

Kershaw County Planning and Zoning Commission
Minutes - Regular Session
January 8, 2009, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members Present: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, Dan Matthews, and Richard Simmons

Members Absent: George Gibson

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:35 p.m.

Public Comment Period

Dr. Frank Morgan, Kershaw County School Superintendent, told the Commission that he was not opposed to affordable housing, nor was he opposed to the proposed Hallmark at Truesdale apartment project. He did, however, want the Planning Commission to be aware that there are ancillary costs associated with new residential developments that affect the schools and other County services.

Approval of Minutes

Karen Eckford motioned that the minutes of the December 11, 2008 regular meeting be approved as amended to correct a typographical error. Dan Matthews seconded. Approval was unanimous.

Public Hearing on Request of Lee Hutchins

Lewis Shaw opened the public hearing on the Lee Hutchins request to change the classification of approximately 3.45 acres on 1555 Bradley Road from R-15 Residential zoning to General Development (GD) zoning. John Newman explained that the Hutchins and Rogers properties had been commercially zoned prior to being zoned R-15 during the 2000 county-wide rezoning, and that the applicants were requesting to get their former zoning designations back.

Carl Robinson, who lives across the street from the property, stated that he is not against development, but is leery of certain types of undesirable businesses that would be permitted under GD zoning. He expressed concern that certain businesses so close to a residential area would lower property values and not be good for families.

Harrison Bennett, speaking on behalf of adjacent property owner, Sweet Home Baptist Church, also expressed his concern regarding the General Development uses that could occupy the property in the future.

Dan Riddick, representing Lee Hutchins, told the group that GD zoning carries restricted conditions to prevent undesirable uses of the property. He added that the Hutchins family was unaware that the property had been rezoned to R-15 until recently.

Vera Bishop-Wright wanted to know how the rezoning would affect the property her family owns at 6 Bradley Street.

George Phillips, who owns the property across the street, had several questions pertaining to various zoning designations and allowable uses of his property.

There being no other comment from the public, the Chairman closed the public hearing on the Hutchins request.

Public Hearing on Rezoning Request of Wofford Rogers

The Chairman opened the hearing for the Wofford Rogers request to rezone approximately 1.02 acres on 1525 Bradley Road from R-15 Residential to General Development (GD) zoning. Mr. Shaw stated that he assumed the previous comments from the public pertained to this rezoning, and that they would be taken as part of this hearing. The public indicated that that was correct, and the Chairman closed the hearing.

Planning Commission Action on Hutchins and Rogers Rezoning Requests

A discussion followed with John Newman answering questions brought out in the public hearings, making a point to note that the only property being considered for a rezoning was that of Mr. Hutchins and Mr. Rogers. When asked if the property could be used as a night club, the response was that it could, but that any use involving the sale of alcohol would come under the Alcoholic Beverages Commission who has restrictions on the distance of such uses from residences and churches. It was also pointed out that General Development does not allow uses that produce noise or adverse health conditions. Lee Hutchins stated his family has no definite plans for the property, but will most likely sell it. John Newman pointed out that Mr. Rogers wants to continue his current business, but in the future, wants to make the highest and best use of his property. After the discussion ended, Karen Eckford motioned that the Planning and Zoning Commission approve the Lee Hutchins request to change the classification of his property from R-15 to General Development. Richard Simmons seconded, and all voted in favor. Dan Matthews then made the motion to recommend changing the classification of the Wofford Rogers property from R-15 to GD. David Brown seconded, and approval was unanimous.

Plan Review - Project Other than a Subdivision (Hallmark at Truesdale Apartments)

Richard Simmons recused himself because his wife is involved in the sale of the subject property.

When reviewing the Staff Report, John Newman pointed out that the report included a Traffic Management Plan (TMP) and an impact assessment from the Kershaw County schools. The TMP demonstrated that the capacity of the existing roads could handle traffic generated by the project. While the report did not address the concern about the width of Roy Truesdell Road, it did state that the road could handle the capacity. With regard to the intersection at Roy Truesdell and Boulware, the line-of-site analysis concluded that the site lines were satisfactory for the existing speed limit on Boulware Road.

Mr. Newman added that the project meets the majority of the Comprehensive Plan policies and objectives. It is an infill project in an area that already has infrastructure in place. The property is in an area that is designated for residential development on the future land use map, and it meets the objective of providing affordable housing. It does not blend well with the low density residential housing to the West, but does with the townhouse and patio home development to the East.

A discussion followed about the project's effect on Kershaw County's schools. Statistically, according to Dr. Frank Morgan, new residential developments bring additional students, and thus additional costs to the school system. West Wateree is already crowded, and Dr. Morgan does not foresee building any new schools in the near future. He stressed once again that he is not opposed to affordable housing, is not anti-development, but wants the Planning Commission to understand the cost that new residential development adds to the school system. He suggested that when the Planning Commission approves a residential project, the County Council be notified of the decision so all the facts can be on the table and Council can be aware of the impact it will have on the schools.

Buddy Player, architect for the project, told the group that this development was a privately owned State Housing Authority project. He said they have found that this type of development attracts people already living in the area. The buildings will be brick and will have no vinyl siding. The property will be irrigated, landscaped, and well maintained. John Newman added that it is important to note that this project is for work force housing and that the rent ranges from \$500 to \$805.

Individual members of the Commission expressed their understanding and concern for the school system. Lewis Shaw stated that the Planning Commission does not currently have the right tool to turn down a project based on its effect on the school system. He concluded by saying that the Commission needs to find ways to deal with the issue.

There being no further discussion, Karen Eckford motioned to approve the project. David Brown seconded. Charles Cottingham, David Brown, Lewis Shaw, and Karen Eckford voted in favor. Dan Matthew opposed. Richard Simmons abstained from voting.

Election of Officers

Karen Eckford made the motion that Lewis Shaw continue as Chairman of the Planning and Zoning Commission for 2009. Richard Simmons seconded, and all voted in favor. Karen Eckford motioned that Richard Simmons continue as Vice Chairman for 2009. The motion was seconded by David Brown with all voting in favor. Karen Eckford moved that Carolyn Hammond continue as Secretary. It was seconded by David Brown and unanimously approved.

Other Items

John Newman told the group that a LID-LEED educational workshop was going to be held in Council chambers from 6:00 to 7:30 p.m. on January 20, 2009. The goal is to help area officials understand water quality issues, LID, and LEED. He requested the Commission's attendance.

Lewis Shaw reported that he and John Newman had a good meeting with County Administrator, Clay Young concerning drafting the FY 2009-2010 CIP. He added that the Planning Commission needed to move forward with the CIP process as soon as possible.

Adjournment

At 6:47 p.m., Karen Eckford made the motion to adjourn. It was seconded by Dan Matthews, and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary