



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 8 February 2018

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 Wolf at 6:30PM.

II. Roll Call

In attendance were Commissioners Moore, Prioleau, Smalls, Wolf, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioners Rhonda Heyward, Robert Heyward and Stewart were absent.

III. Invocation/Pledge of Allegiance

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

IV. Adoption of Agenda

Commissioner Wolf made the motion to adopt the agenda as prepared; all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Prioleau made the motion to approve the minutes from the December 14, 2017 and January 11, 2018 meetings as prepared; Commissioner Moore seconded and all voted in favor.

VII. Old Business

None

VIII. New Business

Amendment of Town Code Section 58-192, Mining and extraction operations, Planner/Zoning Administrator Holton explained that since there are several mining operations going on in the Town, Council felt that this ordinance needed to be a bit more stringent. The Town's attorney, Jon Austen, comprised a proposed/revised ordinance for the Commission to review. Commissioner Prioleau made the motion to approve with the recommendation that the buffer be changed from 50 feet to 100 feet for residential dwellings and 50 feet for commercial; Commissioner Smalls seconded and all voted in favor.

Approval of multi-family dwelling for seniors at TMS #163-00-00-037, TMS #191-05-00-039 and TMS #191-05-00-040, Planner/Zoning Administrator Holton explained that the parcels are located off of SC Highway 165 and zoned GC (General Commercial). The intended use is a 37-unit complex for seniors. A parking and landscape plan will need to be provided and approved. The applicant, Max Elbe with Low Country Housing Communities stated that he would own and develop the property. Mr. Elbe

answered questions from the Planning Commission in regards to maintenance, upkeep and water/sewer availability. The Planning Commission stated that they would like to see pictures and information on other units (preferably older developments) to see how they are being maintained. The Planning Commission's concern is for the units look as they do in 15 years as when they were built. Commissioner Wolf made the motion to conditionally approve with the recommendation that Mr. Elbe provide a conceptual plat which will address open space, specifics on what information will be included in the lease agreement in regards to upkeep of the property, a parking and landscape plan, and a portfolio of older properties; Commissioner Moore seconded and all voted in favor.

Commissioner Wolf commented on the trash in the Town and asked what could be done to clean it up.

X. Adjournment

The meeting was adjourned at 7:19 PM.

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