



**Kershaw County Planning and Zoning Commission  
Regular Session Minutes  
March 12, 2012, 5:30 p.m.  
County Council Chambers, 515 Walnut Street  
Camden, SC 29020**

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

Members Absent: Lewis Shaw

Staff in Attendance: Carolyn Hammond, John Newman, Ken DuBose

**Call to Order**

Vice Chairman George Gibson called the meeting to order at 5:30 p.m.

**Public Comment Period**

Dan Cantey told the Commission he wants to start a business that provides concessions at promotional events and fundraisers. He said he was attending the meeting to learn about the proposed vendor regulations, their possible unintended consequences, how they will affect him.

**Approval of Minutes**

Dan Matthews motioned that the minutes of the February 13, 2012 regular meeting be approved. David Brown seconded, and approval was unanimous.

**Text Amendment to United Code of Zoning and Land Development Regulations**

The Planning Commission began the process of making recommendations to County Council regarding the vendor amendment. John Newman and County Attorney Ken DuBose reviewed the proposed amendment. After asking many questions, the Commission felt it best to reconsider the amendment at their next meeting. Henry Walker made the motion, Charles Cottingham seconded, and approval to defer the discussion was unanimous.

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

The Commission was given a copy of the draft update to the housing element which will be placed on next month's agenda for review and discussion. John Newman explained that the five-year update to the Comprehensive Plan included data derived from the 2010 census. An amendment to the Planning Act requires that affordable housing be considered in the update. Traditional Neighborhood Design (TND) zoning districts with mixed uses, homes closer to the street, and homes at different price points would support affordable housing. The newly created Kershaw County Housing Authority will be eligible to apply for Department of Commerce and HUD funds. It will also be able to obtain and distribute housing vouchers as well as issue bonds.

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

John Newman reported that on February 28, County Council passed final reading on the rezoning of Kimmy Cullinan's property at 1520 Smyrna Road in Elgin from R-15 to RD-2.

On February 28, they voted to send to the Planning Commission Councilman's Jones's recommended text amendments regarding vendors in the Lugoff business district and enforcement procedures for code violations.

**Adjournment**

At 6:45 p.m., the Vice Chairman called for a motion to adjourn. The motion was made by Dan Matthews, seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

*Carolyn B. Hammond*

Carolyn B. Hammond  
Secretary