

Kershaw County Planning Commission
Minutes – Regular Session
June 12, 2008, 5:30 p.m.
Kershaw County Government Center
Conference Room #220

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

Members Absent: David Brown

Staff Present: Carolyn Hammond and John Newman

Call to Order

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

Public Comment Period

There were no comments from the public.

Approval of Minutes

George Gibson motioned that the minutes of the May 8, 2008 regular meeting be approved. Charles Cottingham seconded. All voted in favor.

New Unified Code of Zoning and Land Development Regulations Review, Discussion, Etc.

John Newman explained the need to bring the current Ordinances in line with the Comprehensive Plan. There are sections of the current regulations that need to be redone and some sections that need to be added. The new regulations will be better organized. The Zoning Ordinance, Land Development Ordinance, and Engineering Standards will be combined into one document, titled the Unified Code of Zoning and Land Development Regulations (LDZR). It will be organized into the following six articles;

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| Article 1 | Ordinance Establishing the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations |
| Article 2 | Definitions |
| Article 3 | Zoning Regulations |
| Article 4 | Buildings and Building Regulations |
| Article 5 | Land Development Regulations |
| Article 6 | Administration |

Lewis Shaw discussed a timeline and the process of working through each section. One work session a month will be scheduled and held as necessary. It is doubtful that the process will be completed before the end of this current year. He went on to suggest giving preliminary approval to each article as the Commission goes through it, and then approving the entire document as a whole when it has been completed. Public hearings will be held. Once the ZLDR is passed by County Council, John Newman advised waiting three months before putting the new regulations into effect. This will give the public time to become aware of the new regulations.

When discussing Article 1, Lewis Shaw suggested adding the language “and the prudent use of natural resources” under the purpose of the regulations. Mr. Shaw made a motion to add the language, Dan Matthews seconded, and all in attendance approved.

John Newman then gave the Commission an overview of each of the following sections: Primary Zoning Districts, Airport Overlay District, Planned Development District, Conditional Uses, Sign Regulations, Buildings and Building Regulations, and Conservation Subdivisions and Group Developments.

Discussion of Scheduling ZLDR Work Sessions

After a brief discussion, it was decided that ZLDR work sessions will be held at 5:30 p.m. in Council Chambers on June 26, July 24, and August 28, 2008. Others will be scheduled at a later date.

Other Items

There were no other items.

Adjournment

Dan Matthews motioned to adjourn. Karen Eckford seconded, and all voted in favor. The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Carolyn B. Hammond
Secretary