

Kershaw County Planning and Zoning Commission
Minutes - Work Session
January 22, 2009, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members Present: Lewis Shaw, David Brown, Karen Eckford, George Gibson, Dan Matthews, and Richard Simmons

Members Absent: Charles Cottingham

Staff Present: Carolyn Hammond and John Newman

Call to Order

Lewis Shaw called the meeting to order at 5:33 p.m.

Discussion of FY 2009-2010 Capital Improvement Program

Lewis Shaw gave a brief summary of the status of the 2009-2010 CIP, stating that various options were being considered.

Draft Unified Code of Zoning and Land Development Regulations

John Newman led the Commission through an overview of Sections 1, 2, 4, and 5 of Article 5 of the Zoning and Land Development Ordinance.

In Section 5:3.2-2 (Site Analysis), text will be added stating that the Planning and Zoning Commission will review the site analysis along with the sketch plan. Also in Section 5:3.2-2, the second bulleted item relating to slope and contour analysis will be changed to read as follows: *Avoid any development on slopes greater than 10% in areas with unstable soils.*

Item A. in Section 5:3.4-4 (Significant Tree Protection Areas) will be amended to read as follows: *A fifteen (15) foot wide zone measured perpendicular to, and continuing parallel to, the front property line on any lot or tract.*

Language in Section 5:3.4-5 (Exemption for the Removal of Existing Significant Trees) needs to be added to clarify that written and photographic documentation will be submitted to the Planning Official.

After discussing Section 5:3.4-7 (Tree Protection), it was suggested that more definite guidelines be added to item D. (Action of Planning Official). Disbursement procedure in Item F. needs to be further reviewed.

Sections 5:3.4 (Tree Protection) and 5:3.5 (Phased Clearing) will be discussed further at the next regular meeting. At the Commission's request, John Newman will compile tree protection and phased clearing information from jurisdictions that are adjacent and similar to Kershaw County. That information will be e-mailed for review prior to the February 12th meeting.

Other Items

Lewis Shaw told the group that there was good attendance at the January 20th educational forum titled “Balancing Growth with Environmental Integrity.” John Newman announced that a day long forum on the same subject will be held in April. The speakers will be experts in their respective fields.

Adjournment

At 6:58 p.m., George Gibson 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