

Kershaw County Planning and Zoning Commission
Minutes - Work Session
October 30, 2008, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members Present: Lewis Shaw, Charles Cottingham, Karen Eckford, George Gibson, Dan Matthews, and Richard Simmons

Members Absent: David Brown

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:32 p.m.

Discussion of FY 09-10 Capital Improvement Program

John Newman told the Planning Commission that the Assistant County Administrator and the Finance Director had suggested having a pre-meeting with the department heads prior to the department heads making their reports to the Planning Commission. The purpose of the pre-meeting would be to explain to the department heads what information would be expected from them in delivering the CIP. The meeting was postponed at the Assistant Administrator's recommendation until the new County Administrator came on board so he could participate in that meeting.

Draft Unified Code of Zoning and Land Development Regulations

Street Standards

Item F in Section 5:3.8-6 will be changed to read as follows:

***Ground Water** - In conditions in which ground water is encountered or may be a potential detriment to the integrity of the road construction, the Public Works Director shall require measurements to mitigate the impact of ground water on the roadbed. Such measures may include, but are not limited to the installation of drainage ditches, the installation of underdrains, and increased thickness requirements for prepared subgrades.*

Division Two of Land Development Regulations

John Newman gave an overview of Division Two, pointing out additions and changes from the old Ordinance.

The Planning Commission suggested that language be inserted in Sections 5:2.4-6, 5:2.5-4, 5:2.7-5 to state that the homeowner's association be a legally formed entity registered with the SC Secretary of State. John Newman will craft language and present it to the Commission at a later date.

The first sentence of Section 5:2.6-2 will be amended to read as follows:

Minor Group Developments do not require Planning and Zoning Commission Review prior to approval *with the exception that both Minor and Major Group Developments within the Lake*

Wateree Overlay District (LWOD) require Planning and Zoning Commission approval per the special LWOD development standards.

Lewis Shaw suggested that if an Environmental Impact Assessment has been performed on a project site, that we should require that it be submitted as part of the application process. Karen Eckford suggested that Transaction Screenings should also be included. After some discussion, it was decided to include this language in Section 5:2.10. John Newman will craft language and present it to the Commission at a later date.

Lewis Shaw asked if insurance would be an option for a financial guarantee. This could be included in Item F (Other Financial Assurances) in Section 5:2.12-3 (Financial Guarantees). He will get more details on the type of insurance that would be required.

Other Items

There were no other items.

Adjournment

George Gibson motioned to adjourn. Dan Matthews seconded and all voted in favor. The meeting adjourned at 6:22 p.m.

Respectfully submitted,

Carolyn B. Hammond

Secretary