

**Kershaw County Planning Commission**  
**Minutes – Regular Session**  
**November 8, 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: There were no absences.

Staff Present: Carolyn Hammond and John Newman

**I. Call to Order**

- Chairman Lewis Shaw called the meeting to order at 5:35 p.m.

**II. Public Comment Period**

- There were no comments from the public.

**III. Approval of Minutes**

- Karen Eckford motioned that the minutes of the October 11, 2007 regular meeting be approved. Dan Matthews seconded. Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, George Gibson, Dan Matthews, and Richard Simmons voted in favor.

**IV. Discussion with the Capital Improvement Plan Development Team and County department heads concerning administration and departmental capital improvement priorities and the list of capital improvement projects recommended by the Planning Commission.**

- The following administrators and department heads attended the meeting: James Absher, Bobby Boland, Brenda Wilhite, Dean Hendricks, Wesley Adamson, Nelson Lindsey, Penny Harvey, James Davis, Chris Jones, Gene Faulkenberry, Joyce McDonald, and Flora Boyd.
- Planning Director, John Newman began with an overview of the CIP and explained the development and implementation process.
- Lewis Shaw, Chairman stated that in the Comprehensive Plan, the Planning Commission had reviewed each department's needs assessments with the exception of the courthouse and a building for Public Works. He told the department heads that this was their opportunity to update his or her department's assessment, to state their priorities, and to comment on the Planning Commission's CIP projects list. He then called on each to speak in the order that their projects appeared on the Planning Commission's list.
- Nelson Lindsey told the Commission that the first phase of infrastructure at the Wateree Executive Park was underway. He asked that phase two be put into the Plan. He also talked about Governor's Hill Business Park which is a joint venture with Black River Electric Coop. The master plan has been completed and their next project will be the entrance and infrastructure.
- Bobby Boland said Central Carolina Technical College (CCTC) needs a full range of programs in health science and work force training. Local industries have said that there is a great need for technical training in Kershaw County. This, as well as an industrial start-up building will be a big draw for industry. When asked if there was a possibility of combining ATEC's campus with that of CCTC, he said a similar situation worked well in Clarendon

County. He added that ATEC's campus is developed and that perhaps in the future a combination would be considered.

- James Davis and Brenda Wilhite informed the group that the land for Wateree Park is near closing. They've received a third of the funding through a Land and Conservation grant. Duke Power has agreed to contribute \$900,000 toward development of the park.
- Nelson Lindsey said County officials are discussing a horse park with an ad hoc committee of the equestrian community. The county will have minimal financial responsibility for this facility. He assumes there may be state funds from PRT, but several different locations are competing for these funds. The Planning staff's recommendation is to dedicate ATAX funding towards land acquisition, horse park master plan, or some other indication to PRT that Kershaw County should be the location of choice.
- According to Brenda Wilhite and James Davis, the Woodward and Seaboard Park is the Recreation Department's next big project. Phase I of the park in West Wateree is complete and Phase II has been bid. The Doby complex needs parking and lighting improvements. They are also working on enhanced facilities in Westville, Mt. Pisgah, and Bethune.
- Penny Harvey explained that expansion of library services in the West Wateree area is needed. A new branch will be built on five acres of the land purchased for the West Wateree Recreation Complex. Next in priority is a replacement for the Camden library with improved facilities for Westville and Bethune to follow.
- The Detention Center, according to Flora Boyd, is in dire need of space. She requests funding this year for a comprehensive facility needs assessment.
- Pubic Works needs facilities improvements. During the first year, pavement of the entrance road and upgrades to the electrical system are needed with upgrades to the scales and building renovation to follow.
- Gene Fulkenberry said Fire Services needs to raise ISO ratings through better water flow, especially in the eastern part of the county. Two manned stations built with generator capacity and sleeping quarters are also needed.
- The courthouse is packed to capacity. Joyce McDonald discussed a lack of waiting rooms, records storage, and office space. In order to help eliminate the backlog of cases, more courtrooms are needed so two terms of court can be held at one time. The air conditioning system needs \$1-million in repairs. She requests first year funding for a comprehensive facility needs assessment.
- For transportation, John Newman said funding is needed the first year for a plan to identify future projects. Resurfacing and maintenance of County roads need to be addressed. A Master Thoroughfare Plan will be helpful in getting grants. Possible funding sources are excise taxes and increased revenue from license tag fees.
- Dean Hendricks spoke about the county's roads. There are 367 miles of dirt roads and 57 miles of paved roads maintained in Kershaw County. Taxes do not cover the cost of proper repairs. Based on the mileage, age, and condition of the county's older roads, it is estimated that the repairs that are currently needed would cost approximately \$4,700,000.
- John Newman explained that the first phase of integrating the Kershaw County School District with the CIP is plan sharing and school district assessment of proposed development on the affected schools. At this time, no funds are needed.
- Kirk Stropes expressed the need for the county to upgrade to 800MHz. The infrastructure is in place, but they would need funding for mobile units and radios. Also, the monthly fee for use of the system would have to be determined. They are trying to allocate unused telephone system funds to apply toward the cost of converting. The main goal of the 800MHz system

in South Carolina is inner-operability during disasters. Their first step would be a study to determine cost, needs, etc.

- Chris Jones, IT Coordinator, would like a new IT central data facility, possibly in the current Voter Registration office. There needs to be a server and computer replacement program, as much of this equipment is at or near the expected lifespan. He would like to update the county computer network infrastructure, and possibly utilize virtualization to decrease the number of servers that are needed.
- The airport, according to Brenda Wilhite, has had, and needs to continue capital improvements. The airport needs to go to the ILS system and extend the runway 500 feet for larger aircraft to land. Funding for projects to be identified in the airport master plan are currently being drafted by W.K. Dickson.
- Dean Hendricks said the Elgin recycle center is excessively overloaded. Additional sites are needed in the Highway 601-Highway 12 area and in the southwest portion of the county. The site in Bethune needs to be relocated.
- After all presentations were made, Lewis Shaw said the next step would be to start talking about actual costs of the projects. A meeting of the CIP Development Team and the Planning Commission's CIP sub-committee was set for November 14 at 7:45 a.m. in conference room 190 of the Government Center.

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

- John Newman reported the following County Council actions at their October 24, 2007 meeting:
  - First reading on Reid Irwin's Elgin Heights PDD rezoning (from R-15). Council approved 6-0.
  - Third reading on Edwin Cooper's White pond Road Development's PDD rezoning (from R-15). Council approved 6-0.

#### **VI. Upcoming events of interest**

- Clemson University's Laboratory for Deliberative Dialogue – Growth Issues in Kershaw County will be held Thursday, November 8 at Bethune Elementary School, Monday, November 12 at Leslie Stover Middle School, and Thursday, November 15 at Camden Elementary School.
- The Soil & Water Conservation Society – Balancing Growth with Environmental Integrity in Urban Development will be December 11 at Seawell's in Columbia. The cost is \$50 for members and \$75 for non-members.

#### **VII. Other Items**

- There were no other items

#### **VIII. Adjournment**

- Dan Matthews motioned to adjourn. Charles Cottingham seconded, and all voted in favor. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Carolyn B. Hammond  
Secretary