



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 13 October 2016

6:30 PM

Council Chambers

This meeting's notice was published in the Post and Courier newspaper.

I. Call to Order

This meeting was called to order by Commissioner Black at 6:30 PM.

II. Roll Call

In attendance were Commissioners Heyward, Moore, Prioleau, Smalls, Stewart, Wolf and Black, Planning/Zoning Administrator Holton and Clerk-Treasurer White.

Commissioner Black welcomed Councilmember Salters from Town Council and Commissioner Pinckney with the BZA to the meeting.

III. Invocation/Pledge of Allegiance

Invocation was given by Commissioner Prioleau; followed by the Pledge of Allegiance.

IV. Adoption of Agenda

Commissioner Black asked for a motion to accept the agenda as prepared. Commissioner Moore made the motion to accept; Commissioner Stewart seconded and all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Black asked for a motion to accept the minutes from September 8, 2016. Commissioner Moore commented that under New Business the applicant be referred to as the "applicant" or "Mr. Trueblood" for consistency. Commissioner Wolf made the motion to accept the minutes with the change; Commissioner Smalls seconded and all voted in favor.

VII. Old Business

None

VIII. New Business

Request for a Temporary Use Permit at TMS #163-08-00-033 at 6445 Highway 162,

Planner/Zoning Administrator Holton stated that the applicant, Jason, Rentz, was not present. He continued that Mr. Rentz wants to build a home in the TC (Town Center) zoning district. The intent is to have use of a travel trailer while building the house. Mr. Rentz wants to be onsite to oversee the project. Mr. Holton recommends approving this request for one (1) year with the conditions of adequately handling sewer demands; building plans/approval and temporary power. Commissioner

Stewart stated that he does not feel comfortable approving this request without Mr. Rentz being present to answer questions from the Commission. There are no plans and it is unknown how long it will be before plans are drafted and approved. This process could take up to six (6) months and he feels that it would be a waste of time to approve the request and have a trailer sit on a lot with no activity. Commissioner Wolf asked where the water and sewer would go. Mr. Holton answered that a septic tank would have to be set up because sewer is not available. Commissioner Wolf asked if Mr. Rentz has gotten DHEC approval. Mr. Holton was unsure whether this has been done. Commissioner Black asked for motion. Commissioner Stewart made the motion to deny the request; Commissioner Heyward seconded and all voted to deny.

Request approval of Parking and Landscape Plan at TMS #191-00-00-330, 5954 Dixie Plantation Road, Planner/Zoning Administrator Holton explained that the plans submitted are much better than what was previously submitted. There is currently parking and some landscape existing. The applicant, Bernard Matthews, has adequately provided a plan that conforms to code for ADA required parking. Planner/Zoning Administrator Holton recommended approval of this request. Commissioner Prioleau commented that in reviewing the architectural plans and location on the map; it shows that the property is located in a flood zone. Mr. Holton interpreted the meaning of the flood zone and explained that the designated area of X means that it is not in a flood zone. It is only going to flood inundated by a 1000 year storm filling the ground to about 6 inches; therefore flooding would not be an issue on this property. Commissioner Prioleau said that he wanted to make Mr. Matthews aware of this issue and pointed out that he may have difficulty obtaining insurance. He also made note that the Town will not be responsible for authorizing a permit in a flood zone area. Commissioner Black asked for a motion. Commissioner Prioleau made the motion to approve the request with the conditions that Mr. Matthews be made aware that the property is in a flood zone and that the Town will not authorize any permits in a flood zone area; Commissioner Stewart seconded and all voted in favor.

Commissioner Black mentioned that a letter was given by Town Clerk/Treasurer White that the committee appointments have expired. Staff has requested that Commissioners submit in writing continued interest in serving on the Planning Commission.

IX. Adjournment

The meeting was adjourned at 6:45 PM.

**Prepared by:
Tynetta White
Clerk-Treasurer**