

**Kershaw County Planning and Zoning Commission**  
**Minutes - Work Session**  
**February 26, 2009, 5:30 p.m.**  
**County Council Chambers, 515 Walnut Street**  
**Camden, SC 29020**

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

Members Absent: Dan Matthews

Staff Present: Carolyn Hammond and John Newman

**Call to Order**

Lewis Shaw called the meeting to order at 5:33 p.m., and gave members of the Commission a copy of a State Newspaper article about a hearing on Richland County's proposed stream buffers. A brief discussion followed.

**Article 5, Zoning and Land Development Regulations, Old Items**

John Newman presented new language that had been added to the beginning of Section 5:3.4 (Tree Protection). He then pointed out that all changes recommended at the last meeting had been made.

Mr. Newman told the group that he had again discussed the utility rights-of-way with the Utility Director. He stated that Mr. Wright still wants rights-of-ways instead of easements. The Commission expressed several concerns. Maintenance issues include expense, manpower, liability, and residential subdivision property owners' expectations that rights-of-way be maintained to residential standards. The quantity of land required for rights-of-way would require the developer to give up large amounts of land, decrease lot size, and thus decrease property value and tax revenue. The Commission will write the Utility Director stating their concerns and ask his response to the pros and cons of utility rights-of-way. The Commission will also ask the County Attorney for a legal opinion.

**Article 6, Administration**

The Planning Director gave an overview of Article 6, noting differences between the current ordinance and the proposed. It was decided that item C. under 6:2.1-3 (Review by the Planning and Zoning Commission) would be deleted because it is covered elsewhere.

**Staff Recommendations on Changes to Previously Covered Sections**

John Newman and Carolyn Hammond reviewed and explained various recommended changes, deletions, and additions for sections of the ZLDR that the Planning Commission had previously reviewed.

**Status Updates**

John Newman said that the Administrator had called a meeting on February 18, 2009 to discuss the budget and the CIP. All departments will list their capital items by March 9, 2009. After that, the Finance Department will compile the data and present it to the Planning Commission. That date is unknown.

Lewis Shaw stated that the ZLDR was almost complete and that the CIP will need to be the Commission's priority for the next few sessions. John Newman said that the Commission had now seen all of the ZLDR except Article 3 (Definitions) and Stormwater Management Regulations for Article 5. Mr. Newman and Mr. Shaw will discuss the CIP process and look at a timetable. The possibility of additional work sessions will be discussed at the next meeting.

**Adjournment**

The motion to adjourn was made by George Gibson and seconded by Richard Simmons. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

*Carolyn B. Hammond*

Carolyn B. Hammond  
Secretary