

# Planning Commission



## Revised Minutes for the Thursday, October 18, 2018, Regular Meeting

### Members of the Planning Commission

Woods Burnett  
Chairman

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Briton Williams

1. **Call to Order** - The regular meeting of October 18, 2018, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Burnett and Commissioners Leonard Carter, Bob Clark, Briton Williams, Chip Burnett, Larry Watts, Joann McKie, and Timothy Key. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and public.
3. **Approval of Minutes** - The minutes from the Regular Meeting of August 2, 2018 and August 16, 2018 were approved as transmitted.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **Application RZM18 - 003 - Summerfield Subdivision Rezoning** - A request by CSRA Development to rezone  $\pm$  67.57 acres of property along Austin Graybill Rd. from R-10, Medium Lot Residential to R-5, Mixed Residential.

Project Name	Summerfield
Applicant	CSRA Development, LLC
Address/Location	Austin Graybill Rd., between Orchard Way and Fox Trail Dr.
Parcel Number	011-05-001-001
Total Development Size	$\pm$ 67.57 acres
Existing Zoning	R-10, Medium Lot Residential
Overlay	n/a
Traffic Impact Tier	Tier 3
Proposed Use	Residential Development
Proposed Zoning	R-5, Mixed Residential
Proposed Lots	145

Proposed Density	2.15 du per acre
Proposed Open Space	29.97 acres (44%)
Future Land Use	Mixed Use

Commissioner Briton recused himself.

Mrs. Hodges introduced the application any re-zoning would need to be approved by the Planning Commission. The staff report was briefly reviewed.

**a. Public Hearing** - Chairman Burnett opened the public hearing.

Mac Brazeale, 4 Indian Rock Ct., explained the reasoning for requesting the rezoning and answered questions regarding the proposal.

Steve Bryant, 129 Butler Ave, the Commission and answered several questions regarding the proposal as well.

Cecelia Thomas, 463 Harvester Dr., expressed her concern regarding the property line to the development and if there will be additional retention ponds and voice concerns over erosion.

Sharon Proctor, 20 White Oak, expressed her concern with the distance between her property and the new development.

Alan Goodwin, 114 Coventry Circle, expressed concern with road access, the effects of water runoff.

Mary Galloway, Windtree, expressed concern about effect of development along power line.

The applicant responded to the questions from applicants and commissioners.

With no further comments from the applicant, public, or staff, the public hearing was closed.

**b. Consideration of Application RZM18-003 by Commission**

Commissioner Key made a motion to recommend approval of the request of Summerfield Subdivision rezoning from R-10 to R-5. Commissioner Clark offered a second and the motion was passed unanimously with Commissioner Briton recusing himself.

**6. Application PP18 - 004 - Talisman Drive Major Subdivision - A request by HA & PM Development for approval of 28 single-family residential units.**

Project Name	Talisman Drive Subdivision
Applicant	HA & PM Development
Address/Location	Talisman Drive
Parcel Number	006-20-07-037, 006-20-07-035, 006-20-08-002
Total Development Size	7.76 acres
Existing Zoning	R-7, Small Lot, Single Family Residential
Overlay	n/a
Traffic Impact Tier	Tier 2
Proposed Use	Single-Family Residential
Proposed Lots	28
Proposed Density	3.6 units per gross acre
Proposed Open Space	1.56 ac
Future Land Use	Low Density Residential

Mrs. Hodges introduced the application for approval of 28 single-family residential units.

**a. Consideration of Application PP18-004 by Commission**

Commissioner Carter made a motion to approve the request of Talisman Drive Major Subdivision subject to the condition that the application comply with the NADC. Commissioner Watts offered a second and the motion was passed unanimously.

**7. Application MW 18- 001 - Carswell Accessory Residence - A request by Dr. James Carswell to allow an accessory residential unit in excess of 1000 square feet.**

Mrs. Hodges introduced the application which is historically part of The Rapids Subdivision. They're asking for a waiver to build a larger accessory residence on their existing property due to accessibility and inability to divide the property with the current Development Code.

Mr. Welch, Cranston Engineering, explained that the project was proposed after being unable to divide the property based on the current layout.

**a. Consideration of Application MW 18-001 by Commission**

Commissioner Clark made a motion to approve the request to waive the 1000 sq. ft. requirement for an accessory dwelling structure for the Carswell Accessory Residence to the condition that the application comply with the NADC. Commissioner Williams offered a second and the motion was passed unanimously.

**8. Staff Report**

- a. September Performance Report
- b. Next meeting is the yearly business meeting on November 15, 2018.
- c. The Chair asked that staff prepare a report for the January PC meeting on the status of the goals and strategies of the 2017 Comprehensive Plan. Staff indicated this would be completed.

- 9. Adjourn** -- With no objection, Chairman Burnett adjourned the meeting at about 8:30pm.

Respectfully Submitted,

Libby Hodges, AICP, Director, Department of Planning and Development  
Secretary to the Planning Commission