

**Kershaw County Planning and Zoning Commission**  
**Minutes - Regular Session**  
**October 9, 2008, 5:30 p.m.**  
**County Council Chambers, 515 Walnut Street**  
**Camden, SC 29020**

Members Present: David Brown, Charles Cottingham, Karen Eckford, and Richard Simmons

Members Absent: Lewis Shaw, George Gibson, and Dan Matthews

Staff Present: Carolyn Hammond and John Newman

**Call to Order**

Vice Chairman, Richard Simmons, called the meeting to order at 5:30 p.m.

**Public Comment Period**

There were no comments from the public.

**Approval of Minutes**

David Brown motioned that the minutes of the September 11 2008 regular meeting be approved. Karen Eckford seconded. All voted in favor.

David Brown motioned that the minutes of the September 25, 2008 work session be approved. Charles Cottingham seconded, and the minutes were unanimously approved.

**Staff Report on County Council Actions at their September 23, 2008 Meeting**

The County Council unanimously re-appointed Karen Eckford and David Brown to the Planning and Zoning Commission.

**FY 2010 Capital Improvement Program**

Before reviewing each recommended project from the 2009 CIP list and noting the actions taken by Council on each item, John Newman told the group that the 2010 CIP kick-off was scheduled to be in October. The decision was made to postpone so that the new County Administrator could be involved. There will be a pre-meeting with all department heads so they can be informed of the type information they need to gather. All department head information will go into the plan, thus producing a more concerted effort and a more comprehensive plan. From the information provided, the Planning Commission will develop a priority list of projects.

**Draft Unified Code of Zoning and Land Development Regulations**

Underdrains

Dean Hendricks, Public Works Director explained SCDOT's position on underdrains. David Brown stated that when you have an irrigation system, water will seep down and go under the road. He added that he is confident Public Works will maintain the drains. After a brief discussion, the Planning Commission agreed that underdrains will be required if irrigation sprinkler systems were proposed for road islands, medians, and cul-de-sac islands.

Standard for Separation between Road Bed and Water Table

Mr. Hendricks went on to discuss the relationship between ground water, soil types, and roads. He explained that the SCDOT has no specific written guidelines for when groundwater saturated soil is encountered at the five foot mark. If it is an unstable soil, they require that you muck out five feet and replace it with suitable material. They routinely put in under drains if they run into ground water.

There are four classifications of soil, A, B, C, and D. Type C has moderate swell and shrink potential and carries a medium risk of building roads on it. Type D is a swampy soil that has high swell and shrink ability, and they do not recommend building roads on it. The County does allow roads to be built on types C and D soil, but if they encounter ground water, they are required to back the road up.

There are two types of ground water; perched water and saturated soils. Perched water is where you have a layer of clay holding water. If you could break through the clay, the water would go down into the earth. Saturated Soils are like submerged lakes. If you dig a hole and encounter water, back up 100 feet and dig another hole and encounter water, then shoot an elevation of it, it will be a constant elevation of a body of water. This body of water is what causes concern.

If you run into unstable soils, a lot of the time you can dig a three to four foot hole, dump dirt in it, compact from the top, and a lot of times you will get a bridge effect. It will compact the top six to twelve inches and bridge over the unstable soil, but it is not a guarantee that it will hold. Digging a hole, mucking it out, and refilling is what SCDOT does, but their manuals have nothing in them that designates any set separation from ground water.

John Newman asked how groundwater was dealt with when it was encountered. Mr. Hendricks replied that SCDOT has nothing in their regulations about encountering groundwater not saturated soil, but the groundwater table. If you reach a body of water, they don't really have anything to address that at all.

When referring to the proposed 60-inch separation between the road and groundwater, David Brown said that he knows miles and miles of road where the groundwater is less than five feet. He said if a developer goes to build a road, he will not know where the groundwater is as long as he has a good stable compacted soil. He asked if Mr. Hendricks is going to tell a developer he needs to dig down here to see where the groundwater is before he can build the road. Is this going to be required on every road? Mr. Hendricks replied that this would be required only if the proposed road was on a type C or D soil. David Brown asked it that could be clarified in the proposed regulations. Mr. Hendricks replied yes and that the proper term would be *static* groundwater.

John Newman suggested looking at site specific information and responding appropriately rather than having a set 36 or 60 inches. Dean Hendricks said he had not had a problem with 36 inches so far. He added that groundwater is a seasonal thing. If you have no regulation in place, you cannot enforce it. If you have a regulation, you can work with it. John Newman asked what the standard of verification would be if you have 36 inches. Hendricks replied that if you have a static body of water, the road will not stand up. You could require that on a case by case basis.

If they have a C or D soil, we ask them to do soil bores. The soil lab will make them back the road up before they'll put their seal on it.

John Newman will take these recommendations and present proposed language at the next work session.

Review of Division Two of Land Development Regulations

Division Two of the Land Development Regulations was briefly reviewed by John Newman. The Commission will consider these regulations at their work session on October 30.

**Other Items**

John Newman reminded the Commission that there is still one open item left from Section 5:1.5-2, (When Required to Connect to Community Sewerage System). Russell Wright and Dana Reeder are going to provide a recommendations as to the number of homes, distance from an available system, and the difference between forced main and gravity flow.

Dean Hendricks informed the group that the County is in the process of getting the last right-of-way dedication needed to complete the Wildlife Road project.

**Adjournment**

Karen Eckford motioned to adjourn. David Brown seconded, and all voted in favor. The meeting adjourned at 6:12 p.m.

Respectfully submitted,

*Carolyn B. Hammond*

Secretary