

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes – February 9, 2015, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Richard Simmons, Claude Eichelberger, Kate Denton, Henry Walker, and Gary Faulkenberry

Members Absent: Beth Smith

Staff in Attendance: Carolyn Hammond and Rhonda Darity

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:36 PM.

Public Comment Period

Sarah Williams, Michael Emerson Williams, Austin Jenkins, Bob Davis, Sam Perkins, and Milt Marley all spoke on the importance of having water quality buffers. All supported keeping the current countywide and Lake Wateree water quality buffer regulations in place. Earl McLeod and Curtis Blackman stated that property rights and water quality are important, but they do not support the current water quality buffer regulations.

Proposed Text Amendments to the ZLDR

Elimination of Lake Wateree and Countywide Water Quality Buffers

In giving her staff report, Carolyn Hammond gave a PowerPoint presentation which briefly explained current countywide and Lake Wateree water quality buffers. She reviewed the existing buffer requirements and pointed out that some activities were allowed in the buffers without permits while others required a permit. She next described a “taking,” and said the current regulations are not considered as such because of their flexibility. She recommended that the Planning Commission not amend the current buffer regulations because science backs up their validity and necessity and they are not a taking. A lengthy discussion continued after which the Chairman called for a motion. Kate Denton motioned to keep the current countywide and Lake Wateree buffer regulations in place. Claude Eichelberger seconded, and all voted in favor of retaining the current buffer regulations.

General Merchandise Auctions in Rural Zoning Districts

The Commission once again discussed an amendment to permit general merchandise auctions as a conditional use in rural zoning districts. Some progress was made, but after much discussion, the Commission decided that more research was needed and the issue would be taken up again at the March meeting after the Planning Director discussed it with the County Attorney.

Approval of Minutes

Gary Faulkenberry made a motion that the minutes of the January 12, 2015 regular meeting be approved. The motion was seconded by Kate Denton, and all voted in favor.

Election of Officers

Henry Walker motioned to nominate Richard Simmons to continue as Chairman, seconded by Kate Denton and approved unanimously. Gary Faulkenberry motioned to nominate Claude Eichelberger as Vice Chairman. Kate Denton seconded and all voted in favor. Richard

Simmons moved to nominate Rhonda Darity to continue as Secretary, seconded by Henry Walker, and approved by all.

Adjournment

At 7:00 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