



**Kershaw County Planning and Zoning Commission**  
**Regular Session Minutes**  
**January 13, 2011, 5:30 p.m.**  
**County Council Chambers, 515 Walnut Street**  
**Camden, SC 29020**

Members in Attendance: Lewis Shaw, David Brown, Karen Eckford, George Gibson, and Dan Matthews

Members Absent: Charles Cottingham

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**

Karen Eckford motioned that the minutes of the December 9, 2010 regular meeting be approved as amended to correct a typo. Dan Matthews seconded, and approval was unanimous.

**Lake Wateree Overlay District Minor Group Development Proposal - Flamingo Club Expansion**

John Newman explained that the expansion of the Flamingo Club falls under the category of a minor group development. Because it is in the Lake Wateree Overlay District, Planning Commission approval of the site plan is required. The site plan and landscape plan, which require restoration of the shoreline buffer, have been approved by Staff. The proposal meets all zoning and Comprehensive Plan requirements, is located in the Beaver Creek business cluster, and Lake Wateree property owners support it. During discussion of the project, it was noted that a Type "A" Buffer will be used in place of the required Type "B" Buffer in the north parking area along John G. Richards Highway so that the buffer will not conflict with parking lot aisle width and other more important regulations. Donna Hagins, engineer for the project, stated that she had worked with the Planning Department to meet the County's requirements. She added that the SCDHEC stormwater permit has been approved and that the septic system has been approved locally by Kim Dunn. There being no further discussion, Dan Matthews motioned to approve the site plan as presented including the substitution of a Type "A" Buffer for a Type "B" Buffer. Karen Eckford seconded, and all voted in favor.

**FY 2011-2012 CIP**

The Commission reviewed the list of CIP projects derived at their last meeting and agreed as to which of the three categories each item on the list would fall. During the discussion, they noted which items footnotes would be added to. It was determined that all items under category/priority #1 should be listed in FY 2011-2012 Annual Priorities List. John Newman will pull together a draft of decisions made thus far and send it to the Commission for review before the next meeting.

**Other Items**

- Lewis Shaw reported that he and John Newman had lunch with Richard Simmons and presented him with a plaque of appreciation for his service on the Planning Commission.

- The Chairman said his term and the term of George Gibson were up for reappointment and that County Council will take up reappointments on January 25<sup>th</sup>. The selection of Planning Commission officers is usually done at the January meeting. In light of the pending Council action and the absence of two Commission members, Mr. Shaw suggested, and everyone agreed, that officers be chosen at the February meeting instead. He added that Richard Simmons's seat was open and asked members to be thinking of recommendations for his replacement.
- John Newman reported that Charles Cottingham was in the hospital. He will check with Mr. Cottingham's wife and let the Commission know how he's doing.

### **Adjournment**

At 6:50 p.m., the Chairman called for a motion to adjourn. The motion was made by Karen Eckford, seconded by David Brown, and carried unanimously.

Respectfully submitted,

*Carolyn B. Hammond*

Secretary