



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 8 March 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 Rhonda Heyward, Robert Heyward, Prioleau, Smalls, Stewart, Wolf, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioner Moore was 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; Commissioner Prioleau seconded and all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Prioleau made the motion to approve the minutes from the February 8, 2018 meeting as prepared; Commissioner Robert Heyward seconded and all voted in favor.

VII. Old Business

None

VIII. New Business

Public dedication of new ingress/egress easement on 5356 New Road, TMS #165-05-00-103, Planner/Zoning Administrator Holton explained that the easement is being dedicated by the applicant, Robert Brown, to access land-locked parcels. Commissioner Rhonda Heyward made the motion to approve; Commissioner Robert Heyward seconded and all voted in favor.

Parking and Landscape Plan for 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 dwelling is intended for seniors aged 55 and older. The three parcels mentioned will accommodate 32-units which has been reduced from the initially proposed quantity of 37-units. Mr. Holton recommended the Parking Plan be approved with the condition that the cul-de-sac radius is shown at a 50-foot minimum as stated in the ordinance; the Common Open Space is calculated without retention ponds included and the

maximum of eight (8) parking spaces before an island. The applicant, Max Elbe, presented a revised Parking and Landscape Plan to the Commission with the changes addressed by Mr. Holton. Commissioner Wolf mentioned that he appreciated and thought Mr. Elbe did a great job providing the information and making the changes that were requested by the Commission. Commissioner Wolf made the motion to approve; Commissioner Prioleau seconded and all voted in favor.

Planned Development (PD) Document for 4818 Highway 162 at TMS #247-00-00-091, Planner/Zoning Administrator Holton stated that the applicant, Jeff Meyer is seeking approval for Planned Development (PD). He mentioned that the Town is responsible for sewer and suggested that the Planning Commission require sidewalks or a multi-use path across the front of the property on SC Highway 162. Commissioner Wolf suggested protecting the space so it can be done in the future. Mr. Meyer stated that the concept is something that he is willing to entertain. He answered questions from the Commission regarding leaving additional parcels in their natural state or planting trees and shrubs that create a natural buffer. The current plan reflects a layout that yields (12) 40 foot lots and (71) 50 foot lots. Mr. Holton recommended eliminating six of the lots from construction (10, 16, 20, 42, 53 and 76). Another suggestion made by Commissioner Stewart was instead of eliminating the six lots, to reduce them by half. Street lighting, perimeter buffer yards and traffic and drainage studies were other items of discussion. Mr. Meyer said when he comes before Council, all of these items will be addressed and submitted with the engineered documents. Commissioner Wolf made the motion to approve with the condition that the lot and landscape plan includes a 50 foot buffer along Highway 162, the multi-use path will be platted and constructed during the construction of the neighborhood, six lots will be set aside for the Planned Development (PD), the neighborhood will include sidewalks on all interior streets and the Town is not responsible and does not provide solid waste collection or recycling services. Commissioner Prioleau seconded and all voted in favor.

Various items for Planning Commission discussion, Commissioner Stewart stated there are a number of businesses in the Town that are not in compliance and raised the question as to why they are being allowed to operate. He mentioned several businesses and the reasons why they are not in compliance. Another concern was the trash and how a program can be implemented to help keep the Town clean. Commissioner Stewart suggested that letters be sent to the non-compliant businesses stating their non-compliance and inform them that they are subject to having their business license revoked.

X. Adjournment

The meeting was adjourned at 7:20 PM.

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

