



## PLANNING COMMISSION

### Regular Meeting

### Minutes

6278 Hwy 162 / PO Box 519  
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Thursday, 9 June 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, Smalls, Stewart, Wolf and Black, Planning/Zoning Administrator Holton and Clerk-Treasurer White. Commissioners Heyward and Prioleau were absent.

#### **III. Invocation/Pledge of Allegiance**

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

#### **IV. Adoption of Agenda**

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

#### **V. Public Comments**

No comments were made.

#### **VI. Minutes:**

Commissioner Stewart made the motion to approve the May 12, 2016 minutes as prepared; Commissioner Wolf seconded and all voted in favor.

#### **VII. Old Business:**

None

#### **VIII. New Business**

*Request approval of rezoning from Residential-One (Manufactured Homes Allowed) (R-1M) to Neighborhood Commercial (NC) on parcel TMS #191-00-00-330, 5954 Dixie Plantation Road.*

Planning/Zoning Administrator Holton explained that the parcel has operated as a general store and has been vacant in the community for many years. The applicant, Bernard Matthews, came to Town staff wishing to re-open the store. The applicant is present but not the owner of the property. The owner, Paul Hendricks, provided a written statement giving Mr. Matthews permission to use the property. Mr. Matthews stated that the intended use for the property is a meat market. No cooking or processing of food will be done. He will buy from a wholesaler and re-sell.

Commissioner Wolf asked what the plans were for meat cutting and trimming, how waste would be disposed of and what type of storage will be used. Mr. Matthews answered that there are two walk in coolers on site. He will need to look into the other issues mentioned. Commissioner Wolf stated

that there are homes in the area and it is recommended that the issue of waste disposal be addressed. Commissioner Black asked if Mr. Matthews has to comply with DHEC and if they have inspected the property. Mr. Matthews said that he has not gone through this process yet. He is waiting on the rezoning and business license and once this is done he will contact DHEC to inspect. Commissioner Wolf made the motion to approve; Commissioner Moore seconded and all voted in favor except Commissioner Smalls who abstained from voting.

*Request approval of Parking and Landscape Plan at parcel TMS #245-00-00-059, 4333 Highway 162.* The applicant, Linda Beverlin was not present. Planning/Zoning Administrator Holton said that there have been a few meetings with himself, Mayor Heyward and the applicant, to assist and give direction on the requirements needed. Ms. Beverlin was given a conditional business license which expires 6/30/2016 so that she could operate her business while she prepares the parking and landscape plans. Mr. Holton has made several attempts to contact Ms. Beverlin without success. The sketch provided does not show property lines or dimensions. He feels the plans submitted needs more work. Commissioner Wolf mentioned another case where the applicant was asked to come back with another plan. He asked if information could be provided on the company that did this plan so that they can possibly help Ms. Beverlin. He recommended giving applicants examples (plat) so they know what is required when submitting plans. He mentioned that the process can be a little difficult if you've never done it before. Commissioner Stewart asked how the applicant is informed. Mr. Holton said that they are informed at the time of submission. Commissioner Black made note that there are no property lines on the drawing and he cannot tell what the setbacks should be. It is also not drawn to scale. He thinks that the drawing is incomplete. Commissioner Stewart made the motion to table until the applicant brings proper documentation; Commissioner Wolf seconded and all voted in favor to table.

## **IX. Adjournment**

The meeting was adjourned at 6:55 PM.

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