



**Kershaw County Planning and Zoning Commission
Regular Session Minutes
October 10, 2011, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

Members in Attendance: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, and George Gibson

Members Absent: Dan Matthews, and Henry Walker

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.

Zoning Public Hearing

The Chairman opened the public hearing and read the following from the public notice:

Kershaw County Council, applicant, is requesting a change in the classification of Wedgewood subdivision from PDD Planned Development District zoning to R-10 Residential zoning. The Wedgewood subdivision is located off Leslie Branham Road in Elgin.

John Newman told the Commission that Wedgewood was created as a PDD with both commercial and residential components. The commercial lots were never developed, and the developers now want to convert the commercially designated lots to residential uses. Because State law requires that a PDD have both commercial and residential components, Wedgewood will no longer qualify as a PDD and must to be rezoned. Mr. Newman went on to say that most of the lots substantially comply to R-10 zoning. The newer lots must comply with R-10 requirements and will also have to meet all new development standards. He closed by saying staff recommended approval of the rezoning.

Carolyn Hammond read the three comments the Planning and Zoning staff received in response to the public notices. No one objected to the rezoning and all three said they had no opposition to replacing the commercial lots with residential lots.

After the Chairman closed the public hearing, George Gibson and Lewis Shaw expressed concern about the viability of any commercial establishment on Leslie Branham Road, stating that residential development was a better alternative. There being no further discussion, George Gibson motioned to approve the rezoning of Wedgewood from PDD to R-10. The motion was seconded by Karen Eckford, and all in attendance voted in favor.

Approval of Minutes

Charles Cottingham motioned that the minutes of the August 11, 2011 regular meeting be approved. Lewis Shaw seconded. Lewis Shaw and Charles Cottingham voted in favor of approval. David Brown, Karen Eckford, and George Gibson abstained from voting because they were not at the August 11th meeting.

Change of Regular Session Meeting Dates

Because of a conflict with County Council's Thursday work sessions, the Commission found it necessary to change their meeting dates. Karen Eckford moved to change the date of the Planning and Zoning Commission's regularly scheduled meetings to the second Monday of each month. David Brown seconded, and approval was unanimous.

Planning and Zoning staff will notify the County Council Chairman and the meeting notification contact list. The date will be changed on the County website.

Other Items

The Chairman gave members of the Commission the following report regarding his meeting with Vic Carpenter:

Summary Report on the CIP Discussion with County Administrator Carpenter

By Lewis Shaw, Chairman
Kershaw County Planning and Zoning Commission

On Wednesday August 17, 2011, I met with Vic Carpenter to introduce myself as the Chairman of the Planning and Zoning Commission and to discuss ways we could work together to meet our mutual goal of improving the quality of life for Kershaw County residents. He expressed his support for planning in general and his desire to work closely with the Commission in its role of planning for managed growth in the County. We discussed in some detail the membership of the Commission and the various backgrounds and knowledge each brought to the table. I expressed my support of and appreciation for the professional staff in the County's Planning Department.

I mentioned the Capital Improvement Plan (CIP) and the role of the Commission in its development and briefly discussed some of the concerns with the previous administration's responsiveness to our request for support in developing a CIP. I told him of the Commission's discussions regarding the CIP process and our desire not to spend time on the development of the CIP if it was not helpful to the County Council or the Administrator in the budget process. Mr. Carpenter informed me that he was aware of the matter and had previously discussed the subject with County Council Chairman Wise. He indicated they had jointly concluded it was unfair to place the burden of developing a CIP on the Planning and Zoning Commission and they wished to relieve us of that responsibility. Based on my belief that the Commission members would assent to this position, I agreed that the Commission would remove the development of a CIP from our schedule of future effort.

Adjournment

At 6:00 p.m., the Chairman called for a motion to adjourn. The motion was made by Karen Eckford, seconded by George Gibson, and approved unanimously.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary