

**Kershaw County Planning and Zoning Commission
Minutes - Regular Session
February 12, 2009, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members Present: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, George Gibson, and Richard Simmons

Members Absent: Dan Matthews

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:37 p.m.

Public Comment Period

There were no comments from the public.

Approval of Minutes

Karen Eckford motioned that the minutes of the January 8, 2009 regular meeting be approved. David Brown seconded. All voted in favor of approval.

George Gibson motioned that the minutes of the January 22, 2009 work session be approved and David Brown seconded. Approval was unanimous.

Discussion of Draft Unified Code of Zoning and Land Development Regulations

John Newman pointed out the changes that had been made to Section 5:3.2-2 (Site Analysis) per the Commission's recommendations at the January 22, 2009 work session.

In Section 5:3.4 (Tree Protection), Mr. Newman stated that the recommended changes had been made. After a brief discussion, it was decided that a pine tree less than twenty inches in diameter would not be considered a significant tree. Mr. Newman went on to report that 5:3.4-4 (Significant Tree Protection Zones) had been reorganized for better clarity and to amend the side and rear significant tree protection zones to include the entire setback area and to allow removal of up to fifty percent of the significant trees. The Commission requested that the first sentence in Section 5:3.4-9 (Forestry Activity) be changed to read as follows: *The Kershaw County Planning and Zoning Commission may waive or modify the time restrictions upon the submittal of a tree replacement plan to be reviewed and approved by the Planning and Zoning Commission.* Language will also be added to state that the Commission will set the time-table for implementation of the tree protection plan. At the beginning of the Tree Protection regulations, John Newman suggested removing the existing paragraph regarding the purpose of tree protection, and adding an adaptation of language used in Lancaster County's tree protection regulations. He will present the text at the next session.

When reviewing Section 5:3.10 on Underground Wiring, it was suggested that the word "major" be added to the first sentence of 5:3.10-1 (Where Required). It will read as follows: *All electric, telephone, or other communication lines - both main and service connections - servicing new*

major subdivisions shall be provided by underground wiring within easements or dedicated public rights-of-way, installed in accord with the prevailing standards and practices of the utility or other companies providing such services.

In addition to the above sections, the Commission reviewed Phased Clearing, Driveway Standards, Gate Access Standards for Gated Communities, Utility Easements and Rights-of-Way, Survey and Markings, and Sidewalks and Paths. At the request of David Brown, driveway separation standards and utility rights-of-way will be further discussed at the next session.

Staff Report on County Council Actions Concerning the Planning and Zoning Commission

John Newman reported that, at the January 13, 2009 County Council meeting, first reading on Roy Turbyfill's rezoning request for 2453 Watson Street from R-6 to B-2 was approved unanimously. On January 27, 2009, County Council unanimously approved second reading on Mr. Turbyfill's request, and first readings on the requests of Lee Hutchins and Wofford Rogers to rezone 1555 and 1525 Bradley Street from R-15 to GD. At the February 10, 2009 meeting, Council unanimously approved third reading on the Turbyfill rezoning request and second reading on the rezoning requests of Lee Hutchins and Wofford Rogers.

Other Items

John Newman reported that there will be a departmental budget meeting on February 18, 2009 where County department heads will begin the budget process. Information for the CIP will be derived from capital requests made by the various departments.

Adjournment

At 6:52 p.m., the Chairman called for a motion to adjourn. It was made by Karen Eckford and seconded by Richard Simmons. All voted in favor.

Respectfully submitted,

Carolyn B. Hammond
Secretary