

Planning Commission

Regular Meeting

**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, Stewart, Planner/Zoning Administrator Holton and Receptionist/Permit Clerk Tynetta White. Commissioners Heyward, Smalls, Wolf and Clerk-Treasurer Gantt-Brown 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 Stewart made the motion to adopt the agenda as presented, Commissioner Prioleau seconded it; all voted in favor.

**V. Public Comments**

There were no comments made.

**VI. Minutes:**

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

August 14, 2014; Commissioner Moore seconded it and all voted in favor.

**VII. Old Business:**

*Case# 1 Tabled in August of 2014: Request approval for rezoning from Rural Agriculture (RA) to General Commercial (GC) of parcel at TMS# 247-00-00-065; 4562 Highway 162 was not recommended to council for approval.* Commissioner Black asked if there were any changes since the last month and Commissioner Moore said that he was unable to locate “motorcycle dealers” business type on the Town’s zoning use grid. Planner/Zoning Administrator Holton said that he was given the assignment of reviewing business types permitted in Neighborhood Commercial (NC) zoning with the applicant to find an amicable option. He said that although his suggestion is to keep the parcel zoned RA; Mr. Manigault, the applicant, prefers to rezone the parcel GC. Mr. Holton said that he implied motorcycle dealers as an automotive business type which is permitted in GC zoning however not allowed in NC zoning. Commissioner Stewart said that with keeping in the spirit of the comprehensive plan his motion is to recommend to council a denial of this rezoning request. Commissioner Moore seconded that motion and all voted in favor.

**VIII. New Business:**

*Case# 1 Request approval of Landscape and Parking plan for parcel at TMS# 247-00-00-273; 4744 Highway 162 was conditionally approved.* Commissioner Stewart asked if there were any industrial applications to be implemented. Tom Player, the applicant, said that they do not wish to change anything that doesn’t have to be changed immediately. Commissioner Moore asked for verification of the address, being that the onsite signage reads 4770 and this case file has 4744. Mr. Holton said that as per Charleston County GIS the address is 4744. Commissioner Black commented on the planting of Southern Magnolias and asked how tall they would grow. Mr. Player said that they should reach about 30 ft. in height. He asked if the commission would need to approve a plant list and Mr. Holton said that a hearty mixture is recommended. Commissioner Black commented on the single entrance and suggests the highway department provide an opinion on that. Mr. Holton suggests the parking lot include at least eight (8) spaces. Commissioner Prioleau asked if the first two (2) spaces were reserved for handicapped vehicles, Mr. Player said that they are handicapped spaces and he foresees parking to be very light. Commissioner Stewart asked what type of product will they produce and Mr. Player said that they will have a mulch market with farming products to be packaged onsite for wholesale/retail sale. Mr. Player asked if they could move forward with preparing the building before the conditional items are returned to Mr. Holton for review. Mr. Holton said that necessary permits will need to be pulled before any work can begin. Matt Bunch, the co-applicant, said that he has been given a checklist from a Charleston County Inspector. Commissioner Moore made the motion to approve the request with these conditions provide: (1) a buffer along the rear-side of the property running from existing tree line across to existing tree line, (2) a table showing required parking spaces, (3) dimensions at ingress/egress with SC Department of Transportation’s encroachment permit for second entrance, (4) tree islands at proper widths according to ordinance and (5) a variety of tree and shrub list. Commissioner Prioleau seconded the motion and all voted in favor.

*Case# 2 Request approval of preliminary plat for parcels at TMS# 248-0-00-127 and 248-03-00-124 was approved.* Wofford Stripling, of Earthsource Engineering, said that their intent is to re-route the ditch between lots 3 and 4 all the way to the existing pond (underground) which will be 25 ft. to the right of where it is now, leaving a buffer to the golf course and get an arborist to assign a grade to all trees. Commissioner Black asked what would become of lot 24 and Mr. Stripling responded that it would remain an undisturbed 10 ft. buffer. Commissioner Black stated that he was aware of an existing drainage issue. Commissioner Stewart made a motion to approve the preliminary plat, Commissioner Prioleau seconded the motion and all voted in favor for.

**IX. Adjournment**

The meeting was adjourned at 7:33 PM.

After the meeting adjourned, **Viola Warren** stood up andsaid that she isa resident that has complained about the need for ditch cleaning, over the past several years, at the front of her property. She said that she has talked to the Planner/Zoning Administrator Holton as well as Charleston County Public Works department about this matter. Ms. Warren asked Mr. Holton why she was advised, by him, to clean the ditch in lieu of the responsible entity. Mr. Holton explained that she must have misunderstood him as he did not make that statement and she went on to ensure him that that is the message she was given by her family member who had come in the office to meet with Mr. Holton previously. Commissioner Black explained that public comments are designated at the beginning of the meeting and that she needed to sign up ahead of time. Additionally, he said that the meeting was already adjourned however she could speak to Mr. Holton after the meeting.

**Prepared by:**

**Niema Gantt-Brown**

**Town Clerk-Treasurer**