



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 8 December 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 Moore, Prioleau, Smalls, Stewart, Wolf, Black and Planner/Zoning Administrator Holton. Clerk-Treasurer White and Commissioner Heyward were absent.

III. Invocation/Pledge of Allegiance

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

IV. Adoption of Agenda

Commissioner Stewart made the motion to accept the agenda as prepared; Commissioner Wolf seconded and all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Stewart made the motion to accept the October 13, 2016 minutes as prepared; Commissioner Prioleau seconded and all voted in favor.

VII. Old Business

Request for a Temporary Use Permit at TMS #247-00-00-015, 5706 Sands Road; Planner/Zoning Administrator Holton stated that the applicants were present. He explained that they are requesting a Temporary Use Permit to live out of a camper at the property address while they raise funds to cover the expenses for rewiring their home. There is water and septic facilities already in place. They are asking for a 1 year permit, although they do not think that it will take that long. The camper would be placed behind the home in close proximity to the septic tank. It is staff's recommendation to approve the permit for 1 year. Commissioner Stewart asked the applicant Shannon Valle, if she has applied for a permit to rewire the home. Mrs. Valle stated that she has not applied for a permit yet. Commissioner Stewart said that his concern is how quickly a permit would be applied for and when the work would be completed. Not knowing when this is going to happen, he feels like it is a little early to submit a request for a 1 year permit when it might take several months to obtain the permit for the electrical repairs. Mrs. Valle responded that if her family is

granted the opportunity to live in the camper, it would be quicker for them to save for the funds for the repairs. Commissioner Wolf asked about the permitting process and the fees, if any, associated with it. Mrs. Valle stated that a licensed electrician will have to be hired to make the necessary repairs and this is what they need to save funds for. Commissioner Prioleau asked Mrs. Valle if the camper was already on site. She answered that it was being purchased and would be on site over the weekend. Commissioner Prioleau asked if the camper would be feeding off existing electricity. Mrs. Valle stated that there is no existing electricity. Commissioner Wolf asked Mrs. Valle if a generator will be used. She answered no and that they will need temporary power to reside in the camper. Commissioner Prioleau asked Mrs. Valle if they were renovating an old house and if it was occupied. She answered that the house was built in 1950 and they have plans to renovate it. No one is living in the house at this time. She stated that there is indoor plumbing and running water in the home. A septic tank was installed about a year ago. Commissioner Stewart asked Mrs. Valle if she has identified an electrician yet and if she has any idea as to what the repairs might cost. She said that she has not hired anyone but she has some estimates. Commissioner Prioleau asked Mrs. Valle if the house had been considered condemned at any time. She answered that she did not know. She mentioned that the home had no power and that all of the wires had been stolen. He also asked if she knew of the last time that anyone has lived in the home. She said that she did not know. Commissioner Moore asked Mrs. Valle if she was renting or if she owned the home. She said that she and her husband purchased the home in 2013. Commissioner Stewart made the motion to approve the request; Commissioner Wolf seconded and all voted in favor.

VIII. New Business

Request approval of Parking and Landscaping Plan at TMS #245-00-00-059, 1333 Highway 162; Commissioner Black stated that the applicant was present. Planner/Zoning Administrator Holton said that the applicant, Linda Darlene Beverlin is asking the Commission for an extension for the Parking and Landscaping Plan. Her current temporary business license is to expire at the end of the year without the parking and landscape plan approval. Commissioner Wolf commented that he thinks that Ms. Beverlin has done a good job with trying to comply. He drives past the business every day and has noticed that it looks considerably better than it ever has. He thinks that she has done everything she could with the resources that she has. His only issue is to have the property boundary survey completed, which would be in the best interest of the Town and Ms. Beverlin. Ms. Beverlin also said that she would like to have the property surveyed and have boundaries done. She has 2 estimates on what it would cost. Both surveyors said that the nearest marker is 3 properties away and she would have to have those 3 properties surveyed in order to have a boundary marker where her property is, and she cannot afford it. Commissioner Wolf asked what the cost of the surveys would be. Ms. Beverlin answered that it would cost \$3000 per survey. Planner/Zoning Administrator Holton stated that he was not sure if this is entirely true. He said that if he understands Ms. Beverlin correctly, the surveyors are saying that all 3 properties in line would have to have a complete boundary survey up to Ms. Beverlin's property. If the surveyors would take a common known point, they could work their way back to Ms. Beverlin's property. They would not have to survey all 3 properties. Ms. Beverlin said that she would try to get it done this way. Christina Whitson addressed the Commissioners. She said that she is Ms. Beverlin's office

manager. She stated that her father is a landscaper and she has a friend who is a surveyor. She was not aware of the problems but now that she is, she will help Ms. Beverlin fix these issues.

Commissioner Black noted that the Commission has been dealing with this issue for about 6 to 8 months and the temporary business license expires at the end of the month (December). Time is of the essence to get this done unless the Commission approves an extension. Commissioner Wolf made the motion to grant an extension until March 2017. At that time Ms. Beverlin is to have the property boundary survey and the parking and landscaping plan in compliance with the Town's ordinance. Commissioner Stewart seconded and all voted in favor.

IX. Adjournment

The meeting was adjourned at 6:55 PM.

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