Kershaw County Planning Commission

AGENDA

NOVEMBER 14, 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**
October 10, 2022

NEW BUSINESS

IV. **Case 22-15:** *HCH QOZ, LLC*. Applicant requests approval of a Major Group Development application to develop a multiple building mini storage facility totaling 89,280 sq. ft of mini storage. The subject property is located in the southwest corner of White Pond Road and Larry Jeffers Road, is currently zoned GD (General Development District), and identified as TMS# 360-00-00-112.

V. **Consideration of Changing December Meeting Date**
See memorandum.

VI. **Staff Updates**

- An item has been submitted for the December meeting
- Project updates

VII. **Adjournment**

The October 10, 2022 Planning Commission draft minutes will be sent via a separate email once completed by Planning Commission Secretary, Rhonda Darity.

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APPLICATION FOR SITE PLAN APPROVAL
STAFF REPORT TO THE PLANNING COMMISSION
White Pond Road Storage Facility
November 14, 2022

A. PROPERTY INFORMATION

1. Project Name: White Pond Road Storage Facility
2. Type of Development: Major Group Development (Case 22-15)
3. Phase #: N/A
4. Name of Community: Elgin
5. Address and TMS#: Unaddressed Larry Jeffers Road TMS#: 360-00-00-112
6. Total Acreage: 3.99 acres
7. Number of Existing Lots: 1
8. Water and/or Sewer District: Lugoff Elgin Water Authority / Individual Septic Tank
9. Name and Distance to Nearest Municipality: approx. 2 miles to Town of Elgin
10. County Council District: 3

B. PROPERTY OWNER/APPLICANT: HCH QOZ, LLC

C. ZONING: **General Business (GD)**

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

D. BACKGROUND AND DISCUSSION

The subject property is located on a portion of a larger parcel located at the southwestern corner of White Pond Road and Larry Jeffers Road. The large parcel will be split into a 3.99 acre portion for the mini warehouse storage facility. The remaining 1.59 acre parcel will remain undeveloped at this time.

E. SUBJECT PROPERTY LAND USE

The applicant proposes to develop a mini storage facility, which is a conditional use in the GD zoning district. A total of 89,280 sq. ft. of mini storage warehouse space is proposed. There will be 4 drive up storage buildings on the site and a two-story climate controlled building. No individual storage unit within any of the buildings will exceed 300 sq. ft. as required by the conditional use regulations. There will be no outdoor open air storage.

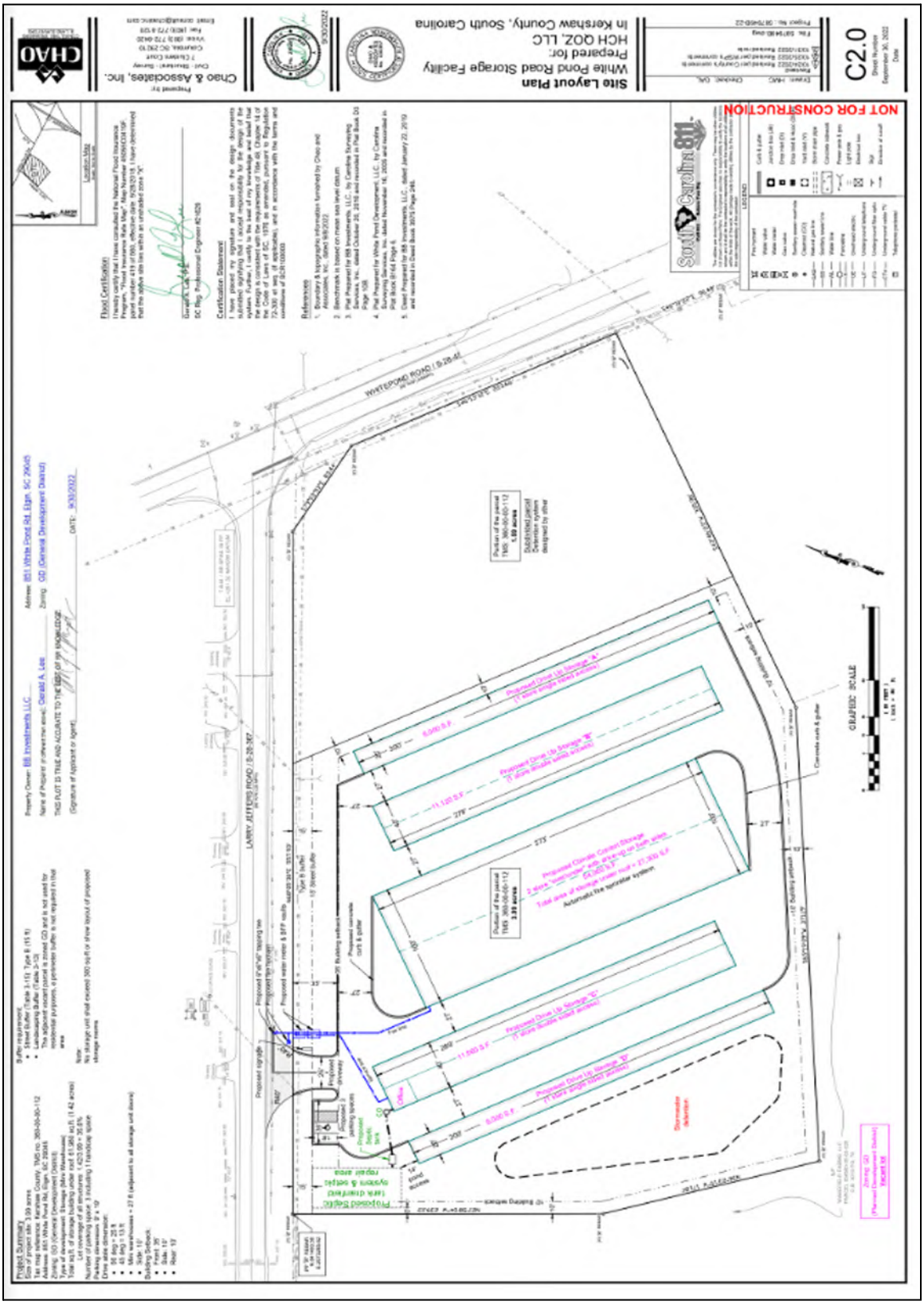
There will be one entrance to the site from Larry Jeffers Road. A total of 4 parking spaces, including one handicapped accessible space, are provided. Adequate access and circulation is provided within the site.

A Type B perimeter buffer will be planted along the Larry Jeffers Road frontage. No additional perimeter buffers or interior landscaping is required.

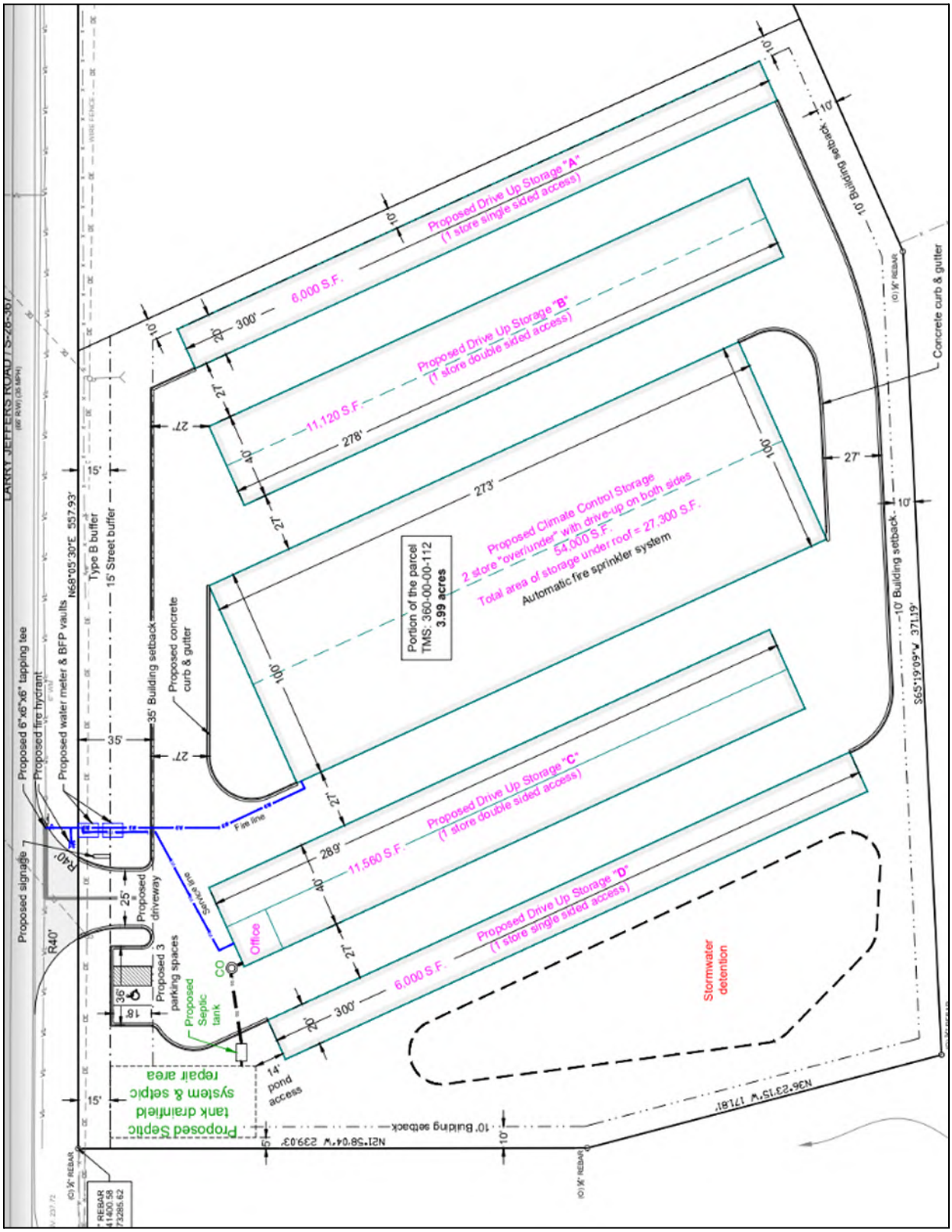
A stormwater detention pond has been provided in the southwest corner of the site.

The county engineer has approved the use of a private individual septic system to be utilized for the office.

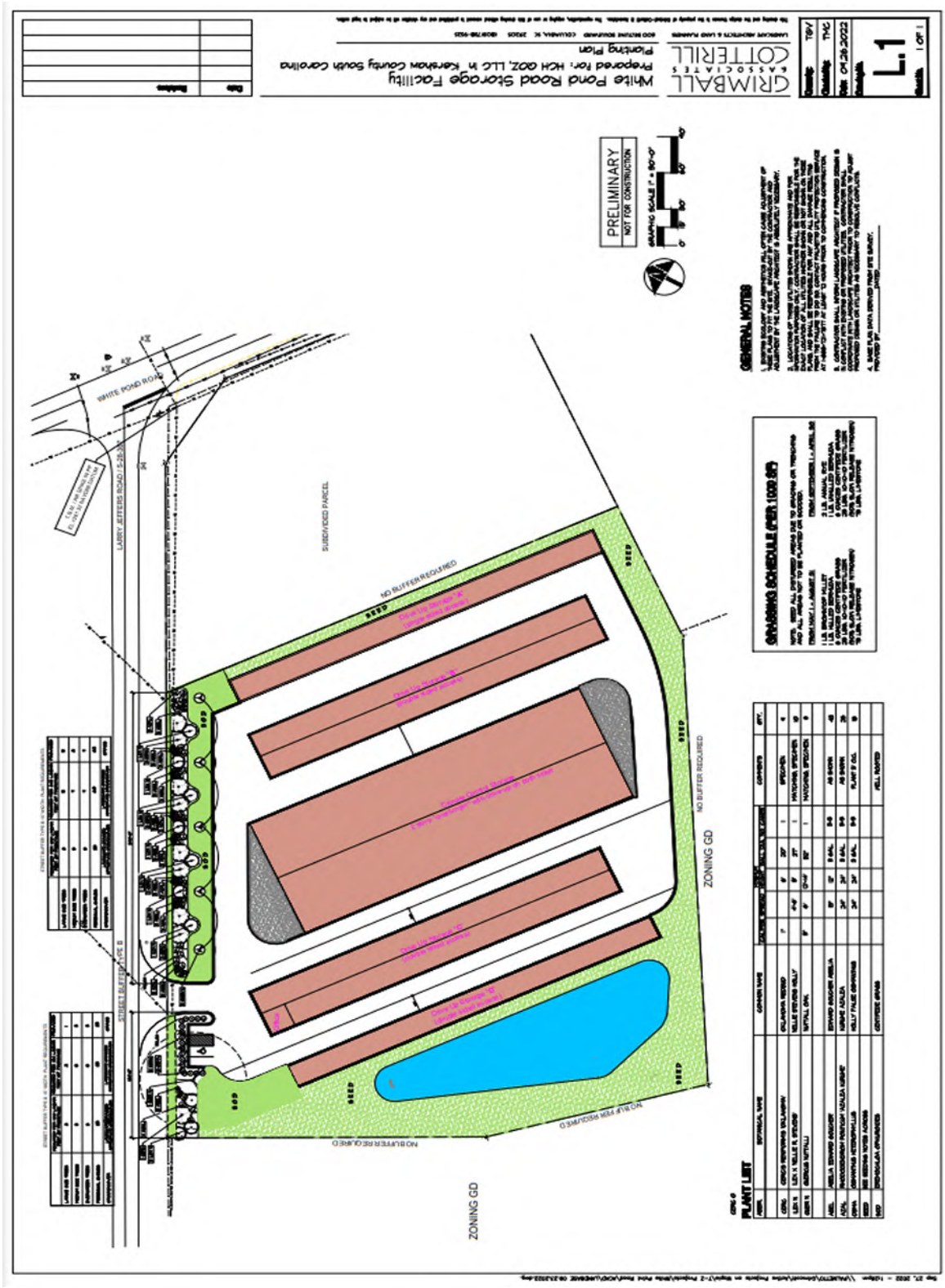
White Pond Road Storage Facility Site Plan



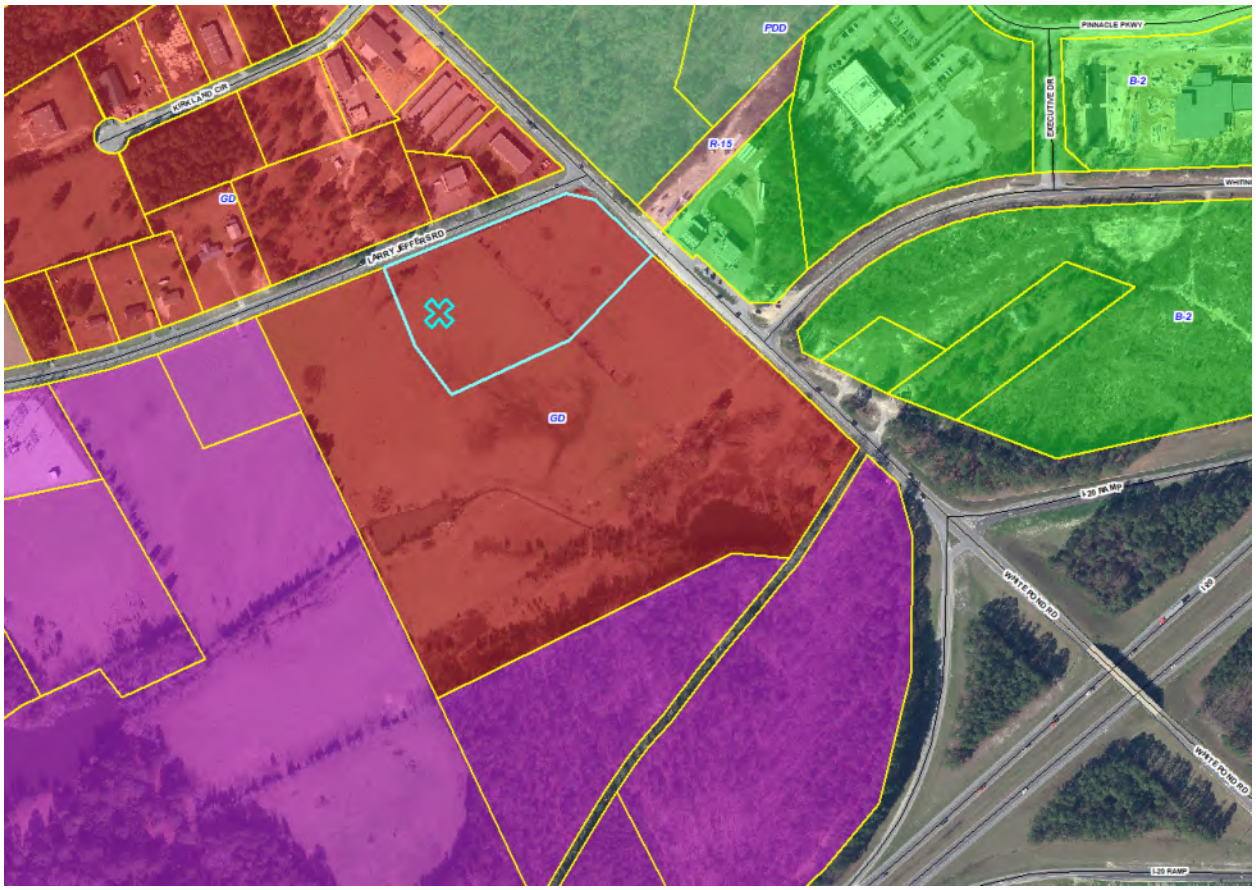
White Pond Road Storage Facility Site Plan (Enlarged)



Landscaping Plan



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.

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. CONDITIONAL USE STANDARDS FOR MINI-WAREHOUSES

Section 3:3.9 of the Zoning and Land Development Regulations, as provided below, outlines the conditional use standards that mini-warehouse developments must meet.

Due to the need to better integrate mini-warehouses into the urban fabric of the community, the following standards shall be observed:

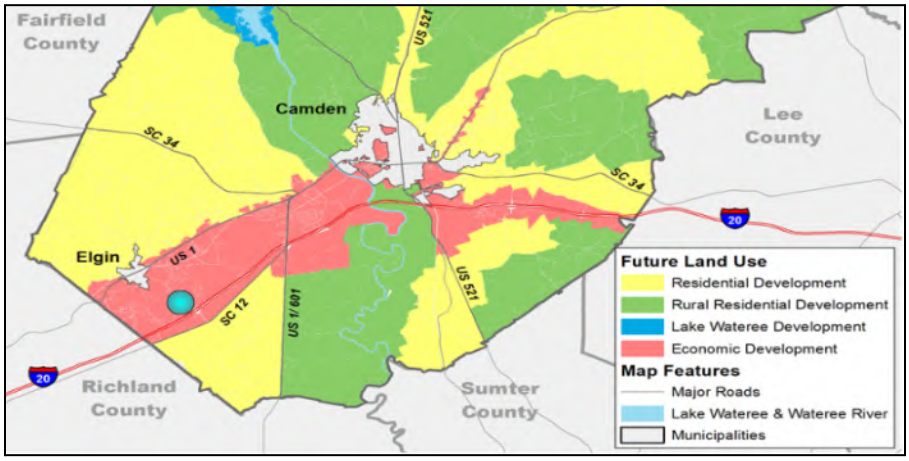
A. Mini-warehousing sites shall not exceed four (4) acres. *This site is 3.99 acres.*
B. Lot coverage of all structures shall be limited to fifty (50) percent of the total area. *For this project, structures occupy 35.6% lot coverage.*
C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line. *This project provides for one access from Larry Jeffers Road.*
D. No business or residential activities other than storage units shall be conducted within or from the units. *This project complies.*
E. The storage space or gross floor area of a single unit shall not exceed 300 square feet. *This project complies.*
F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of twenty-seven (27) feet wide. *This project complies.*

Staff Analysis

Project complies with the Section 3:3.9 standards for mini-warehouses.

H. 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.

I. APPLICABLE COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Policies:

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

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

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

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.

J. TRAFFIC IMPACT ANALYSIS / TRAFFIC MANAGEMENT PLAN

Not required.

K. 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.

L. 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 White Pond Road Storage Facility submitted to the Planning and Zoning Commission be approved subject to the following conditions:

1. Submit and record plat subdividing parcel 360-00-00-112 as shown on the site plan.
2. Obtain Larry Jeffers Road address at time of building permit submission.
3. Issuance of SCDOT encroachment permit for commercial driveway on Larry Jeffers Road.
4. Submission of SC DHEC permit for authorization to construct septic system at time of building permit application.
5. No site work / land disturbance may begin until SCDHEC issues NPDES permit.

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AGENDA ITEM V: Consideration of Changing December Meeting Date

MEMORANDUM

TO: Planning Commission Members

FR: Joey Adams-Raczkowski, Director of Planning and Zoning

RE: Request to change date of December 2022 meeting

The December meeting of the planning commission is currently scheduled for December 12, 2022. There is one item currently on the agenda.

The county attorney's office has requested an executive session with the planning commission for December 15, 2022.

Instead of holding two meetings in the same week, staff requests that the December meeting of the planning commission be moved from Monday, December 12, 2022 to Thursday, December 15, 2022.

The board must vote to change the date of the December meeting.