

Kershaw County Planning and Zoning Commission
Minutes - Work Session
July 24, 2008, 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

Members Absent: David Brown

Staff Present: Carolyn Hammond and John Newman

Call to Order

Lewis Shaw called the meeting to order at 5:30 p.m.

Scheduling of ZLDR Work Sessions

Work sessions were scheduled for August 28 and September 25, 2008. Another session was tentatively scheduled for October 23, 2008.

Discussion of Minimum Lot Size Without Public Sewer

Since the last meeting Lewis Shaw has spoken with SCDHEC personnel in Columbia, and John Newman has been in contact with the local SCDHEC office and other South Carolina jurisdictions with regard to the minimum lot size when a septic tank is involved. For the responding counties that regulate minimum size of lots serviced by septic tanks, most have placed a one acre minimum on lots with a septic tank and private well. Smaller lot sizes are generally allowed when served by public water and a septic tank. Lewis Shaw reported that SCDHEC supported those figures. Local DHEC officials stated that a good rule of thumb for Kershaw County, by the time the SCDHEC-required setbacks are applied, a 30,000 square foot lot (approximately .67 acre) would be the smallest lot a well and septic tank should be on; and 20,000 square feet (approximately .46 acre), the smallest lot a septic tank with public water should be on. However, it was recognized that in some cases DHEC was allowing smaller lot sizes depending on the results of soils tests. The Planning Commission, as a result, decided to set the minimum size for a lot with a well and a septic tank at .75 acre, and the minimum size for a lot with public water and a septic tank at .50 acre. Lewis Shaw told the group that he had spoken about this with David Brown who was absent from the meeting. Mr. Brown gave Mr. Shaw permission to relay that he was okay with these lot sizes. Staff will make these changes in the ZLDR tables and text. A draft of the changes will be brought to the next meeting.

Discussion of Draft Unified Code of Zoning and Land Development Regulations

Carolyn Hammond gave an overview of the Sign Regulations, pointing out policy changes from the current Zoning Ordinance to the proposed ZLDR. At the next meeting, the group will review any provisions of these regulations of concern in more detail.

Adjournment

George Gibson motioned to adjourn. Karen Eckford seconded, and all voted in favor. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Carolyn B. Hammond
Secretary