

# MINUTES

**Monday, May 9, 2016**  
**Planning Commission Meeting**  
**Council Chambers-Glennon Center Lower Level**  
**7:00 p.m.**

<p><b>1. Call to Order</b></p>	<p>Jerry Church, Chair, called the meeting to order.</p> <p>Present: Kathy Masters, Jerry Church, Chris Leonard, Arnold Mann, Stephen Handel, Vincent DesRosiers, Tom goebel (staff), and David O’Neal (Council Liaison)</p> <p>Absent: Doug Burns</p>
<p><b>2. Approval of Minutes</b></p> <p>a. April 5, 2016</p> <p>b. April 11, 2016</p>	<p><b><u>MOTION</u></b> – April 5</p> <p>Kathy Masters motioned to approve the minutes as presented.</p> <p>Chris Leonard seconded.</p> <p><b>VOTE: Ayes, Unanimous</b></p> <p><b><u>MOTION</u></b> – April 11</p> <p>Kathy Masters motioned to approve the minutes as presented.</p> <p>Chris Leonard 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 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, and 6440000053 from RUD in the County to PDD in the City as a part of a 100 percent annexation</p>	<p>Tom Goebel presented the staff report to the Commission.</p> <p>Bob Wiggins from Mattamy Homes and Matt Mandle from ESP Associates presented the proposed PDD Master Plan and the PDD Development Standards. Discussion then ensued with the Commission.</p> <p>Items discussed included side setbacks (houses appear too close together), lot sizes, potential trail connection to Gold Hill Middle and Elementary Schools, market demographics, house sizes, potential road improvements, open space, potential for paved trails and timing of phases.</p> <p>Mr. DesRosiers asked if the townhome product could be removed and the project be all single family detached. Mr. Wiggins stated that it was too early in the process for him to make that determination.</p>

	<p>In addition, Mr. Church noted that the PDD is lacking a name as required for the Sketch/Master Plan approval and the block size in the townhome section did not match City regulations. Also, need to better identify single family detached product as it does not meet City definition of patio home.</p> <p>Discussion also included the Traffic Impact Analysis and the need for SCDOT approval of the proposed round-a-bout.</p> <p>Chairman Church noted that a Joint Public Hearing and Special Meeting was scheduled for May 16 at which time the Planning Commission would be making a recommendation.</p>
<p><b>4. Old Business</b></p> <p>a. Discuss Survey regarding Revisions to Zoning Code, Article IX, Section 19-137 (Signs)</p> <p>b. Review suggestions for clarification of sign regulations</p>	<p>Mr. Leonard suggested that the survey comments be combined and sorted. It was also suggested that a reminder notice be sent to local businesses concerning completion of the survey. The survey is to be closed on May 16.</p> <p>Ms. Masters asked that links be provided to the online regulations on the City’s website. The Commission will continue to review and provide suggestions at the next meeting.</p>
<b>5. Public Comments</b>	None
<b>6. Council Liaison Comments</b>	Mr. O’Neal asked about signs for the Shore Club (restaurant at Golf Clubhouse). Those signs would be permitted on premise and at the street intersection under current regulations.
<b>7. Commissioner’s Comments</b>	Mr. Handel stated he would like to see the TIA for the Dam Road PDD as soon as possible. Mr. DesRosiers also stated that the lots appear to be too narrow and that he was concerned with traffic and questioned the timing of the project.
<b>8. Chairman’s Comments</b>	None.
<b>9. Staff Comments</b>	None
<b>10. Adjournment</b>	<p><b><u>MOTION</u></b> Stephan Handel motioned to adjourn. Arnold Mann seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>