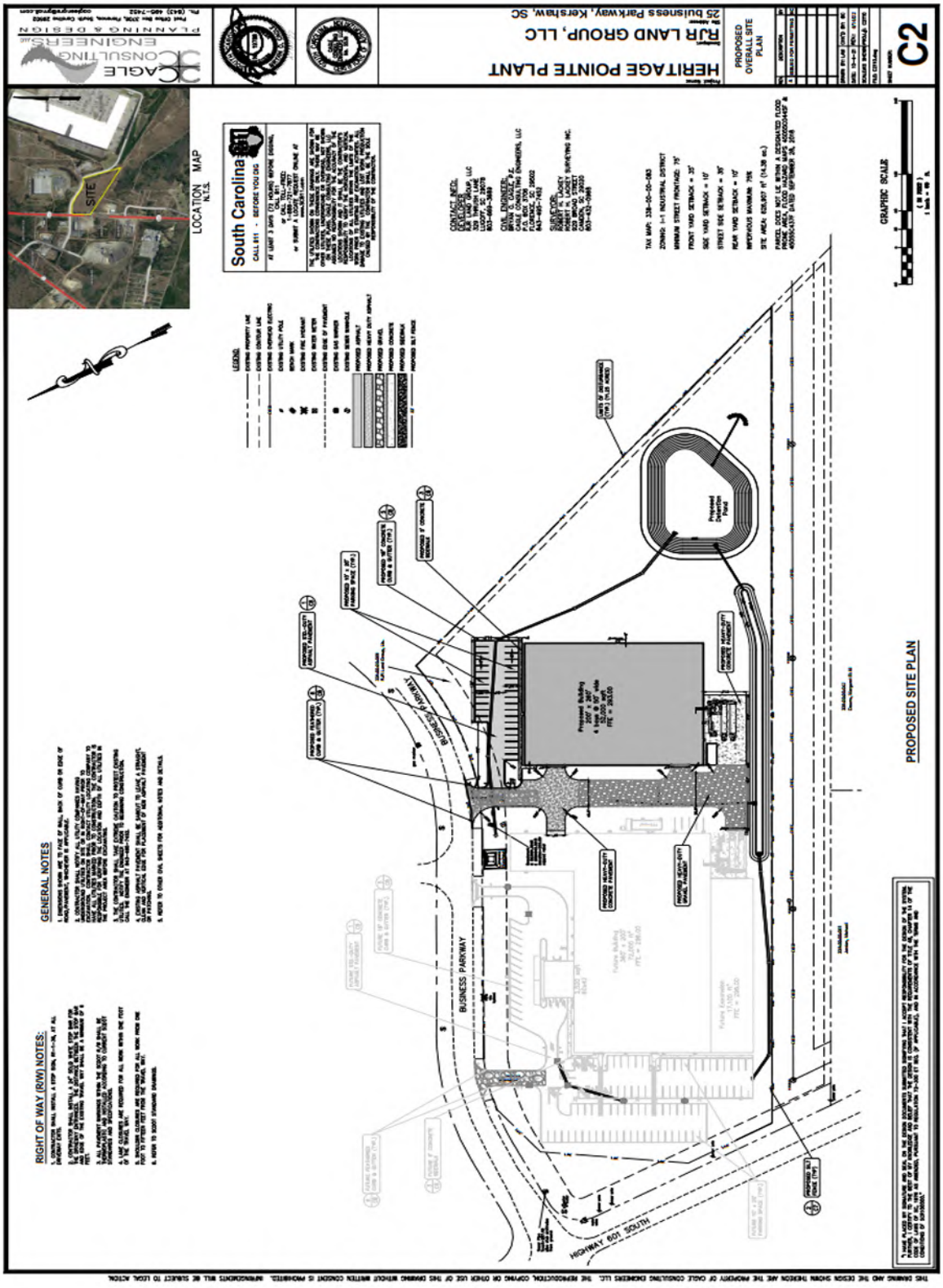
A total of 34 parking spaces are provided for Phase 1 of the development. The additional parking shown for Phase 2 exceeds the minimum parking requirements. Hadicapped parking for Phase 1 will need to be shown on the final construction documents.

A Type B buffer will be planted along the Business Parkway, Highway 601, and Corporate Drive street frontages. Interior parking lot landscaping will also need to be provided.

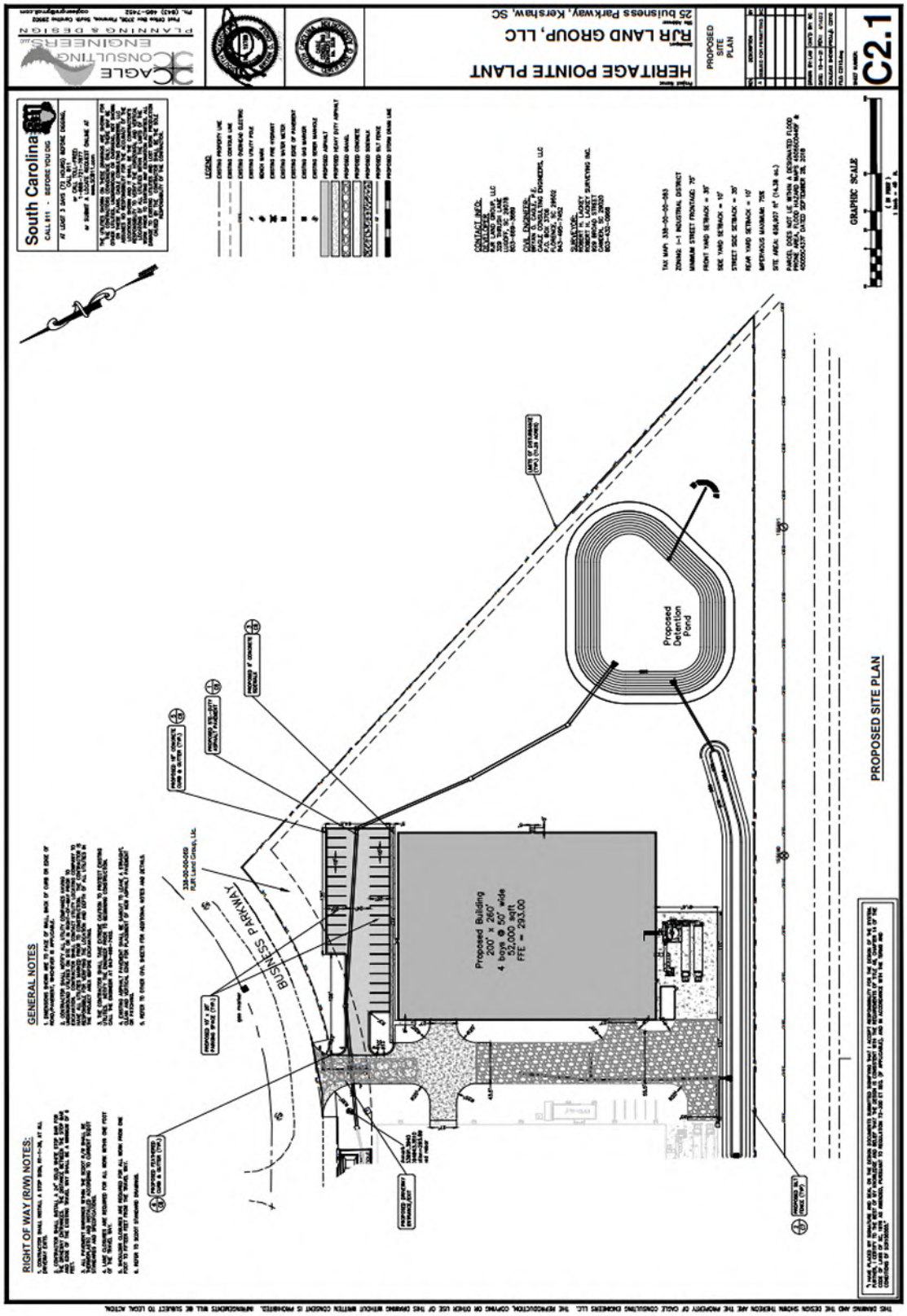
One stormwater management pond has been designed for the site. Final design of the stormwater system will occur during the construction document stage of review.

The manufacturing operation shall meet all standards of Article 3, Section 3:3.18 - Manufacturing Facilities - of the Zoning and Land Development Regulations.

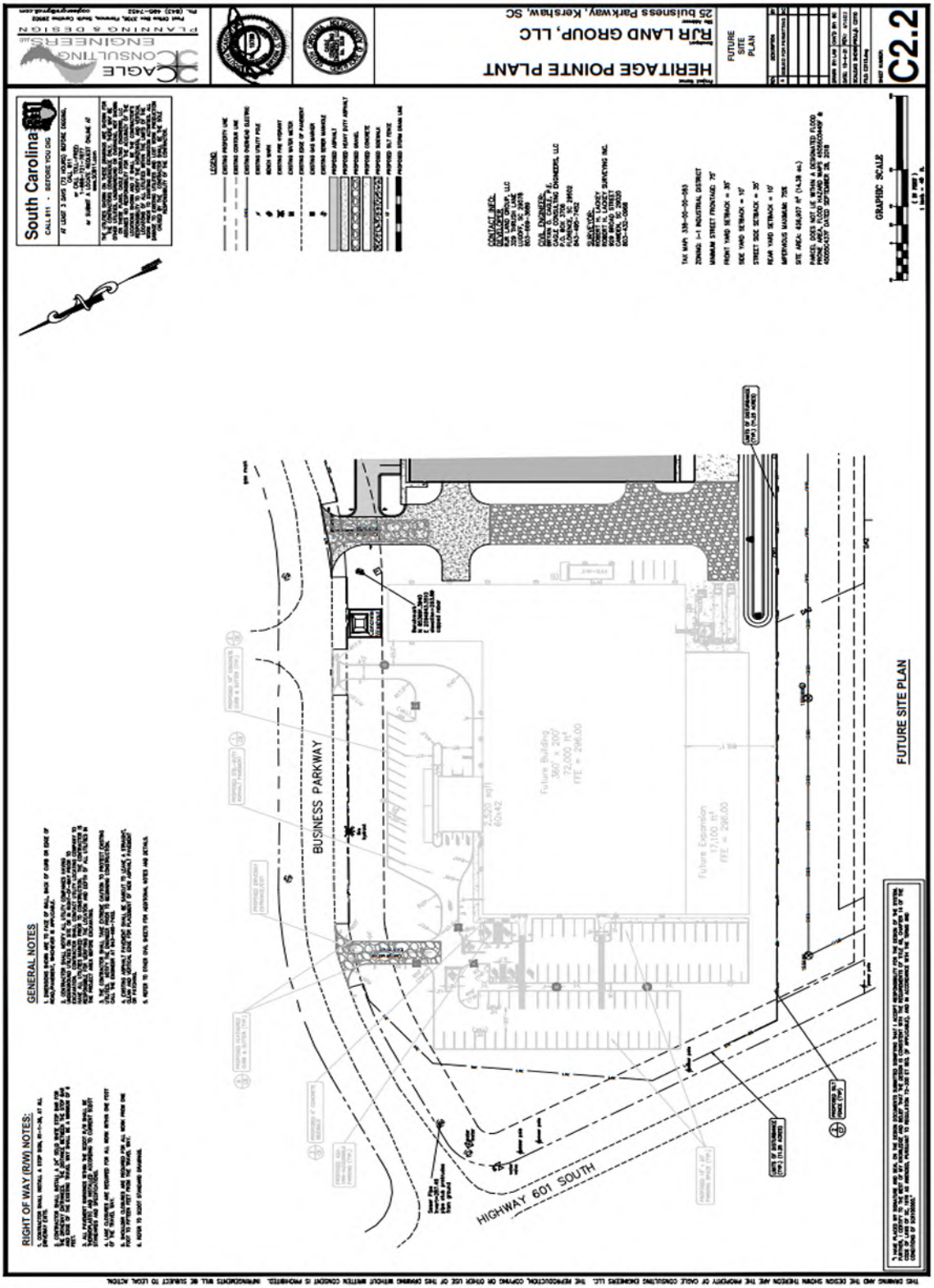
Heritage Pointe Plant Overall Site Plan



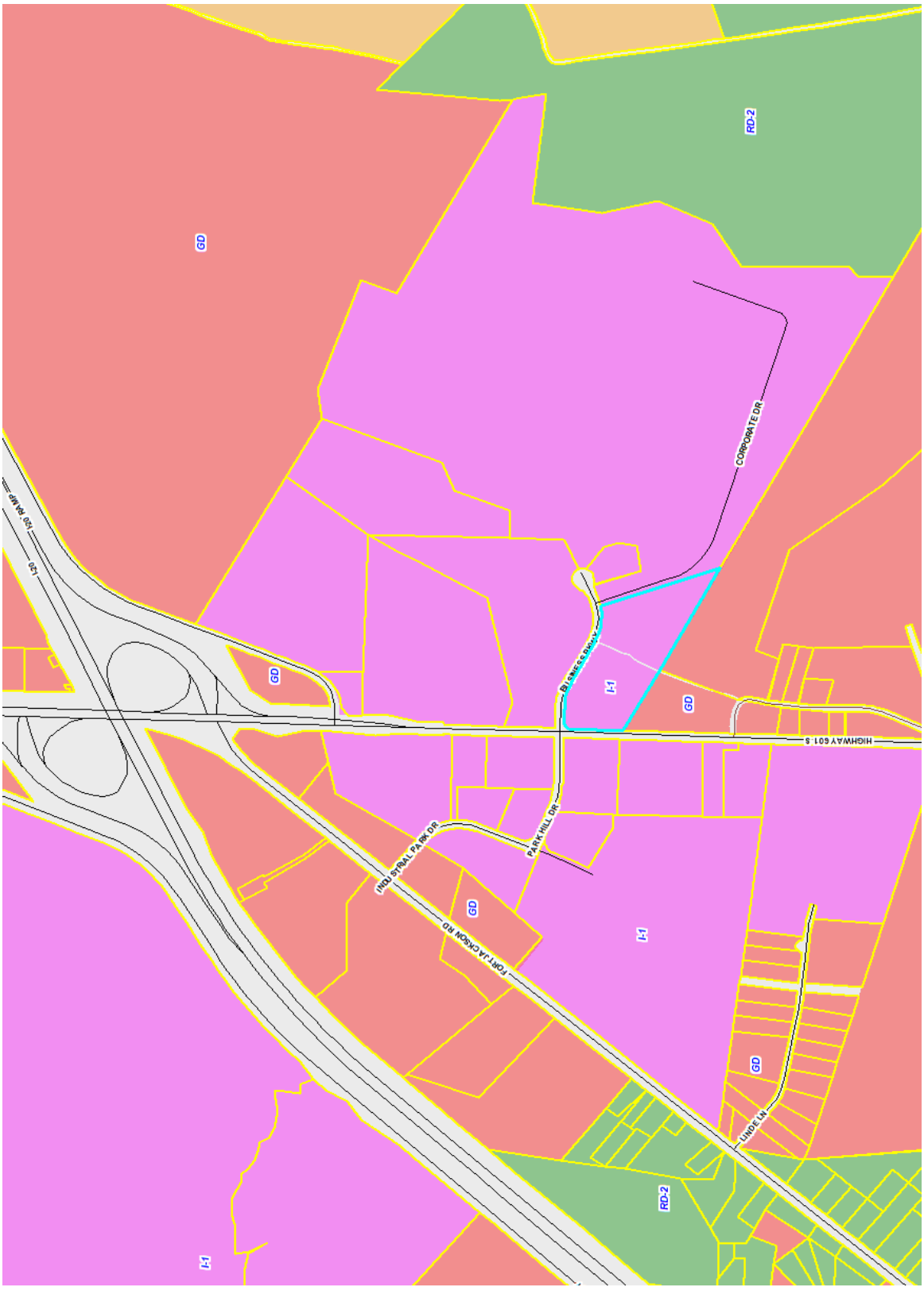
Heritage Pointe Plant Site Plan - Phase 1



Heritage Pointe Plant Site Plan - Phase 2



Subject and surrounding property zoning



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.

Article 3, Section 3:3.18 - Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

A. Residential property line: 0.02
B. Non-residential property line: 0.10

3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

A. **Night Time Schedule**
Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME

Frequency Band (In Cycles per Second)	Sound Pressure Levels (In Decibels)	
	At Non-Residential Lot Line	At Residential Lot Line
20-75	69	65
76-150	60	50
151-300	56	43
301-600	51	38
601-1,200	42	33
1,201-2,400	40	30
2,401-4,800	38	28
4,801-10,000	35	20

B. **Day Time Schedule**

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME

Type of Operation in Character of Noise	Correction in Decibel*
Day time operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5
Noise source operates less than 5% of any one-hour period	plus 10
Noise source operates less than 1% of any one-hour period	plus 15
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5
* Applicable only if these corrections may be applied to the preceding table.	

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

Limit Values as published by SCDHEC. If a toxic substance is not contained in said listing, the applicant shall satisfy the Planning Official that the proposed levels will be safe to the general population.

3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING

	Column A	Column B
Bare Incandescent Bulbs	5 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Internally Illuminated Signs	150 ft. lamberts	250 ft. lamberts
Externally Illuminated Signs	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per square centimeter	50 candela per square centimeter

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above "objectionable elements" shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

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

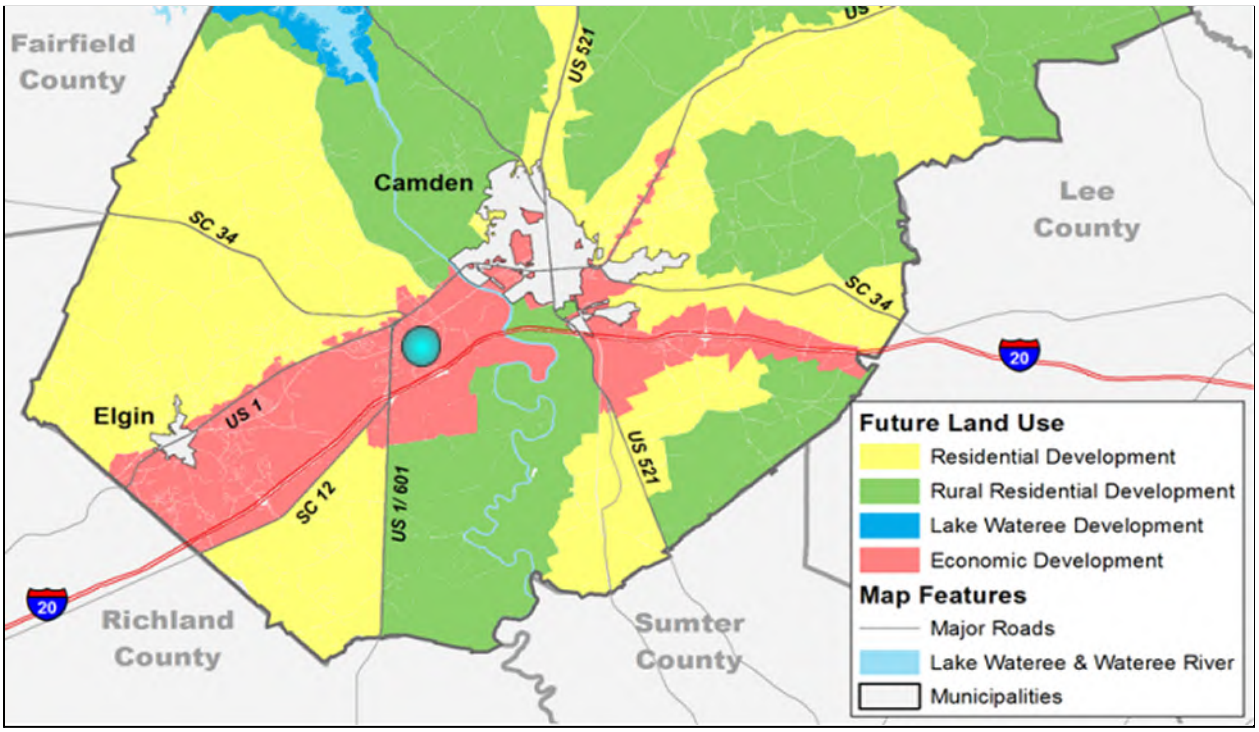
applicable design standards and required improvements per this Ordinance and with the goals and objectives of the Comprehensive Plan.

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 blue 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

Policies:

a. Continue to create economic opportunities for residents and potential residents through the recruitment and retention of industries and businesses.

b. Promote the location of industrial uses in areas with environmental characteristics (slope, soils, etc) capable of accommodating such uses.

c. 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.

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 further encroach into neighborhoods or natural areas.

I. TRAFFIC IMPACT ANALYSIS / TRAFFIC MANAGEMENT PLAN

The development will access an existing prior approved street, Business Parkway. No additional traffic studies are required.

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 Heritage Point Plant - RJR Land Group, LLC project submitted to the Planning and Zoning Commission be approved subject to the following conditions:

1. Submission of and approval of construction documents that meet all requirements as required by the Zoning and Land Development Regulations prior to issuance of any building permits and prior to any land disturbance beginning.
2. Submission of construction documents that address all review comments issued to the applicant on May 18, 2022 and attached with this staff report.
3. Submit copies of all required permits for stormwater, land disturbance, water, and Kershaw County sewer approvals.
4. The future 72,000 sq. ft. expansion and associated site improvements for parking do not need to return to the Planning Commission for approval unless there are substantial changes from the approved site plan such as, but not limited to, access and circulation, increase in size of the future expansion, and potential impacts to environmental features.

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): Heritage Pointe Plant \ RJR Land Group, LLC	Date: 04/29/2022

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s):	Tax Map Number(s):
25 Business Parkway Lugoff, SC 29078	I-1	338-00-00-083

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): RJR Land Group, LLC.			
Project Contact (if applicant/owner is a company): Jody Brazell			
Mailing Address: PO Box 1300	City: Lugoff	State: SC	Zip: 29078
Phone: 803-438-1590	Cell: 803-669-3689	Fax: 803-438-5556	
E-mail: jody@royswoodproducts.com			

Engineering Company Name: Cagle Consulting Engineers, LLC.	Project Engineer: Bryan O. Cagle, PE		
Mailing Address: PO Box 3706	City: Florence	State: SC	Zip: 29502
Phone: 843-495-7452	Cell:	Fax:	
E-Mail: cagleengrs@gmail.com			

Architectural Company Name: Jill Fox Architect		Project Architect: Jill Fox, AIA	
Mailing Address: 4300 Cobblestone Rd	City: Sumter	State: SC	Zip: 29154
Phone: 803-720-4202	Cell:	Fax:	
E-Mail: jfoxarchitect@gmail.com			

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

Site Information

Total Area: 14.38 ac	Total Lots: 1	Is this project a phase of an existing development? ☐ Yes ☒ No
If yes, what is the name and location of existing development?		
Current Phase Number:	Proposed Start Date (MM/DD/YYYY): 07112022	Estimated Completion Date (MM/DD/YYYY): 07112023
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: 2	Total square footage of buildings: 52,350	Total units (Multi-Family, Mfg. Home Park):
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 Water	
Proposed Sewer: Septic Tanks ☐ Public Sewer ☒ Public Sewer Provider: Kershaw County	
Proposed Electric Provider: Fairfield Electric	Proposed Gas Provider: SCE&G

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.

RJR Land Group, LLC. Jody Brazell
Typed or Printed Name of Project Owner

Signature of Project Owner

April 29, 2022
Date

Vice President
Title/Position

Joey Adams-Raczkowski <joseph.raczkowski@kershaw.sc.gov>

Kershaw County Review Completed: Heritage Point Plant / RJR Land Group, LLC - Planning Commission

1 message

joseph.raczkowski@kershaw.sc.gov <joseph.raczkowski@kershaw.sc.gov> Wed, May 18, 2022 at 8:31 AM
To: jay@royswoodproducts.com, jody@royswoodproducts.com, russell@royswoodproducts.com, jfoxarchitect@gmail.com, cagleengineers@gmail.com

The Planning Commission review is complete for Project Heritage Point Plant / RJR Land Group, LLC (20220039). Attached is the review letter with comments from reviewers.

Not Approved Letter_05182022083036.pdf
252K

Review Comments Issued May 18, 2022

Kershaw County
Planning
515 Walnut St
Camden, South Carolina 29020

May 18, 2022

Jody Brazell
RJR Land Group, LLC
PO Box Box 1300
Lugoff, SC 29078

RE: Heritage Point Plant / RJR Land Group, LLC Planning Commission Review (25 Business Parkway) Status Not Approved
Dear Jody Brazell:

Sincerely,

Joey Adams-Raczkowski, AICP
Planning Manager

Review Comments Issued May 18, 2022

Plan Review Comments

Planning - Joseph Raczkowski - joseph.raczkowski@kershaw.sc.gov — **Not Approved**

Review Comments:

Please add a landscape plan that addresses the following requirements. Given that this is a phase project, show landscaping for the entire site. However, only landscaping associated with Phase 1 will need to be installed with the initial building construction.

1. A Type B landscape buffer is required along the Business Parkway, Highway 601, and Corporate Drive street frontages. A Type B landscape buffer is described on page 3-91 of the Zoning and Land Development Regulations. Existing vegetation is allowed to count toward achieving the density of a Type B buffer. If existing vegetation is used, it must be identified on the landscape plan.

2. All parking spaces must be located within a 60' radius of a large maturing shade tree.

3. 10% of the building frontage must be landscaped with shrubbery.

4. For every 10 spaces, 1 large maturing shade tree is required. This is typically accomplished by placing landscape islands every after every 10 parking spaces. This can help achieve requirement #2 above as well.

Fire Marshal (Lugoff) - Will Catoe - chief3@lugofffire.com — **Not Approved**

Review Comments:

There must be a fire hydrant within 500 feet of every exterior portion of the building and within 100 feet of the fire department connection for the fire sprinkler system.

Public Works 2 - Maddy Barbian - maddy.barbian@mbakerintl.com — **Not Approved**

Review Comments:

Stormwater - Angela Vandelay - angela.vandelay@woodplc.com — **Conditional**

Review Comments:

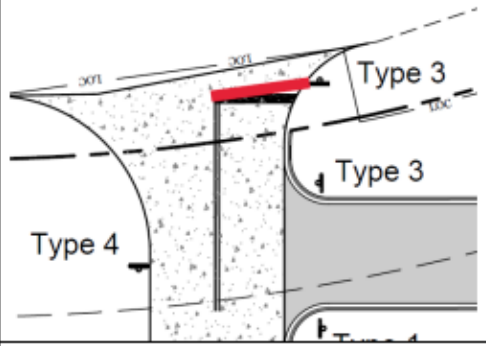
1. Is entire stormwater collection system being installed during first phase of construction? If not, how will drainage be handled for interim period between phases?
2. Calculations supporting stormwater design including pre-vs-post calculations for runoff from site will be required, though submittal of calculations is not required at this point.
3. Is there a tree protection plan for the remaining trees on the site?
4. Submittal of water quality calculations will be required if retention pond is intended to serve both as a water quality feature and a flood retention pond.

Review Comments Issued May 18, 2022

Engineering Review Comments

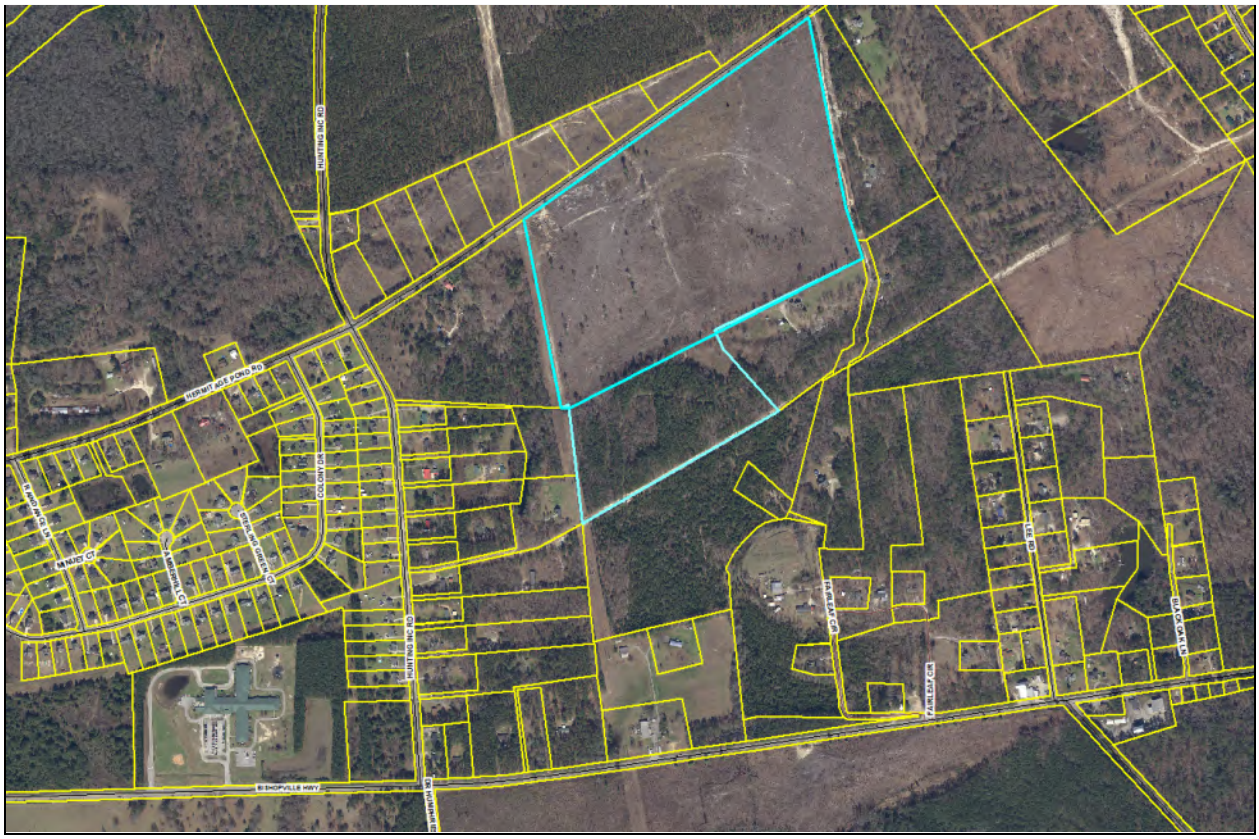
Michael Baker INTERNATIONAL

COUNTY:	Kershaw	**PROJECT DESCRIPTION:**	Heritage Pointe Plant		
SUBMITTAL TYPE:	Site Plans	**SUBMITTED BY:**	Cagle Consulting Engineers	**CONSULTANT:**	Michael Baker
REVIEWED BY:	Barbian, M.	**REVIEW COMPLETION DATE:**	5/16/22		

COMMENT NO.	REFERENCE (SHT NAME, NO., ETC.)	COMMENT	RESPONSE
1		Revise radius returns at Business Parkway to 40' radii, per ARMS standards.	
2		Rotate stop bar to more closely parallel Business Parkway to ensure all available intersection sight distance is utilized. Curve double yellow to more closely align at a 90 degree angle with Business Parkway. 	
3		Provide roadway/driveway profile.	
4		Business Parkway will be returned to current pavement conditions if any damage is sustained during construction.	

Comment Status: **1** = Comment Submitted; **2** = Unresolved; **3** = Resolved, Not Yet Implemented; **4** = Resolved as Noted; **5** = Closed

HERMITAGE POND PLACE SUBDIVISION



KERSHAW COUNTY
PLANNING & ZONING COMMISSION

MAJOR SUBDIVISION
SKETCH PLAN REVIEW

Current Zoning: R-15

TMS# 287-00-00-148

June 13, 2022

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(JUNE 13, 2022 Meeting)

Request #: 22-10

Applicant: Great Southern Homes (Phillip Reames)
Property Size: +/- 84.77 acres

Current Zoning: R-15 (Low Density Residential District)
Location: South side of Heritage Pond Road, east of Hunting Inc Road

TMS#: 287-00-00-148

Background Summary: Proposal for this +/- 84.77 acre parcel includes 119 single-family home lots averaging ½ acre in size. The site is located about ¼ mile east of King Hagler Subdivision. The proposed subdivision will be located on the south side of Hermitage Pond Road just east of the intersection with Hunting Inc Road. Two full ingress/egress points are proposed.

The internal street network consists of a looped street system with two streets ending in a cul-de-sac. A 5' sidewalk is planned along one side of each internal road. A Traffic Assessment has not been conducted because of timing issues with the closing of schools before the study could be conducted. The applicant has provided a Traffic Memorandum. A full traffic study will have to be conducted prior to submission of construction drawings.

The developer is required to provide 4.58 acres of open space. However, the proposal includes 7.86 acres of open space. The proposal also includes the required internal street landscaping buffers and perimeter street buffers. The proposal includes a 30' Type D planted buffer and 50' rear yard setbacks for the reverse frontage lots along Hermitage Pond Road.

One detention pond is proposed on the southern side of the project site. This proposal has been initially reviewed by the county's stormwater consultant. A full review will be conducted at the time of construction document submission.

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 concludes that the proposed major subdivision sketch plan does meet the minimum requirements of the Zoning and Land Development Regulations. There are several standard and specific conditions included with the recommendation as a result of the staff analysis of this proposal, as shown on page 10.

Current Property Information

Land Use	Undeveloped.
Site Features	Predominantly cleared, with a portion of wooded area in the southern portion of the tract.
Flood Hazards	The project engineer has indicated that there are no wetlands or flood plain areas on this site.
Vehicle Access	Two full access entrances are proposed to the site from Hermitage Pond Road.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	RD-1 & R-15	10- lot minor subdivision - Hermitage Pond Estates. And, undeveloped woodlands.
South:	RD-1	Large lot single-family home sites. Vacant land.
East:	RD-2	Large lot single-family home sites.
West:	RD-1 & MRD-1	Large lot single-family home site. To the southwest is Countrywalk Subdivision.

Zoning District Summary

	Existing Zoning: R-15
Zoning District Intent:	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 (Not limited to): *NOTE: For a complete listing of permitted and conditional uses, please see Table 3-3 of the ZLDR.*	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 tank systems
Lot and/or Density Requirements:	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: 80’ Front: 35’ Side: 10’ Rear: 20’ Rear for reverser frontage lots: 50’
Height Restrictions:	35’
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.50
Maximum Density: Measurements in units per gross acre	2.0 with community water and septic

Infrastructure

Council District	District 3
Water	Cassatt Water Authority
Electricity	Dominion
Sewer or Septic	Septic tank systems
School(s)	Pine Tree Elementary Camden Middle School Camden High School
Fire District	Antioch Fire Department
Police Department	Kershaw County Sheriff's Department

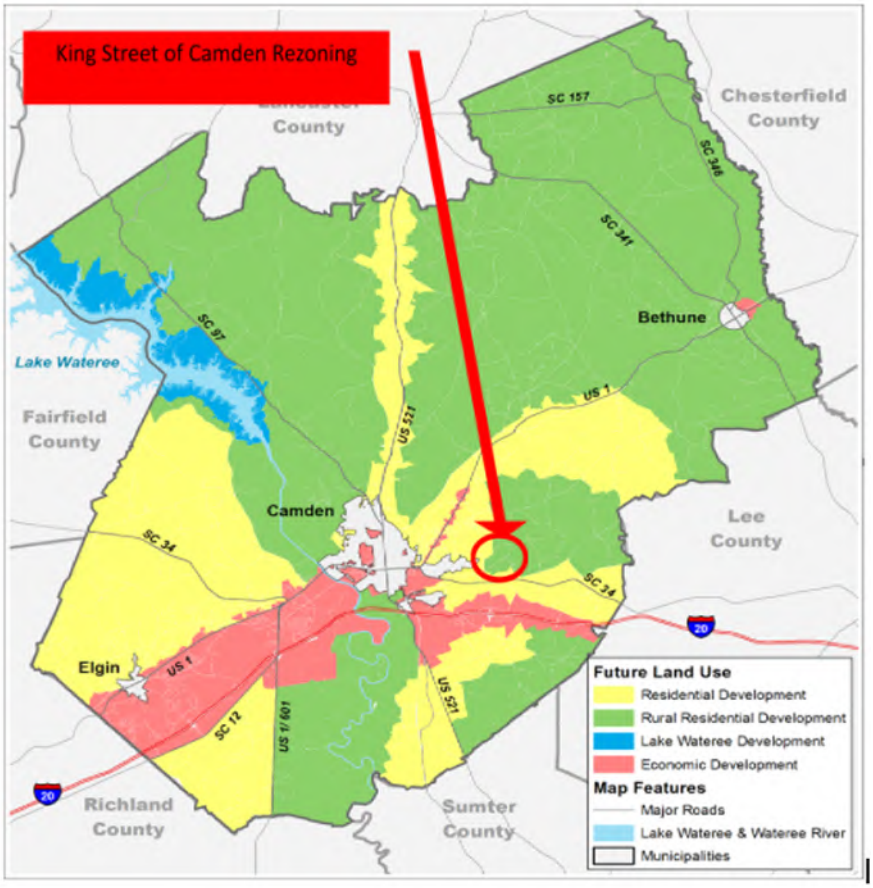
Traffic

Street Classification	**LOS (Level Of Service)**
Local roads primarily provide access to adjacent land and road systems of higher classification for travel over relatively short distances.	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 2021 SC DOT traffic count at station #321 is 1,100 vehicles per day for this portion of Hermitage Pond Road.

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.*

Kershaw County Future Land Use Map



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?

Future Land Use Map

The proposed project is located in an area designated Residential Development.

- ***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.

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 is 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 in an area that has multiple commercial and residential zoning districts. The proposed single-family subdivision introduces additional housing units to the area which are compatible with existing residential land development patterns, lots sizes, and overall housing density in that area of the county. Therefore, the character of the area will not be adversely impacted by introducing additional residential development.

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 eastern area of the county which is favorable for continued single family residential development. The R-15 district also promotes the development of housing types other than manufactured homes which is more in keeping with the current development patterns in the immediate area.

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, within a zoning district that allows residential development, will have a negative impact on property values.

Responsible growth and development:
Preliminary Staff Comments: The proposed project meets the objectives of low density residential development and infill housing. Additionally, the proposed project meets the planning objectives in that the proposed subdivision is placing housing in an area of the county that is favorable for additional low density residential development.

Impact Assessment:

ZLDR section 5:2.9-3 requires staff to contact service providers to give them the opportunity to comment on any impacts the proposed project will have on the services they provide to the project area. Per 5:2.9-3 service providers were sent an impact assessment letter. Comments returned from the service providers have been incorporated into the general content of this staff report and/or the staff recommendations.

Staff Review

Site Design (5:3.2-1)
The Zoning and Land Development Regulations states that "The purpose of design and improvement standards is to create functional and attractive developments and to minimize adverse impacts." Site design generally shall take the following into consideration:

A. To preserve any natural features on the site;
B. To avoid areas of environmental sensitivity;
C. To minimize impacts and alteration of natural features;
D. To avoid adversely affecting groundwater and aquifer recharge;
E. To reduce cut and fill;
F. To avoid unnecessary impervious cover;
G. To prevent flooding
H. To provide adequate access to lots and sites; and
I. To mitigate adverse effects of noise, odor, traffic, drainage, and utilities.

Traffic Management Plan (5:2.8):
A preliminary traffic impact memorandum has been provided by Josh Rabon, Engineer with Civil Engineering of Columbia, and is included with this staff report. A full Traffic Impact Analysis must be conducted, with any site access and off-site mitigation improvements shown on the construction documents.

Sidewalks (5:3.14):
The submitted sketch plan indicates that 5' sidewalks will be constructed on one side of each internal street.

Lighting (5:1.6):
To be submitted at the next stage of development review.

Subdivision and Street Names (5:3.8-13 & 5:1.7):
Subdivision and street names have been approved.

Residential Common Open Space (3:5.4):
The developer is required to provide 4.58 acres of open space. The total open space provided is 7.86 acres.

Landscape Buffer (3:5.1-5):
The proposal also includes the required internal street landscaping buffers and perimeter street buffers. The proposal includes the buffer and setback treatment for the reverse frontage lots #68-83 and the common areas, all adjoining Hermitage Pond Road frontage. Staff will work with the applicant to finalize the plantings within that buffer during the construction document plan review.

Staff Recommendation:
Kershaw County Planning and Zoning has reviewed the proposed major subdivision sketch plan for Hermitage Pond Place Subdivision. The proposal meets the minimum subdivision standards set forth by the ZLDR.

Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The sketch plan must be revised to reflect the following:

    a. The 30' Type D buffer must be shown as a non-access easement.

    b. Add site/project location inset map.

2. The preliminary/construction documents and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4. A detailed landscaping plan must be submitted at the next stage of review.

3. Completion of a Traffic Impact Study prior to submittal of construction documents. Construction documents must reflect any on and off site mitigation required by SC DOT as a result of the Traffic Impact Analysis.

4. Issuance of SC DOT driveway encroachment permits for access onto Hermitage Pond Road prior to construction document approval.

5. Homeowner Association documents shall include language regarding ownership and maintenance of stormwater management devices, amenity areas, landscaping buffers, and dedicated open space areas.

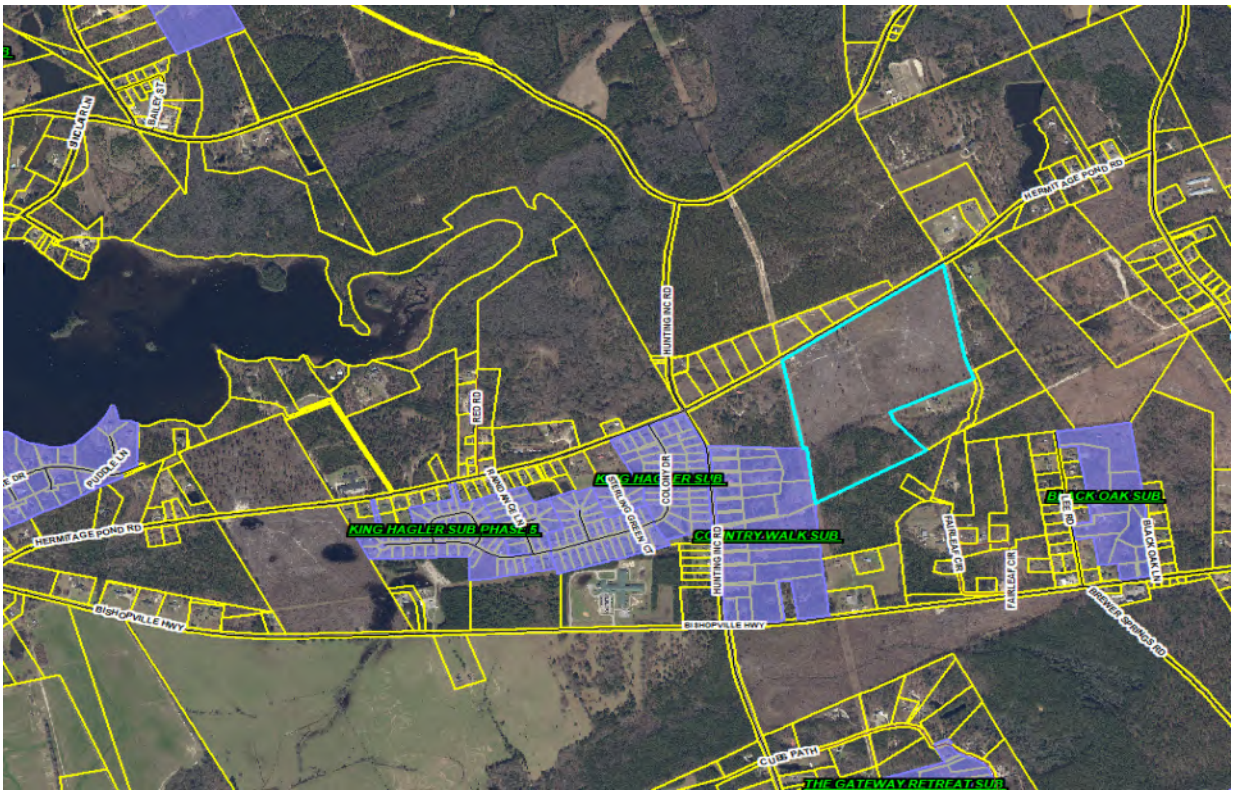
6. Must obtain SC DHEC approval for stormwater design and land disturbance activities prior to final approval of construction documents.

7. No construction activities or phased land clearing may begin until construction documents have been approved and signed by Kershaw County and all applicable permits obtained.

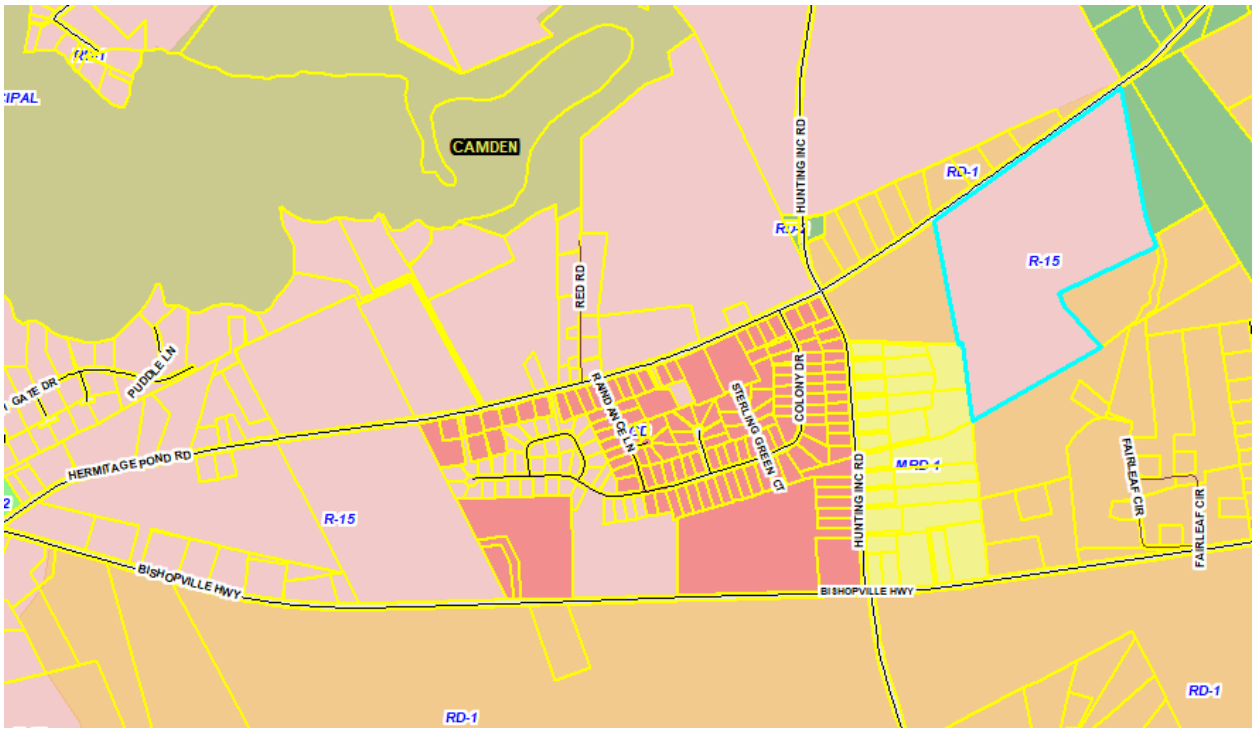
8. If the applicant proposes significant future changes to the approved sketch plan design such as, but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

NOTE: During the previous rezoning process for this property, the property owner agreed to erect fencing along an adjoining property line to satisfy the concerns of an adjoining property owner. However, this is a private agreement between two parties and cannot be a condition of approval enforced by the County as part of the Subdivision approval.

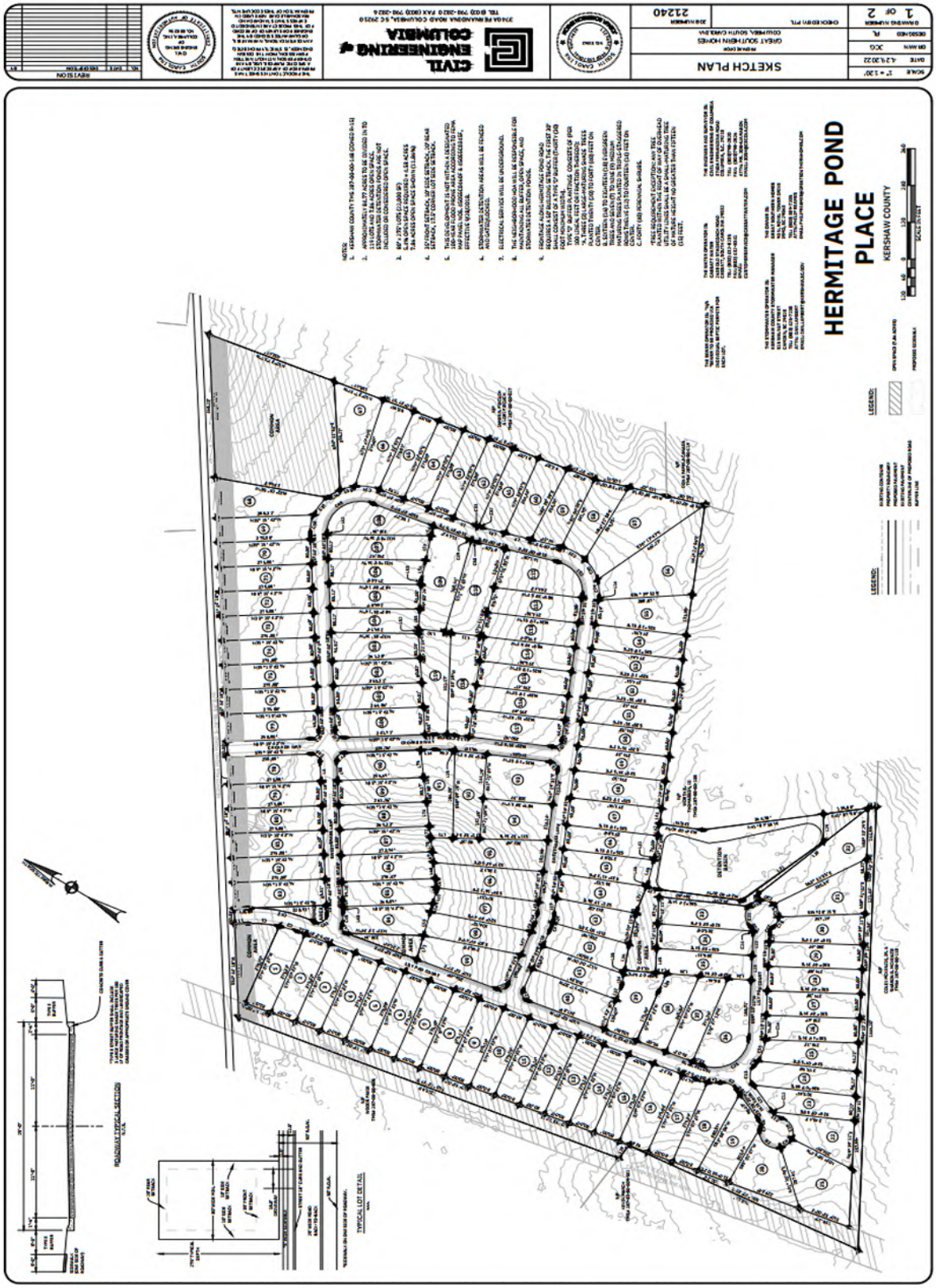
GIS image showing existing zoning and residential development in the area near subdivision request



Below, zoning within the area of the proposed development



The Oaks Development Subdivision Overall Plan



CIVIL ENGINEERING of COLUMBIA
cecola.com
803.798.2820
3740-A Fernandina Rd.
Columbia, SC 29210

MEMORANDUM

Date: June 2, 2022
To: Mr. Philip Reames, Great Southern Homes
From: Josh Rabon, PE
Subject: Preliminary Traffic Assessment: Hermitage Pond Road Tract
Kershaw County, South Carolina

1.0 INTRODUCTION

Civil Engineering of Columbia, Inc. (CEC) was retained by Great Southern Homes to complete a preliminary traffic assessment on the Hermitage Pond Road Tract in Kershaw County, South Carolina. The +/- 84.8-acre tract includes Kershaw County Tax Map No. 287-00-00-148 with two points of access on Hermitage Pond Road (S-28-46). The purpose of this preliminary traffic assessment is only to present initial traffic information, with the understanding that a full traffic impact assessment may be required to determine off-site mitigation, as well as any work associated with obtaining the required encroachment permits.

2.0 PROJECT INFORMATION

The project, as currently proposed, consists of one hundred nineteen (119) single family detached units. The site is bound by Hermitage Pond Road to the north, and undeveloped property to the east, south, and west. A copy of the current preliminary site plan is included in Appendix A of this memorandum. The anticipated trip generation for the project as currently proposed is reflected in Table 1 below.

Table 1. Site Trip Generation Summary for Residential Development

Land Use	Size	Variable	24 Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Single Family Detached Housing	119	Dwelling Units	1,221	23	67	76	44

Source: ITE Trip Generation Report, 10th Edition

There are anticipated to be 1,221 total weekday two-way daily trips, with 23 trips entering and 67 trips exiting during AM peak hour, and 76 trips entering and 44 trips existing during the PM peak hour.

The nearest SCDOT Traffic Count station to this development is Station 28-0312, located west of the development on Hermitage Pond Road. This station only has available AADT data for 2019 and 2020. The next nearest SCDOT Traffic Count station is Station 28-0186, located south of the development on Bishopville Highway (SC 34). The historical AADT for this traffic is outlined in Table 2 below.

Table 2. AADT from 2016 to 2020

Station	Route	Location	Est. AADT	AADT Year
28-0312	Hermitage Pond Road	S-46-329 (Hunting Creek Road) to SC Highway 34 (Bishopville Highway)	1,000	2020
			1,100	2019
			0	2018
			0	2017
			0	2016
28-0176	Bishopville Highway	S-46 (Hermitage Pond Road) to S-28-90 (Brewer Springs Road)	4,700	2020
			4,700	2019
			4,600	2018
			4,700	2017
			4,300	2016

The nearest posted speed limit to this site is 55-MPH. A quick measurement of the conceptual access points with existing access points indicates the driveway spacing requirements of 400 feet is likely attainable.

3.0 CONCLUSIONS

It is anticipated that most trips generated from the site will exit the site and travel west on Hermitage Pond Road towards the City of Camden and Interstate 20. Multiple access points that meet spacing requirements will mitigate stacking leaving the development and promote safety. Both access points will require encroachment permits from the South Carolina Department of Transportation (SCDOT).

Any off-site mitigation will need to be confirmed by an in-depth Traffic Impact Report utilizing empirical count data and hard analysis of intersection and roadway conditions.

We appreciate the opportunity to work with you on this. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Josh Rabon, PE
Managing Partner

Attachments: Preliminary Site Plan

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

Kershaw County Land Development Application
- Major Subdivision -

The submission of this application constitutes notice that the entity identified below intends to develop a major subdivision as defined in Section 5:2.4 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): Hermitage Pond Place | Date: 4/29/2022

Property Location

Site Location (street address, nearest intersection, etc.) If more than one parcel, list all:	Zoning Designation(s)	Tax Map Number(s):
1002 Hermitage Pond Road Camden, SC 29020	R-15	287-00-00-148

Project Information

Applicant/Owner (company or individual):	Great Southern Homes				
Project Contact (if applicant/owner is a company):	Philip Reames				
Mailing Address:	90 Royal Tower Drive	City:	Irmo	State: SC	Zip: 29063
Phone:	803-427-0058	Cell:		Fax:	
E-mail:	philipreames@greatsouthern.com				

Engineering Company Name:	Civil Engineering of Columbia	Project Engineer:	Joshua R. Rabon, PE		
Mailing Address:	3740A Fernandina Road	City:	Columbia	State: SC	Zip: 29210
Phone:	803-798-2820	Cell:		Fax:	
E-Mail	Josh@cecola.com				

Property Owner(s) (if not applicant):	King Street of Camden, LLC				
Mailing Address:	P.O. Box 713	City:	Camden	State: SC	Zip: 29020
Phone:	(803) 432-0968	Cell:		Fax:	
E-mail:					

Site Information

Total Area:	84.8	Total Lots:	119	Is this project a phase of an existing subdivision? ☐ Yes ☑ No	
If yes, what is the name and location of existing subdivision?					
Current phase number:	1	Proposed Start Date (MM/DD/YYYY):	10/15/2022	Estimated Completion Date (MM/DD/YYYY):	05/15/2024

Type of Development Activity Proposed for the Overall Site (check all that apply):
☐ Commercial ☐ Institutional ☑ Residential: Single Family ☐ Residential: Multi-Family ☐ Other:

Is any part of the property located inside a Kershaw County MS4 or an urbanized area? ☐ Yes ☒ No

Major Subdivision Application 5.5.14

Utilities Information

Proposed Water Supply: Private Wells ☐ Public Water ☑	Public Water Provider:	Camden	
Proposed Sewer: Septic Tanks ☑ Public Sewer ☐	Public Sewer Provider:	Camden	
Proposed Electric Provider:	Dominion	Proposed Gas Provider	Carolina Gas

Application Submittal Checklist

- ☐ 10 copies of Sketch Plan prepared in accordance with Section 5:2.4-2 of the Zoning and Land Development Regulations
- ☐ Administrative (Plan Review) Fee
- ☐ Planning Commission (Plan Review) Fee
- ☐ Traffic Management Plan, if triggered per ZLDR Section 5:2.8-1

Signatures and Certifications

The applicant certifies he understands that sketch 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 Preliminary Plan, including the Preliminary Plat and Construction Plans, has been submitted and final approval has been issued by the Planning and Zoning Department. Preliminary Plan approval does not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision. Such authorization requires Final Plat approval. Additional review fees are required for Preliminary Plan and Final Plat submittals.

Philip Reames	
Typed or Printed Name of Applicant	Signature of Applicant
4/29/2022	Land Acquistion Manager
Date	Title/Position