

**Kershaw County Planning Commission**  
**Minutes – Regular Session**  
**September 13, 2007, 5:30 p.m.**  
**County Council Chambers**

Members Present: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, George Gibson, Dan Matthews, and Richard Simmons

Members Absent: No members were absent.

Staff Present: Carolyn Hammond and John Newman

**I. Call to Order**

- Chairman Lewis Shaw called the meeting to order at 5:34 p.m.

**II. Public Comment Period**

- There were no comments from the public.

**III. A. Public Hearing on Rezoning Request of John S. Cooper.**

- John S. Cooper, applicant, requests a change in the classification of approximately 32 acres from R-15 Residential zoning to PDD Planned Development District zoning. The property is located on 888 White Pond Road approximately ¼ mile north of I-20 exit 87, TMS# 349-00-00-035.
- John Newman read the definition of a PDD and reviewed the proposed rezoning.
- Lewis Shaw disclosed that he lives in Haig's Creek but would not be recusing himself.
- Donnie Weeks, CEO of Kershaw County Medical Center explained that KCMC currently has a site in the Wateree Office Park. They need to purchase 10 additional acres to meet Kershaw County's future healthcare needs. The land will be used for hospital or health related services and will be governed by restrictive covenants.
- Edwin Cooper and Dan Riddick presented the site plan which places B-2 type uses at the front of the tract and O-I uses in the interior. There will be a buffer with a walking trail and a park along the perimeter adjacent to Haig's Creek.

**III. B. Public Hearing on Rezoning Request of Greenwood Development Corporation**

- Greenwood Development Corporation requests a change in classification of approximately 1607 acres from RD-2 Rural to PDD Planned Development District zoning. The property is located at Lake Wateree on Wildlife Road in the Liberty Hill community, TMS# 073-00-00-002.
- John Newman gave an overview of the project.
- Bob Swift, General Manager of Liberty Hill Farms gave a PowerPoint presentation of the proposed development. The property, on the eastern shore of Lake Wateree, is bound to the south by Singleton Creek, and continues north to the turn in the Catawba River. The minimum lot size will be 10 acres. There will be common areas, trails, and recreational facilities. The private development includes a design review board, a landowner association, and a resident manager.

**IV. Approval of Minutes**

- George Gibson motioned that the minutes of the August 9, 2007 regular meeting be approved. Richard Simmons seconded. All voted in favor.

**V. A. Discussion and Recommendation of Planning Commission to County Council on Rezoning Request of White Pond Road Development, John Cooper, R-15 to PDD.**

- Lewis Shaw thanked Edwin Cooper and Donnie Weeks for meeting with the Haig's Creek Homeowner's Association. He noted that they have provided a buffer greater than what is required. He is pleased with the restrictive covenants and applauds their efforts to create a worthwhile development. He is, however, concerned about the traffic.
- John Newman stated that PDDs automatically trigger consideration of a Traffic Management Plan by the Planning Commission. SC Department of Transportation has already required a Traffic Impact Analysis Study for the Wateree Office Park. This is something that the Planning Commission can consider when development plans for this project are submitted.
- George Gibson felt it was a plus that KCMC was using a portion of the land. He welcomes increased healthcare facilities in this area of the County.
- John Newman said the applicants wanted an integrated plan that would create less intense use than a B-2 zoning district would allow, and that staff recommended approval of the project. It is of low intensity and meets the criteria for a PDD.
- Karen Eckford motioned that the Planning Commission recommend to County Council the rezoning request of White Pond Road Development of John Cooper from R-15 to PDD. Dan Matthews seconded. Richard Simmons recused himself because he arrived late and did not hear all of the information. Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, George Gibson, and Dan Matthews voted in favor.

**V. B. Discussion and Recommendation of Planning Commission to County Council on Rezoning Request of Liberty Hill Farms, Greenwood Development Corporation, RD-2 to PDD.**

- John Newman stated that staff recommended approval. The project is of very low intensity and is a good use of the rugged terrain. A lot of the land will be left in a natural state. If Lake Wateree is going to develop, he can not think of a better use.
- Richard Simmons agreed and said the plan was well thought out.
- Lewis Shaw commented that it looks like Greenwood has created a high quality development and has done a very good job of preserving the quality of the land.
- George Gibson motioned that the Planning Commission recommend to County Council the rezoning request of Greenwood Development from RD-2 to PDD. Karen Eckford seconded. All voted in favor.

**VI. Action and/or discussion on CIP program items**

- The Commission reviewed and revised the list of potential CIP projects that was compiled at the previous work session. Since there were only three people in attendance at the work session, Lewis Shaw asked the Commission if they had any comments about the prioritization that was given to the CIP projects list. Dan Matthews said he agreed that the coordination of the school district and County CIP should remain as an item. He also agreed that combination of ATEC and a new CCTC campus is a low priority at this time. Karen Eckford said that she had reviewed the list and discussed it with staff and agreed with the prioritization that was given during the work session. George Gibson was concerned that conversion of the County communications network from VHF to 800 MHz might need to stay on the list. Lewis Shaw and John Newman stated that this may

be being taken care of through State and Federal programs. It was agreed to check the status of the 800MHz conversion, and retain it on the list if required.

- After a general discussion about the process and timetable, it was recognized that the timetable is aggressive and that the Commission would need to move forward in getting the initial list to the CIP Development team. Transportation and sewer are top priorities. Dan Matthews made the motion to consider those items on the list minus the items identified as low priority in the work session except for additional discussion of the 800MHz communications network. Karen Eckford seconded and all voted in favor.

#### **VII. Discussion of a Planning and Zoning Commission CIP Committee**

- The Commission formed a CIP subcommittee. The members are David Brown, Karen Eckford, and Lewis Shaw.

#### **VIII. Staff Report on County Council Actions Concerning Planning & Zoning Commission**

- John Newman reported the following County Council actions:

August 28, 2007:

First reading on the Henry Walker Rabon Road rezoning request from RD-2 to R-15. Council approved 7-0.

Third reading on the Brazell Road (cement plant) rezoning request from RD-2 to I-1. Council approved 7-0.

Third reading on Watts Hill Road, Elgin (four-lot subdivision) rezoning request from RD-2 to R-15. Council approved 7-0.

September 11, 2007:

Second reading on the Henry Walker Rabon Road rezoning request from RD-2 to R-15. Council approved 7-0.

- John Newman told the Commission that Kershaw County has established a sewer district for the purpose of funding future sewer projects. County Council voted to go to the State Revolving Fund for up to \$4 million for the East Camden sewer project. He also said that the 2000 Sewer Master Plan calls for upgrades to the local treatment plant.
- 

#### **IX. Other Items**

- There were no other items.

#### **X. Adjournment**

- Richard Simmons motioned to adjourn. Dan Matthews seconded, and all voted in favor. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Carolyn B. Hammond  
Secretary