

**Kershaw County Planning and Zoning Commission
Regular Work Session Minutes – June 8, 2015, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Richard Simmons, Claude Eichelberger, Kate Denton, Beth Smith, Henry Walker and Gary Whitlock

Staff in Attendance: Carolyn Hammond and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:30 PM.

Public Comment Period

None

King Haigler Subdivision Phase 5 Sketch Plan Review

Giving her staff analysis and recommendation Carolyn Hammond informed the Commission that the applicant Small Family Children's LTD proposes to expand the existing subdivision with the addition of thirty-seven (37) lots. The property is currently zoned General Development (GD) and the proposed project is a permitted use in this district; the Planning Department requires that the property be rezoned to R-15 or R-10 single family zoning. This is to prevent non-residential uses from establishing in the future subdivision. This low-density residential development is in compliance with the Future Land Use Map. It meets the objectives of infill housing and blends with the existing phases of King Haigler subdivision. The proposed project would be placing housing in an area of the County that is not already over stressed with traffic and over-stretched services. SRS Engineering completed an assessment of the traffic impacts associated with the planned expansion. They suggested the addition of a STOP BAR on the Raindance Lane approach as well as a driving center-line such that drivers are directed to stop at an appropriate location as they approach Hermitage Pond Road. Staff supports this recommendation and requires it to be a condition of approval of the site plan. The ZLDR section 5:2.9-3 requires staff to contact service providers to give them the opportunity to comment on any impacts the proposed project will have on the services they provide to the project area. These service providers will be sent impact assessment forms. Staff recommends approval to the Commission under the following considerations: The property is rezoned to R-15 or R-10. Recommended traffic safety measures are installed prior to the construction of the first home in Phase 5. We receive satisfactory responses from impact assessments. Approval of engineering plans by the Kershaw County Engineer. After a brief discussion the Chairman called for a motion. Kate Denton made a motion to approve the sketch plan as recommended by staff. Claude Eichelberger seconded, and all voted in favor.

Sign Regulation Amendment Discussion

Carolyn Hammond informed the Commission that the ZLDR was revised in 2010. She stated that they knew at that time there would be certain items that would have to be tweaked. One of those items is the sign regulations. She gave examples of types of signs/sizes. She suggested that the Commission start looking at the signs in the County and other counties. See what's out there. The Commission will begin reviewing the sign regulations at the next meeting.

Approval of Minutes

Claude Eichelberger made a motion that the minutes of the April 13, 2015 regular meeting be approved. The motion was seconded by Henry Walker, and all voted in favor. Kate Denton made a motion that the minutes of the May 28, 2015 special called meeting be approved with a correction in the minutes. The motion was seconded by Gay Whitlock, and all voted in favor.

County Council Actions Pertaining to the Planning Commission

No action to report

Adjournment

At 6:15 PM, the Chairman called for a motion to adjourn. The motion was made by Henry Walker. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary