

**Kershaw County Planning and Zoning Commission  
Regular Work Session Minutes  
November 18, 2013, 5:30 p.m.  
County Council Chambers, 515 Walnut Street  
Camden, SC 29020**

Members in Attendance: Lewis Shaw, George Gibson, Jetter Pittman, Richard Simmons, David Brown and Claude Eichelberger

Members Absent: Henry Walker

Staff in Attendance: Carolyn Hammond and Rhonda Darity

**Call to Order**

The Chairman, Lewis Shaw, called the meeting to order at 5:30 p.m.

**Public Comment Period**

Eight individuals spoke briefly to the Commission concerning the proposed sketch plan review for Haig's Creek Phase VIII. The majority of the speakers voiced concerns over safety issues, traffic, and road conditions. One speaker wanted to know how long the project would take to complete; another suggested changes in the covenants; and another had issues because not everyone paid their homeowner's association dues. Half the speakers were opposed to the expansion with the other half unopposed as long as the issues noted were addressed.

**Approval of Minutes**

George Gibson motioned that the minutes of the October 14, 2013 regular meeting be approved. Richard Simmons seconded and all voted in favor.

**Sketch Plan Review – Haig's Creek Phase VIII**

David Brown recused himself from discussion.

Carolyn Hammond informed the Commission that the project consists of a 54 lot addition to the existing 234 residences in Haig's Creek. Impact assessment letters were sent to service providers. Fairfield Electric and Lugoff-Elgin Water reported plenty of capacity. The School District and Sheriff's Department expressed concerns. Section 5:2.8 of the ZLDR requires that subdivisions of greater than 40 lots submit a traffic management plan. This has not been submitted. There are two exits out of the subdivision. The 2.12 acre residential common open space as required in section 3:4.5 has been provided, but needs to be adjusted. The street layout and rights-of-way have been reviewed and preliminarily approved by a County engineer with the exception of the half cul-de-sac at the end of Tara Court. He requests that this be converted to a full cul-de-sac. As presented, Staff does not recommend approval of the sketch plan for Phase VIII.

After a brief discussion, Lewis Shaw called for a motion. Claude Eichelberger motioned to deny the request. Jetter Pittman seconded and all voted to deny the request.

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

October 22, 2013 County Council Meeting

1. Council held the required public hearing prior to third reading on the B&B ordinance amendments. Debbie Johnson of Fernie Lane spoke in support of the provision prohibiting the owner from receiving compensation for weddings, or other gatherings. After the hearing, Council unanimously passed third reading of the amendment.
2. Council unanimously passed the Planning Commission's recommended language regarding property owner notification of cell tower applications and the offer of information sessions but not before Councilman Jones proposed an alternate amendment to set up a Special Exception Area where owners of habitable dwellings would have the opportunity to require cell tower applicants to go before the Board of Zoning Appeals for a Special Exception Permit. His proposal failed due to a lack of a second.

3. The Planning Commission's denial of the proposed Bingo amendment was supported when Council made no motion to approve the amendment.

**Other Items**

The Chairman informed the Commission that he and George Gibson terms on the Commission have expired and they are not seeking reappointment. This will be Commissioner Gibson's last meeting. Chairman Shaw's last meeting will be in December. The Chairman stated that elections are normally held in January, but the members may want to consider voting in December so the Commission would not go without a chairman between the December and January meetings. Everyone agreed to hold the elections in December.

**Adjournment**

At 6:30 p.m., the Chairman called for a motion to adjourn. The motion was made by George Gibson, seconded by David Brown, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary