

Kershaw County Planning and Zoning Commission
Regular Work Session Minutes – July 13, 2015, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, Curtis Blackmon, Kate Denton, Gary Whitlock, and Henry Walker

Members Absent: Richard Simmons and Beth Smith

Staff in Attendance: Carolyn Hammond, Michael Conley, and Rhonda Darity

Call to Order

The Vice Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Kate Denton motioned that the minutes of the June 8, 2015 regular meeting be approved. The motion was seconded by Gary Whitlock, and all voted in favor.

Public Comment Period

There were no comments from the public.

Discussion of Vision Kershaw 2030

Julian Burns, County Council Chairman, discussed the County's vision plan. He said that the Comprehensive Plan was written ten years ago, and the County is required to re-write the Plan this fiscal year. Mr. Burns stated that the Planning Commission plays a major role in this process. He presented a PowerPoint presentation on the countywide visioning effort. The County will seek input from citizens through a series of town meetings and events throughout the County.

Sign Regulation Amendment Discussion

Carolyn Hammond, Planning and Zoning Director, discussed recommendations and informed the Commission of changes that had already been implemented. The Commission will be discussing sign regulation amendments over the next several months.

Land Development Regulation Amendment Discussion

Michael Conley, Senior Planner, informed the Commission that the following items were going to be considered in the future.

Sidewalks – The Commission talked about requiring sidewalks in future major residential subdivisions, major group development and Planned Development Districts. Pros and cons were discussed.

Curb and Gutters – Various types of curbs and other options were pointed out.

Storm Water Ownership - The Commission discussed who should be responsible for the maintenance and upkeep of common areas and detention ponds once a project has been completed.

Residential Neighborhood Ingress and Egress - The ZLDR does not directly address the number of entrances/exits required for newly built residential neighborhoods but the fire code enforced by the Fire Marshall does. Further discussion will follow.

Homeowners Associations – Most new residential developments have covenants and restrictions as well as common space, but most do not have homeowners associations in place to support their upkeep. This needs to be researched.

Airport Ordinance Amendment Discussion

Michael Conley informed the Commission that there are certain height and distance restrictions in the Airport Overlay. He explained Title 55 that was enacted July 2012. The South Carolina Aeronautics Commission must develop and provide airport safety and land use zone maps to the local governments. The local jurisdictions must notify the Aeronautics Commission of certain proposed land use changes in these zones before permitting, and the Commission must respond to these changes. Currently, Kershaw County does not have anything in their

Ordinance to tie into this. The Commission was provided with a draft of Jasper County's proposed ordinance to review.

Adjournment

At 6:37 PM, the Vice Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by Henry Walker, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary