



**Kershaw County Planning and Zoning Commission
Regular Session Minutes
August 11, 2011, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members in Attendance: Lewis Shaw, Charles Cottingham, Dan Matthews, and Henry Walker

Members Absent: David Brown, Karen Eckford, and George Gibson

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.

Public Hearing on Rezoning Request of Chick Wells to Rezone Approximately 31 Acres at 1377 Wells Road from RD-1 to RD-2

After reading the public notice and opening the public hearing, the Chairman asked John Newman to give a summary of the staff report. Mr. Newman explained that staff recommended approval of the rezoning request because it would be in harmony with the current residential development in the vicinity. Mr. Chick Wells spoke representing his parents who own the subject parcel. They want to rezone the property to allow manufactured housing so Mr. Wells' daughter can have a place to stay and be nearby to help care for Mr. Wells' father. Carolyn Hammond read for the record that adjacent residents Roxanne Thrower, Rhonda Atkinson, Nan Ingram Camp, and Jerome Goodwin all contacted the Planning and Zoning office about the re-zoning request and none had any objection to the rezoning. Mr. Jim Thrower of 1649 Swift Creek Kennels Road also stated his support for the rezoning. There being no further comments from the public, the Chairman closed the public hearing. Given the surrounding area housing and the comments heard by the Commission, Dan Matthews made a motion to approve the request to rezone the property from RD-1 to RD-2. Henry Walker seconded, and all voted unanimously to approve the request.

Approval of Minutes

Dan Matthews motioned that the minutes of the May 12, 2011 regular session be approved. Charles Cottingham seconded, and approval was unanimous.

Staff Report on County Council Actions Concerning the Planning Commission

John Newman reported the following County Council actions:

April 26, 2011 County Council meeting

- First reading on Denise Bachmann's request to rezone property at 374 and 392 Gettys Road from R-15 to MRD-1 did not pass for lack of a motion.
- First reading on Mendel Cassidy's request to rezone 411, 417, and 417A Highway 601 South from I-1 to GD passed unanimously.

May 10, 2011 County Council meeting

- Second reading on Mendel Cassidy's request to rezone 411, 417, and 417A Highway 601 South from I-1 to GD passed unanimously.

May 24, 2011 County Council meeting

- Third reading on Mendel Cassidy's request to rezone 411, 417, and 417A Highway 601 South from I-1 to GD passed unanimously.

June 26, 2011 County Council Meeting

- Upon the motion of Councilman Gary, first reading was held on Denise Bachmann's request to rezone 374 and 392 Gettys Road from R-15 to MRD-1. The motion to approve failed 4-3.

Change of Regular Session Meeting Dates

John Newman reported that County Council will continue holding Thursday work sessions in Council chambers, thus creating a scheduling conflict with the Planning Commission's regular meeting dates. Although the Commission had previously agreed to change their meeting dates to the second Monday of the month if necessary, the Chairman suggested waiting to take a vote making the date changes official until the next regular meeting when more commissioners would be in attendance. Because the next regular meeting conflicts with a County Council work session, it was rescheduled from September 8th to September 12th. The Chairman called for a motion to change the date of the next regular meeting to September 12th; and to vote at the next meeting to change the date of all future meetings to the second Monday of the month. Dan Matthews made the motion, Henry Walker seconded, and all voted in favor.

Other Items

Lewis Shaw reported that the transportation study by Central Midlands Council of Governments had been approved by County Council, and John Newman reported that the sewer plan update was underway. A discussion followed on what both studies would cover and the importance of the Planning Commission's participation in each.

The Chairman stated that he was going to schedule a meeting with the new administrator to discuss how he sees the role of the Planning Commission in his efforts to successfully manage the county and also to get his ideas on the CIP.

Adjournment

At 6:00 p.m., the Chairman called for a motion to adjourn. The motion was made by Dan Matthews, seconded by Charles Cottingham, and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

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Secretary