

Kershaw County Planning Commission
Minutes – Regular Session
May 8, 2008, 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: None

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. Public Hearing on Rezoning Request of Rusty Williams

The Chairman opened the public hearing, stating that Rusty Williams is requesting a change in the classification of approximately 2.28 acres from RD-2 rural to R-15 residential zoning. The property is located on 2716 Steven Campbell Road, Elgin, SC, approximately 1 mile east of the Town of Elgin. The TMS# is 359-00-00-025. Rusty Williams, Vice President of Palmetto State Rental Properties, LLC stated that he wants to rezone the property so he can build three to four stick built homes. No one else spoke, and the Chairman closed the Public Hearing.

IV. Discussion and Recommendation of Planning Commission to County Council on Rezoning Request of Rusty Williams

After a brief discussion, Karen Eckford motioned that the Planning Commission approve the request of Mr. Williams to rezone the property located at 2716 Steven Campbell Road from RD-2 to R-15. Richard Simmons seconded. Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, George Gibson, Dan Matthews, and Richard Simmons voted in favor.

V. Approval of Minutes

Richard Simmons motioned that the minutes of the April 10, 2008 regular meeting be approved. Charles Cottingham seconded. Lewis Shaw, David Brown, Charles Cottingham, Dan Matthews, and Richard Simmons voted in favor. Karen Eckford and George Gibson did not vote because they did not attend the April 10, 2008 meeting.

VI. Discussion on adequate public facilities policy per the Comprehensive Plan and the Unified Zoning and Land Development Regulations

John Newman asked the Commission if they wanted to establish an adequate public facilities policy or an ordinance. After discussion, it was determined that the group preferred a policy. The purpose of an adequate public facilities policy is to time development with the availability of public facilities to support the development. John

Newman suggested that the following policy be incorporated into the draft Zoning and Land Development Regulations:

Coordinate the expansion of development with information regarding potential impacts on schools, water and sewer systems, drainage, transportation systems, public safety, and other public services and infrastructure. This would apply to major subdivisions greater than forty units, Major Group Developments, and Planned Development Districts. John Newman will work with respective public service providers to develop impact assessment reporting forms to be submitted to the Planning and Zoning Department. The impact assessment reporting forms will then go before the Planning Commission where it will aid them in making decisions relating to such developments. After a discussion, it was determined that the reporting forms should be submitted to, at minimum, the following agencies, as applicable:

- Bethune Rural Water
- Cassatt Water Company
- City of Camden Water and Sewer
- Kershaw County EMS
- Kershaw County Engineer
- Kershaw County Environmental Services (solid waste and recycling)
- Kershaw County Fire Service
- Kershaw County Medical Center
- Kershaw County Public Works
- Kershaw County School District
- Kershaw County Sheriff
- Kershaw County Utilities (sewer)
- Lugoff-Elgin Fire District
- Lugoff-Elgin Water Authority
- United States Postal Service

John Newman will continue to work on the draft policy for the Planning Commission's approval.

VII. Discussion on transportation issues and proposed transportation planning study

Lewis Shaw stressed the importance of transportation planning. The Transportation Planning Report in Appendix C of the CIP states that in the next eight years, Kershaw County is projected to gain 17,000 residents which will generate 6000 more dwelling units that will require approximately 55,000 average daily trips. The report goes on to say that, based on the mileage, age, and condition of the County's older paved roads, it would currently take \$4.7 million to repair existing roads. The Commission has requested funds for a much needed transportation study, and Mr. Shaw feels it is critical that the Planning Commission keep the County Council focused on this issue. Funds for this study have been requested in the Planning and Zoning Department's 08-09 budget. Mr. Shaw will attend the CIP hearing at the next County Council meeting on May 13, in the event that he can answer any questions that come up.

VIII. Continuing education training session

John Newman reminded the group that the required three-hour continuing education training will be held in Council Chambers on Thursday, May 15, beginning at 5:15 p.m.

IX. Staff Report on County Council Actions Concerning Planning and Zoning Commission

John Newman reported the following County Council actions at their April 22, 2008 meeting:

- First Reading on Tommy Grainger's re-zoning request to rezone ± 1.45 acres on 1692 Whiting way in Lugoff from MRD-1 to GD was approved 7-0.
- Second Reading on the Five Year Capital Improvement Program was approved 7-0 with amendment to the Sewer CIP report as recommended by the Planning Commission.
- Third Reading on the Josh Broome request to rezone 3.9 acres on Highway 1 South from R-15 to B-2 was approved 7-0.
- Chairman Steve Kelly asked John Newman to convey to the Planning Commission his appreciation for the hard work and degree of professionalism the planning staff and the Planning Commission put into the projects recommended to the County Council.

X. Other Items

John Newman mentioned that he had met with Earl McLeod of the Homebuilders Association to discuss any concerns that they might have about the Capital Improvement Program. Mr. McLeod voiced no objections or concerns relating to the CIP during the meeting.

XI. Adjournment

Dan Matthews motioned to adjourn. George Gibson seconded, and all voted in favor. The meeting adjourned at 6:09 p.m.

Respectfully submitted,

Carolyn B. Hammond
Secretary