

Planning Commission

Regular Meeting

***Amended* Minutes**

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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, Planner/Zoning Administrator Holton and Clerk-Treasurer Gantt-Brown. Commissioners Heyward and Wolf were absent.

**III. Invocation/Pledge of Allegiance**

Invocation was given by Commissioner Prioleau; followed by the Pledge of Allegiance. Commissioner Black recognized Councilmember Salters at the meeting.

**IV. Adoption of Agenda**

Commissioner Moore made the motion to adopt the agenda as presented, Commissioner Smalls seconded it; all voted in favor.

**V. Public Comments**

Viola Warren, resident at 5069 Towles Road, said that she came to the planning commission meeting last month and is back again to comment on the water that runs down into her yard and ditch. She said that she lives on an incline and her ditch needs to be cleaned out as mosquitos are living in there. She stated that she is a tax payer and expects services to be rendered. She thanked Town Planner/Zoning Administrator Holton for inviting her to get in her ditch and clean it out herself. She said that if he initiated this process she would oblige. She said that she will continue to attend meetings until the matter is resolved.

**VI. Minutes:**

Commissioner Stewart made the motion of accepting the minutes from the meeting held on

September 11, 2014; Commissioner Prioleau seconded it and all voted in favor.

**VII. Old Business:**

*None.*

**VIII. New Business:**

*Case# 1 Request approval of Landscape and Parking plan for parcel at TMS# 242-00-00-034; Poplar Grove Amenity Center was conditionally approved.* Shawn Doogan was present to represent this request.Commissioner Black asked if the required number of spaces has been met and Mr. Holton said that is has been met as well as a provision for overflow. Commissioner Black asked where handicapped will park and Mr. Holton said that it is provided parallel to the sidewalk. Commissioner ***Stewart*** asked if the 12ft. wide pavement going to the cemetery is one way and Mr. Doogan said that it is in the lane of the existing road. Mr. Holton said that it appears to be newly constructed on the plan and it is not wide enough for 2-way traffic. Commissioner Stewart said that the road is wide at one point but then slenders down to 12ft. wide. Mr. Holton suggests rescinding his initial recommendation to approve this request and make it a conditional approval. Commissioner Prioleau said that there is a huge ditch separating the cemetery from the amenity center and asked who is responsible for road maintenance there. Mr. Holton said that maintenance is not of regard to the plan. Commissioner Stewart said that the plan shows the cemetery tying in to Poplar Grove and Commissioner Prioleau asked who owns the road; Mr. Holton said that Poplar Grove owns it. Mr. Doogan said that they had a meeting with the church and Poplar Grove offered to provide landscaping. Commissioner Prioleau suggests a follow up meeting with the church to conclude the maintenance agreement and 2-way traffic access is needed in the plan. Commissioner Stewart asked if there is a funeral, how would traffic flow when people are trying to get to the Amenity Center; where would cars park. Mr. Holton said that vehicle could park at Bulow Landing and then visitors can walk down to the cemetery. Commissioner Prioleau said that parking is limited at the cemetery; with three (3) limousines it becomes crowded. Mr. Holton suggests approval of only the landscape plan tonight. Commissioner Stewart asked if any shrubbery will be planted and Mr. Holton said there are a number of trees to be saved. Commissioner Prioleau made a motion to approve the parking plan with the following conditions: widen the road for 2-way access and review the requirements for one (1) space at the cemetery or at the beginning of the road entrance. Commissioner Stewart seconded the motion and all voted in favor. Commissioner Stewart made a motion to approve the landscape plan, Commissioner Moore seconded the it and all voted in favor.

*Case# 2 Request approval of annexation the parcels at TMS# 059-00-00-299 & -387 on SC Highway 164 was approved.* Mr. Holton said the parcels are contiguous. Commissioner Stewart made a motion to approve the annexation, Commissioner Smalls seconded it and all voted in favor.

*Case# 3 Request approval of an amendment to Town Code Section 22-88 (e) Tree Protection was conditionally approved.* Mr. Holton said the amendment is needed to protect grand trees defined by size in the county. The intention is to alleviate grand tree removal for new construction. Commissioner Stewart said that he has an issue with the 15 ft. Reference being removed from (b) (3). Commissioner Moore asked for DBH to be spelled out as it is abbreviated in section (e); DBH stands for diameter breast height. Commissioner Prioleau suggests the inclusion of a statement to allow for an owner’s concern with the hazard of a tree uprooting their foundation be excluded from this rule. Mr. Holton said that if the tree is dead, dying or diseased it could be removed but an owner may have a selfish motive. Commissioner Stewart made a motion to adopt the amendment with changes, Commissioner Moore seconded it and all voted in favor.

**IX. Adjournment**

The meeting was adjourned at 7:25 PM.

**Prepared by:**

**Niema Gantt-Brown**

**Town Clerk-Treasurer**