



Kershaw County Planning and Zoning Commission
Regular Session Minutes
May 14, 2012, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

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

Members Absent: 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.

Presentation on Master Sewer Plan Update

Preston Watson of Davis and Floyd, Inc. gave a comprehensive overview of the Master Sewer Plan update. He said Kershaw County's proximity to Columbia has caused tremendous growth in the past ten years. His group looked at existing and predicted residential, commercial/light industrial, and heavy industrial needs for the entire county. Information from Planning Department staff, the Santee-Lynches COG, and the 2010 Census determined that the area west of the Wateree River is still experiencing, and will continue to experience the largest growth which will be dependent upon the availability of wastewater collection and transportation facilities as well as treatment facilities. Wastewater flows for residential, commercial, and industrial uses in this area were projected. Peaking factors of 2.0 million gallons per day (MGD) for residential flows and 1.5 MGD for commercial/light industrial and heavy industrial flows were used to determine the current system's capacity for handling projected wastewater flows. By the year 2031, the projected average daily flow will be 3.71 MGD with a peak flow of 6.47 MGD. This increase will cause existing collection and transmission infrastructure and the treatment capacity at the Lugoff wastewater treatment plant to be inadequate. To plan for future needs, David and Floyd's report listed specific capital improvement projects and estimated costs of each. Because it takes three years to design and build a new treatment plant, Mr. Watson said the County needs to look at beginning the design process now so it can be ready to actually begin the expansion when the current treatment plant meets 90% of its capacity.

Approval of Minutes

George Gibson motioned that the minutes of the April 9, 2012 regular meeting be approved. Jetter Pittman seconded, and approval was unanimous.

Five-Year Update to the Comprehensive Plan

John Newman said the Planning Act was amended to require that when local governments updated their Comprehensive Plans, they must update the housing element to include

provisions for affordable housing. He said one way to encourage affordable housing was to create a new zoning district that would allow higher housing density, closer setback requirements, mixed use, and the requirement that affordable housing units be a condition for this type of zoning district. Other incentives, he said, were waivers of certain fees, pre-approved design standards, and streamlined permitting. He pointed out that the newly formed Kershaw County Housing Authority has the ability to receive and distribute funds for affordable housing that were previously unavailable.

Staff Report on County Council Actions Concerning the Planning Commission

On April 24, and May 8, 2012, County Council unanimously voted to approve first and second readings on the Commission's recommendations on amendments pertaining to vendors and the processing of violations. On May 8, 2012, they approved adoption of the update to the Master Recreation Plan.

Adjournment

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

Respectfully submitted,

Carolyn B. Hammond

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Secretary