

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – August 9, 2021, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Kate Denton, Curtis Blackmon, and Fiona Martin

Members Absent: Robert Andrews

Staff in Attendance: Michael Conley, Joey Adams Raczkowski and Rhonda Darity

Call to Order

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

Approval of Minutes

Chairman Eichelberger stated that the minutes for the July 12, 2021 regular meeting had been distributed electronically, and asked if there were any corrections or additions. Hearing none the chairman then called for a vote to approve the minutes. All present voted in favor of approving the minutes.

Request to Rezone 1022 Hermitage Pond Rd. & a Portion of 1072 Hermitage Pond Rd, TMS# 287-00-00-148 and a portion of TMS# 287-00-00-108 from RD-1 TO R-15 – Case 21-14

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant is requesting to rezone TMS# 287-00-00-148 a 66 acre parcel and approximately 20 acres of TMS# 287-00-00-108, from RD-1 (Rural Resource District) to R-15 (Low Density Residential District). This is a general use rezoning request, therefore, no specific development plans have been submitted. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The parcel is surrounded by numerous residential zoning districts including R-15 and MRD-1. 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.

Chairman Eichelberger opened the public hearing for comments.

Dr. Jim Pieuch expressed his concerns regarding lot size, increase in traffic, noise and congestion. He would like for the developer to put up a fence along his property line.

Don Canada expressed his concerns for the timber that was cut down and the wildlife habitat. He encouraged the Commission to deny the rezoning request.

Chairman Eichelberger closed the public hearing.

Robbie Lackey, applicant, stated that the timber was cut by the previous owner. The smallest lot size possible would be half acre lots due to soil conditions.

After a discussion, Kevin Scharf made a motion to approve the rezoning request from RD-1 to R-15. George Harkins seconded the motion, with Claude Eichelburger, Kate Denton, and Fiona Martin voting in favor of the motion. Curtis Blackmon voted to oppose the motion. ____

Major Group Development Application for 175 Dr. Humphries Rd. TMS# 301-00-00-002 (Portion Of) - Case 21-15

This request is for the 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 approximately 86.87 acres and located within the Governor's Hill Industrial Park. The property is zoned I-1 (Industrial District).

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In giving his staff report, Mr. Adams-Raczowski discussed the site plan, which consists of parking, landscaping, and natural street buffer areas that will remain undisturbed. The main entrance will be on Dr. Humphries Rd. with a truck entrance coming off of Mount Olivett. The proposed site is located within an Economic Development (ED) land use area on the Future Land Use Map. All of the required documents and plans were submitted for review. The site plan was reviewed and meets all required elements at this time from the zoning and land use perspective. Therefore, 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.

Travis Basnett, P.E. explained the site layout and traffic flow. Most truck traffic will come off of I-20 exit 101. Truck traffic will enter off of Mount Olivett Road. Employee parking will enter off of Dr. Humphries Road. A traffic study was completed and submitted, and shows two improvements. Basically, a left turn lane traveling north on Dr. Humphries Rd coming into the employee parking area. Also at the interchange of Dr. Humphries and I-20 there will be a right turn lane added traveling southbound on to the on ramp. Cassatt Water is extending a 16 inch main to this site and constructing an on-site water tank.

In response to a question from Mr. Blackmon, Matt Leonard explained how waste products will be handled.

Ms. Martin expressed concerns with the Cassatt Water Authority struggling to keep up with development, and the damage created from land clearing to the wildlife and our natural resources.

After a discussion, Kate Denton made a motion to accept the proposed Prestage Farms facility as presented. Kevin Scharf seconded the motion, with Curtis Blackmon, George Harkins and Claude Eichelberger voting in favor of the motion. Fiona Martin voted to oppose the motion.

Previous Cases / Development Update / Training Opportunities

Mr. Conley discussed future training.

Adjournment

The Chairman asked if there were any additional items to be brought up before the Commission. Hearing none, the meeting was adjourned at 6:22 PM.

Respectfully submitted,



Rhonda Darity
Secretary