

**Kershaw County Planning Commission**  
**Minutes – Regular Session**  
**March 13, 2008, 5:30 p.m.**  
**County Council Chambers**

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

Members Absent: David Brown

Staff Present: Carolyn Hammond and John Newman

**I. Call to Order**

Chairman Lewis Shaw called the meeting to order at 5:37 p.m.

**II. Public Comment Period**

There were no comments from the public.

**III. Public Hearing on Rezoning Request of Josh Broome**

John Newman told the Commission that Josh Broome is requesting a zone change for three parcels totaling approximately 3.95 acres from R-15 Residential to B-2 General Business zoning. The property is located at 2074, 2082, and 2082-A Highway 1, south approximately 1.3 miles southeast of Elgin. The property is considered part of Ridgeway Subdivision. The subject parcels are, however, undeveloped and separated from the remainder of subdivision by a flood zone. There is mixed use in the area with quite a bit of business development around it. Property across the highway is zoned B-2, the property to the north is a residential subdivision, to the east is an R-15 parcel, and to the west is R-15 zoning and commercial development. The Future Land Use Map places these parcels in an Economic Development zone. The requested B-2 zoning is in conformance with the general policies of the Comprehensive Plan and Future Land Use map. B-2 type uses will be compatible with the neighborhood. The Broomes have a property management business and want to build a storage building on the site. R-15 zoning does not allow the size storage building they would like to construct. Staff recommends approval of the zone change.

Josh Broome told the group that he and his father would like to use the property to build a 5000 square foot storage building for their property management business. Under the current R-15 zoning, they would only be able to construct a 450 square foot storage building.

Jackie Broome said they currently store materials in three different locations. They want to consolidate their storage to one secure central location. He said it will be an attractive metal building.

John Newman explained that the Broomes currently have a home occupation business office in the 900 square foot home located on the site. Under the Kershaw County Zoning Ordinance, they can build a storage building on the currently R-15 zoned parcel, but the Ordinance requires that it can only be half the size of the principal residence. In order to construct the building they want, the zoning needs to be changed to B-2.

**IV. Discussion and Recommendation of the Josh Broome Rezoning Request**

A discussion followed with Lewis Shaw stating that he was familiar with the area and felt the proposed zoning would conform with the neighborhood. Karen Eckford motioned that the Planning Commission approve the request of the applicant to change the classification of the subject property from R-15 to B-2 zoning. Richard Simmons seconded the motion, and all voted in favor.

Minutes approved by the Planning and Zoning Commission on April 10, 2008

## **V. Approval of Minutes**

George Gibson motioned that the minutes of the February 14, 2007 regular meeting be approved. Dan Matthews seconded. Having missed the February 14<sup>th</sup> meeting, Karen Eckford abstained. Lewis Shaw, Charles Cottingham, George Gibson, Dan Matthews, and Richard Simmons voted in favor.

## **VI. Capital Improvement Program Discussion of Latest Draft and Recommendations to County Council**

After Lewis Shaw thanked the group for their patience during the Capital Improvement Program process, John Newman told the group that the only addition to this last draft was the engineer's report and map on the sewer. He pointed out that on the priority list of recommendations there is an update to the Master Sewer Plan. This report should not affect that because this is about the existing facilities upgrade and a few more lift stations to accommodate the growth that we already have. It was done from a plan that was completed in 2000. This is separate from the recommendation to update the Plan.

The funding for these projects is earmarked as being user fees, impact fees, and through grants. It is recommended that the sewer improvement projects be set up on an Enterprise Fund that is self-funding. The capital projects would be funded through economic development grants or EPA grants plus impact fees. Tap fees are considered impact fees. The operation and maintenance would come from the user fees. It would be a type of self-funding organization.

Lewis Shaw asked if having this amount of detail in this document would place the County in a better position to consider requiring impact fees. John Newman replied that that was correct. There is a set of criteria that has to be met in the CIP in order for that data to be used for impact fees.

Lewis Shaw asked if the information that the engineers provided was consistent with the current 2000 Plan. John Newman said it was. Mr. Shaw said one of the things the Planning Commission is asking for is an update of 2000 Plan. When that information becomes available to the Planning Commission, some changes may need to be made, but that would be part of the process.

Mr. Newman went on to say that the CIP is the Planning Commission's recommendations. If County Council agrees to accept them, it does not mean that they are bound to fund every single item. Council does, however, have to accept it as an ordinance and hold a public hearing. By passing the CIP by ordinance, it becomes an official document which gives it a lot more meaning. It does not mean that Council has to go by it to the letter, but it is a very useful tool in the financial planning process. He told the group that after the Planning and Zoning Commission passes the CIP, he will forward it to the Finance Director and County Council's Finance Committee. The CIP will be presented to County Council by the Planning Commission at their March 25<sup>th</sup> meeting.

Lewis Shaw stated that the Planning Commission is not asking for anything new other than \$50 thousand for the update to the Master Sewer Plan. All the figures that are contained in the CIP are figures that came out of the existing sewer plan. What the Commission was given in reference to the sewer reflects the development the County already has on the books as well as developments wanting to get sewer service. At some point, Kershaw County needs to get ahead of that curve and decide to put sewer in places where development should go. We are now providing sewer where development wants to go. Mr. Shaw said that we need to be providing sewer where we want development to go. John Newman agreed and added that deciding where future development is going to go is of paramount importance in planning. Lewis Shaw said having money to run sewer lines will give the County the power to plan. Otherwise, we will stay like we are now with developers picking places for their own reasons with the county trying to run sewer to them.

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There being no further questions or discussion, Dan Matthews moved that the Planning Commission send the five year CIP to the County Council for approval. The motion was seconded by Richard Simmons and all voted in favor.

Chairman Shaw and various members of the Commission thanked Staff for all the time and effort they put into the CIP.

#### **VII. Staff Report on County Council Actions Concerning Planning & Zoning Commission**

John Newman reported the following County Council actions at their February 26 and March 11, 2008 meetings:

##### February 26, 2008

- First reading on an Ordinance to amend the Kershaw County Zoning Ordinance, Article 5, Sign Regulations, Table 6 and Table 7, to permit message board signs in institutional uses and to add a definition of message board in the Zoning Ordinance Definition Section was approved 7-0.
- Third reading on Greenwood Development's Liberty Hill Farms RD-2 to PDD was approved 7-0.

##### March 11, 2008

- Second reading on an Ordinance to amend the Kershaw County Zoning Ordinance, Article 5, Sign Regulations, was approved 7-0.

#### **VIII. Other Items**

Lewis Shaw reported that the Freedom of Information request by Earl McLeod of the Greater Columbia Home Builder's Association had been met.

#### **IX. Adjournment**

Dan Matthews motioned to adjourn. Richard Simmons seconded, and all voted in favor. The meeting ended at 6:05 p.m.

Respectfully submitted,

Carolyn B. Hammond  
Secretary