

Kershaw County Planning and Zoning Commission
Regular Session Minutes – April 12, 2021, 5:30 PM
Zoom Meeting Platform
515 Walnut Street, Camden, SC 29020

Members in Attendance: Claude Eichelberger, George Harkins, Kevin Scharf, Curtis Blackmon, Robert Andrews, and Fiona Martin

Members Absent: 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

Chairman Eichelberger stated that the minutes for the February 8, 2021 regular meeting had been distributed electronically, and asked if there were any corrections or additions. Hearing none, he called for a vote to approve the minutes. All present voted in favor of approving the minutes.

Request to Rezone 699 Wildwood Lane TMS# 308-00-00-211, From R-15 to B-2 - Case 21-04

This case was withdrawn by the applicant on 4/12/2021

Major Subdivision Sketch Plan Review for The Village at Boulware Park, Boulware Road – Case 21-06

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, Dawson Yandale's proposal for this 18.3 acre parcel includes 143 townhome lots. The site is located along Boulware Road/Plaza Drive/Benjamin Drive, and identified as TMS# 296-00-00-058 (portion of). Townhomes will be constructed in strings of 3 and 4 units each. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. A Traffic Impact Analysis was required and completed. The study found that at build-out, the proposed intersections, as well as the existing roadways, will be minimally impacted and will continue to operate at an acceptable Level of Service (LOS). Driveway encroachment permits will be required by the SCDOT and Kershaw County prior to construction document approval. A 20' wide perimeter landscaping buffer has been shown along the entire road frontage perimeter of the proposed development. Staff will work with the applicant to finalize the plantings within that buffer prior to the next stage of plan review. Staff has reviewed the proposed major subdivision sketch plan for The Village at Boulware Park. The proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff recommends approval of the proposed major subdivision sketch plan by the Planning and Zoning Commission with the following conditions:

1. The preliminary and final plats must meet all appropriate requirements, as reviewed by staff, and found complete per ZLDR 5:2.4.
2. Sewer plans shall be finalized, submitted, and approved by county engineers along with submission of preliminary plans/construction documents.
3. Issuance of SCDOT driveway permits for access onto Plaza Drive.
4. Issuance of Kershaw County encroachment permits for the new entrances connecting with, and any improvements to, Benjamin Drive. Any improvements required by Kershaw County must be shown in the preliminary plans/construction drawings. The timing of any required Kershaw County improvements must be noted on the preliminary plans/construction drawings.

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5. Issuance of SCDHEC/Kershaw County MS4 stormwater permits.
6. Homeowners Association documents shall include language regarding maintenance of stormwater management devices, amenity areas, and dedicated open space areas.
7. Street lighting shall be shown on preliminary plans/construction drawings.
8. No construction activities or phased land clearing may begin until the next stage of subdivision review has been completed and all applicable permits obtained.
9. If the applicant proposes significant future changes to the approved sketch plan design such as , but not limited to, access and circulation, increase in the number of lots, open space alterations, and impact to environmental features, additional review and approval by the Planning Commission may be required.

As part of the board discussion, Fiona Martin offered comments about how this development's walkable design could connect pedestrians and bicyclists with the area businesses, via the roads that surround the development, and if those roadways could safely accommodate pedestrians and bicyclists through future improvements. After additional discussion by staff and the commission, the chairman called for a motion. Curtis Blackmon made a motion to approve the major subdivision sketch plan with all staff recommendations. Kevin Scharf seconded, and all voted in favor.

Development Updates

March was a busy month. P&Z issued 54 single family dwelling permits.
We will return to face to face meetings with the next meeting.

Adjournment

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

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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