

FOR RECORD

FOR TAX PARCEL  
R-15 AND PROVIDIN  
NOTED FORVALD  
CLERK OF COURT  
KERSHAW COUNTY, S.C.

**NOW THEREFORE, BE IT ORDAINED** that the Official Zoning Map of Kershaw County, South Carolina is hereby amended to change the zoning classification for the property shown as TMS# 242-00-00-055 66 acres from RD-1 to R-15 in conformance with the requirements stated above.

**SEVERABILITY**

Should any section or provision of this ordinance be declared unconstitutional, or invalid for any reason, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid, or unconstitutional.

**EFFECTIVE DATE**

This ordinance shall take effect immediately upon adoption.

ADOPTED THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2016

KERSHAW COUNTY, SOUTH CAROLINA



Kershaw County Council

ATTEST:



Merri M. Seigler  
Clerk to Council

First Reading	August 9, 2016
Second Reading	August 23, 2016
Third Reading	September 13, 2016

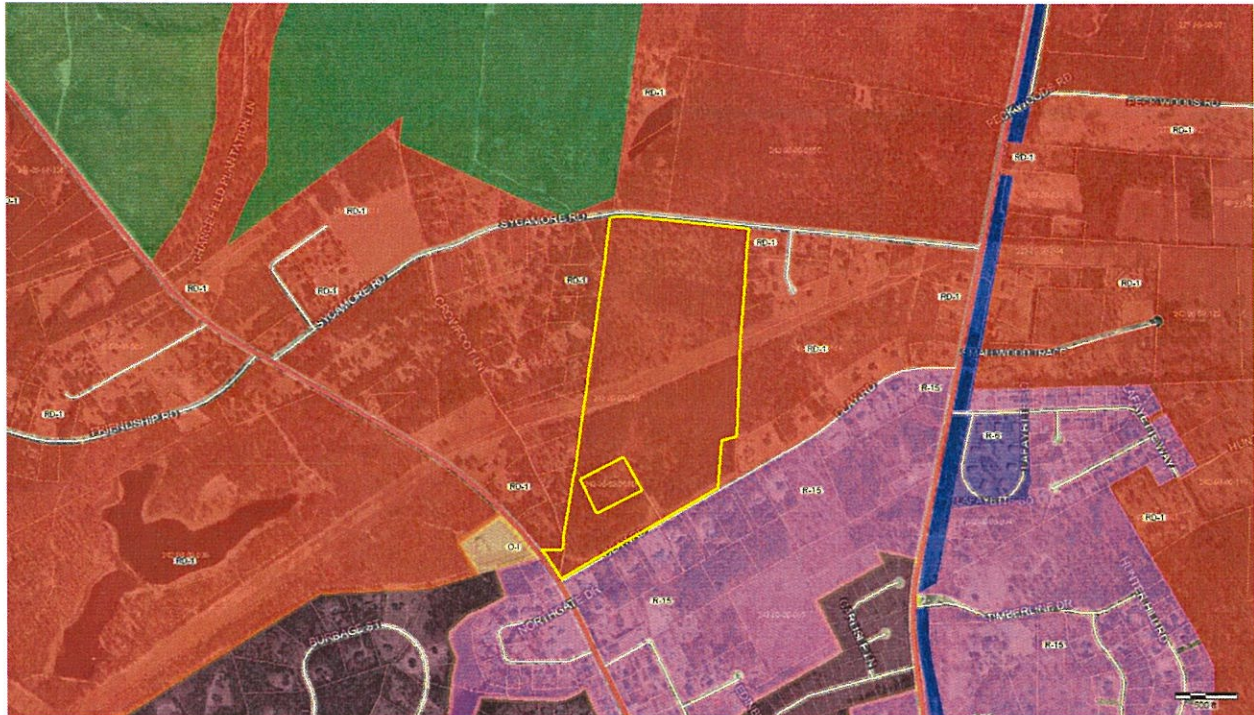
# Kershaw County Planning and Zoning Commission



## APPLICATION FOR A ZONING MAP AMENDMENT STAFF REPORT TO THE PLANNING COMMISSION

MAP AMENDMENT NUMBER: 16-07

HEARING DATE: July 11, 2016



### A. LOCATION OF PROPERTY

1. Name of Community: Camden
2. Address: 210 Sycamore Lane
3. Subdivision (if applicable): NA
4. Water and/or Sewer District: Water – Cassatt Water    Sewer – Septic Tanks
5. Name and Distance to Nearest Municipality: less than a mile to the Camden City limits
6. County Council District: 6

### B. PROPERTY OWNER/APPLICANT

Paul White, Property Owner  
Randy Bock, Applicant

### C. ZONING

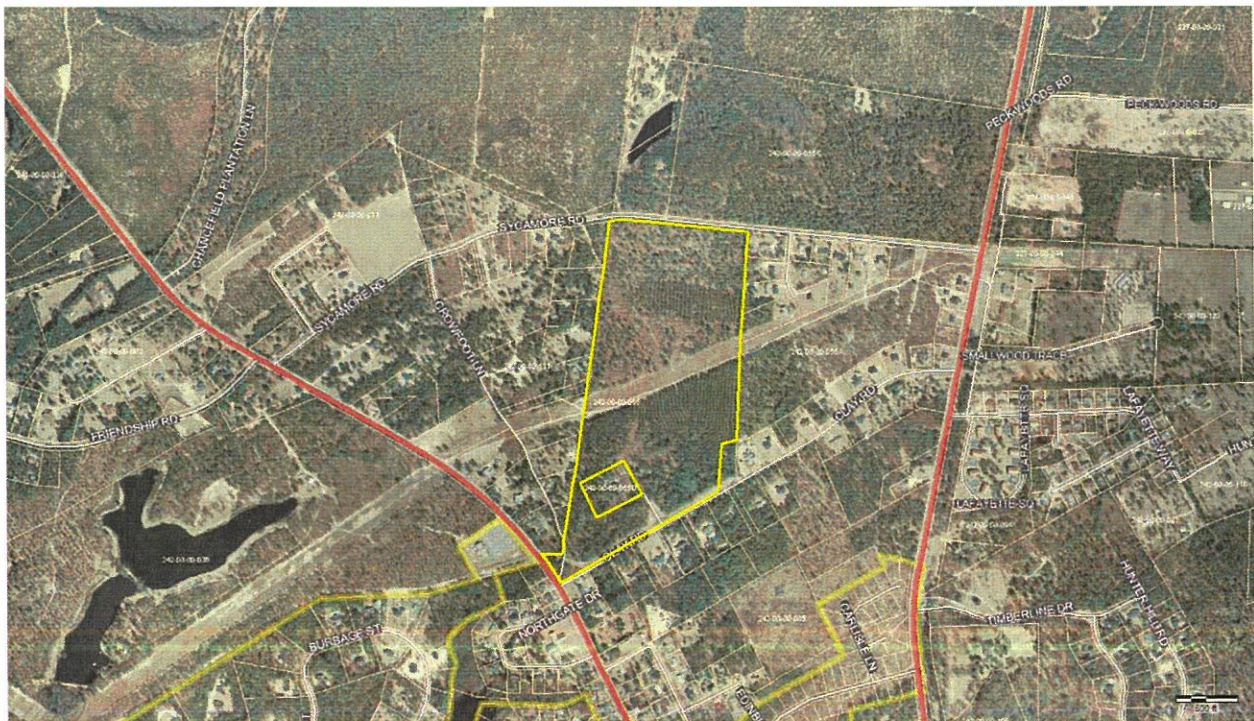
1. Present Zoning Classification: RD-1 (Rural Resource District)



## 2. Proposed Zoning Classification: R-15 (Low Density, Single-Family Residential District)

### D. BACKGROUND AND DISCUSSION

The residential home builder, Randy Bock, approached the county about possibly purchasing the property to develop into single family residential housing. The property at present is zoned RD-1 (rural resource district). In order to protect the interest of future property owners, the developer discussed with the county about possibly rezoning the property to residential zoning. If the property stays RD-1 zoning, minimum lot size would be 1 acre of land. If the property is allowed to be rezoned to R-15, minimum lot size would be 15,000 square feet with all utilities, however the developer will not be offering sewer so the minimum allowable lot sizes will be ½ acre. The parcel at this time is occupied by one single family residence on the southern part of the parcel abutting Clay Road with another single family residence sitting on its own individual parcel surrounded by the subject property. The parcel is also contiguous to single family zoning along Clay Road. The applicant is not purchasing the entire parcel of land but in order to get contiguous zoning to single family zoning, the entire parcel will need to be rezoned. The applicant is only interested in developing the northern half (above the power lines dissecting the parcel) of the property abutting Sycamore Road.



### E. SUBJECT PROPERTY LAND USE

The property is currently occupied by one single family residence. The remaining 66+ acres of land is vacant wooded property.

## **F. VICINITY ZONING AND LAND USE**

**NORTH** – Properties are all rural zoned, mainly RD-1 zoning. A combination of large single family residential, horse farms and agricultural land.

**EAST** – Is a combination of R-15 zoning with single family residence and RD-1 zoning with large tracts of agricultural land.

**SOUTH** – All properties are zoned R-15 with residential uses and a variety of housing types.

**WEST** – Is a combination of R-15 zoning with single family residence and RD-1 zoning with large tracts of agricultural land.

**G. ZONING ANALYSIS:** The subject parcel is on the northern edge of suburban growth with rural properties to the north, east and west and single family residential pushing from the south. The major of the single family residence being built are site built or modular zoned residence. With the area in transition and the property being contiguous to single family zoning, the most appropriate zoning for the subject parcel would be R-15.

## **H. FUTURE LAND USE MAP**

The subject property is located within an area designated for Residential Development, Economic Development, and Rural Resource Development on the Future Land Use Map.

### **RD - RESIDENTIAL DEVELOPMENT AREAS**

*In unincorporated Kershaw County, residential development is typically characterized by suburban developments beginning on the periphery of the urban core and spreading outward into the incorporated areas of the County, although some suburban areas are under municipal jurisdiction. Also included in the Residential Development land use classification are the associated non-residential uses that support the residents such as institutional, retail and office commercial, and service businesses. Regional commercial centers and industrial development would typically be reserved for areas receiving Economic Development land use classifications. Also areas designated for Conservation and Protection (CP) land uses can be found within areas generally designated as Residential Development areas.*

### **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 work place 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 principals applied to Residential Development areas will also apply to residential enclaves within in the ED areas.*

### **RR – RURAL RESOURCE DEVELOPMENT AREAS**

*Most areas classified RR on the plan map generally are outside the path of projected development, characteristically rural and predominantly undeveloped at this time. Moreover,*

*few changes to these areas are anticipated during the ten-year life of this Plan (2007–2017). This, however, is not to minimize the importance of these areas to the County. Open lands, woodlands and wetlands are essential to clean air, water, wildlife, and many natural cycles, and a balanced environment. Therefore, they should be protected from encroachment or misuse. The objective of this designation is to preserve and protect the County's rural environment while more fully developing its rural resources. This objective may be carried out through application of rural zoning and monitoring development proposals which would compromise the utility and function of such areas.*

#### **Staff Analysis**

This low density residential development is in compliance with the Future Land Use Map being located in a tri-section of future land development areas.

### **I. APPLICABLE COMPREHENSIVE PLAN GOALS AND OBJECTIVES**

#### *Comprehensive Plan Objective on Infill Housing*

“Infill opportunities will be predominantly on vacant lots or underutilized land. Infill houses in residential areas should be compatible with existing housing types while incorporating the desired modern amenities, style, and decors. This means that the predominant housing type will be the single-family detached unit. Town houses, apartments, and other higher density units should be encouraged in locations where they can appropriately blend into the fabric of the neighborhood. This can be accomplished through re-zoning, density bonuses, and other regulatory strategies.”

#### *Staff Analysis*

The proposed project meets the objectives of infill housing. This low density blends with the existing residential housing in the area.

#### *Comprehensive Plan Goals on Adequate Public Facilities*

- *Channel projected population gains into areas of the County best suited to accommodate growth, i.e. areas with existing and/or planned infrastructure, and away from rural areas and natural resources.*
- *Channel most projected housing into defined “development areas” with essential support facilities.*

#### *Staff Analysis*

The proposed project meets these planning objectives in that it is placing housing in an area of the County that is not already over-stressed with traffic and over-stretched services.

### **J. STAFF ANALYSIS AND RECOMMENDATION**

As the City of Camden pushes its boundaries north along Highway 521 and Highway 97, the Rural Resource District (RD-1) will naturally pushed out further from the town center or further away from higher density properties. RD-1, RD-2 and MRD-1 are by description a valued agricultural land, woodland, wetland and other resource that is important to clean water, air and other natural cycles. Generally speaking rural districts have larger lots with less density

and are commonly used for agriculture. Low density single family residential zoning is contiguous to the property. The area is lacking in single family development.

The planning staff used to two different criteria to analyze the rezoning request.

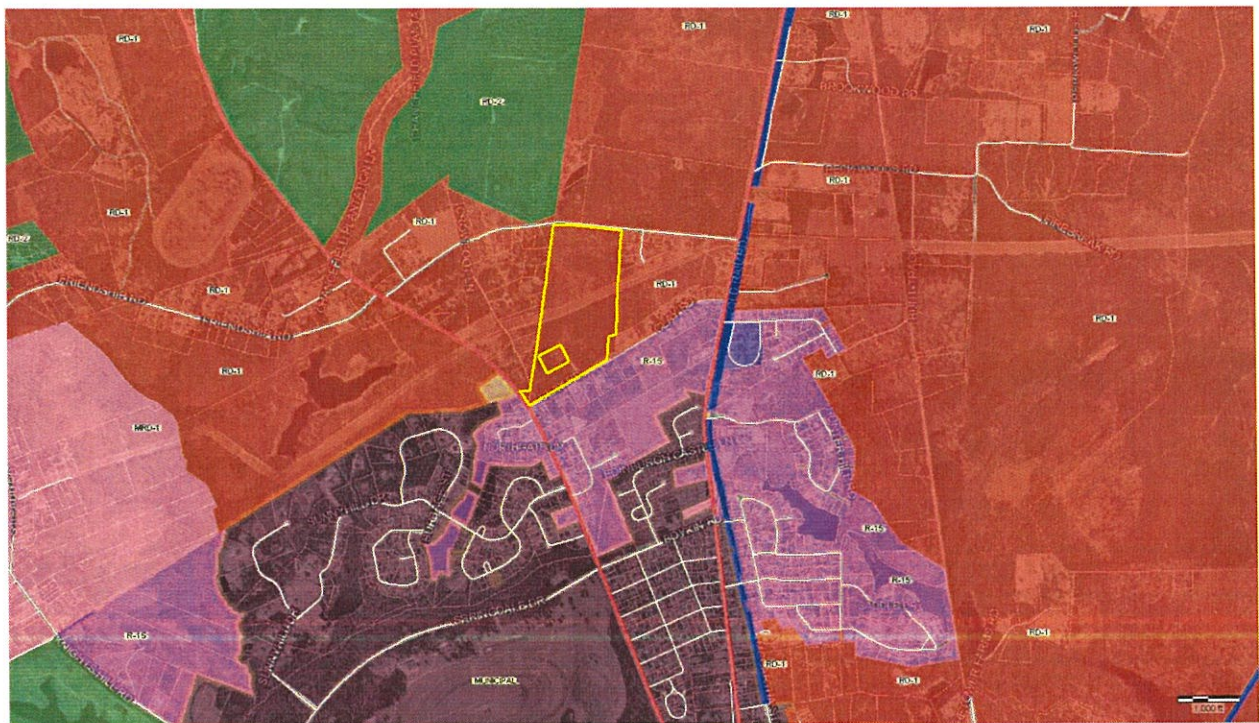
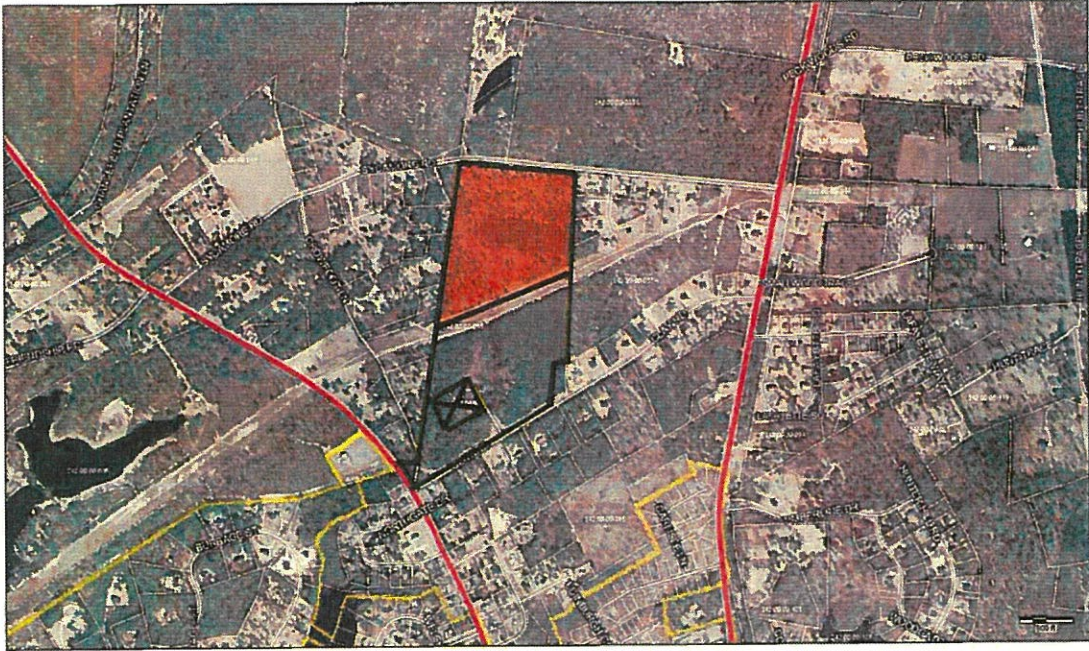
First, does the rezoning conform to the county's future land use plan? An existing rural zoning district by its very nature is intended to be vague to allow both agricultural activities and unrestrained growth. The economic development area is pushing further north as the city limits of Camden push along the two highway corridors of Highway 521 & 97. The residential development tri-intersection just echoes the need for further housing development. As the urban and sub-urban zoning districts penetrate the rural zoning the ability of the two districts to co-habit becomes much more difficult. The trend of growth away from rural necessity will continue as more people move into the area and density increases which depicts exactly the county's future land use map. Additionally, infill houses in residential areas should be compatible with existing housing types while incorporating the desired modern amenities, style, and decors. Paving the way for predominantly single-family detached site built residence.

Second, is the property contiguous to the requested rezoning district? The traditional zoning methodology prevails when discussing contiguous zoning districts. When discussing rezoning, a contiguous zoning district, zoning districts abutting one another, is a baseline for the consideration. This rezoning request does meet that criteria. The subject parcel is contiguous to traditional single family residential (R-15) zoning. The request is compatible for future growth in the area.

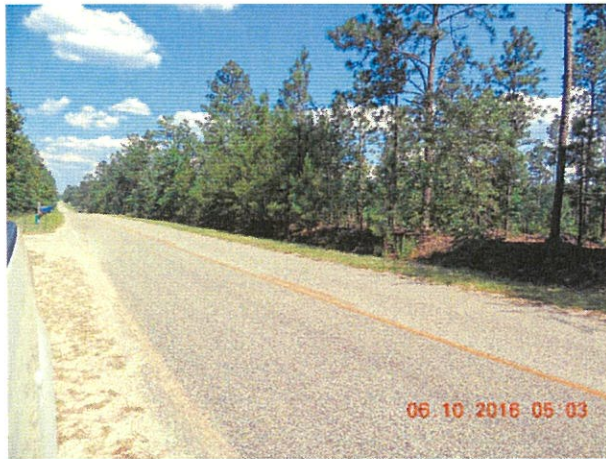
Therefore, since the rezoning request does meet the criteria in the future land use map and is contiguous to existing zoning, the staff does support the rezoning request.

**Staff recommends that the Planning and Zoning Commission approve the rezoning of the property from RD-1 to R-15.**

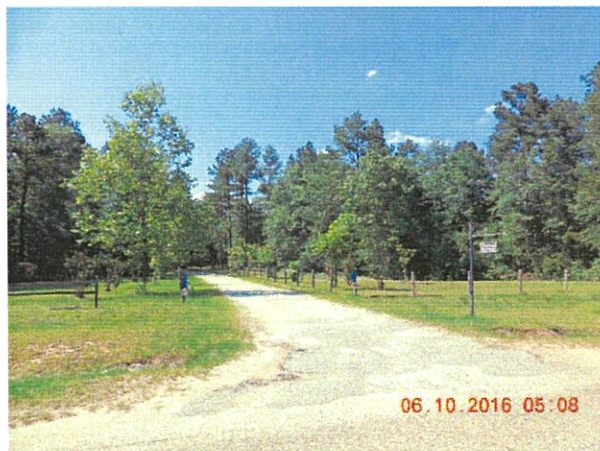




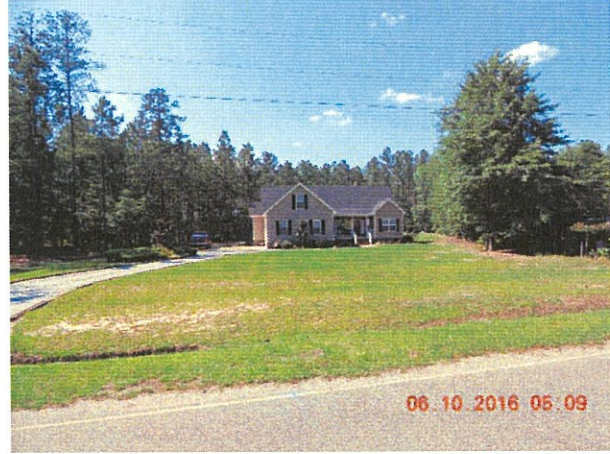












## **STAFF REPORT TO COUNTY COUNCIL**

On July 11, 2016, the Planning and Zoning Commission held a public hearing on the request of Randy Bock to rezone land at 210 Sycamore Lane consisting of approximately 66 acres from RD-1 rural resource district to R-15 single family residential zoning.

During the hearing, Michael Conley, Senior Planner, gave the Staff Report and recommended approval of the rezoning. Several concerned residents living in the area spoke looking for some answers and confirmation on zoning and land development issues dealing mainly with the development of the subdivision which will be up for discussion when the developer returns to the planning commission for site plan review. Some other questions dealt with traffic and one question was directed at why rezone the entire parcel and not just the proposed newly developed portion. The property owner, Mr. Paul White, spoke detailing his agreement with the developer and the future of the remaining property in his control. The developer, Mr. Randy Bock, desire is to build in the area of 40 to 50 single family homes on the property divided up on individual lots, purchasing just the northern portion of the property from Paul White (approximately 32 acres) for his development. The new development would exit out onto Sycamore Road.

After staff discussion Gray Whitlock motioned to recommend the Planning Commission approve the rezoning of the property from RD-1 to R-15 zoning. Claude Eichelberger seconded the motion. On 5-1 vote (Kate Denton in opposition), the motion to approve the rezoning request passed.