

MINUTES

Monday, June 1, 2020
Planning Commission Meeting
Council Chambers-Glennon Center Lower Level
6:30 p.m.

<p>1. Call to Order</p>	<p>Chris Leonard, Chair, called the meeting to order at 6:30 pm.</p> <p>Present: Chris Leonard, Kate Forbes, Rebecca Richardson, Nick Amico, Jason Pitcock, Matt DeWitt, Ryan Ross and Tom Goebel (staff) and Alicia Dasch (Council Liaison)</p> <p>Absent: None</p>
<p>2. Approval of Minutes</p> <p>a. March 2, 2020 – Regular Meeting</p> <hr/> <p>b. March 16, 2020 -Special Meeting</p>	<p><u>MOTION</u> Kate Forbes motioned to approve the minutes as presented.</p> <p>Jason Pitcock seconded.</p> <p>VOTES: AYES Unanimous</p> <hr/> <p><u>MOTION</u> Matt DeWitt motioned to approve the minutes as presented.</p> <p>Nick Amico seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>3. New Business</p> <p>a. Swearing In of Members</p> <hr/> <p>b. Recognition of Outgoing Member</p>	<p>Mayor David O’Neil gave the Oath of Office to the newly appointed and re-appointed members, Ryan Ross, Chris Leonard, Nick Amico and Matt DeWitt prior to commencement of the meeting.</p> <hr/> <p>Mr. Leonard expressed gratitude for Rod Thompson’s service on the Planning Commission and then presented Mr. Thompson (accepted in absentia by Tom Goebel) with a Certificate of Appreciation from the City.</p>

<p>c. Election of Officers</p>	<p><u>Chair</u> Nick Amico nominated Chris Leonard. Kate Forbes seconded the nomination. Mr. Amico then motioned to close nominations. Motion seconded by Ms. Forbes.</p> <p>VOTE: Ayes, Unanimous</p> <p><u>Vice Chair</u> Nick Amico nominated Matt DeWitt. Kate Forbes seconded the nomination. Kate Forbes then motioned to close the nominations. Motion seconded by Ryan Ross.</p> <p>VOTE: Ayes, Unanimous</p>
<p>d. Consider Approval of Final Plat for Trinity at Tega Cay Phase 2</p>	<p>Mr. Leonard reviewed the need for two contingencies as a recommendation from staff. He also reviewed the Technical Note Sheet and the Subdivision Summary.</p> <p><u>MOTION</u> Nick Amico motioned to approve the Plat contingent upon:</p> <ol style="list-style-type: none"> 1. Receipt and Approval of the Warranty for repair work on the median of Stonecrest Boulevard; and 2. Review and Approval of the Letter of Credit and the Performance, Labor and Materials Surety Agreement by the City Council. <p>Ryan Ross seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>e. Consider Approval of the Revised Preliminary Plat Site Plan for Windhaven</p>	<p>Mr. Leonard reviewed the need for the revised Preliminary Plat since the PDD Amendment was approved by Council in March. He noted that the final housing count has been revised.</p> <p>Mr. Leonard then asked Gil Squires, Project Manager for the developer, to come forward. He then asked Mr. Squires about the phasing and timeline of the senior housing portion of the development.</p>

	<p>Mr. Squires stated that the developer was currently working in Phase 1 and about to begin preliminary infrastructure for Phase 2. Timing of the senior units in Phase 2 should be online by mid-2021.</p> <p><u>MOTION</u> Kate Forbes motioned to approve to the revised Site Plan contingent upon the Review and Approval of the Civil Construction Plans by the Technical Review Committee.</p> <p>Jason Pitcock seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>f. Consider Approval of the Revised Final Plat for Windhaven Phase 1</p>	<p>Mr. Leonard opened the floor for discussion. There was some discussion on the approval status of the LOC and PLM Surety Agreement by Council. Tom Goebel noted these had been approved by Council and he had received the executed copy from Mr. Squires.</p> <p><u>MOTION</u> Matt DeWitt motioned to approve to the Revised Final Plat for Phase 1.</p> <p>Nick Amico seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>4. Old Business a. Consider Amendment to Ord. 77 (Zoning Code, Section 19-165-Permissible Uses and Specific Exclusions to regulate Poultry and Livestock</p>	<p>Mr. Leonard reviewed the background regarding prior discussions and Council direction in 2015. He also stated that recent complaints have made it appropriate that the Commission discuss possible changes to regulate Livestock and Poultry. He also pointed out the examples from neighboring jurisdictions who do have such regulations and provided a comparison summary.</p> <p>He then opened the floor for public comment.</p> <p>Andrea Heid, 11182 Sculler's Run, stated that she and four of her neighbors were poultry owners. They wanted the Commission to understand that their chickens were considered their pets. In addition, some of their children had allergies and that the products from these chickens were safer since their feed was</p>

organic. She then asked that the Commission table this discussion until the present COVID-19 virus crisis was over. She stated that many folks had recently bought chickens to assist in meeting with their food requirements due to potential losses from the virus. She did agree that roosters would not be desirable but that should apply starting at the age of 4 months for the biddies.

Natalie Burt, 11105 Seven Coves Drive, stated that she was a 17-year resident of the City. She has recently built a large chicken coop and purchased chickens due to the COVID virus. She had researched the breeds of chickens and selected those that seemed more compatible with residential. There were no roosters. She did not think that chickens need to be included with Livestock regulations. She did think that some methods for control of noise and sanitary conditions for poultry could easily be regulated.

There were no more public comments.

Mr. Leonard reviewed the draft regulations that were proposed for poultry back in 2015. He also briefly reviewed the comparison summary. He noted that the quantity of chickens was not mentioned in the benchmark jurisdictions that were reviewed. He also stated that the driving force behind the recent impetus and complaints was not chickens, but more livestock related.

Mr. Leonard asked Mr. Goebel if Tega Cay had regulations pertaining to domestic pets as did the other jurisdictions. Mr. Goebel stated that we have followed the York County Code regarding domestic pets. Mr. Leonard stated that perhaps a reference to the York County Code should be in our regulations.

Mr. Leonard then opened the floor for discussion. Discussion ensued that related to zoning districts and minimum lot size. Mr. DeWitt stated that these should be considered in relation to the cap on number of chickens and related structures.

Mr. Ross said that it might be beneficial to know the nature of the recent complaints. If the majority

weren't related to chickens, then perhaps the regulations should be more defined.

Mr. Leonard then asked the Commission about pigs. Mr. Ross stated that perhaps there should be an exemption for potbellied pigs that are domesticated pets. Mr. DeWitt said that this also goes back to minimum lot size. He noted that potbellied pigs could not be appropriately kept in a townhome.

Discussion then ensued on the existing lot sizes per zoning district. R-15 is our district with the largest lot size. It requires a 15,000 square foot lot.

Discussion also pertained to regulating exotic animals and snakes. Dangerous Animals are included in the York County Code. This is another reason to reference the York County Code.

Mr. Dewitt initiated discussion regarding slaughter of poultry or livestock on premises. Regulations need to include prohibition on slaughter in public view as some people are raising chickens for personal food consumption.

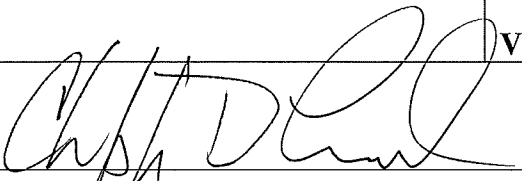
Mr. Leonard brought up the topic of a bird sanctuary. Most of the benchmark communities included some language to that effect. He thought that designating Tega Cay as a bird sanctuary would fit in with the character of the City.

Mr. Leonard also brought up the issue of equestrian uses. Prior to incorporation of the City, the original covenants included equestrian easements on lakefront properties. However, today there are no horses that are stabled or kept within the municipality. He wondered if the old covenants could cause some contradiction if horses were prohibited under regulations pertaining to Livestock.

Ms. Forbes brought up the term "fowl" in general as it also pertains to ducks as domesticated fowl. She thought that the definition of "fowl" needs to be separate and distinct from chickens or poultry.


	<p>Mr. Leonard proposed that the Commission review the number and type of complaints as provided by staff. The Commission would then draft a consensus report from which staff could draft the ordinance. He wanted to keep this on track for Council consideration.</p> <p>Ms. Dasch asked if the Commission had looked at anything regarding the feeding of wildlife. Mr. Leonard stated that the Commission could look at this as a separate nuisance issue. Mr. DeWitt stated that this might be difficult to determine and enforce. Mr. Leonard said that he would do further research of the benchmark communities.</p>
<p>b. Review and Update 2020 Work Program</p>	<p>Mr. Leonard stated that he didn't have any changes but asked if the Commission had any further insight or additions. Mr. DeWitt stated that a work group has been working on the Mixed-Use Districts and Small Area Plans. However, due to the COVID crisis, this work item has been delayed with a revised calendar.</p> <p>There were no changes or additions to the work items.</p>
<p>5. Public Comments</p>	<p>No additional comments.</p>
<p>6. Commissioner's Comments (Reports from Liaisons)</p>	<p>No reports due to COVID-19 meeting restrictions. Mr. Leonard did say that Mr. Ross needed to be assigned to a committee as a Liaison. He said that perhaps Mr. Ross could currently act as a backup should a liaison not be able to attend a meeting.</p>
<p>7. Chairman's Comments</p>	<p>Mr. Leonard briefly talked about the Joint Regional Planning Advisory Committee and the value of building those regional relationships. City Council did adopt a Resolution in support of the establishment of a Joint Advisory Committee.</p>
<p>8. Council Liaison's Comments</p>	<p>Ms. Dasch reviewed the actions from the May 18th City Council meeting. She did elaborate on the pass-through water rate increase and the reason behind it.</p> <p>She also reviewed the upcoming budget process and asked if the Commission members were aware of any items or projects from their work plan that might need budgetary assistance to please let her know.</p>

	<p>She also informed the Commission of the TAP grant for the Pedestrian-Activated Lighted Crosswalk at Heron Harbor and Tega Cay Drive as a pilot project for SCDOT.</p> <p>The ribbon cutting for the improvements at Windjammer Park were earlier on June 1st. These improvements were paid by a grant from SCDNR. She also said that Council is looking at a management plan for the park due to concerns such as limited parking and hours of operation.</p> <p>She also said that staff was looking at getting the Summer Concert Program back on track.</p> <p>Finally, she congratulated the new member and the reappointed members on their appointment.</p>
<p>9. Staff Comments</p>	<p>Tom Goebel thanked the Commission for their work and dedication.</p>
<p>10. Adjournment</p>	<p>There being no further business Mr. Leonard asked for a motion to adjourn.</p> <p><u>MOTION</u> Kate Forbes motioned to adjourn the regular meeting.</p> <p>Rebecca Richardson seconded.</p> <p>VOTES: AYES Unanimous</p>



 Chairman

Attest:



 Secretary