



Kershaw County Planning and Zoning Commission
Regular Session Minutes
April 7, 2014, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members in Attendance: Richard Simmons, Claude Eichelberger, Beth Smith, and Henry Walker

Members Absent: David Brown, and Jetter Pittman

Staff in Attendance: Carolyn Hammond

Call to Order

The Chairman, Richard Simmons, called the meeting to order at 5:35 p.m.

Public Comment Period

Rob Maggard said he did not want the Commission to approve the expansion of Haig's Creek subdivision because of the increase in traffic and because of the wear and tear on the roads caused by construction vehicles.

Nicki Thomas said she was concerned about the decrease in property values and quality of life that the expansion of Haig's Creek would cause.

Alvin Hazewinkle said he was afraid the expansion would cause the roads to be torn up and he was concerned that the subdivision would become a cut-through where children riding bikes and playing in the road would get hurt by the increased traffic.

Douglas Lybrand told the Commission there were already too many homes in the development and that traffic was already a big problem. He said there were issues with only having two entrances into the subdivision and emergency evacuation was a concern.

Jack Kersey also expressed concerns about traffic and the danger of getting out onto White Pond Road.

Approval of Minutes

Henry Walker motioned that the minutes of the March 10, 2014 regular meeting be approved. Claude Eichelberger seconded. All voted in favor.

Sketch Plan Review of Haig's Creek Subdivision, Phases VIII and IX

In giving her staff report, Carolyn Hammond told the Commission that the developer, Haig's Creek Development Corporation, wanted to add Phases VIII and IX to the subdivision. Phase VIII is a 54 lot addition and Phase IV is a 22 lot addition, a total of 76 lots, to the existing 234 residences. She said the proposed project is a permitted use in R-15 zoning districts and that it meets all R-15 zoning district requirements.

She said the developer commissioned SRS Engineering to perform the required traffic study which determined that the intersection of White Pond Road at Haig's Drive operates poorly and is expected to be slightly impacted by the traffic related to Phases VIII and IX. The intersection was reviewed in relation to SCDOT standards for turning lanes and traffic control. Based on this, the study recommended, and the developer agreed to, widening southbound



Haig's Creek Drive to provide a separate left-turn and a shared right-turn lane approaching White Pond Road; the eastbound approach of White Pond Road will be widened to provide a separate turn-left lane entering Haig's Creek Drive; the westbound approach of White Pond Road will be widened to provide a separate right-turn lane entering Haig's Creek Drive; and stop sign control will be maintained where vehicles exiting the site will be required to stop prior to entering the intersection. Also a stop bar, wide white stripes painted on the roadway at the intersection, will be added and maintained on the minor street approach of Haig's Creek Drive.

When reviewing zoning and other planning criteria, Ms. Hammond said the residential common open space in Phase VIII had been provided as required, but it needed to be adjusted because a portion is in a reserved easement and easements are not to be used as open space. Phase IX includes adequate open space. The individual street layouts and rights-of-way were reviewed and preliminarily approved by the County Engineer. The proposed development is low-density and is in compliance with the Future Land Use Map. It meets the Comprehensive Plan's infill housing objectives and also meets the Comp Plan's historical protection objective as the County's GIS layers show nothing of historical significance located on the property. She said that while developer had agreed to implement turn lanes at the White Pond Road entrance to the subdivision, the addition of 77 lots to the existing 234 raised serious doubt whether the Comprehensive Plan's policy of requiring efficient and safe vehicular circulation within the subdivision was being met.

As for adequate facilities, the majority of service providers did not express inadequacies in providing services to the proposed subdivision. The Sheriff reported that the Phase VIII addition of 54 homes would cause a manpower and financial strain on his department, but said Phase IX would have a "nominal impact." Frank Morgan, Superintendent of the Kershaw County School District stated that Phases VIII and IX would bring Doby's Mill Elementary to its capacity and require at least one mobile unit and teaching "team" at Stover Middle. For every 22 students, each teacher/classroom operation costs \$70,000. Each additional mobile unit costs \$13,000 and an \$8,000 one-time setup and furniture cost. State revenue, he said, will not cover actual costs; and because the school district is fiscally dependent on County Council for local funding, Council would need to provide additional funding for costs related to this development. The students in the 54 proposed homes of Phase VIII would generate \$280,000 in recurring costs. SCE&G reported a possible conflict with their natural gas pipeline, particularly on lot 14 of Phase IX, but said they would be available to meet with the developer to discuss options. Lugoff-Elgin Water Authority and Fairfield Electrical Coop reported that they had plenty of capacity.

Ms. Hammond explained to the audience of Haig's Creek homeowners and the Planning Commission that restrictive covenants are not required as part of a subdivision submittal package and the County does not enforce restrictive covenants, but that the developer had offered to attach the same covenants to Phases VIII and IX as exist for the last two phases of Haig's Creek.

When Ms. Hammond reached the point of giving her staff recommendation, she pointed out the positive and negative points of the proposal and ended by stating that from a planning perspective, Staff did not recommend that the Planning Commission approve the sketch plans as submitted, but from a legal standpoint there were no grounds for the Planning Commission to deny approval.



After a discussion among the Commission members and some members of the audience, Henry Walker motioned to approve the sketch plan on the condition that the developer make the recommended road improvements at White Pond Road and Haig's Creek Drive as recommended by the traffic study and implement the covenants and restrictions that were presented to the Commission. Claude Eichelberger seconded, approval was unanimous.

Amendment to Section 3:3.3-I Weddings and Wedding Receptions at B&Bs

The Commission reviewed the final language to the Bed and Breakfast amendment that they approved at their previous meeting. No vote was taken.

Amendment to Section 3:2.3-2B Existing Nonconforming Uses, Buildings, and Structures

Claude Eichelberger motioned, Henry Walker seconded, and all voted in favor to amend Section 3:2.3-2B to read as follows:

B. ~~Any nonconforming use may be changed to any conforming use.~~ A nonconforming use may be changed to another nonconforming use which will have less of an adverse impact and will be more compatible with surrounding property than the current or previous nonconforming use.

Amendment to Section 3:4.4-2C Temporary Special Event Signs

Henry Walker motioned, Claude Eichelberger seconded, and all voted to amend Section 3:4.4-2C to read as follows:

C. **Temporary Special Event Signs** are permitted for governmental, religious, charitable, civic, fraternal, or similar non-profit organizations or for-profit organizations advertising events providing a community service, and events promoting the community or in the public interest. Examples include church revivals, blood drives, ~~pet vaccination clinics,~~ and similar types of events. Temporary Special Event Signs shall be permitted provided that:

Staff Report on County Council Actions Concerning the Planning Commission

Carolyn Hammond reported that on March 25, 2014, County Council unanimously approved first reading on Don Buchanan's Rush Road rezoning request from RD-2 to I-1, the amendments to increase the size of signs in industrial parks, and the amendment to change the wording in Existing Nonconforming Uses, Buildings, and Structures.

Adjournment

At 6:40 p.m., the Chairman called for a motion to adjourn. The motion was made by Claude Eichelberger, seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

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