

Planning Commission



Minutes of the Thursday, June 17, 2021 Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Bob Bigger

1. **Call to Order** - The meeting was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairwoman Dr. Christine Crawford, Commissioners Timothy Key, JoAnn McKie, Leonard Carter and Bob Bigger.
3. **Election of Officers** – This item on the agenda was a typo; the election of officers took place at the May 2021 meeting.
4. **Approval of Minutes** – May 20, 2021 Study Session and Regular Meeting minutes were approved, as written.
5. **Confirmation of Agenda**- The only item changed on the agenda was removal of item 3, “election of officers” since it took place at the prior meeting.
6. **Application PP21-004 Gregory Landing Phase III**– A request for approval of a Major Subdivision Preliminary Plat for Gregory Landing, Phase III, an application for 42 single-family residential lots by Metro Home Sites, LLC. The project affects a ±29.3 acre portion of TPNs 106-00-00-009 and 106-00-00-010 located at the end of Mottled Duck Drive off Gregory Lake Road zoned R-10, Medium Lot, Single-Family Residential.
 - a. Consideration of the Major Subdivision Preliminary Plat by the Commission

Ms. Moody provided a brief description of the application. This development phase has the same design as the prior two phases. Based on the analysis and evaluation of the application, Planning Department staff has determined the application is complete. Ms.

Moody noted that there are outstanding comments regarding infrastructure from the Public Works & Engineering Department.

The engineer for this project, Mr. Luke Martin, was present at the meeting and explained this is the third of three planned phases.

Mr. Martin answered questions from the Commissioners regarding crossing of wetlands in the area. He stated he didn't anticipate any problems crossing the wetlands as it was a similar process to previous neighborhood wetland crossing.

Commissioner Key made a motion to approve application PP21-004 subject to the following condition: any outstanding comments will be addressed to the satisfaction of City staff. Commissioner Carter offered a second and the motion was approved unanimously.

7. **Application SP21-003 Highland Springs Elementary and Middle School** – A request by Aiken County Public Schools for approval of a Major Site Plan for the Highland Springs Elementary and Middle School on parcel 023-05-01-003 zoned P, Public Use. The application affects ±51.2 acres located off Belvedere Clearwater Road and Old Sudlow Lake Road.

- a. Consideration of the Major Site Plan by the Commission

Ms. Moody provided a brief description of the application and stated that the Commission is reviewing parking and landscaping only for this site plan. Proposed landscaping and parking spaces exceed the minimum requirements. Remaining city staff comments to be addressed are from Public Works & Engineering Department regarding stormwater management, sediment and erosion control plans.

Mr. Bill Burkhalter and Mr. Kevin Chapman, both representing Aiken County Public Schools, were in attendance to present the application for the school district. The designated agent on record, Mr. Tilden Hilderbrand, was not available to participate at the meeting and requested Mr. Burkhalter present in his place.

Mr. Burkhalter provided an overview of the proposed elementary and middle schools and answered questions from the Planning Commission. SC Department of Transportation has approved access to the site and Aiken County has approved road access. The roads leading into the parcel are currently not in city limits and under jurisdiction of the county. Building design is in its final construction document (CD) phase.

Commissioner Key made a motion to approve application SP21-003 conditional upon staff approval of outstanding stormwater items. Commissioner Carter offered a second and the motion was approved unanimously.

8. **Staff Report**

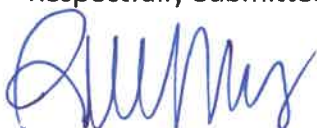
a. May Performance Report

Ms. Moody presented the May 2021 department reports regarding staff outputs, code enforcement actions, fee collections, and list of residential site plans, conditional use permits, sign permits and certificate of zoning compliance approvals.

9. **Adjourn**

With no objection, Chairwoman Crawford adjourned the meeting at 7:22pm.

Respectfully Submitted,



Rachelle Moody, Assistant City Administrator
Secretary to the Planning Commission