

Kershaw County Planning and Zoning Commission
Minutes - Regular Session
March 11, 2010, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

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

Members Absent: David Brown

Staff in Attendance: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:30 p.m.

Public Comment Period

There were no comments from the public.

Approval of Minutes

George Gibson motioned that the minutes of the January 14, 2010 regular meeting be approved. Karen Eckford seconded. All voted in favor.

The motion to approve the January 28, 2010 work session minutes was made by Dan Matthews. Richard Simmons seconded and the minutes were approved unanimously.

The FY 2010-2011 CIP

Lewis Shaw explained to the department heads in attendance that the CIP is not about the current budget, but about what the County will be considering in future budgets. Even though there is little money now, the County still needs to think five to ten years ahead. The Planning Commission's role, he said, is to develop the CIP together with Administration. The duty of the Commission is to make sure the CIP matches up with the Comprehensive Plan and the Commission's view of where Kershaw County will head in the future. The following are requests made by the department heads:

Kirk Stropes - Central Communications

- Mr. Stropes said his major concern is the need to improve the County's radio communication system. The County is gradually being forced to go to an 800 Mhz system. Funding is a serious problem. The total cost is \$2 million. He is waiting to hear from a grant that would cover \$912,000 of the project. If the County stays with the existing system, it will need to be improved and many radios will need to be replaced because of narrow banding.
- His second priority is a backup communications system in the event that central dispatch has to evacuate the Government Center building.

Dean Hendrix - Public Works

- The Public Works director said the County is maintaining 400 miles of dirt, and 60 miles of paved roads. Motor graders which cost \$185-thousand are used five days a week, eight hours a day. Public Works currently has five motor grader districts. They have been on a 5-year rotation schedule which meant that they switched out motor graders at about 10,000 hours. They are now behind on the cycle. The oldest is a 2001 with 14,000 hours and major problems. This is his highest priority item.

- The second priority is dump trucks. They have two with over 200,000 miles and two with over 400,000 miles. They need to be replaced every four to five years
- Other needed items are accessory equipment that they do not use everyday and have longer replacement cycles.
- Public Works has only one truck in the fleet with less than 100,000 miles. The other trucks have more than 130,000 each. In the next year or two, he would like to start replacing the four-wheel drive trucks.
- Paving a 1000-foot section of Park Road to the landfill would cut down on maintenance problems and damage that dust is causing to computers and the electrical system inside the building.
- The bulldozer at the landfill is good. Dump trucks, used to pick up materials from the recycle centers, are his next largest expense.
- The County is starting to build a large recycling program. Electronics recycling has greatly increased, and they are taking one tractor-trailer load for recycling each month. While this program looks like a break even process, in reality it is a loss when the total costs are considered.
- Backhoes go to the recycle centers daily to pack garbage in the cans for transport to Waste Management. Packing the cans is somewhat destructive to the backhoes which cost between \$65-thousand and \$80-thousand, but in the long run, packing the cans reduces hauling costs for a net savings.
- Additional recycle centers are needed. The Elgin recycle center is quite busy and Mr. Hendrix would like to build another in that area.

Nelson Lindsay - Economic Development

- Major projects have been completed around the industrial and office parks near I-20. Steeplechase Park is not in immediate need of work until it gets another tenant.
- Heritage Point's infrastructure is already in place.
- At Wateree Executive Park, Phase II of the road, water, sewer, and landscaping was paid for by a grant and has just been completed.
- Governor's Hill Business Park consists of 210 acres. Sewer runs to it. The water design has been permitted and is ready to go. They have a Federal grant to pay for half of it. They need to bring in a 16" industrial water line. That will cost between \$250,000 and \$300,000 on top of the grant they have already received. They have received funds from the electrical co-ops to begin the roadwork at the entrance. Public Works has been doing a lot of work cutting in the road and building the base so that it can be paved at a later time. Water, sewer, landscaping, and signage will be the focus for the next few years.

Randy Roberts - Assessor

- The Assessor's main concern is his current CAMA (computer assisted mass appraisals) software. It does not compute appraisals, has no sketch tool, or backup of ownership cards. Because of the current software's limitations, more man hours are necessary to complete the appraiser's duties. A program called Access Pro will allow the appraisers to make changes in the field and its GIS viewer will link with the assessor's data. The cost is \$60,000 for the first year, and \$89,000 for each of the next two years.
- His next priorities include customization for an online viewer for the County's website; Lidar (topography) imaging which would also be beneficial to Planning and Zoning, Engineering,

Russell Wright - Utilities

- Mr. Wright stated that the sewer system is old. The new plant gives the ability for new industry, but is lacking infrastructure to get to Elgin and the I-20 corridor. The US-1 line has capacity limited to 200,000 gallons per day.
- He would like to put one additional MG trunk line from White Pond Road down Whiting Way and Lachicotte Road to the plant. The cost would be \$7-million, but it would eliminate capacity problems. If the White Pond/Whiting Way line were built, it would eliminate a large amount of industrial discharge into the river.
- Another problem is that the Highway 5 pump station, which was built in 1984, needs replacing. It has flooded out and has reached the end of its useful life. He would like to build a new station which would cost \$1.5-million.
- If the plant were brought up to 10-million gallon capacity, it would be large enough to handle anything the city would want to do as far as sewer capacity.
- Mr. Wright would like to extend the Elgin line from the IGA to the Richland County line. The area is growing and has good development potential. The cost would be \$1-million.
- Funding is needed for a new County-wide sewer study because the current ten-year master plan is up for this year. This request is supported by Administration and CIP requests.

Gene Faulkenberry - Fire Services

- Fire Services needs to start replacing trucks again. They have applied for grants, but still need a plan to keep their replacement program going. They have been successful getting grants for trucks, but need capitol funds to cover the match. The cost for a pumper and a tanker is approximately \$500-thousand.
- The 800 Mhz system must be done by 2013. Mr. Faulkenberry wants to keep his VHF system for ground communications.
- Fire Services would like to move to having both paid and volunteer firemen. If they could place four men at each substation, it would likely lower ISO ratings. If paid fire fighters were spread over the County, they would have the ability to quickly get a truck to a fire while volunteers were in the process of getting to the fire from their regular jobs.
- While water is available on the east side of the county, the volume is too low and they have to pump water from ponds.
- First priority is replacing one truck a year, but he said the communications system update was a top priority, too.

Staff Report on County Council Actions Concerning to the Planning Commission

John Newman said the ZLDR passed third reading unanimously. Stephen Smoak's water quality buffer amendment passed. It restores the buffer width to that originally proposed by Staff, and it eliminates the slope factor. He said the water quality buffers, as amended, are a major accomplishment for Kershaw County. He reviewed amendments, explaining that three were introduced by County Council members, and the others were recommended by Staff.

1/12/10 County Council Meeting – Third reading on Clyburn East Camden re-zoning passed unanimously.

2/9/10 County Council Meeting – Second reading on the ZLDR passed unanimously with the following amendments:

Water Quality Buffers

- Amend section 5:3.6, Water Quality Buffer Regulations

Yard Sales

- Amend section 3:2.4E, conditions for use of yard sales

Manufactured Housing Set-up

- Amend section 4:2.3-5, regulations on manufactured housing underpinning

Animal Spectator Events

- Article 2, Definitions – Add definition of Animal Spectator Events
- Add section 3:3.21, conditions for Animal Spectator Events uses in Rural Zoning Districts
- Article 3, Table 3-3 - Add Animal Spectator Events as a conditional use in Rural Zoning Districts

Stormwater

- Amend section 5:3.7-1, stormwater definitions to include definitions for forebays, wet ponds, detention ponds, and retention ponds
- Amend article 2, Definitions to include definitions for forebays, wet ponds, detention ponds, and retention ponds
- Amend section 5:3.7-12, regulation of retention ponds
- Amend section 5:3.7-14, regulation of forebays

Tree Protection

- Article 2, Definitions, - Amend definitions of forestry activity and forest management plan
- Section 5:3.4-2, Tree protection definitions - Amend definitions of forestry activity and forest management plan
- Section 5:3.4-10 - Amend regulations on forestry activity

Solid Waste Facilities

- Article 3, Table 3-3 - Correct NAICS listings for Landfill and Material Recovery Facilities

2/23/10 County Council Meeting – Third Reading of the ZLDR passed unanimously with the following amendment:

Lake Wateree Overlay District

- Amend 3:7.4-6C of the Lake Wateree Overlay District on expansion of existing structures in the lake buffer zone

Other Items

The Administrator has set March 18th as a special called meeting so the Planning Commission can hear CIP requests from other department heads.

Adjournment

At 7:00 p.m., Richard Simmons made the motion to adjourn. It was seconded by Karen Eckford, and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary