

**Kershaw County Planning Commission**  
**Minutes – Work Session**  
**June 26, 2008, 5:30 p.m.**  
**Room 190, Government Center**

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

Member Absent: Dan Matthews

Staff Present: Carolyn Hammond and John Newman

**Call to Order**

Chairman Lewis Shaw called the meeting to order at 5:40 p.m.

**Discussion of Draft Zoning and Land Development Regulations**

John Newman explained that the Manufactured Home Overlay has been removed from the ZLRD. The location of manufactured homes is regulated through the tables. After Mr. Newman explained the NAICS codes, the group discussed the following relating to Table 3:1:

- Page 6 - Business Schools, Computer, and Management Training - changed from N to P in the RD-1, RD-2, and MRD-1 Districts
- Page 7 - Office of Physicians, Health Practitioners - changed from P to C in B-3 District and from N to C in RD-1, RD-2, and MRD-1 Districts
- Page 7 - Substance Abuse Facilities - changed from P to N in B-3 District
- Page 7 - Richard Simmons pointed out that there needs to be provisions to allow the proposed horse park in the rural districts. John Newman will look into this.
- Page 9 - Religious Organizations - changed from P to N in I-1 District
- Page 9 - All Other Organizations - changed from P to N in I-1 District
- Page 10 - Townhouses - changed from N to C in the OI District
- Page 10 - Patio Homes - changed from N to C in the OI District

John Newman explained that the current lot dimension table has been restructured into three tables. There was some concern by David Brown about the maximum impervious surface ratio in the business districts. The Planning Commission will compare them with the current standards and resume discussion at the next meeting.

Earl McLeod of the South Carolina Home Builder's Association asked to be recognized and was allowed to ask several questions during the work session.

**Adjournment**

Richard Simmons motioned to adjourn. Karen Eckford seconded, and all voted in favor. The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Carolyn B. Hammond  
Secretary