

MINUTES
Planning Commissions
May 8, 2007

Members Present: Whit Kennedy, Chairman
Doug Brackett, Secretary
David Burnett
Donna Turner Williams
E Kent Miller
Marion Gramling

Members Absent: John Campbell
Phillip Lawson
Jerry Gaines

Staff Present: Joan Holliday
Sherry Dull
Allison Ezell
Savannah Sabo
Karri Isaac
Edwin Haskell
Mike McGrath

Freelance Reporting Services, Transcriptionist.

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of April 10, 2007

Doug Brackett made a motion to approve the April 10, 2007 minutes as submitted. E. Kent Miller seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

A. Proposed Amendments to the Unified Land Management Ordinance #0-99-015.

1. Signs in Public Rights-of-Way/Temporary Signs

Joan Holliday presented the information to the Commission on the Signs in Public Rights-of-Way/Temporary Signs.

Whit Kennedy opened the public hearing.

There was no one present to speak for or against the public hearing.

Whit Kennedy closed the public hearing.

David Burnett made a motion to recommend approval to County Council after the public hearing as written with the exception that the 1st sentence in section 1, article 3, section 3.20, paragraph 7 shall be changed to read that no sign in any way can obscure the view but there are certain signs that are exempt from the road right of way provision as outlined in paragraph 11a. Marion Gramling seconded the motion. The vote carried unanimously.

2. Off-Premise Signs/Billboards

Joan Holliday presented the information to the Commission on the Signs in Public Rights-of-Way/Temporary Signs.

Whit Kennedy opened the public hearing.

Bob Bowman, with Fairway Outdoor Advertising, was sworn in. He stated that he did not have a problem with the changes with the exception of section 3, article 3c. He did not agree with the fact that if there were more businesses in the 600 ft radius then residential, they would not have to have signatures.

There was no one present to speak for or against the public hearing.

Whit Kennedy closed the public hearing.

Marion Gramling made a motion to recommend approval to County Council after the public hearing as written with the exception that section 3, article 3, section 3.20, paragraph 2.e the last sentence that states that Signs shall not be located on a residential parcel should be removed off the amendment. E. Kent Miller seconded the motion. The vote carried unanimously.

3. Spacing Between Buildings on Same Lot

Joan Holliday presented the information to the Commission on Spacing Between Buildings on Same Lot.

Whit Kennedy opened the public hearing.

There was no one present to speak for or against the public hearing.

Whit Kennedy closed the public hearing.

Marion Gramling made a motion to recommend approval to County Council after the public hearing. Doug Brackett seconded the motion. The vote carried unanimously.

5. Discussion Items

None

6. Unified Land Management Ordinance #0-99-015

A. Subdivisions

1. Major (Preliminary Plats)

a. Bridlepath (Revised)

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from SCDOT (application), SSSD (sewer) and Public Works, Engineering Division.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from. E. Kent Miller seconded the motion. The vote carried unanimously.

b. Manzanares

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division. Marion Gramling seconded the motion. The vote carried unanimously.

c. Chase Meadows (Revised)

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division and DHEC.

David Burnet made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division and DHEC. Donna Turner Williams seconded the motion. The vote carried unanimously.

d. Firefox

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division. Donna Turner Williams seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

e. Mitchell Farms

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division and DHEC (application).

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division and DHEC (application). Doug Brackett seconded the motion.

The vote carried unanimously.

f. Beacon Hill

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application), Water (SJWD) and SCDOT (application).

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application), Water (SJWD) and SCDOT (application). Marion Gramling seconded the motion. The vote carried unanimously.

g. Point @ Waters Edge

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application) and Water (SJWD).

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application) and Water (SJWD). E. Kent Miller seconded the motion. The vote carried unanimously.

2. Major (Final Plats)

None

3. Minor (Summary Plats)*

a. The Landing @ Damon Lake

Sherry Dull recommended that The Landing @ Damon Lake be read into the record as approved.

Doug Brackett made a motion to read The Landing @ Damon Lake into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously with Marion Gramling Abstaining.

b. Darrell R. Hinson

c. Ginko Hill

- d. Brashears Commons
- e. Ursula Harris
- f. Stone Throw (Revised)
- g. Faye & Paul Raines Subdivision
- h. Diamond Point

Sherry Dull recommended that Darrell R. Hinson, Ginko Hill, Brashears Commons, Ursula Harris, Stone Throw (Revised), Faye & Paul Raines Subdivision and Diamond Point be read into the record as approved.

Marion Gramling made a motion to read Darrell R. Hinson, Ginko Hill, Brashears Commons, Ursula Harris, Stone Throw (Revised), Faye & Paul Raines Subdivision and Diamond Point into the record as approved. David Burnett seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)*

None

5. Minor (Family Property)

- a. Mary Cline, Et. Al.

Sherry Dull recommended that Mary Cline, Et. Al. be read into the record as approved.

Marion Gramling made a motion to read Mary Cline, Et. Al. into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

6. Preliminary Extension Request

- a. Estates of Lake Blalock “Glen Harbour”

Sherry Dull recommended that a preliminary extension request be granted to the Estates of Lake Blalock “Glen Harbour” until October 21, 2007.

Marion Gramling made a motion to grant a preliminary extension request for the Estates of Lake Blalock “Glen Harbour” until October 21, 2007. Doug Brackett seconded the motion. The vote carried unanimously.

B. Land Development

1. Major (Preliminary Plats)

a. North Grove (Revised)

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division.

Doug Brackett made motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division. E. Kent Miller seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

2. Major (Final Plats) *

None

3. Major (Site Plans)

None

4. Minor (Summary Plats) *

a. Sandpiper Associates

Sherry Dull recommended that Sandpiper Associates be read into the record as approved.

Marion Gramling made a motion to read Sandpiper Associates into the record as approved. David Burnett seconded the motion. The vote carried unanimously.

5. Major (Summary Plats)*

a. Chinquepin Crossing

Sherry Dull recommended that Chinquepin Crossing be read into the record as approved.

Marion Gramling made a motion to read Chinquepin Crossing into the record as

approved. E. Kent Miller seconded the motion. The vote carried unanimously.

6. Preliminary Extension Request

None

7. Other Business

a. Development Permits

Joan Holliday presented to the commission the proposed site plan and development permit amendment. She stated that staff would like to take a different approach, which would include the separation of Table 2 into a table for subdivisions and one for other site developments along with revising the appropriate checklists. She asked the Commission to look over the proposed changes and they would discuss at the June Planning Commission Meeting. In addition, staff was currently working on a new revised checklist.

Adjournment

Marion Gramling made a motion to adjourn. E. Kent Miller seconded the motion. The vote carried unanimously. The meeting was adjourned at 5:56 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff