

**Kershaw County Planning and Zoning Commission
Minutes - Regular Session
March 12, 2009, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020**

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

Member Absent: David Brown

Staff Present: Carolyn Hammond and John Newman

Call to Order

Chairman Lewis Shaw called the meeting to order at 5:34 p.m.

Public Comment Period

There were no comments from the public.

Approval of Minutes

Karen Eckford motioned that the minutes of the February 12, 2009 regular meeting be approved. George Gibson seconded. All voted in favor.

George Gibson motioned that the minutes of the February 26, 2009 work session be approved. Dan Matthews seconded and approval was unanimous.

Public Hearing on Rezoning Request of Lola G. Belk

Lewis Shaw opened the hearing and stated that Lola G. Belk was requesting a change in the classification of approximately 2.97 acres from R-15 residential zoning to B-2 general business zoning. The property consists of five contiguous parcels located on 1414 (TMS 309-05-00-001 SFF), 1422 (TMS 309-05-00-002 SFF), 1418 (TMS 309-05-00-003 SFF), 1412 (TMS 309-05-00-004 SFF), and 1404 (TMS 309-05-00-005 SFF) Highway 1 South in Lugoff.

John Newman told the group that Ms. Belk was unable to attend the meeting and had sent an e-mail with instructions that he read it at the hearing. In her e-mail, she explained her absence; expressed her appreciation for any and all support on the rezoning; said that her desire was to sell the property as one parcel as the highest and best use; and that upon the sale, all dwellings currently on the property would be relocated. Mr. Newman reviewed the staff report, stating that the rezoning was in conformance with the Future Land Use Map and all applicable goals, objectives, and policies of the Comprehensive Plan. He closed by stating that Staff recommended approval of the rezoning.

Pine Mark subdivision resident Jeremy Laughead told the Commission that he owns property adjacent to the property seeking the rezoning. He stated that B-2 zoning would seriously compromise the salability of his home and would increase traffic on an already heavily traveled road.

Ray Benoist of Pine Mark Lane asked the Commission to not approve the rezoning. He expressed disappointment with the homes that had been placed on Ms. Belk's property, and added that B-2 zoning would devalue Pine Mark property by placing something on Ms. Belk's property that would be worse than what was already there. According to Mr. Benoist, light and noise pollution, increased traffic accidents, and the amount of traffic passing through Pine Mark would have a negative effect on the neighborhood's quality of life.

Harry Boyer, another Pine Mark resident, presented the Commission with a 21-signature petition from Pine Mark residents stating their opposition to the rezoning. He stated his concern because of the wide variety of uses that B-2 zoning allows. Mr. Boyer closed by saying he feels strongly that if the property is to be improved, the improvement should be in its residential use.

After all from the audience desiring to speak had done so, the Chairman closed the public hearing.

Planning and Zoning Commission Action on the Rezoning Request of Lola G. Belk

A discussion among Commission members followed with the Commission coming to the consensus that, owing to the proximity of Pine Mark subdivision and the vast amount R-15 zoned acreage surrounding the proposed B-2 site, a rezoning would not be recommended.

Karen Eckford made the motion to deny Ms. Belk's request to change the classification of approximately 2.97 acres from R-15 zoning to B-2 zoning. Richard Simmons seconded and denial was unanimous.

Discussion on the CIP

John Newman reported that March 9, 2009 was the deadline for department heads and elected officials to submit their budget figures for the upcoming year. According to the Finance Director, information will be available for Planning Commission review after the first of the week of March 16 2008.

Setting Work Session Dates

After a brief discussion, it was determined that John Newman would look at the Commission's work load, availability of CIP materials, and deadlines to determine possible work session dates. The already scheduled March 26, 2008 work session may or may not be cancelled. The following work sessions were penciled in in the event that they are needed: April 30 and May 28, 2009. Mr. Newman reported that dates also need to be set for continuing education sessions. One session was set for 5:15 p.m. on April 7, 2009. The other will be held near the end of the year. The Planning Director will send an e-mail to the Commission recommending possible dates.

Staff Report on County Council Actions Concerning the Planning and Zoning Commission

The report of County Council actions was not read. The Chairman, instead, reminded the group to read the copy of the report in their packets.

Adjournment

At 6:20 p.m., Karen Eckford made the motion to adjourn. It was seconded by Dan Matthews and all voted in favor.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary