

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – July 8, 2019, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Beth Smith, Kevin Scharf, and Curtis Blackmon

Members Absent: Gary Whitlock and Kate Denton

Staff in Attendance: Michael Conley, Joey Adams-Raczkowski and Rhonda Darity

**Call to Order**

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

**Approval of Minutes**

George Harkins made a motion that the minutes of the May 13, 2019 regular meeting be approved. The motion was seconded by Kevin Scharf, and all present voted in favor.

**Major Subdivision Sketch Plan Review for Cascata Development, LLC – Case 19-05**

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, Cascata Development, LLC, is proposing a subdivision of 19 single family residential lots, located behind the Chestnut Road Subdivision that was approved in 2018, and currently under development. The proposed subdivision is located in an area designated residential development. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The Traffic Plan did not kick in a traffic study. The developer is showing sidewalks along one side of both internal streets. Staff will work with the applicant to ensure that the lighting information is finalized at the next stage of development review. The subdivision name and street names must receive approval by GIS. The proposed subdivision, as submitted, meets the common open space requirements. Staff will work with the applicant at the next stage of development review to ensure that any applicable buffers and street tree plantings are delineated in detail within a landscaping plan. Commissioner Blackmon had questions regarding the single egress/ingress for the subdivision. A brief discussion was held on this matter. Staff recommends approval of the proposed sketch plan by the Planning and Zoning Commission with the following conditions: The preliminary and final plats must meet all appropriate requirements, as reviewed by staff and found complete per ZLDR 5:2.4; issuance of SCDOT encroachment permits; issuance of SCDHEC stormwater permits; Homeowner Association documents shall include language regarding maintenance of stormwater management pond and dedicated open space areas; acknowledgement/approval of easement crossing from holder of Dixie Pipeline easement that traverses through Lots 3, 4, 5, and 6; no construction activities or phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained. After a brief discussion, Curtis Blackmon made a motion to approve the major subdivision sketch plan with all six (6) staff recommendations, and that it meets all requirements of fire and emergency vehicle access. Gary Whitlock seconded the motion, and all voted in favor.

**Adjournment**

At 6:05 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins, seconded by Kevin Scharf, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary

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Kershaw County



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