

**Kershaw County Planning and Zoning Commission**  
**Minutes - Regular Session**  
**September 10, 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, Dan Matthews, and Richard Simmons

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.

**Public Hearing and Discussion on Rezoning Request of Martha S. Rabon**

Lewis Shaw opened the public hearing by stating that Martha Rabon requests a change in zoning from RD-2 to R-6 for an approximately 24 acre parcel on 283 Ward Road in Lugoff.

John Newman gave the Staff Report saying that the property was located within an Economic Development (ED) land use area; R-6 zoning and the proposed use directly complies with the ED criteria; and the request meets almost all the goals and objectives of the Comprehensive Plan. He told the Commission that KCSD Superintendent, Frank Morgan's assessment of the proposed development reported it would have little impact on schools. Mr. Newman closed by saying Staff recommended approval of the request.

Martha Rabon said she plans to build ten brick duplexes that will rent from \$750 to \$850 a month. Public sewer will serve the site, and water will be provided by Lugoff-Elgin Water Authority. The cemetery and access to it will remain.

The Chairman closed the public hearing and, after a brief discussion, Dan Matthews motioned that the Planning Commission approve the request. It was seconded by Charles Cottingham and approved unanimously.

**Approval of Minutes**

George Gibson motioned that the minutes of the August 27, 2009 special called meeting be approved as amended to correct two typos. David Brown seconded and approval was unanimous.

**Staff Report on County Council Actions at their September 8, 2009 Meeting**

John Newman reported that County Council had unanimously approved third reading on the Kershaw County Equine Center's request to rezone property on Cleveland School Road from MRD-1 to GD. They unanimously approved second reading of the Tyner, Catoe, and Watts rezoning request for 929, 933, 939, and 947 Highway 1 North from RD-1 to RD-2. Chairman

Kelly reported that the Planning Commission had completed the ZLDR and asked the Administrator to set a date for a work session with Council.

**Other Items**

Lewis Shaw reported that he had attended the September 8, 2009 County Council meeting where Chairman Steve Kelly complimented the Planning Commission's work on the ZLDR. Mr. Shaw told the Commission that a work session with Council was scheduled for October 6, 2009 at 5:30 p.m. He stressed that this was not originally intended to be a joint Planning Commission-County Council meeting, but an opportunity for Council to learn what is in the ZLDR. He encouraged Planning Commission members to attend so they could answer any questions the Council may have. Due to the amount of information to be covered, he said there is the possibility that more than one work session may be needed.

**Adjournment**

At 5:50 p.m., the Chairman called for a motion to adjourn. The motion was made by Karen Eckford, seconded by Richard Simmons, and approved by all.

Respectfully submitted,

*Carolyn B. Hammond*

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Secretary