Kershaw County Planning Commission

AGENDA

JUNE 12, 2023 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 8, 2023 Regular Meeting

NEW BUSINESS WITH PUBLIC HEARING

IV. **Case RZ-23-04**: James F. Kelly IV, represented by agent Michael Cummings, is requesting a change in the zoning classification of approximately 46.46 acres from RD-2 (Rural Resource District) to GD (General Development). The properties are identified as TMS# 063-00-00-104, -114, -115, -116, and -117, with property addresses along the east side of Kershaw Highway just north of the Carolina Motorsports Complex. The request consists of property more specifically identified as Lots 1, 2, 4, 5, 6, and 7 shown on Plat Book C159 page 8B. This is a general use rezoning request, therefore, no specific development plans have been submitted. Any and all uses within the proposed GD zoning district will be allowed if this rezoning case is approved.

V. **Case RZ-23-05**: D. Marshall Branham, represented by agent Greg Googer of CDP Ridgeway, LLC, is requesting a change in the zoning classification of approximately 6.30 acres from RD-2 (Rural Resource District) to B-2 (General Business). The property is identified as TMS# 264-00-00-009 with a property address of 2689 Ridgeway Road, Ridgeway. This is a general use rezoning request, therefore, no specific development plans have been submitted. Any and all uses within the proposed B-2 zoning district will be allowed if this rezoning case is approved.

VI. **Case RZ-23-06**: Property owner Terry Coleman is requesting a change in the zoning classification of approximately 2.58 acres from R-15 (Low Density Residential) to GD (General Development). The property is identified as TMS# 299-00-00-060 with a property address of 2365 Tickle Hill Road, Camden. This is a general use request, therefore, no specific development plans have been submitted. However, an auto repair business has operated on the property since prior to the enactment of countywide zoning. Any and all uses within the proposed GC zoning district will be allowed if this rezoning case is approved.

Staff Updates

- There will be a Planning Commission meeting on July 10, 2023.

VIII. **Adjournment**

Kershaw County Planning and Zoning Commission
Regular Session Minutes – May 8, 2023, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Fiona Martin, Robert Horton, and Libby Davis
Members Absent: Robert Andrews
Staff in Attendance: Joey Adams-Raczkowski, John DuBose, and Rhonda Darity

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

General Public Comment Period
Bill Stuart had general concerns with the proposed solar farms. His concerns include traffic on Watkins Road; tree barrier/buffering; how this would affect their power rates and property values.

Approval of Minutes
Chairman Eichelberger stated that the minutes for the April 10, 2023, regular meeting had been distributed electronically. He asked if there were any additions, updates, or corrections. Hearing none he called for a motion. George Harkins made a motion to approve the minutes. Kevin Scharf seconded the motion and all voted to approve.

New Business

Major Group Development Site Plan Review - Carolina Wren, 75 MW Large Scale Commercial Solar Energy Farm - 1555 Thoroughfare Branch Road - TMS# 202-00-00-009 - Case 23-02
The Chairman introduced Case 23-02.

In giving his staff report Joey Adams-Raczkowski ran through the categories of information that the Zoning and Land Development Regulations (Section 3:3.26) requires of the applicant. This is a general site plan review. If approved, they will then go to construction drawings at some point.

The applicant's attorney was available if the Commissioners had any legal specific questions.

David McLaughlin, walked the Commissioners through the ordinance criteria, and a general overview of the project. He addressed setbacks, height, buffering, fencing, preservation of existing vegetation, decommissioning plans, community outreach and educational presentations. During construction there may be approximately 300 people on site. After construction of the project it does not create additional traffic. Project would not be heard during operation and there would be minimal visibility. Has a 30-40 year life span. 75 MW could provide power to 14,000 homes daily. Carolina Wren will interconnect to Santee Cooper, and Banjo will interconnect with Duke.

Rich Kirkland, with Kirkland Appraisals, stated that they do impact analysis. There is no evidence of negative impacts on adjoining property values. His professional opinion is that this project has sufficient setbacks, and landscaping buffers to protect adjoining property values. Mr. Kirkland addressed questions from Mr. Eichelburg, Mr. Scharf, Mr. Horton, and Mr. Harkins.

Mr. Adams-Raczkowski informed the Commissioners that staff recommends that the site plan of the proposed Carolina Wren - 75 MW Large Scale Commercial Solar Energy Farm be approved subject to the following conditions:

1. Submission of detailed engineered construction documents to be reviewed by the county's Development Review Team. If the detailed engineered construction documents vary significantly from the approved site plan, the project must be resubmitted to the Planning Commission for additional review and approval.
2. Submission of a detailed landscaping/buffer plan and planting legend shall be included with the construction document submission.
3. At the time of construction document review, access to and maintenance of impacted county dirt roads during construction of the solar farm will need to be discussed. The county will expect the county dirt roads impacted by construction to be maintained by the applicant on a regular basis and restored to a pre-construction condition which may include final grading and application of gravel where necessary prior to issuing a Certificate of Completion For the project.
4. Prior to any land disturbance or issuance of any land use approval and building permits, all necessary federal, state, and local permits must be in place.
5. The documents attached with the May 8, 2023 staff report are incorporated as part of the conditions of approval and shall be referenced during the review and approval of the construction documents and landscaping/buffer plans.

Mr. Scharf questioned the two different project names under the same company. Mr. McLaughlin stated that industry standard is that every project has a different LLC, under the umbrella of the larger company. It's just easier for business dealings. These are both different LLCs under the umbrella of Pine Gate Renewables.

Hearing no other questions or comments the Chairman entertained a motion. Kevin Scharff made a motion to approve the site plan with staff recommendations on page 5 of the staff report. The motion was seconded by George Harkins.

Ms. Martin asked for discussion. She stated that it's exciting to see renewable energy coming to our county. For public record, this is happening in Kershaw County Council District 5. We do not have a Planning Commission Representative for District 5.

Hearing no further discussion, the Chairman asked that all those in favor of approving the Site Plan with staff recommendations say aye. Libby Davis, George Harkins, Claude Eichelberger, Kevin Scharf, Fiona Martin, and Robert Horton voted in favor of the motion. There was no opposition.

Major Group Development Site Plan Review - Banjo, 75 MW Large Scale Commercial Solar Energy Farm - Red Hill Church Road/Watkins Road/Robert Reynolds Road - TMS# 187-00-00-018 - 034 and 035 - Case 23-03

The Chairman introduced Case 23-03

Mr. Adams-Raczkowski informed the Commission that there will be no impact to Watkins Road.

Mr. McLaughlin informed the Commission that the proposed start date for this project would be late 2025, with completion mid 2027. Neighboring land use is typically agriculture, timbering, and rural residential. Third party wetlands delineation was done in March 2023. He ran through the Ordinance criteria. They do not anticipate any impact on any waters or wetlands. There are no health and safety concerns. This project will be connected to Duke Energy.

Mr. Adams-Raczkowski stated that there is an additional condition with this project. As stated in item 4 of the staff conditions.

1. Submission of detailed engineered construction documents to be reviewed by the county's Development Review Team. If the detailed engineered construction documents vary significantly from the approved site plan, the project must be resubmitted to the Planning Commission for additional review and approval.
2. Submission of a detailed landscaping/buffer plan and planting legend shall be included with the construction document submission.
3. At the time of construction document review, access to and maintenance of impacted county dirt roads during construction of the solar farm will need to be discussed. The county will expect the county dirt roads impacted by construction to be maintained by the applicant on a regular basis and restored to a pre-construction condition which may include final grading and application of gravel where necessary prior to issuing a Certificate of Completion For the project.
4. Given the presence of FEMA floodplain on the property, a plot plan survey of FEMA floodplain in relation to the proposed location of the solar arrays will be necessary. Additionally, once the solar arrays are installed, an as-built survey of the location of the arrays in relation to the FEMA floodplain will be required.
5. Prior to any land disturbance or issuance of any land use approval and building permits, all necessary federal, state, and local permits must be in place.
6. The documents attached with the May 8, 2023 staff report are incorporated as part of the conditions of approval and shall be referenced during the review and approval of the construction documents and landscaping/buffer plans.

Mr. Eichelberger asked if there were any further questions. Hearing none he called for a motion. Kevin Scharf made a motion to approve the site plan with staff conditions on page 5 of the Staff Report. The motion was seconded by Fiona Martin.

Chairman Eichelberger asked if there was any discussion. Hearing none, the Chairman asked that all those in favor of approving the Site Plan with staff recommendations to say aye. Libby Davis, George Harkins, Claude Eichelberger, Kevin Scharf, Fiona Martin, and Robert Horton voted in favor of the motion. There was no opposition.

Staff Updates

- There will be a June 12, 2023 regular meeting of the Planning Commission
- Brief update on the Comprehensive Plan Update and ZLDR rewrite.

Adjournment

The Chairman asked if there were any additional items to be brought up before the Commission. Hearing none, the Chairman called for a motion to adjourn. George Harkins motioned to adjourn the meeting at 6:23 PM. Kevin Scharf seconded the motion, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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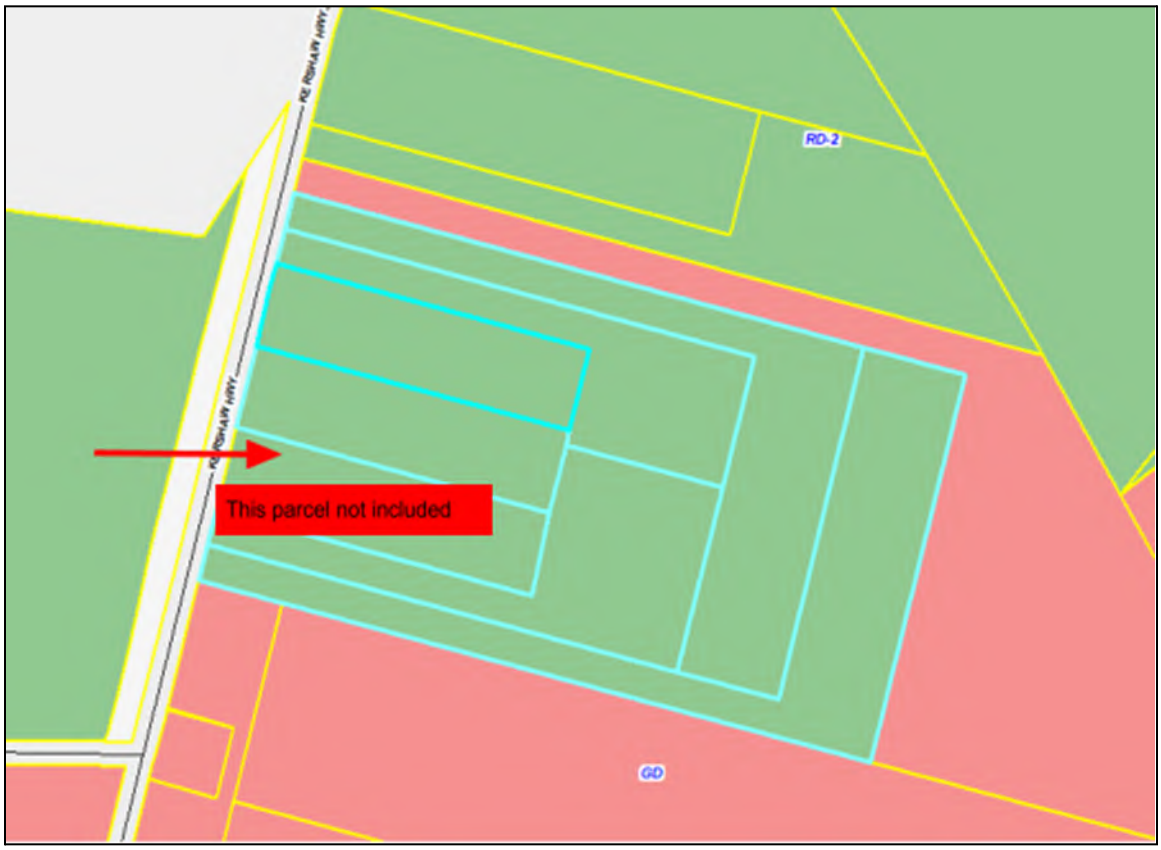


KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY JAMES F. KELLY, IV (REPRESENTED BY MICHAEL CUMMINGS)

Current Zoning: RD-2 (Rural Resource District)

Proposed Zoning: GD (General Development District)

TMS# 063-00-00-104, -113, -114,-115, -116, -117

June 12, 2023

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(June 12, 2023 Meeting)

Request #: 23-04

Applicant: James F. Kelly, IV (represented by Michael Cummings)

Property Size: +/- 46 acres

Current Zoning: RD-2 (Rural Resource District)
Proposed Zoning: GD (General Development District)
Location: Kershaw Highway just north of Carolina Motorsports Park
TMS#: 063-00-00-104, -113, -114,-115, -116, -117

Background Summary: This rezoning request consists of six individual parcels totaling approximately 46 acres. The parcels are located on the east side of Highway 521/601-Kershaw Highway, just north of the Carolina Motorsports Park. All parcels adjoin the northern portions of the existing Carolina Motorsports Park. The parcels under consideration for rezoning are vacant and partially wooded.

Key Issue Summary: The following key issues should be resolved through the consideration of this application:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

Preliminary Staff Recommendation: Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from RD-2 to GD.

Current Property Information

Land Use	Vacant
Site Features	Rural wooded properties adjoining the existing Carolina Motorsports Park.
Flood Hazards	No flood hazards exist on the subject properties.
Vehicle Access	The subject properties can be accessed from Kershaw Highway, a state maintained road. Or, these properties may be accessed from within the existing motorsports park if developed with uses to support the complex.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	GD	Vacant, partially wooded.
South:	GD	Existing Carolina Motorsports Park.
East:	GD	Existing Carolina Motorsports Park.
West:	RD-2	Across Kershaw Highway, vacant partially wooded.

Zoning District Summary (Existing/ Proposed)

	Existing Zoning: RD-2	**Proposed Zoning: GD**
Zoning District Intent:	The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribute to a balanced environment.	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.
Permitted Uses: *Note: See Table 3-3 of the Zoning and Land Development Regulations for a complete listing of permitted and conditional uses.*	Single-Family Detached Agricultural Production Crops, Livestock, Animals Forestry and Logging Fishing, Hunting, and Trapping Mining Electric, Gas, and Sanitary Services Wild Game Processing Gasoline Stations Transportation and Warehousing Libraries and Archives Veterinary services Landscape Services Educational Services Nursing Care Facilities Zoos and Botanical Gardens Hunt Clubs Public Cemeteries Pet Care Fire Protection	Single-Family Detached Manufactured Housing Multi-Family, Apartments Electric Transmission Only Water Supply Systems Storage Agricultural Production Crops Food and Beverage Stores Libraries and Archives Eating Places Gasoline Stations General Auto Repair Banks Hotels and Motels Community Center for Elderly or Other Residential Care Facilities Museums Golf, Tennis, Swimming Club Religious Organizations Fire Protection Attorney's Office Barber and Beauty Shops

Water and Sewer Service:	Cassatt Water Company / Septic	Cassatt Water Company / Septic
Lot and/or Density Requirements:	Minimum 1 acre or 43,560 SF	Minimum lot size in GD 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 GD 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 GD on public sewer and public water is .13 of acre (6,000 sq. ft.).
Setbacks Required:	Street Frontage: 100' Front: 35' Side: 20' Rear: 30'	Street Frontage: 50' Front: 35' Side: 10' Rear: 10'
Height Restrictions:	35'	4 stories
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.40	.75
Maximum Density: Measurements in units per gross acre	1	None for non-residential uses

Infrastructure

Council District	District 1
Water	Cassatt Water Company
Electricity	unknown
Sewer or Septic	Septic
School(s)	Baron Dekalb Elementary North Central Middle School North Central High School
Fire District	District 2 - Westville Fire Department
Police Department	Kershaw County Sheriff's Department

Traffic

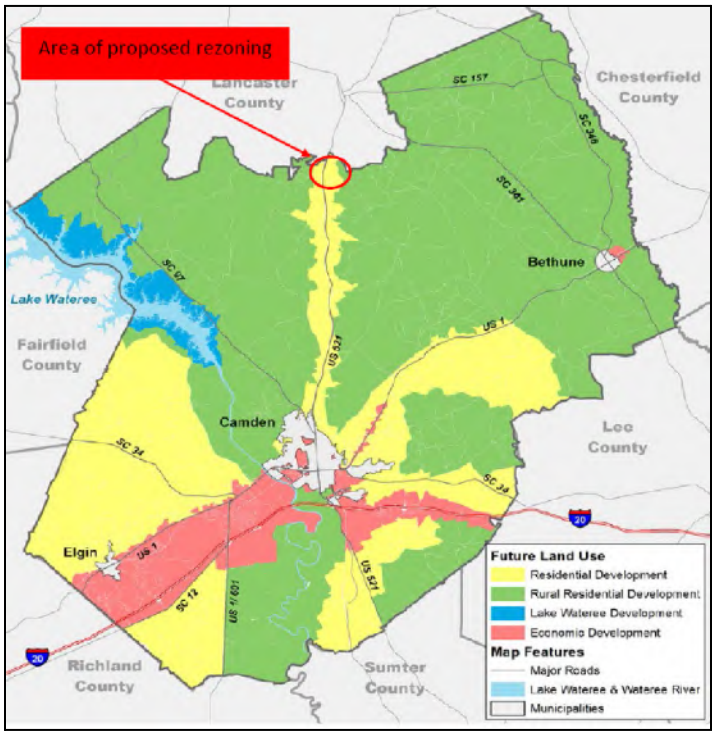
Street Classification	**Current LOS (Level Of Service)**
Rural Principal Arterial Road – Rural Principal Arterial Roads are generally characterized by having the ability to quickly move relatively large volumes of traffic. In rural areas, Principal Arterial Roads provide intercounty connectivity with urban and suburban communities. Access to Principal Arterial Roads should be managed in order to limit impacts to the Level of Service (LOS). **Local Roads** - Local roads and streets primarily serve as access roads to farms, residences, businesses and other abutting properties. They distribute traffic to highways in the higher functional classification network, such as Rural Principal Arterial Roads. *Source: SCDOT Roadway Design Manual - 2017*	Highway 521/601-Kershaw Highway is a two-lane rural principal arterial road with an approximate right-of-way width of 75-feet. This portion of road currently averages 3,900 vehicle trips per day according to SCDOT 2021 traffic count records.

Comprehensive Plan Considerations:

- *Enable and promote a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, that provide employment opportunities, and that serve the needs of residents.*

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

- *Encourage the location of new and expanded residential, commercial, and industrial development in areas where existing water and sewer facilities, roads, and other infrastructure, or planned facilities upgrades, can accommodate the development.*



Planning Considerations:

- ***Residential Development (RD)*** – Residential Development areas are characterized by suburban development from the periphery of the urban core and reach into the unincorporated areas of the County, generally along and near major transportation routes including U.S. Highways 1 and 521 and S.C. Highways 12 and 34. Included in RD are residences of all types and densities and associated non-residential uses that support residential development such as institutional, retail, office, commercial, and service uses.

- ***Rural Resource 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 locate in these areas where appropriate.

Decision Criteria:
Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

The Comprehensive Plan.
Preliminary Staff Comments: The request appears to be within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The properties are located completely within the county's comprehensive plan defined area of Residential District that runs north to south along Highway 521/601 Kershaw Highway. This Residential District also adjoins the Rural Resource District to the east and west. Both districts address the need for neighborhood commercial areas to provide supportive services to development in the area. Although public sewer is not available in this area, that limitation will allow commercial development to occur and/or expand at lower densities that are supportive of the rural character of the area. The addition and/or expansion of commercial business has the potential to be an overall benefit to the surrounding area.

The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcels are predominantly surrounded by existing GD zoning. In addition to the Carolina Motorsports Complex this area also has a commercial convenience store and gas station. On May 14, 2019, the Kershaw County Council approved rezoning 28 acres across Highway 521/601 along Young's Bend Road. On February 23, 2021, the Kershaw County Council approved rezoning approximately 53 acres adjoining the southside of the Carolina Motorsports Park to GD. Additionally, on October 10, 2022 the Kershaw County Council approved the rezoning of an additional 53 acres to GD. Within two miles from the subject rezoning, there is a gravel quarry and a restaurant.

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 rural Westville community which appears to be favorable for development. Sound planning principles suggest that clustering and/or expansion of commercial establishments at intersections (or nodes) along major thoroughfares should be encouraged where opportunities are present that will foster a mix of development.

The conservation of property values throughout the jurisdiction of Kershaw County.
Preliminary Staff Comments: Staff has not seen any empirical evidence that additional new construction will have a negative impact on property values. On the contrary, commercial development has the tendency to increase property values.

Responsible growth and development:
Preliminary Staff Comments: The proposed rezoning appears to meet the objectives of the comprehensive plan by promoting the development and/or expansion of a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, and have access to roads that can accommodate the additional traffic that will be generated.

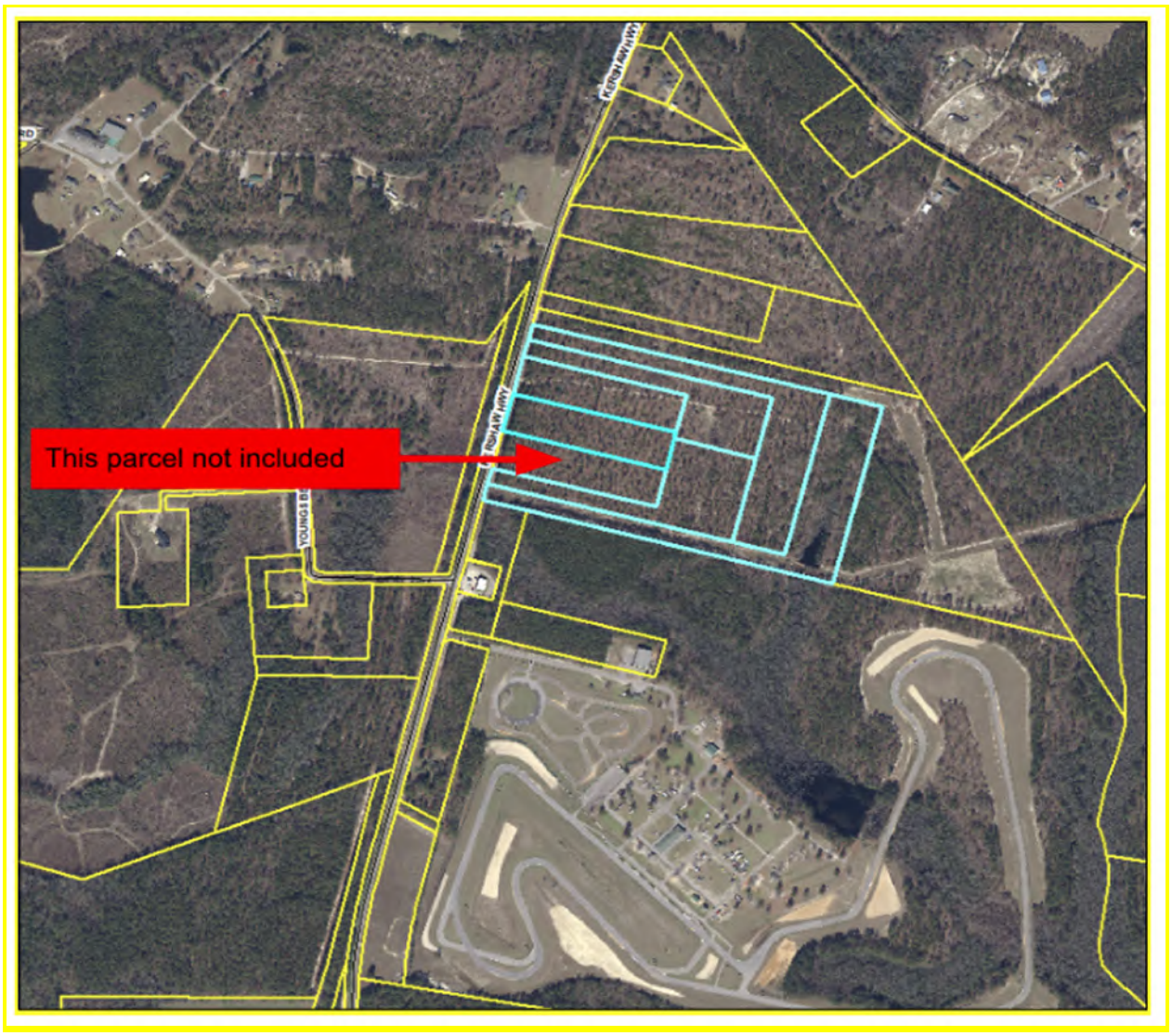
Planning and Zoning Commission Options:

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

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

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

Aerial view and current zoning of subject and surrounding properties (Case# 23-04)



23-04

PETITION TO PLANNING AND ZONING COMMISSION
REZONING (ZONING MAP AMENDMENT) APPLICATION MAP-1

Date: 4/12/23	Request #:	The applicant requests that the property described below be re-zoned from R02 to GD

APPLICANT

NAME: Michael Cummings		E-MAIL mcummings@motorsports-capital.com	
MAILING ADDRESS: 6332 Kershaw Hwy		CITY: Kershaw	STATE: SC ZIP: 29067
TELEPHONE:		CELL: 770-371-7100	
THE APPLICANT IS: PROPERTY OWNER [ ] AGENT OF PROPERTY OWNER [ ] OPTION HOLDER [X]			
If applicant is other than owner, state applicant's interest in the land proposed to be rezoned: Contract contingent upon Re-zoning			

PROPERTY LOCATION

Street address: See Attached		Street address:	
TMS#:	Number of acres:	TMS#:	Number of acres:
Deed book:	Plat book:	Deed book:	Plat book:
Sewer district:	Water district:	Sewer district:	Water district:
Current use:		Current use:	
Proposed use:		Proposed use:	
Community/subdivision:	Council district:	Community/subdivision:	Council district:

Has previous application been made to rezone all or any part of this/these property/properties? Yes [ ] No [X]. If yes, when?

Reason for request: Combine property with Adjacent Tract owned by Applicant's Company

As per the SC Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [ ] No [X]. If so, submit a copy with this application.

Applicant's Signature: Michael Cummings by William Bibby, Attorney Date: 4/12/23

PROPERTY OWNER - If other than applicant. If property is owned by more than one person, all owners must be listed. Each owner must complete the designation of Agent Form provided on the following page of this application.

NAME: James F. Kelly, IV		TELEPHONE:	
MAILING ADDRESS: 2105 McCurley Rd		CITY: Camden	STATE: SC ZIP: 29020
E-MAIL:			

DESIGNATION OF AGENT – To be completed by the property owner if the owner is not the applicant. If the property is owned by more than one person, each owner must complete a separate Designation of Agent Form. The signature of the owner must be notarized. An additional form is provided at the end of this application and may be duplicated in order to list all owners.

I, James F. Kelly IV (PROPERTY OWNER) hereby appoint Michael Cummings (APPLICANT) as my agent to represent me in this request for rezoning.

Owner's signature: James F Kelly IV Date: 04/12/2023

Given under my hand and seal, this 12th day of April, 2023

Shelley Branham (Seal)

Notary Public for South Carolina

My commission expires on 24 day of 02, 2023

Rezoning Application 9.29.16

Attachment for Re-Zoning Application for Michael Cummings

Property Identification:

The property consists of Lots 1, 2, 4, 5, 6 and 7 shown on Plat Book C159 at page 8B with a combined acreage of 45.46.

Property Address: 3732 Kershaw Highway, Kershaw, SC 29067 (per the deed)
3696 Kershaw Highway, Kershaw, SC 29067 (per the deed)

Deed Book: 4838, page 282 recorded 10-21-22

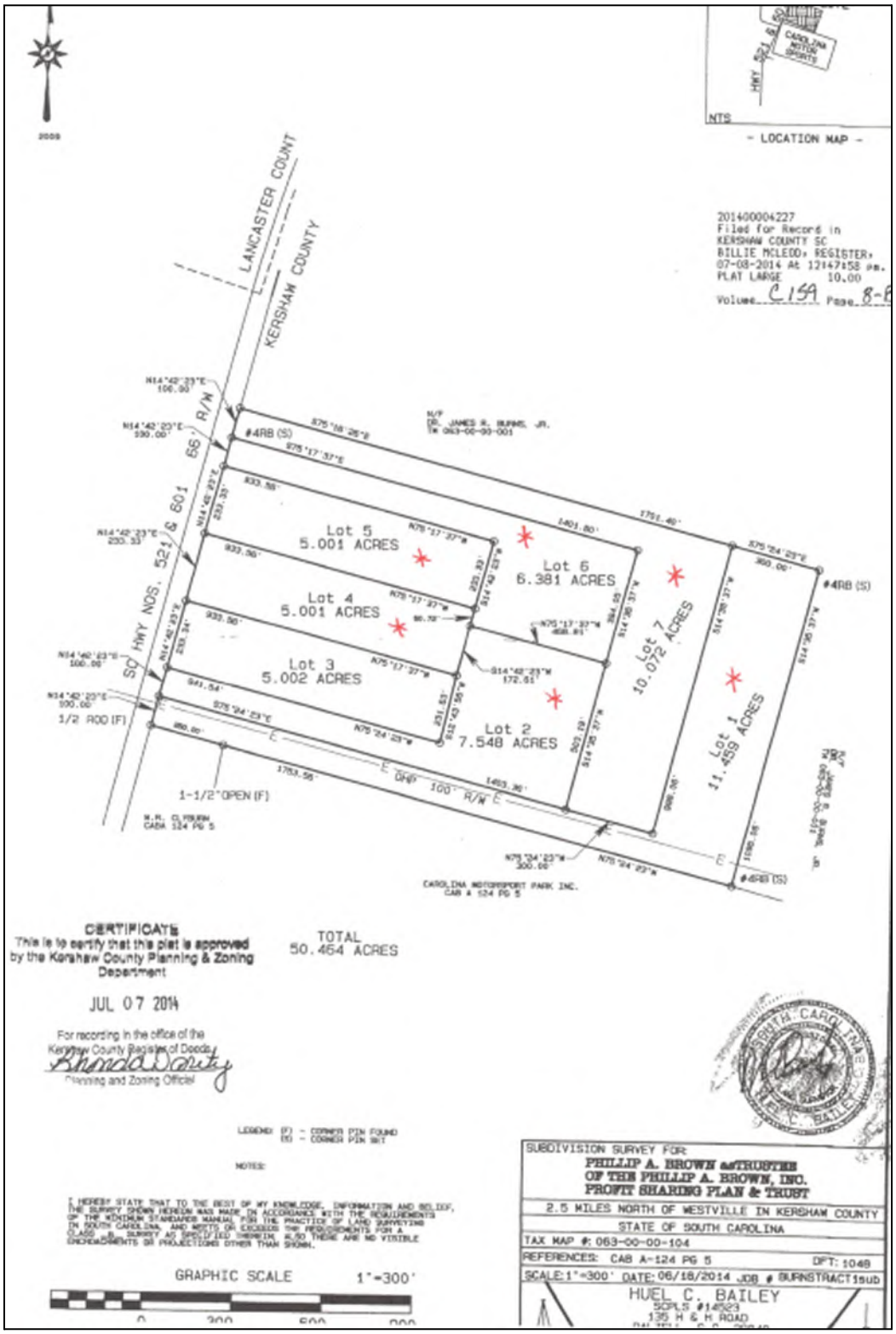
Plat Book: C159, page 8B

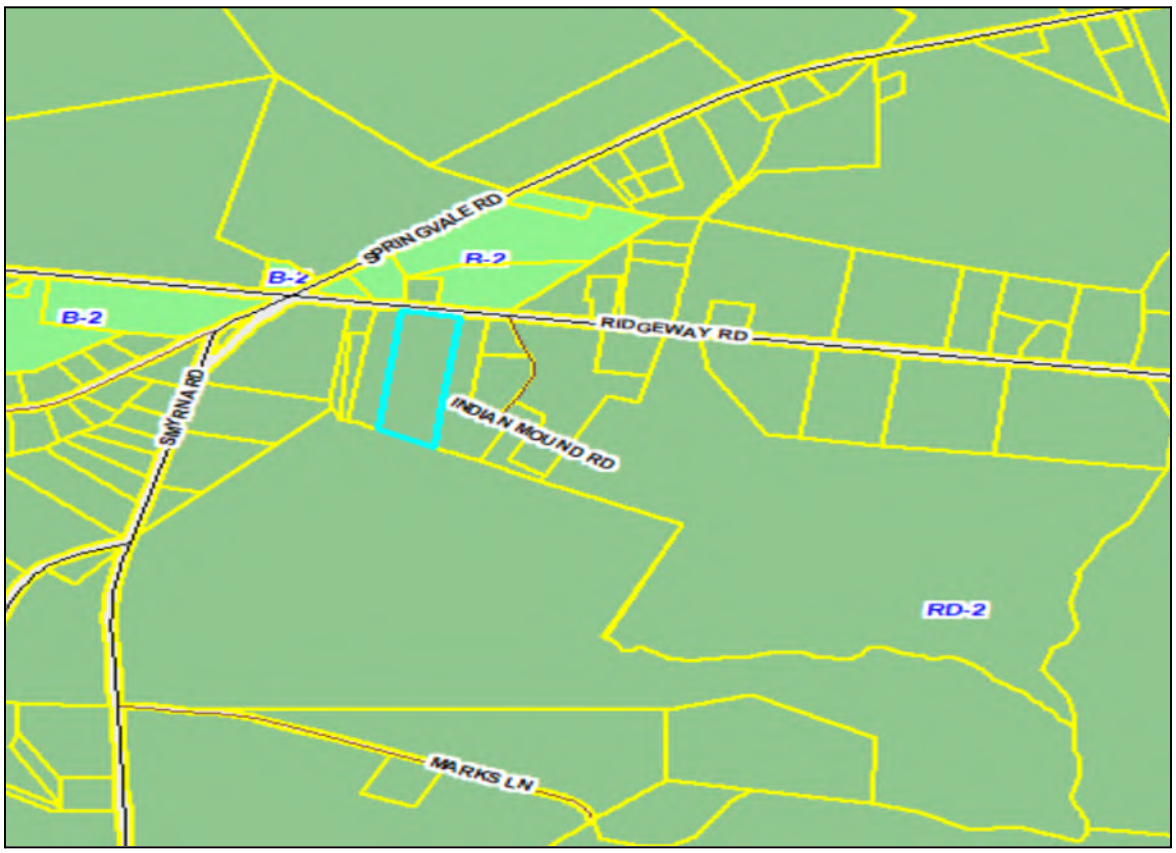
TMS#s 063-00-00-115- Lot 1
063-00-00-116- Lot 2
063-00-00-113- Lot 4
063-00-00-114- Lot 5
063-00-00-117- Lot 6
063-00-00-104- Lot 7

Current Use: Tree Farm- Ag

Proposed Use- GD

Plat (Case #23-04)





KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY CDP RIDGEWAY, LLC (GREG GOOGER)

Current Zoning: RD-2 (Rural Resource District)

Proposed Zoning: B-2 (General Business District)

TMS# 264-00-00-009

June 12, 2023

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(June 12, 2023 Meeting)

Request #: 23-05

Applicant: CDP Ridgeway, LLC (Greg Googer, Applicant Agent)
Property Size: 6.30 +/- acres

Current Zoning: RD-2 (Rural Resource District)
Proposed Zoning: B-2 (General Business District)
Location: 2689 Ridgeway Road, Rideway, SC
TMS#: 264-00-00-009

Background Summary: This rezoning request is one parcel totaling approximately 6.30 acres. The site is located on the west side of Ridgeway Road approximately ¼ mile north of the intersection of Smyrna Road. The site is vacant, partially wooded. The applicant has indicated that they would like to rezone the property in order to construct a Dollar General. The applicant believes that the existing adjacent B-2 commercial zoning districts and anticipated future commercial development along this portion of the Ridgeway Road corridor justifies the request for a B-2 zoning district However, this is a general use rezoning request. Therefore, if approved, any and all permitted and conditional uses allowed in the B-2 district could be developed on this property.

Staff is supportive of allowing for the expansion of business and service related uses, especially in rural areas, where B-2 zoning will not negatively impact adjoining residential development. The one caveat staff highlights, however, concerns allowing the continued expansion of additional business zoning along the south side of Ridgeway Road, especially given the existing residential homes that may be impacted on either side of the subject property. For this specific tract, staff is concerned that approval of a change from RD-2 to B-2 could negatively impact the adjoining residential uses on either side of the subject property.

In September of 2016, the Planning Commission and County Council supported a rezoning request from RD-2 to B-2 for the properties that are currently zoned B-2 and located near the intersection of Ridgeway Road and Smyrna Road. During the public hearing for this 2016 request, no one from the public opposed the rezoning request. Although the subject property for this current rezoning request is in the same general vicinity as the 2016 requests, this property is located on the south side of Ridgeway Road away from the intersection with Smyrna Road, is a standalone parcel situated between two developed residential RD-2 properties, and potentially has an area of wetlands located upon it.

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 recommends that the Planning and Zoning Commission consider disapproval of the rezoning request of the subject property from RD-2 to B-2.

Current Property Information

Land Use	Vacant / partially wooded
Site Features	Property slopes from north to south toward an intermittent steam located south of the property.
Flood Hazards	No flood hazard areas exist on the southern portions of the subject property. According to the National Wetlands Inventory, a small area of wetlands may be located on the property. A wetlands delineation would need to occur prior to any development of the property to validate the existence of any wetlands.
Vehicle Access	The subject property is currently accessed via a state maintained road, Ridgeway Road.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	RD-2 and B-2	Residentially developed property zoned RD-2 and B-2.
South:	RD-2	Vacant wooded property.
East:	RD-2	Residentially developed property.
West:	RD-2	Residentially developed property.

Zoning District Summary (Existing/ Proposed)

	Existing Zoning: RD-2	**Proposed Zoning: B-2**
Zoning District Intent:	The value of agricultural lands, woodlands, wetlands, and other resources which characterize this district are important to clean water, air, and to many natural cycles. These lands provide much of the character that makes Kershaw County an attractive place to live. The intent of this district, therefore, is to protect these area resources from development, which would needlessly alter their rural state and contribute to a balanced environment.	The B-2 district is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the traveling public, the community, and the larger Midland region. Toward this end, a wide range of business and commercial uses are permitted herein.
Permitted Uses: *Note: See Table 3-3 of the Zoning and Land Development Regulations for a complete listing of permitted and conditional uses.*	Single-Family Detached Manufactured homes Agricultural Production Crops, Livestock, Animals Forestry and Logging Fishing, Hunting, and Trapping Mining Electric, Gas, and Sanitary Services Wild Game Processing Retail stores (C) Golf, tennis, and swim clubs Bed and Breakfast, hosting weddings (C) Camps and RV Parks (C) Gasoline Stations Transportation and Warehousing Libraries and Archives Veterinary services Landscape Services Educational Services Nursing Care Facilities Zoos and Botanical Gardens Hunt Clubs Pet Care	Single-Family Detached Duplex, triplex, quadplex Apartments Townhouses (conditional) Patio homes Specialty trade contractors Vehicle dealers Home furnishings Paint and wallpaper stores Lawn and garden equipment Convenience and liquor stores Sporting goods Manufactured home dealers Landscaping services Libraries Veterinary services Schools Recreation centers Funeral homes Churches General and miscellaneous retail stores.
Water and Sewer Service:	Unknown	Septic tank

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

Infrastructure

Council District	District 4
Water	Unknown
Electricity	Fairfield
Sewer or Septic	Septic
School(s)	Wateree Elementary Lugoff Elgin Middle School Lugoff Elgin High School
Fire District	Pine Grove Fire Department
Police Department	Kershaw County Sheriff's Department

Traffic

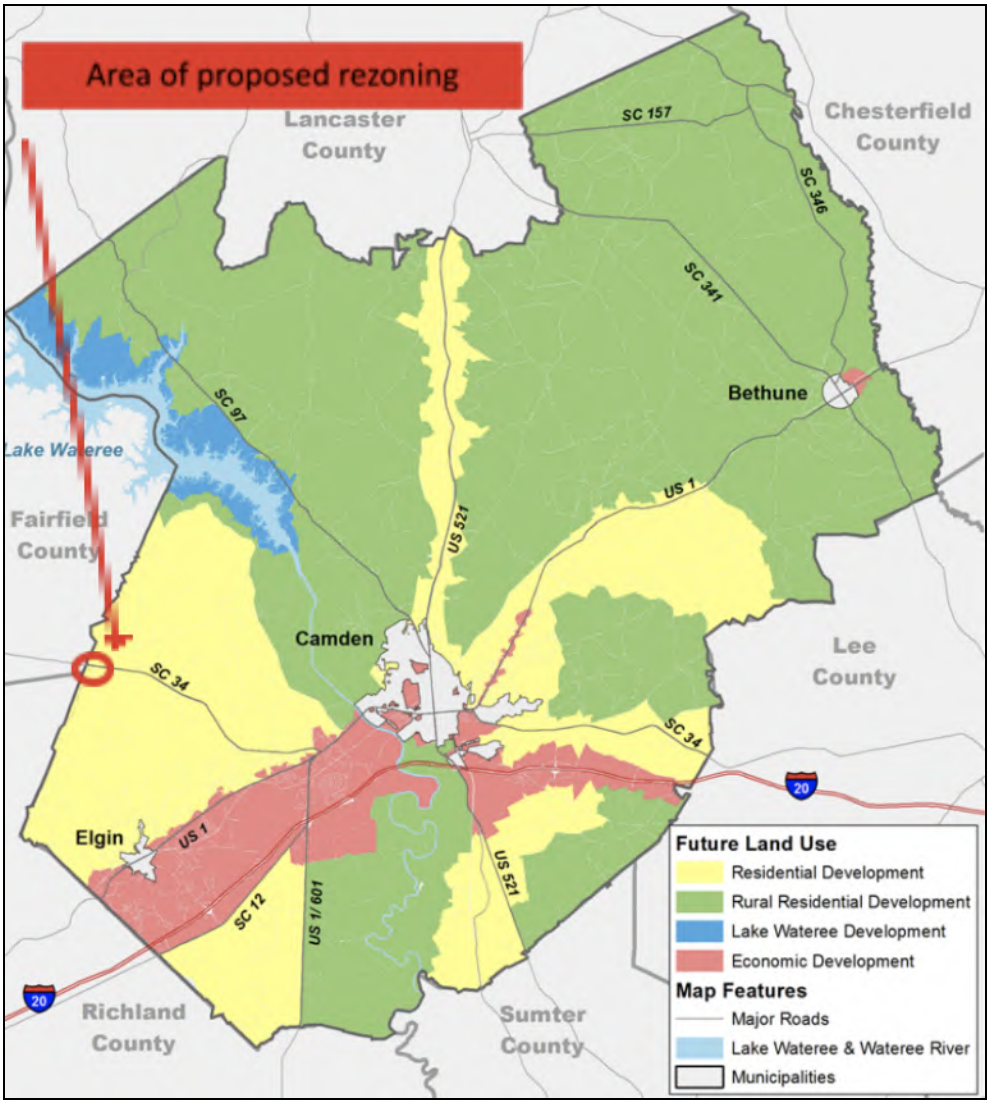
Street Classification	**Current LOS (Level Of Service)**
Minor Arterial: Form a network linking cities and larger towns as part of an integrated network providing interstate and intercounty service. Include all arterials not classified as principal and constitute routes designed for relatively high overall travel speeds, with minimum interference to through movement. Classification places more emphasis on land access and offers a lower level of traffic mobility in more urban areas	Ridgeway Road is a state maintained road with an approximate right-of-way width of 66'. This road is considered to be a minor arterial and has a 2020 ADT at nearby traffic count station #167 of 2,900 vehicles.

Comprehensive Plan Considerations:

- *Enable and promote a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, that provide employment opportunities, and that serve the needs of residents.*

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

- *Encourage the location of new and expanded residential, commercial, and industrial development in areas where existing water and sewer facilities, roads, and other infrastructure, or planned facilities upgrades, can accommodate the development.*



Planning Considerations:

- ***Residential Development (RD)*** – Residential Development areas are characterized by suburban development from the periphery of the urban core and reach into the unincorporated areas of the County, generally along and near major transportation routes including U.S. Highways 1 and 521 and S.C. Highways 12 and 34. Included in RD are residences of all types and densities and associated non-residential uses that support residential development such as institutional, retail, office, commercial, and service uses.

Decision Criteria:
Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

The Comprehensive Plan.
Preliminary Staff Comments: The request could be found to be within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The subject property is located completely within the county's comprehensive plan defined area of Residential District. This district addresses the need for neighborhood commercial areas to provide supportive services to development in the area. However, goals within the comprehensive plan also address supporting uses that are compatible with surrounding uses and have minimal impact on existing established residential uses.

The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcel is surrounded by adjoining RD-2 zoning with established residential uses on either side. However, the subject parcel is adjacent to existing B-2 zoning across Ridgeway Road.

The request does, however, negate the possibility of a spot zoning issue. The parcel is large and the request is not arbitrary in nature. Staff provides the Planning Commission with the following for informational purposes. "As defined by the South Carolina Municipal Association: Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. Bob Jones University, Inc. v. City of Greenville, 243 S.C. 351, 133 S.E.2d 843 (1963). Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To help avoid the problem of spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres."

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The subject property is located in the general vicinity of a crossroads with existing commercial development and parcels that are favorable for the continued development of institutional, commercial, and retail uses as allowed within the B-2 zoning district. However, again, this specific parcel is surrounded by existing residential uses which raises the question as to whether or not the change in zoning is compatible with, and will have minimal impact, on those existing established residential uses.

The conservation of property values throughout the jurisdiction of Kershaw County.
Preliminary Staff Comments: Staff has not seen any empirical evidence that additional new construction will have a negative impact on property values. On the contrary, commercial development has the tendency to increase property values.

Responsible growth and development:
Preliminary Staff Comments: Given the existence of established residential uses directly abutting the subject parcel, the proposed rezoning, from staff's perspective, could be found to be inappropriate and incompatible with surrounding existing residential land uses.

Planning and Zoning Commission Options:

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

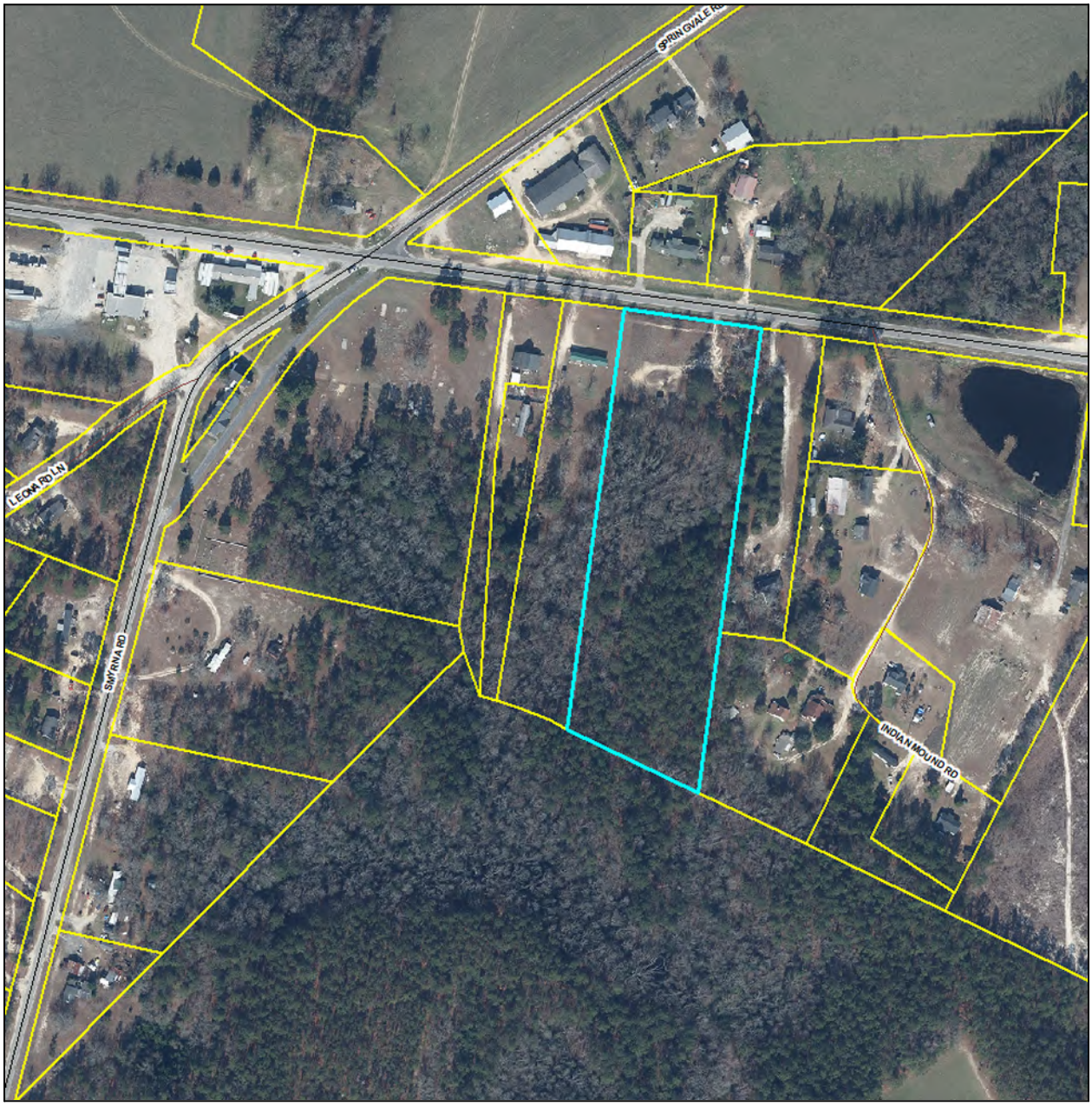
1. **Forward a favorable recommendation to the Kershaw County Council**
2. **Forward an unfavorable recommendation to the Kershaw County Council**
3. **Continue to the review to the next Planning and Zoning Commission Meeting**

Staff is supportive of allowing for the expansion of business and service related uses, especially in rural areas, where B-2 zoning will not negatively impact adjoining residential development. The one caveat staff highlights, however, concerns allowing the continued expansion of additional business zoning along the south side of Ridgeway Road, especially given the existing residential homes that may be impacted on either side of the subject property. For this specific parcel, staff is concerned that approval of a change from RD-2 to B-2 could negatively impact the adjoining residential uses on either side of the subject property.

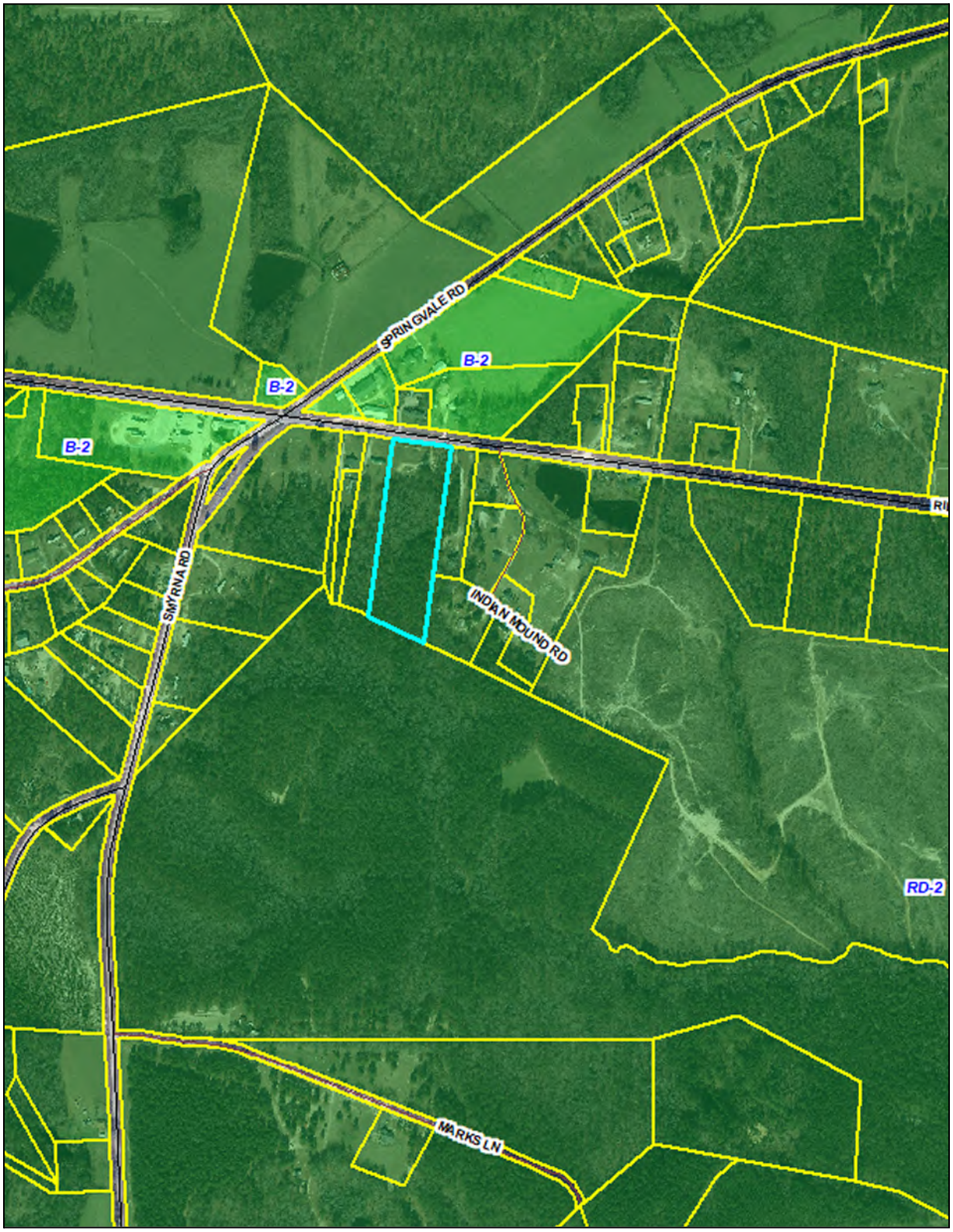
Given the existence of established residential uses directly abutting the subject parcel, the proposed rezoning, from staff's perspective, could be found to be inappropriate and incompatible with surrounding existing residential land uses.

Staff recommends that the Planning and Zoning Commission consider recommending disapproval of the rezoning request of the subject property from RD-2 to B-2. The Kershaw County Council makes all final decisions regarding rezoning applications.

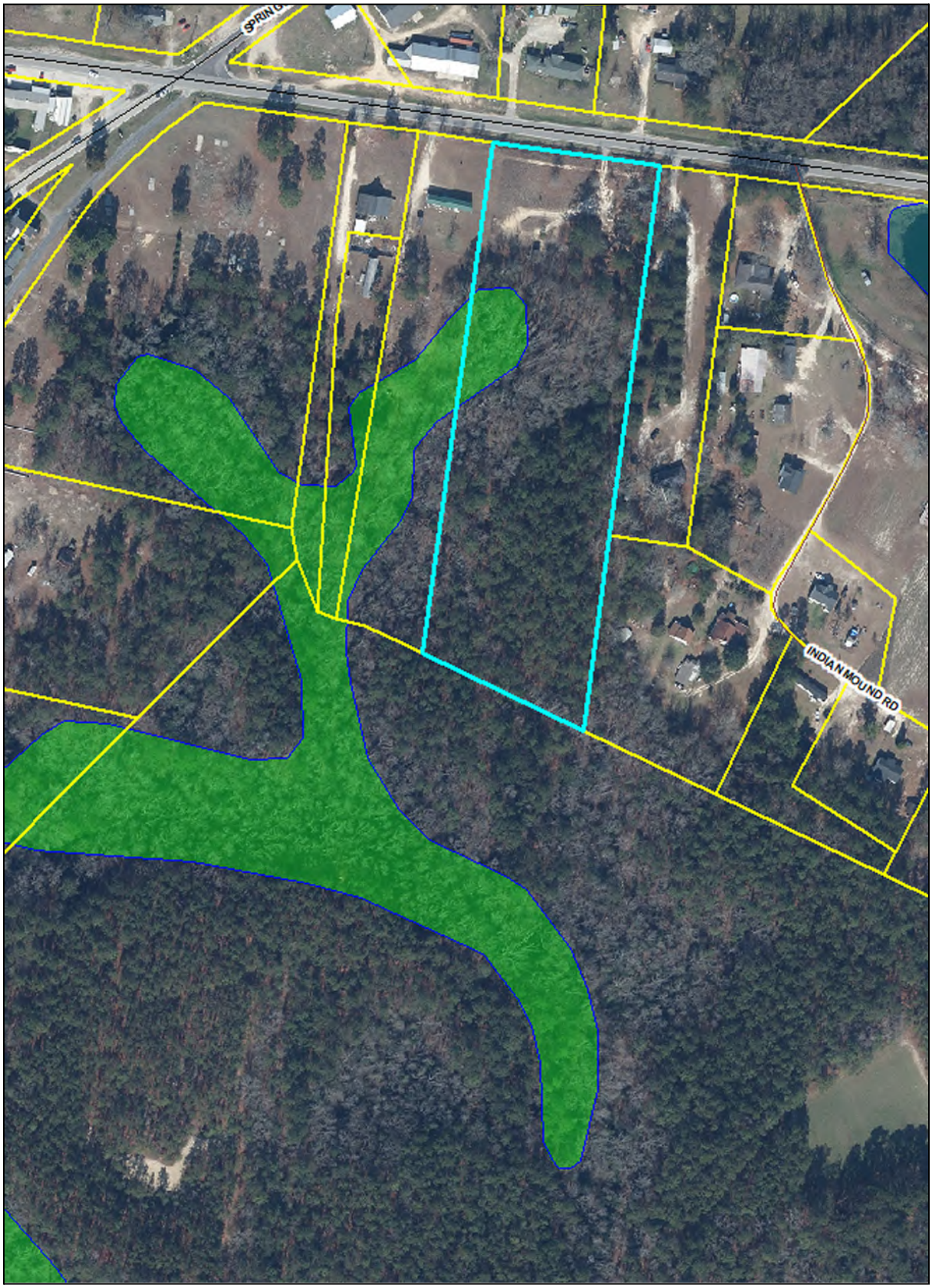
Aerial view of subject property in relation to nearby existing residential development (Case# 23-05)



Aerial view of subject property in relation to nearby existing RD-2 and B-2 zoning (Case# 23-05)



Potential undelineated wetlands on/near subject property (Case# 23-05)



Perspective looking eastward along Ridgeway Road. Adjoining residence to east of subject property (Case # 23-05)

Perspective looking northeastward along Fort Jackson Road

Perspective looking westward along Ridgeway Road. Adjoining residences to west of subject property (Case # 23-05)

Perspective looking from west to east across Ridgeway Road from subject property (Case # 23-05)

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

23-05

Date: 04/20/23	Request #:	The applicant requests that the property described below be re-zoned from RD-2 to B-2

APPLICANT

NAME: Greg Googer (CDP Ridgeway, LLC)	E-MAIL ggooger@googer.co		
MAILING ADDRESS: 101 North Pine Street, Suite 414 E	CITY: Spartanburg	STATE: SC	ZIP: 29302
TELEPHONE: 864-278-8585	CELL:		
THE APPLICANT IS: PROPERTY OWNER [ ] AGENT OF PROPERTY OWNER [x] OPTION HOLDER [ ]			
If applicant is other than owner, state applicant's interest in the land proposed to be rezoned:			

PROPERTY LOCATION

Street address: 2689 Ridgeway Rd , Ridgeway SC		Street address:	
TMS#: 264-00-00-009	Number of acres: 6.30	TMS#:	Number of acres:
Deed book: 6-256	Plat book: 35	Deed book:	Plat book:
Sewer district:	Water district:	Sewer district:	Water district:
Current use: Vacant		Current use:	
Proposed use:		Proposed use:	
Community/subdivision:	Council district: 280	Community/subdivision:	Council district:

Has previous application been made to rezone all or any part of this/these property/properties? Yes [ ] No [X]. If yes, when?

Reason for request: Commercial zoning

As per the SC Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [ ] No [X]. If so, submit a copy with this application.

Applicant's Signature: Greg A Googer Date: 4-20-2023

PROPERTY OWNER - If other than applicant. If property is owned by more than one person, all owners must be listed. Each owner must complete the designation of Agent Form provided on the following page of this application.

NAME: D Marshall Branham	TELEPHONE: 803-269-8936		
MAILING ADDRESS: 121 Norse Way	CITY: Columbia	STATE: SC	ZIP: 29229
E-MAIL:			

DESIGNATION OF AGENT – To be completed by the property owner if the owner is not the applicant. If the property is owned by more than one person, each owner must complete a separate Designation of Agent Form. The signature of the owner must be notarized. An additional form is provided at the end of this application and may be duplicated in order to list all owners.

I, D Marshall Branham (PROPERTY OWNER) hereby appoint Greg Googer (CDP Ridgeway, LLC) (APPLICANT)

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

Owner's signature: D Marshall Branham Date: April 24, 2023

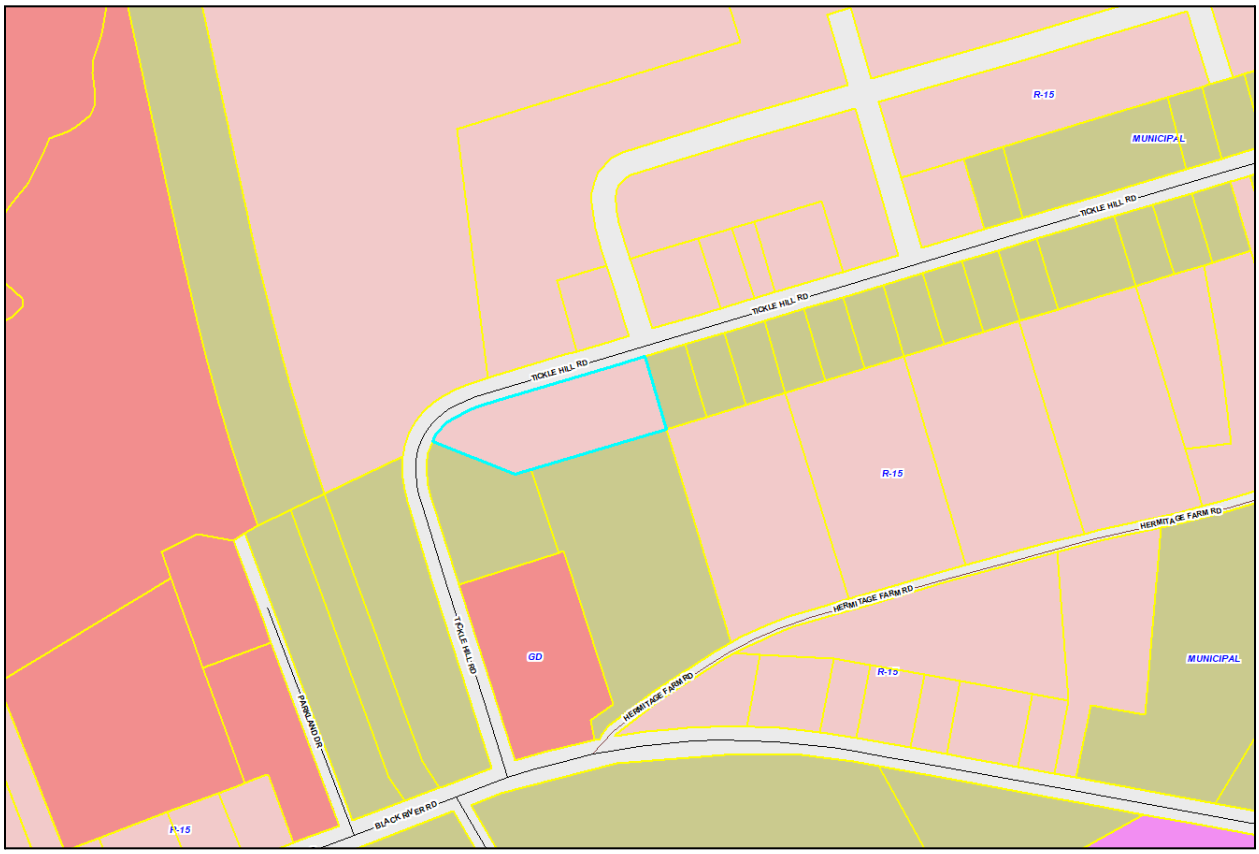
Given under my hand and seal, this _____ day of _____, 20__

Tina McCarroll (Seal)

Notary Public for South Carolina

My commission expires on 10 day of 12, 2025

Rezoning Application 9.29.16



KERSHAW COUNTY
PLANNING & ZONING COMMISSION

REQUEST FOR MAP AMENDMENT BY TERRY COLEMAN

Current Zoning: R-15 (Low Density Residential)

Proposed Zoning: GD (General Development District)

TMS# 299-00-00-060

June 12, 2023

STAFF REPORT

KERSHAW COUNTY PLANNING COMMISSION
(June 12, 2023 Meeting)

Request #: 23-06

Applicant: Terry Coleman

Property Size: +/- 2.58 acres

Current Zoning: R-15 (Low Density Residential)
Proposed Zoning: GD (General Development District)
Location: 2365 Tickle Hill Road
TMS#: 299-00-00-060

Background Summary: This rezoning request consists of one parcel totaling approximately 2.58 acres. The parcel is located on the south side of Tickle Hill Road, just north of the intersection with Black River Road. The parcel under consideration for rezoning is developed with an auto repair business that has been in existence for many years. The parcel also adjoins several other commercially zoned businesses that are located both within the City of Camden and Kershaw County.

Key Issue Summary: The following key issues should be resolved through the consideration of this application:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

Preliminary Staff Recommendation: Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from R-15 to GD.

Current Property Information

Land Use	Existing auto repair business with associated site improvements.
Site Features	Partially wooded. Developed with parking, buffering, fencing, and an approximate 2,300 sq. ft. commercial garage / repair facility.
Flood Hazards	No flood hazards exist on the subject properties.
Vehicle Access	The subject property can be accessed from Tickle Hill Road, a state maintained road.

Surrounding Zoning and Land Use

	Zoning:	**Land Use:**
North:	R-15	Lots include one residence, as well as vacant partially wooded.
South:	Commercial Mixed Use (City of Camden)	Mini Storage warehouses and a service garage.
East:	Commercial Mixed Use (City of Camden)	Residential dwelling.
West:	Commercial Mixed Use (City of Camden)	Vacant wooded parcel.

Zoning District Summary (Existing / Proposed)

	Existing Zoning: R-15	**Proposed Zoning: GD**
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.	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.
Permitted Uses: *Note: See Table 3-3 of the Zoning and Land Development Regulations for a complete listing of permitted and conditional uses.*	Single-Family Detached 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.*	Single-Family Detached Manufactured Housing Multi-Family, Apartments Electric Transmission Only Water Supply Systems Storage Agricultural Production Crops Food and Beverage Stores Libraries and Archives Eating Places Gasoline Stations General Auto Repair Banks Hotels and Motels Community Center for Elderly or Other Residential Care Facilities Museums Golf, Tennis, Swimming Club Religious Organizations Fire Protection Attorney's Office Barber and Beauty Shops

Water and Sewer Service:	City of Camden sewer	City of Camden water
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.).	Minimum lot size in GD 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 GD 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 GD on public sewer and public water is .13 of acre (6,000 sq. ft.).
Setbacks Required:	Street Frontage: 80’ Front: 35’ Side: 10’ Rear: 30’	Street Frontage: 50’ Front: 35’ Side: 10’ Rear: 10’
Height Restrictions:	35’	4 stories
Maximum Impervious Surface Ratio: Measured as a percent of total lot area	.50	.75
Maximum Density: Measurements in units per gross acre	2.9 dwelling units per acre	None for non-residential uses

Infrastructure

Council District	District 5
Water	City of Camden
Electricity	City of Camden
Sewer or Septic	City of Camden Sewer
School(s)	Pine Tree Elementary Camden Middle School Camden High School
Fire District	Camden Fire
Police Department	Kershaw County Sheriff's Department

Traffic

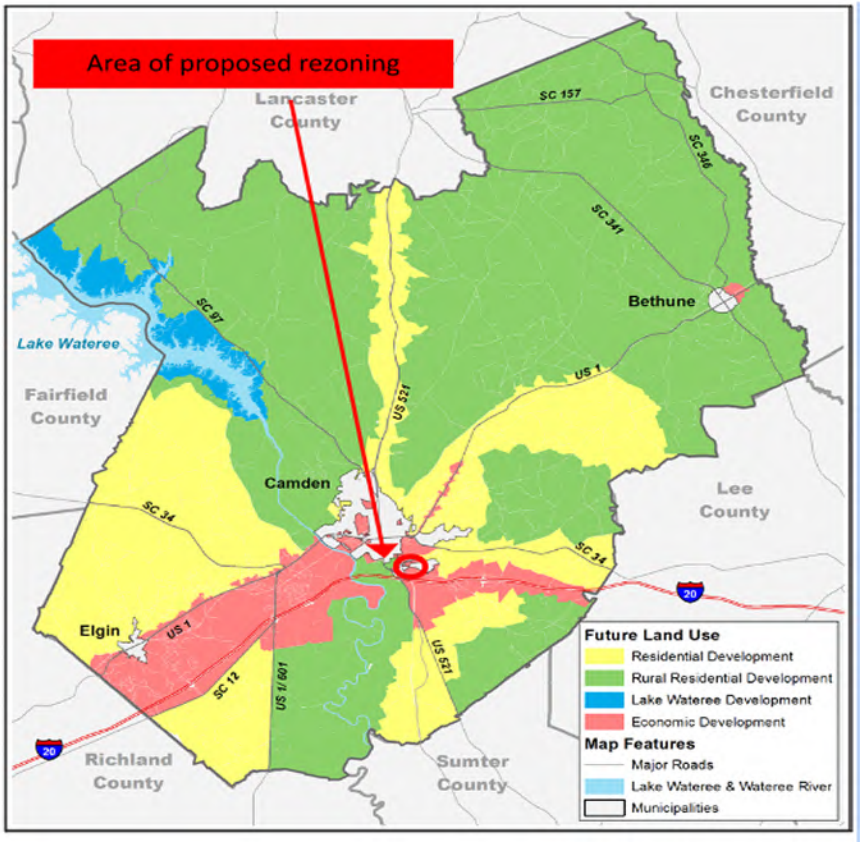
Street Classification	**Current LOS (Level Of Service)**
Local Roads - Local roads and streets primarily serve as access roads to farms, residences, businesses and other abutting properties. They distribute traffic to highways in the higher functional classification network, such as Rural Principal Arterial Roads. *Source: SCDOT Roadway Design Manual - 2017*	Tickle Hill Road is a two-lane SC DOT owned and maintained local road with an approximate right-of-way width of 66-feet. There is no traffic count data available from SC DOT.

Comprehensive Plan Considerations:

- *Enable and promote a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, that provide employment opportunities, and that serve the needs of residents.*

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

- *Encourage the location of new and expanded residential, commercial, and industrial development in areas where existing water and sewer facilities, roads, and other infrastructure, or planned facilities upgrades, can accommodate the development.*



Planning Considerations:

- ***Economic Development (ED)*** *- Land areas that contain a full range of business, commercial, industrial, institutional, and service uses, as well as related infrastructure. These areas include the I-20 corridor, the U.S. Highway 1 corridor from the Richland County border to the City of Camden, and developing areas along U.S. Highway 1 east of Camden. Other unincorporated areas near Camden are also included. Areas identified as Economic Development link the more urbanized areas of the County to neighboring cities and counties and the greater Columbia metropolitan region and either already are, or have the potential to become, economic development centers. Existing residential developments and individual residences located within ED areas provide options for residents to shorten the distance between work and home. Lands currently in use in the equine industry are also within Economic Development areas, with many near the City of Camden. Access to regional transportation routes and to existing water and sewer facilities will continue to make these Economic Development areas attractive for a wide range of uses including commercial and industrial development, higher density residential development, and uses related to the equine industry.*

Decision Criteria:
Again the key issues that should be resolved through consideration of this application are:

- Does the request follow the Future Land Use Map?
- Does the request correlate with the current Kershaw County Comprehensive Plan?

The Comprehensive Plan.
Preliminary Staff Comments: The request appears to be within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The property is located completely within the county's comprehensive plan defined area of Economic Development that extends eastward along Highway 521 and the Black River Road corridors. This land use category supports commercial development.

The current conditions and character of the current structures and uses in each district.
Preliminary Staff Comments: The subject parcel is predominantly surrounded by existing commercial and mixed use commercial zoning districts and uses both in the county and City of Camden, respectively. The subject parcel has been utilized for a commercial automotive repair business for years.

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 Camden community which is already developed with both commercial and residential uses. The subject property directly adjoins two established commercial businesses to the south.

The conservation of property values throughout the jurisdiction of Kershaw County.
Preliminary Staff Comments: Staff has not seen any empirical evidence that additional new construction will have a negative impact on property values. On the contrary, commercial development has the tendency to increase property values.

Responsible growth and development:
Preliminary Staff Comments: The proposed rezoning appears to meet the objectives of the comprehensive plan by promoting the development and/or expansion of a variety of commercial uses and development in locations that are appropriate and compatible with surrounding land uses, and have access to roads that can accommodate the additional traffic that will be generated.

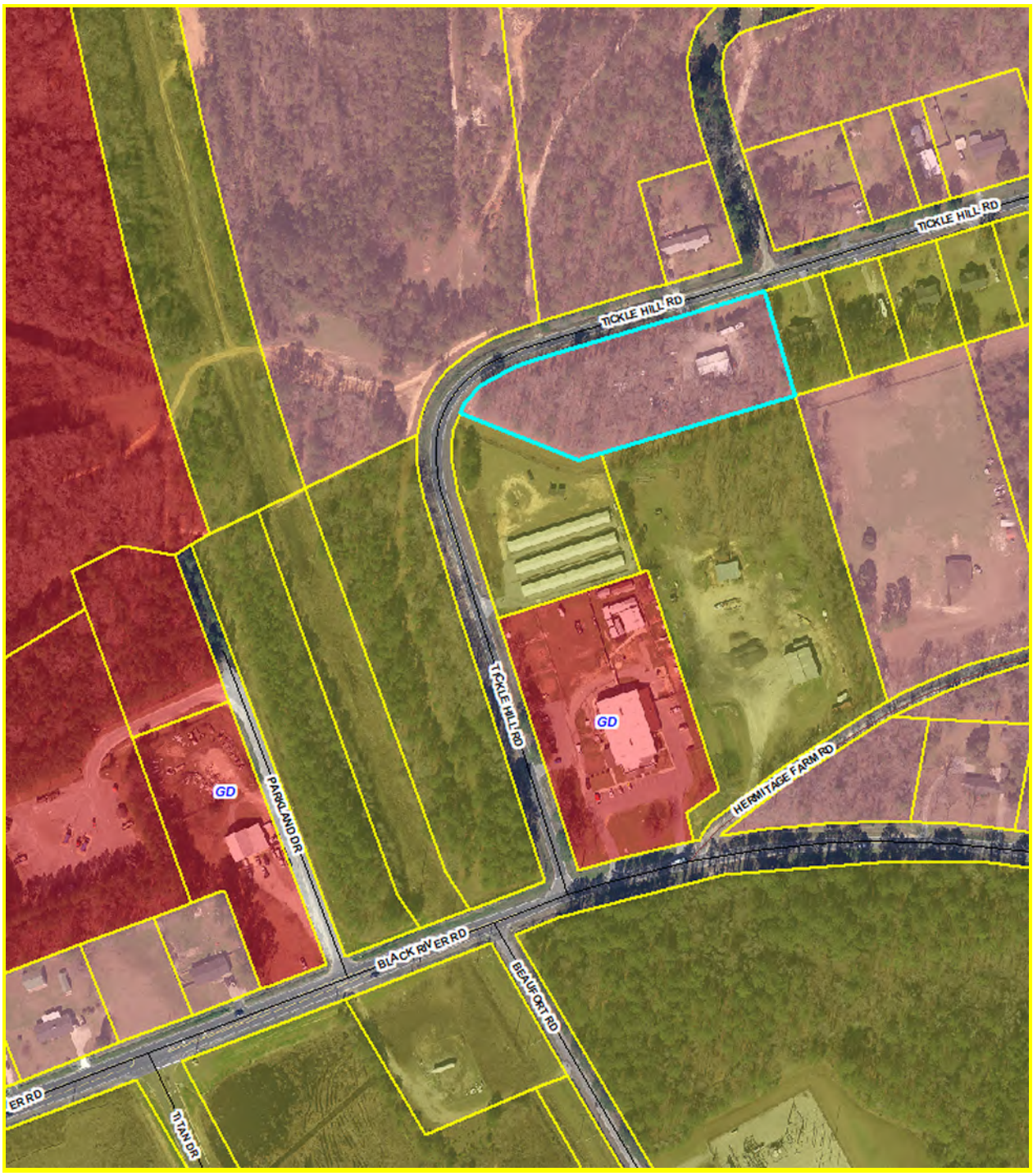
Planning and Zoning Commission Options:

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

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

Staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject property from R-15 to GD. The Kershaw County Council makes all final decisions regarding rezoning applications.

Aerial view and current zoning of subject and surrounding properties (Case# 23-06)



Subject property as viewed from Tickle Hill Road(Case #23-06)

Subject property existing buffering road front and adjoining residence on left (Case #23-06)

PETITION TO PLANNING AND ZONING COMMISSION 23-06
REZONING (ZONING MAP AMENDMENT) APPLICATION

Date: 04-24-23	Request #:	The applicant requests that the property described below be re-zoned from R-15 to GD

APPLICANT

NAME: Terry Coleman		E-MAIL N/A		
MAILING ADDRESS: 2365 Tickle Hill Rd		CITY: Camden	STATE: SC	ZIP: 29020
TELEPHONE: 803-432-1448		CELL: 803-243-2085		
THE APPLICANT IS: PROPERTY OWNER [X] AGENT OF PROPERTY OWNER [ ] OPTION HOLDER [ ]				
If applicant is other than owner, state applicant's interest in the land proposed to be rezoned:				

PROPERTY LOCATION

Street address: 2365 Tickle Hill Rd Camden		Street address:	
TMS#: 29-00-00-060	Number of acres: 2.58	TMS#:	Number of acres:
Deed book: 1548-P-40	Plat book: 43 e P-40	Deed book:	Plat book:
Sewer district:	Water district:	Sewer district:	Water district:
Current use: Commercial		Current use:	
Proposed use: Commercial		Proposed use:	
Community/subdivision:	Council district:	Community/subdivision:	Council district:

Has previous application been made to rezone all or any part of this/these property/properties? Yes [ ] No [X] If yes, when?

Reason for request: Was Zone wrong back in the 90's by Kershaw County

As per the SC Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [ ] No [X] If so, submit a copy with this application.

Applicant's Signature: Terry Coleman Date: 4-24-23

PROPERTY OWNER - If other than applicant. If property is owned by more than one person, all owners must be listed. Each owner must complete the designation of Agent Form provided on the following page of this application.

NAME:	TELEPHONE:		
MAILING ADDRESS:	CITY:	STATE:	ZIP:
E-MAIL:			

DESIGNATION OF AGENT – To be completed by the property owner if the owner is not the applicant. If the property is owned by more than one person, each owner must complete a separate Designation of Agent Form. The signature of the owner must be notarized. An additional form is provided at the end of this application and may be duplicated in order to list all owners.

I, _____(PROPERTY OWNER) hereby appoint _____(APPLICANT)

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

Owner's signature: _____ Date: _____

Given under my hand and seal, this _____ day of _____, 20___

_____ (Seal)

Notary Public for South Carolina

My commission expires on _____ day of _____, 20___

Rezoning Application 9.29.16

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