

Kershaw County Planning Commission
Minutes – Regular Session
December 13, 2007, 5:30 p.m.

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

Staff Present: Carolyn Hammond and John Newman

I. Call to Order

Chairman Lewis Shaw called the meeting to order at 5:33 p.m.

II. Public Comment Period

There were no comments from the public.

III. Approval of Minutes

Dan Matthews motioned that the minutes of the November 14, 2007 regular meeting be approved. Richard Simmons seconded. All voted in favor.

IV. Report on the November 14, 2007 Capital Improvement Program (CIP) Development Team with the Planning Commission CIP Committee

John Newman told the Commission that the CIP Sub-Committee met with Administration to receive their recommendations on the Planning Commission's list of proposed CIP projects.

Wateree Executive Park and Governor's Hill Business Park.

Wateree Executive Park is currently under development at White Pond Road in Elgin. Governor's Hill Business Park is a 201-acre industrial park at Interstate 20, Exit 101 and is a joint venture with Black River Electric Coop. Nelson Lindsey supplied information outlining the 4-year funding expectations for these two projects.

Establish New Central Carolina Technical College Campus

The County has already purchased land for the campus at Exit 98. There are many details that need to be worked out before this project will need funding. In the interim, it was suggested that some amount be budgeted in the Planning and Zoning budget for the County's contribution toward the architectural design of the campus.

Develop a New Park on Lake Wateree

Brenda Wilhite reported that Duke Energy will supply \$900,000 in grant money. Additional funding information is forthcoming. The agreement/award letter will be provided as an appendix.

Promotion of Equine Industry

County officials are discussing a proposed horse park with an ad hoc committee of the equestrian community. ATAX funding is usually not used for non-county projects. There will most likely be state funds from PRT to contribute to a horse park within the State. Kershaw County's chances of getting the park will be bolstered if the project shows local support when site selection takes place.

This local support could be in the form of a no cost land lease if Goodale State Park reverts back to the County.

Continued Implementation of the Kershaw County Recreation Master Plan 2002-2030

These projects will be budgeted in the Recreation Department's budget funds for matching grants. Brenda Wilhite will supply budget amounts and supporting documentation.

Expansion of Library Services/Facilities

Penny Harvey submitted extensive plans for library services in the West Wateree area. At this point, the group felt that formalizing the land offer at West Wateree Park would place this project on track. Ms. Harvey's study will be added as an appendix.

Detention Center and Courthouse

Everyone recognizes that something needs to be done about both of these facilities. The group took the suggestions of their directors and recommended that year-1 funding include \$25,000-30,000 in the Planning and Zoning budget for facilities needs assessments. Bobby Boland will check for the actual amount to request.

New Facilities for Public Works

For the first year budget, the committee recommended funds for an architect to prepare plans and costs to move and replace the current scales, re-route and pave the road, add functional office space, improve electrical systems, and convert existing office space to its highest use. Also in the first year budget, provide sufficient funds to pave the road. Additional information will follow.

Fire Service Funding for Full-Time Fire Fighters, Manned Stations, Training Officer, and Adequate Water Supply

The committee recommended providing annual funds to retrofit fire station facilities to accommodate 24-hour manned service. Three new manned stations would be at Blaney, Shephard, and North Central with preliminary plans to build Blaney in year-1 and Shephard in year-2. The current location for the Blaney fire station is a shared facility with Elgin Town Hall. As Elgin is going to move Town Hall and sell the existing facility, we need to find out their plans for co-location of the fire station at the new town hall.

New IT Central Data Facility, Server/ Computer Replacement Program, Update County Computer Network Infrastructure

The CIP team will need to set priorities as all this probably cannot be funded in year-1. One of the biggest unknowns is the cost of installing proper climate control in the facility. The IT department is currently looking into the cost of upgrading the existing Government Center generator or purchasing a new one. James Absher will work with Chris Jones to develop these budget numbers.

Recycling Centers

The first priority is a new recycle center in the US 601/SC 12 area. The need exists for an additional facility in the southwest corner of the county along with the relocation of the Bethune center to a larger facility. Both of these centers will require funding to purchase land and construct the centers. David Brown will provide year-1 (US 601/ SC12 site) and years 2-5 budget numbers.

Airport

Funding for projects to be identified in the airport master plan are currently being drafted by W.K. Dickson. The committee recommended including the Airport Improvement Plan as an appendix and continuing funding of the following items listed in the airport master plan:

Year-1 – in airport budget \$90,000 for credit card automatic fueling station

Years 2-5 - \$300,000 for an new corporate hanger

Transportation Plan

Transportation (master thoroughfare plan, mass transit, bike, and pedestrian) has received top priority ranking by the Planning Commission. “Master thoroughfare plan” needs to be renamed to Master Transportation Plan. There are currently funds in the Planning and Zoning budget for consulting services to compile a report to present to County Council. John Newman has commissioned a Master Transportation Plan report by Carl Gosland and SRS Engineering, LLC. They will produce a report that will include budget numbers for producing the Master Transportation Plan.

Update of Master Sewer Plan to Develop Unified County Wastewater Plan

This has received top priority ranking by the Planning Commission. The CIP team will need to assign a cost estimate to complete this study. Bobby Boland suggests budgeting \$50,000 to conduct the study.

Public Water Master Plan with Emphasis on Providing Adequate Fire Suppression

The CIP Team discussed the feasibility of this project and decided that this is not feasible in this short period of time because the water providers are all independent entities.

When discussing the public water master plan, George Gibson asked if the Planning Commission could do anything about the water situation. He felt there should be something the Commission could do so everybody knows what each water company’s plans are. Lewis Shaw said the commission should not ignore this because other groups already have plans. He feels there is a need to integrate Lugoff-Elgin Water Authority’s plans with the Planning Commission’s. An information exchange would help. The County could offer to do GIS mapping of their systems. He suggested that he and John Newman visit with Mike Handcock to share their visions so the Planning Commission could be intelligently informed. It is critical that both groups talk. He suggested asking LEWA to meet with the whole Commission to see how they can assist them with their efforts.

Integrate School District and County CIPs

The first phase is plan sharing and school district assessment of proposed development’s effect on the schools. At this time no funds are needed for this project. The Team recommended dropping this item as a new project, but keeping it for future consideration.

Assessment of Conversion of County Communications from VHF to 800MHz

This is necessary to provide county-wide coverage. Kirk Stropes submitted a report, but will supply more detailed numbers to determine funding. Prices on monthly usage fees and equipment will be

obtained. The CIP recommendation will be to research and apply for any grants available to pay for a study and implementation. Kirk Stropes has provided some preliminary cost figures.

V. Begin prioritization of projects from the CIP projects list

Through a series of ballots, the Commission prioritized the list of CIP projects as follows.

High Priority

Governor's Hill Business Park
Wateree Executive Park
Detention Center and Courthouse
Transportation Plan
Update of Master Sewer Plan

Medium Priority

New IT Central Data Facility, Server/ Computer Replacement Program, Update County
Computer Network Infrastructure
Continued Implementation of the Kershaw County Recreation Master Plan 2002-2030
Develop a New Park on Lake Wateree
Fire Service Funding for Full-Time Fire Fighters, Manned Stations, Training Officer
Assessment of Conversion of County Communications from VHF to 800MHz

Low

Establish New Central Carolina Technical College Campus
Expansion of Library Services/Facilities
Promotion of Equine Industry
New Facilities for Public Works
Recycling Centers
Airport

John Newman told the Commission that most of the missing budget numbers would be in by the Planning Commission's January meeting. Further discussion will be necessary before allotting definite amounts to each item on the list. The group agreed they would continue working on the plan as soon as further information was acquired. They will finalize the list at their next regularly scheduled meeting.

VI. Staff Report on County Council Actions Concerning Planning & Zoning Commission

John Newman reported the following County Council actions:

November 13, 2007 County Council meeting:

Second reading on Reid Irwin's Elgin Heights PDD rezoning from R-15. Council approved 7-0
NOTE: Second reading on Greenwood Development's Liberty Hill Farms PDD was deferred at the applicant's request on October 23rd as well as on November 13th.

November 27, 2007 County Council meeting

Third reading on Reid Irwin's Elgin Heights PDD rezoning from R-15. Council approved 6-0
Continuance of deferred second reading on Liberty Hill Farms

December 11, 2007 County Council meeting

No items to report

VII. Other Items

Lewis Shaw asked that members review the handout titled *Authority of the Planning Commission to Deny A Sketch Plan or Review of a Subdivision or a Rezoning Request Based on Lack of School Capacity to Support the Subdivision.*

Chairman Shaw ended by reminding the Commission that election of officers would take place at their January 10, 2008 meeting.

VIII. Adjournment

Karen Eckford motioned to adjourn. David Brown seconded, and all voted in favor. The meeting ended at 6:40 p.m.

Respectfully submitted,

Carolyn B. Hammond
Secretary