

Kershaw County Planning and Zoning Commission
Minutes - Work Session
September 25, 2008, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members Present: Lewis Shaw, David Brown, Charles Cottingham, George Gibson, and Dan Matthews

Members Absent: Karen Eckford, and Richard Simmons

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman, Lewis Shaw, called the meeting to order at 5:27 p.m.

Overview of ZLDR Outline, Material Covered to Date, What is Left to be Done

John Newman gave an overview of the ZLDR sections covered thus far. He added that review of the entire ZLDR would be completed after the first of 2009.

Review, Comments, and/or Changes to Previously Covered Material

There was no discussion about previously covered materials.

Discussion of Regulations for the Subdivision of Land and the Creation of Lots and Street Standards

5:1.2-5 Design

The last sentence on Page 3, will be changed to read as follows: Consideration for irregularly shaped lots may be given to overcome unusual topographic conditions in new subdivisions and to allow for subdivision of existing irregularly shaped lots of record provided *that zoning dimensional requirements are met.*

5:1.2-7 Conditions for Allowing Flag Lots and Access Easements

Item #1 is a duplication and needs to be eliminated.

5:1.2-10 Double Frontage Lots

Lewis Shaw pointed out that in Division One, 5:1.2-10, the buffer for a double frontage lot is twenty feet, but that in Street Standards under Residential Reverse Frontage Lots, it refers to a thirty foot buffer. John Newman will do the following: Re-title Residential Major Subdivision Reverse Frontage Lots and change so that the same language found in Buffers, Screening, Open Space, and Landscaping Regulations; Street Standards; and this section is identical.

5:1.4-3 System Requirements

This section will be changed to read as follows: The internal water supply system *of the subdivision at build-out* shall be adequate to handle domestic demand including fire flow, provided that ~~based on complete development of~~ the existing infrastructure of the available

public water system supplying water to the entrance of the subdivision is capable of sustaining fire flow.

5:1.5-2 When Required to Connect to Community Sewerage System

The Utilities Director and County Engineer have not reviewed this section and may recommend changes. David Brown expressed the need to have these requirements clarified. He would like to see separate standards for gravity and forced main. He will e-mail John Newman with his recommendations.

Also in that section, Lewis Shaw stated that text should be added so that it reads as follows: Subdivisions shall be connected to a public sanitary sewer system *with sufficient SCDHEC-approved capacity* if public service is available within the following distances...

5:1.5-5 Kershaw County Requirements for Community Onsite Sewage Treatment and Disposal Systems

The group expressed concern about the oversight of these systems. Lewis Shaw will contact SCDHEC to get an update on their recommendations.

Street Standards - Street Classification for Design Standards, Items A, B, C, and D

John Newman presented text that was amended to clarify the number of average daily trips for road classifications.

Street Standards - Ground Water

The Commission was concerned about changing the separation from groundwater from 36 inches to 60 inches. They asked how the ground water level was to be determined and what would be the protocol for its determination. John Newman will ask Dean Hendricks how he made the 60-inch determination. He will also check with other jurisdictions and SCDOT.

Street Standards - Road Entrance Islands and Medians and Cul-de-Sac Islands

The requirement that if irrigation sprinklers systems are proposed, tile under drains are required, was not liked by the Commission. They would prefer the following language: *...under drains may be required if storage capacity cannot be demonstrated.* John Newman will also discuss this with Dean Hendricks.

Other Items

There were no other items.

Adjournment

At 6:40 p.m., George Gibson motioned to adjourn. David Brown seconded, and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary