

**Kershaw County Planning Commission**  
**Minutes – Regular Session**  
**July 10, 2008, 5:30 p.m.**  
**County Council Chambers**

Members Present: Lewis Shaw, David Brown, Charles Cottingham, Karen Eckford, Dan Matthews, and Richard Simmons

Member Absent: George Gibson

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.

**Approval of Minutes**

Karen Eckford motioned that the minutes of the June 12, 2008 regular meeting be approved. Charles Cottingham seconded. All voted in favor.

Lewis Shaw suggested that the following language be added to the June 26, 2008 work session minutes: “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.” Karen Eckford motioned that the minutes be approved as amended. David Brown seconded and all voted in favor.

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

John Newman reported the following County Council actions:

May 13, 2008

- Second Reading on Tommy Grainger’s rezoning request to rezone approximately 1.45 acres on 1962 Whiting Way in Lugoff from MRD-1 to GD was approved 7-0.
- Third Reading on the Five Year Capital Improvement Program was approved 7-0.

May 27, 2008

- Third Reading on Tommy Grainger’s rezoning request to rezone approximately 1.45 acres on 1962 Whiting Way in Lugoff from MRD-1 to GD was approved 6-0.
- First Reading on Palmetto State Rentals, LLC (Rusty Williams) request to rezone approximately 2.28 acres at 2716 Steven Campbell Road in Elgin from RD-2 to R-15 was approved 6-0.

June 17, 2008

- Second Reading on Palmetto State Rentals, LLC (Rusty Williams) request to rezone approximately 2.28 acres at 2716 Steven Campbell Road in Elgin from RD-2 to R-15 was approved 7-0.

June 24, 2008

- First reading on an ordinance to adopt Appendix E, Kershaw County Public Sewer, of the Kershaw County Five Year Capital Improvement Program was approved 7-0.
- First Reading of an ordinance to establish a capital project impact fee for sewer was approved 5-2.
- Third Reading on Palmetto State Rentals, LLC (Rusty Williams) request to rezone approximately 2.28 acres at 2716 Steven Campbell Road in Elgin from RD-2 to R-15 was approved 7-0.
- Final reading on the Budget Ordinance was passed and approved 7-0. Included in the budget was \$150,000 for architectural and engineering fees for the Detention Center expansion. No funds were allocated for a facility needs assessment at the courthouse, the transportation planning study, or an update of the Master Sewer Plan. The position of Animal Control Supervisor/Codes Enforcement Officer has been added. Peggy Spivey has been hired for that position.

### **Scheduling of ZLDR Work Sessions**

Work sessions were tentatively scheduled for August 28, September 25, and October 23, 2008. John Newman will e-mail Planning Commission members to confirm if they will be available to meet on those dates.

### **Discussion of New Unified Code of Zoning and Land Development Regulations**

The group discussed Tables 3:1, 3:2, 3:3, 3:4, Conservation Design, and Conditional Uses. Commission actions are as follows:

#### Table 3:1

- All the changes that were recommended at the 6-26-08 work session are reflected in the current version. No additional changes were made.

#### Table 3:2 (Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, and Impervious Surface Requirements by District for Residential Uses)

- After discussing the minimum size for a lot without access to public sewer or a Community Onsite Sewage Treatment and Disposal System, it was decided that John Newman would gather additional input from SC-DHEC. He will also, through the South Carolina planner's forum, find out how other jurisdictions are regulating the size of such lots.

#### Table 3:3 (Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, and Impervious Surface Requirements by District for Residential Uses and Conservation Design)

- Replace any references to *Resource Conservation* with the words, *Conservation Design*.

#### Table 3:4 (Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, and Impervious Surface Requirements by District for Non-Residential Uses)

- Replace any references to *Resource Conservation* with the words, *Conservation Design*.

### Conservation Design

- In reference to the list of areas deemed to be of agricultural, environmental, or ecological significance (items A-I under Section 5:X.3 Applicability), Lewis Shaw requested that Staff

do research to see if it would be wise to add to the list, rivers designated by DNR as Scenic Rivers and by SC-DHEC as Outstanding Resource Waters. John Newman will provide further information at the next session.

#### Conditional Uses

- Add the words, *and regulations* to item (F) under Construction and Demolition Landfills
- Add the words, *and regulations* to item (E) under Municipal Solid Waste Landfills

#### **Other Items**

There were no other items.

#### **Adjournment**

Dan Matthews motioned to adjourn. David Brown seconded, and all voted in favor. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Carolyn B. Hammond  
Secretary