



**Kershaw County Planning and Zoning Commission  
Regular Minutes  
February 13, 2012, 5:30 p.m.  
County Council Chambers, 515 Walnut Street  
Camden, SC 29020**

Members in Attendance: Lewis Shaw, David Brown, Charles Cottingham, Jetter Pittman, George Gibson, Dan Matthews, and Henry Walker

Staff in Attendance: Carolyn Hammond and John Newman

**Call to Order**

The 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 9, 2012 regular meeting be approved. David Brown seconded, and all voted in favor.

**Major Group Development Plans Review and Approval of The Corner**

John Newman gave the staff report, stating that the site plan had been reviewed by staff and met zoning and land development requirements. Because existing data for Highway 1 indicates that the road system can absorb the additional traffic, he does not recommend that the Commission require a Traffic Management Plan. Impact assessment letters were sent to affected service providers and no adverse impacts were reported. During the discussion that followed, the Chairman noted the location of a church across from the proposed development. Stating that there are some businesses that are not allowed within a certain distance from a church, he requested that Mr. Newman inform the applicant of that restriction. There being no further discussion, the Chairman called for a motion. Dan Matthews moved to approve the site plan for The Corner, located at 1041 Highway 1 South in Lugoff. The second was made by Henry Walker, and approval was unanimous.

**Five-Year Update to the Comprehensive Plan**

**A. Outline of the Five-Year Update Document**

John Newman reviewed each Comprehensive Plan element and went over the items that would be covered in each. He said the five-year update will be a supplemental document rather than an amendment to the Plan. It will go before the Planning Commission before having to be approved by County Council. He told the Commission the demographic information that will be updated in the Population Element. The Economic Development Director, Peggy McLean is in the process of having the County's Economic Development Strategic Plan updated. It will meet the requirements of the Economic Development Element and will be incorporated into it. The Housing Element will address affordable housing as required by an amendment to the Planning Act in 2006. The update on the Master Recreation Plan will be included in the Cultural Resources Element. KershawHealth will be

added to the Community Facilities Element. The 2006 amendment to the Planning Act requires a new Transportation Element. The transportation study that is currently underway by the Central Midlands COG will meet that requirement.

**B. Status Report on Implementation of the Comprehensive Plan Key Recommendations**

The list of Key Recommendations was reviewed by John Newman who noted the accomplishments that had been made, items that remain, and those that may be added. He noted that there are now provisions in the Zoning and Land Development Regulations addressing adequate public facilities which gives agencies potentially affected by a major project the opportunity to comment on the impacts to the agency. These impact assessments will be taken into consideration by the Planning Commission in reviewing project applications.

**C. Priority Investment Element and Proposed Capital Projects**

John Newman reported that the 2006 amendment of the Planning Act requires a Priority Investment Element. Potential funding sources for capital projects were discussed. Next, the Commission discussed a list of priority capital investments in public facilities and infrastructure. It was agreed that if it would be helpful to County Council, the Planning Commission would prioritize the list of projects.

The Commission reached a consensus that the drafts thus far are headed in a good direction and recommended that Staff begin work on the Priority Investment Element and move forward with their work on the recommended capital projects.

**Staff Report on County Council Actions Concerning the Planning Commission**

John Newman told the Commission that County Council had approved first reading of the rezoning request of Kimmy Cullinan's property from R-15 to RD-1.

**Other Items**

There were no other items.

**Adjournment**

At 6:40 p.m., the Chairman called for a motion to adjourn. The motion was made by Jetter Pittman, seconded by Dan Matthews, and all voted in favor.

Respectfully submitted,

*Carolyn B. Hammond*

Carolyn B. Hammond  
Secretary