

Planning Commission



Minutes of the Thursday, January 21, 2021 Regular Meeting

Members of the Planning Commission

Briton Williams

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The regular meeting of January 21, 2021, having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners Tim Key, JoAnn McKie, Larry Watts, Bob Clark, and Len Carter. Dr. Christine Crawford arrived late. Also in attendance were Libby Hodges, Director of Planning and the applicants.
3. **Approval of Minutes** – The minutes from the Regular Meeting of December 17, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application PP20-009 Rushing Waters, Phase III**—A request by Rushing Waters, LLC for Major Subdivision Preliminary Plat approval of 178 townhomes located on approximately 37.5 acres in Rushing Waters, Phase III, TPN 011-09-01-049, zoned R-5, Mixed Residential.

Chairman Williams read the request for the major subdivision preliminary plat application and asked Mrs. Hodges for information. She stated this phase was previously presented with Phases II and III together and that this application is for a revision to Phase III.

Commissioner Key asked if traffic improvements were installed for previous phases. Mrs. Hodges stated that the turn lanes on West Five Notch Road are completed.

Luke Martin, Southern Partners, Inc., 1233 Augusta West Pkwy introduced the third and final phase of the Rushing Waters subdivision. The project proposes 178 townhomes instead of single-family detached dwellings built in the first and second phases.

Chairman Williams asked about the Clearmont Drive and Wooden Drive improvements. Mr. Martin stated there have been some road improvements on Wooden Drive but they have not been completed by the developer of the Rushing Waters project but there will be a four-way stop at that intersection leading into Phase III of the project.

Commissioner Carter asked for the total number of units of all phases.

Chairman Williams asked if they would be able to address the issues with the Stormwater Department's comments. Mr. Martin said most have been addressed.

Commissioner Key asked for clarification on the floodplain insurance required for this phase of the development. Mr. Martin said they are in the process of working with FEMA to get the required documentation.

Commissioner Carter asked for clarification on the impact of the traffic with the increased units. Mrs. Hodges stated that the improvements on Five Notch are complete and the additional Clearmont Drive improvements are required for this phase.

With no further questions, Chairman Williams asked for a motion. Commissioner Clark made a motion to approve the major subdivision preliminary plat application subject to the following conditions:

1. This approval includes certification of the use of the road names Prospector, Montana, Whitewater, and Bonanza.
2. Any outstanding comments will be addressed to the satisfaction of City staff. There are outstanding comments related to open space, townhome elevations, stormwater, parking, sidewalks, etc.

Commissioner Key offered a second and the motion passed unanimously.

6. **Application SP20-006 QuikTrip #1197** – A request by QuikTrip Corporation for Major Site Plan approval of a gas station and convenience store located on approximately 14.28 acres along Edgefield Road, TPN 011-07-01-003 to be zoned GC, General Commercial subject to annexation.

Chairman Williams read the request for the major site plan application and asked Mrs. Hodges for information. She stated the applicant wished to receive Planning Commission approval on the application prior to completion of the annexation. The site is contiguous to the City limits and eligible for annexation. She also verified that the site received a variance from the Board of Zoning Appeals.

Paulette Morin, QuikTrip, 3701 Arco Corporate Drive, Charlotte gave a brief history of the QuikTrip Corporation.

Chairman Williams asked for details about the current basin load and associated Stormwater Department comments. Ms. Morin stated that the stormwater detention pond has been designed to be oversized to handle any potential negative impacts. Duane Ensor, Freeland & Kauffman, Inc., 209 West Stone Ave, Greenville confirmed Ms. Morin's assessment.

Commissioner Key asked what made QuikTrip choose this location. Ms. Morin stated that the company was motivated by the commercial corridor and potential for customers driving to and from work and home.

Commissioner Carter asked if the size of the tract was typical for QuikTrip. She stated over half of the property will be used for stormwater detention and the rest marketed as surplus for subdivision.

Commissioner Clark clarified that the annexation would have to be approved with the GC, General Commercial zoning as proposed in order for the Planning Commission's approval to move the project forward.

Chairman Williams entertained a motion for approval. Commissioner Key made a motion to approve the major site plan application with the following conditions:

1. The Stormwater Management Department, in conjunction with SCDHEC, must issue a grading permit. Site plans that deviate significantly from the approved stormwater plans will require additional review. The stormwater submittal is incomplete at this time.
2. Conditions for the Variance ZV20-007 will be applied to the case (hearing on October 8, 2020).
3. There are outstanding staff comments regarding notes on open space, impervious area, and canopy lighting. Final approvals will be issued when all comments from staff reviews are addressed and the annexation and adoption of the GC, General Commercial zoning designation by City Council is complete.
4. All other development code standards must be met and the annexation must be complete.

Commissioner Carter offered a second and the motion passed unanimously.

7. Staff Report

a. December Performance Report

Mrs. Hodges stated that the annual report presented at the Study Session encapsulated the typical monthly updates.

The Planning Department will distribute tablets and provide training to Commissioners for future electronic transmittal of agenda packets.

A spreadsheet will be sent to rank the prioritization of projects recommended by the Martintown Road Corridor Study.

As requested by Chairman Williams, Mrs. Hodges provided a brief status update on various projects previously approved by the Planning Commission in the Exit 5 vicinity.

8. Adjourn

With no objection, Chairman Williams adjourned the meeting at approximately 7:30 p.m.

Respectfully Submitted,



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