

# MINUTES

**Monday, February 8, 2016**  
**Planning Commission Meeting**  
**Council Chambers-Glennon Center Lower Level**  
**7:00 p.m.**

<p><b>1. Call to Order</b></p>	<p>Tom Weir, Chair, called the meeting to order.</p> <p>Present: Tom Weir, Ken Huber, Alejandro Donoso, Kathy Masters, Jerry Church, Doug Burns, Chris Leonard and Susan Britt (staff),</p> <p>Absent: David O’Neal (Council Liaison)</p>
<p><b>2. Approval of Minutes</b></p> <p>a. Jan. 11, 2016</p>	<p><b><u>MOTION</u></b> Kathy Masters motioned to approve the minutes as presented. Ken Huber seconded.</p> <p><b>VOTE: Ayes, Unanimous</b></p>
<p><b>3. New Business</b></p> <p>a. Discuss Annexation and Rezoning Plan for TMS #s 6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000031, 6440101029, and a portion of 6460000018 from RUD in the County and B-2 in the City of Tega Cay to PDD in the City of Tega Cay as a part of a 100 percent annexation (<i>Windhaven PDD</i>)</p>	<p>Susan Britt presented the staff report on the rezoning. (Attached to the minutes and official record). Based on the findings in the Staff Report, staff recommends approval of the annexation and rezoning.</p> <p>Matt Levesque, project engineer from ESP Associates, presented the concept Master Plan and the PDD Development Standards for the Windhaven PDD for the developer, Development Solutions Group. Ms. Masters raised the question regarding the access points for the development. Mr. Levesque outlined the particular access points and also the benefit of the potential for the extension of Hubert Graham Way through the development and on to Zoar Road as another connection point to Hwy 49 in NC and Hwy 160. Ms. Masters asked about the Traffic Impact Analysis (TIA) and what intersections would be included. Mr. Levesque stated that the consultant had not yet been hired to do the TIA but that input would be requested on the extent of the Scope for the TIA. Mr. Burns stated that the access points must meet all requirements for Fire access.</p> <p>Mr. Burns then also expressed a general liking for the Town Center concept. Mr. Levesque also pointed out another advantage in the Plan regarding the donation of a site for a future City Water Tower as well as the 20</p>

<p>b. Discuss Annexation and Rezoning Plan for TMS # 644-00-00-030 from RUD in the County to B-2 (General Business) in the City as part of a 100 percent Annexation Petition</p> <p>c. Discuss Proactive Rezonings for consistency with the 2015-2025 Comprehensive Plan of the following properties:</p> <ul style="list-style-type: none"> <li>• 6460000016 from B-1 (Neighborhood Business) to GI (Government &amp; Institutional)</li> <li>• 6430701014 from B-2 (General Business) to GI (Government &amp; Institutional)</li> <li>• A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government &amp; Institutional)</li> </ul>	<p>acre Park Site.</p> <p>Mr. Church asked about the potential for trails in the development. Mr. Levesque stated that trails could perhaps be located in the park area.</p> <p>Mr. Leonard asked about the stream buffers. Mr. Levesque stated that the dimensions of the buffers was consistent with the federal requirements.</p> <p>The Developer, Kent Olsen, then addressed the Commission and presented some background on the early discussions with City staff in regards to land uses such as apartments and residential densities. Due to these discussions, residential densities were reduced and apartments were eliminated as a use and replaced with condominiums. He asked if the Commission were comfortable with this use. Input was provided that perhaps condos be eliminated and instead the percentages for the townhomes and patio homes be increased but that the PDD would allow a maximum of 600 Dwelling Units. These were to be broken down as 200 Single Family Detached, 200 Single Family Attached (Townhomes) and 200 Patio Homes.</p> <p>A joint public hearing with Council has been scheduled for Feb. 18 at 6:00 pm. Planning Commission will make their recommendation in a Special Meeting upon closure of the hearing.</p> <p>Susan Britt presented the staff report on the rezoning. (Attached to the minutes and official record). Based on the findings in the Staff Report, staff recommends approval of the annexation and rezoning.</p> <p>Discussion ensued in regards to whether the zoning district of B-2 is most appropriate. This will also be on the Joint Public Hearing Agenda for Feb. 18<sup>th</sup>. The Commission will make their formal recommendation after the hearing.</p> <p>Susan Britt presented the staff report on the rezoning. (Attached to the minutes and official record). Based on the findings in the Staff Report, staff recommends approval of the annexation and rezoning.</p> <p>There was no discussion. This will also be on the Joint Public Hearing Agenda for Feb. 18<sup>th</sup>. The Commission</p>
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<ul style="list-style-type: none"> <li>• 6440201014 from B-1 (Neighborhood Business) to GI (Government &amp; Institutional)</li> <li>• 6440101250 from B-1 (Neighborhood Business) to GI (Government &amp; Institutional)</li> <li>• 6440101345 from B-2 (General Business) to PARK</li> <li>• 6440101020 from B-2 (General Business) and PARK to PARK</li> <li>• 6440201001 from B-1 (Neighborhood Business) to PARK</li> <li>• 6440201002 from B-1 (Neighborhood Business) to PARK</li> <li>• 6440101120 from B-1 (Neighborhood Business) to PARK</li> </ul> <p>d. Discuss Survey and Focus Group regarding Revisions to Zoning Code, Article IX, Section 19-137 (Signs)</p>	<p>will make their formal recommendation after the hearing.</p> <p>Susan Britt briefed the Commission on the request from Council regarding development of a survey and focus group. It was determined that Ms. Masters and Mr. Burns would coordinate on the development of the survey and would give a report at the March 14 meeting.</p>
<p><b>4. Public Comments</b></p>	<p>None</p>
<p><b>5. Council Liaison Comments</b></p>	<p>None</p>
<p><b>6. Commissioner’s Comments</b></p>	<p>Mr. Church and Ms. Masters requested to be added to the registration list for the Feb. 25 Joint board and Commission Training.</p> <p>Ms. Masters provided a brief report on the Council Workshop held in January.</p>
<p><b>7. Chairman’s Comments</b></p>	<p>None.</p>
<p><b>8. Staff Comments</b></p>	<p>Susan Britt updated the Commission on the progress of Mr. Putty’s Fun Park and the River Falls PUD.</p>
<p><b>9. Adjournment</b></p>	<p><b><u>MOTION</u></b>  Kathy Masters motioned to adjourn.  Ken Huber seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>