

MINUTES

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

<p>1. Call to Order</p>	<p>Jerry Church, Chair, called the meeting to order.</p> <p>Present: Kathy Masters, Jerry Church, Chris Leonard, Arnold Mann, Stephen Handel, Doug Burns, David O’Neal (Council Liaison) and Susan Britt (staff)</p> <p>Absent: Vincent DesRosiers</p>
<p>2. Approval of Minutes</p> <ul style="list-style-type: none">a. June 13, 2016 (revised-deferred at July meeting)b. July 11, 2016c. July 18, 2016	<p>Kathy Masters asked if Mr. DesRosiers had submitted his comments for revision. Ms. Britt answered in the affirmative</p> <p><u>MOTION</u> Kathy Masters motioned to approve the minutes as presented. Mr. Handel seconded.</p> <p>VOTE: Ayes, Unanimous</p>
<p>3. New Business</p> <ul style="list-style-type: none">a. Discuss Rezoning Plan for TMS #s 644-00-00-001 from RUD in the County to R-PH in the City	<p>Susan Britt presented the staff report to the Commission. (Site Plan, Rezoning application, and Staff Report attached to official record).</p> <p>Mr. Leonard asked about the location of the property and access to Gardendale Road, was it across from the Cadence PDD? Ms. Britt answered in the affirmative.</p> <p>Mr. Leonard then asked about the calculation for Open Space. Ms. Britt stated that it appears that the Open Space calculations did not take into effect the Stormwater detention area so the Open Space should be increased to include that acreage.</p> <p>Mr. Leonard asked about a potential trail connection to the adjacent City property and suggested that the developer work with the City for an appropriate connection.</p> <p>Mr. Leonard stated also that he was satisfied with the Patio Home product in this location.</p>

	<p>Mr. Burns asked whether this development could be considered for accumulative value with Cadence for Traffic Impacts. Ms. Britt stated that an independent TIA would not be required due to the small number of units. However, any improvements required for the Cadence PDD should assist with any impacts from this development.</p> <p>Mr. Handel stated that Gardendale Road was full of potholes. Ms. Britt stated that this was a State-maintained road. However, she had requested that improvements to both Gardendale and Dam Roads be placed on the RFATS (Rock Hill Fort Mill Area Transportation Study) Long Range Transportation Plan for Road Improvements.</p> <p>Chairman Church stated that he would like to see some of the open space as a true amenity. However, the largest area of the open space acreage could be problematic for location of an amenity. Ms. Britt stated that she would talk with the developer about perhaps an internal walking trail and picnic gazebo in this area and whether it would be feasible.</p> <p>Chairman Church noted that a Joint Public Hearing and Special Meeting was scheduled for September 19 at which time the Planning Commission would be making a recommendation. However, the Commission would have a second chance to review any suggested revisions at the regular Sept. 12th meeting.</p>
<p>4. Old Business</p> <p>a. Discussion regarding potential amendments to the Zoning Code</p>	<p>Ms. Britt reviewed the recent suggestions regarding changes to the minimum PDD setbacks and lot sizes for residential. Ms. Britt stated that the purpose of a PDD is to promote the most efficient use of land and to allow for flexibility in the application of standard development controls, i.e. standard lot sizes, widths, and setbacks. This is accomplished by permitting a wider range of densities and land uses in accordance with a Master Plan. As to the process for any revisions to the Zoning Code, the PC must first make a recommendation to Council to revise the Code. Once the City Manager receives direction from Council to that effect we can start to prepare a draft of changes. However, Ms. Britt did not advise any wholesale changes to the Code requirements at this time.</p> <p>Discussion then ensued. Chairman Church asked for a straw vote at this time as to the Commission’s thoughts as to whether to pursue any changes. Ms. Masters stated that we should not change the Code at this time but</p>

	rather look at the PDD's on a case-by-case basis and hold them to a higher standard. Mr. Leonard stated that he felt the same. Mr. Mann stated that we should just use the tools we have available in the Code now. The straw vote indicated that there would be no immediate need to prepare any draft revisions to the PDD standards.
5. Public Comments	None
6. Council Liaison Comments	None
7. Commissioner's Comments	None.
8. Chairman's Comments	Mr. Church stated that he was pleased with the progress of Hubert Graham Way construction.
9. Staff Comments	Ms. Britt stated that she was working with the SCDOT and the FMSD to refine the TIA mitigation requirements for the Windhaven PDD.
10. Adjournment	<p><u>MOTION</u> Doug Burns motioned to adjourn. Ms. Masters seconded.</p> <p>VOTES: AYES Unanimous</p>