



## PLANNING COMMISSION

### Regular Meeting

### Minutes

6278 Hwy 162 / PO Box 519  
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Thursday, 14 July 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 and Black, Planning/Zoning Administrator Holton and Clerk-Treasurer White. Commissioner Heyward was 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 adopt the agenda as prepared; Commissioner Prioleau seconded and all voted in favor.

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

*Glen Nastephiale, 5254 Cherry Hill Road*, stated that he would like to speak against the mining project. He said there were a few things that concerned him about the project, the first being the children in the area. If this project is approved there would be tremendous truck traffic and it would be terrible if a child were to be hit. He said that he liked the area and has owned the property since 2005 and enjoys the peace and quiet there. In addition to the heavy traffic, the trucks would tear up the road which is already in need of repair. Another concern is what will happen to the water table and what this project will do to property values.

*Pastor Herbert Mungin, 5318 Cherry Hill Road*, said that he has lived in the community for the past 42 years. He is very concerned with traffic and the time of day that the trucks will be coming in and going out of the area. He feels the weight of the trucks will cause damage to the road. He also voiced his concern about children in the area. He wanted to know what the applicant's plan was for the project; will there be signs posted, will a fence be put up; will he take responsibility if anyone is hurt. He said he feels that this is very dangerous.

*Anthony Bryan*, stated that he would be retiring in about two years and wanted to bring his family to the area. When he received the letter about the mining project, he thought that it was a terrible idea and it would be dangerous for the residents in the area.

*John Waring, Jr.*, stated that his main concern is safety. He owns the property adjacent to the site. He asked where the trucks will go when they start lining up. He leaves home early in the morning; what will happen if a trucker forgets to turn their lights on. He feels the trucks will tear up the road. He mentioned that Cherry Hill Road was very small and barely wide enough for two cars. He also expressed concern about the environmental impact from the dust when conditions are dry.

*Sheila Linen-White*, said that her family owns the property directly across from the site and that the area is in a bad spot. It is on a high point on a curve which makes very dangerous conditions for drivers using this road.

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

Commissioner Stewart made the motion to approve the June 9, 2016 minutes as prepared; Commissioner Wolf seconded and all voted in favor.

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

(Tabled from June meeting) *Request approval of Parking and Landscape Plan having TMS #245-00-00-059, 4333 Highway 162.* Commissioner Black explained that the applicant had presented a hand drawn picture of what was to be done with the parking and landscape. It was not drawn to scale and was tabled because additional information was needed. The applicant has not provided the Planner with the information and was not present. This item was tabled.

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

*Mining Permit/5-acre pond: Request zoning approval at 5296 Cherry Hill Road having TMS #165-00-00-088.* Planning/Zoning Administrator Holton explained that the Town's ordinance does state that a conditional use permit can be issued provided that SCDHEC has issued a mining permit. He has recommended that a site plan be provided, locating the proposed mining operation and the proposed pond. He feels that this project should have a public hearing so that others are provided the opportunity to voice their opinions and that Council is also aware. Mr. Holton recommended that the Planning Commission make no motion for or against the request until another public hearing is held. The applicant, Marlon Brabham, stated that there was some confusion that he would like to clear up. The operation would be on a smaller scale. He said that the project would be 5 acres or less and he wanted to put a park or a few houses there. He feels that he will benefit the community. He is also concerned about the children that live in the area. Commissioner Black stated that the Board will forward this request to Council for their review and a public hearing, which will be held in August. Commissioner Wolf commented that at the very least, the applicant, needed to provide a plat. He mentioned a case in Charleston County where there was a dirt mine operation that was intended to be a certain size and the overage on the permit was excessive. The truck traffic was a major concern as well. He said that there needed to be a traffic flow plan with restricted speed limits; the applicant needs to prepare himself to be able to answer the public's questions. Commissioner Stewart stated that for the neighbor's sake, he suggests that there be a project plan that dictates the amount of time this project will take, how long the residents will have to put up with trucks in the area, and the date of closure for the operation in addition to the size of the pond; as well as a possible plan as to how the land will be utilized after the fact. This request

needs more detail so residents can have their questions answered. Commissioner Smalls mentioned that she lives on Cherry Hill Road. She does not agree with the project and does not want it for the community. She feels that the applicant should think about the residents that live there. Commissioner Moore recommended that the applicant have good answers for the residents because they have legitimate complaints. Commissioner Wolf stated that Mr. Brabham is going through the proper process and feels that Mr. Holton's recommendations are appropriate for this request. He said the public comments are very important and issues were brought up that he did not think of. He thanked Mr. Holton for steering them in the right direction.

*Request for zoning approval at 6368 Highway 162, TMS #163-08-00-018.* Mr. Holton mentioned that the applicant was not present. He explained that the applicant is seeking a zoning permit for internet sales. The applicant has indicated that there will be no access to public traffic and there will be delivery of product to the building's warehouse before shipping. Mr. Holton mentioned that the applicant would be leasing the building from the owner. He informed the applicant that a parking and landscape plan would have to be provided before zoning could be approved. Commissioner Black mentioned that the property is owned by Attorney Akim Anastopoulos and is currently zoned Town Center (TC). Commissioner Wolf asked if the applicant planned to have distribution there. Mr. Holton answered that there would be an area where computers are set up for employees to take orders. The products will be shipped to the consumer. Commissioner Prioleau requested that the applicant be present for clarification. Commissioner Stewart made the motion to table until a parking and landscape plan is submitted and the applicant appears before the Board to answer questions; Commissioner Wolf seconded and all voted in favor.

Commissioner Black spoke on the behalf of the Commissioners thanking Clerk-Treasurer White for the excellent minutes that she prepares.

## **IX. Adjournment**

The meeting was adjourned at 7:10 PM.

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