

Planning Commission



Minutes for the Wednesday, March 16, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Bob Clark

Timothy V. Key, Vice Chair

Leonard Carter, Jr.

Rett Harbeson

JoAnn McKie

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

1. **Call to Order** – 7:00 p.m.
2. **Roll Call** – Present at the meeting were Chairman Christine Crawford, Tim Key, JoAnn McKie, Rett Harbeson, Bob Bigger and Len Carter.
3. **Approval of Minutes** – January 19, 2022 Regular Meeting

Commissioner Key made a motion that the minutes of January 19, 2022 regular meeting be approved as written. Commissioner Bigger seconded the motion and the motion was approved unanimously.

4. **Confirmation of Agenda** – Mr. Paradise stated that the applicants for project RZM22-001 asked for the item to be continued to the next meeting.
5. **Application RZM22-001**– A request by Blackston Development to rezone ±4.39 acres located along West Five Notch Road, a portion of TPN 005-19-02-031 from CR, Critical Area to R-7, Small Lot, Single-Family Residential.

a. Continued per applicant request

6. **Application PP21-002** Green Forest Commons – A request by Hardy Land, LLC for approval of 12 townhomes located on ±2.02 acres zoned R-5, Mixed Residential off West Five Notch Road, TPN 005-19-06-005.

a. Consideration of the Major Subdivision Preliminary Plat and waiver request by the Commission

Mrs. McKie recused herself from this application.

Mr. Paradise stated that this application is for a 12 townhome subdivision that is zoned R-5. The applicant is requesting a waiver from Section 14.19 of the development code relating to the connectivity ratio for a small subdivision. The design does not comply with Figure 14-2 or 14-3 for a one access subdivision with a close or cul-de-sac at the end.

Mr. Key asked about the cul-de-sac and if it could be accomplished if doing a variance for setbacks. Mr. Bigger asked about the approval covering both things for the connectivity. The subdivision is not big enough to do a traffic study.

Mr. Bo Slaughter with James Swift and Associates, representing Mr. Glynn Bruker, stated he wants to address the cul-de-sac. According to the international fire code, there is a minimum length of 150ft without requiring a cul-de-sac if an alternate backup and turn-around is provided. That is why the straight ahead is extended as far as it is so the fire truck can back up and turn and go back out.

Mr. Key wanted to know whether the road width is standard or wider for commercial vehicles. Mr. Slaughter stated the roads are standard. Mr. Carter asked about street parking and whether the road is wide enough for street parking and through traffic access. Mr. Slaughter stated the streets can accommodate passing between cars parked on the street. Mr. Bigger asked about pulling out of the neighborhood in the early morning. It was stated that no one has tried to see how the traffic is at that time of day. Mr. Slaughter explained they will have small yards.

Mr. Key made a motion for approval of the Green Forest Commons subdivision and Mr. Bigger offered a second. The motion was approved unanimously.

7. **Application PP22-001** Village Square Townhomes – A request by Graham Brewton, LLC for approval of 77 townhomes located on ±8.19 acres off Stephens Farm Lane in the Sweetwater Planned Development, TPN 010-15-07-002.

a. Consideration of the Major Subdivision Preliminary Plat by the Commission –

Mr. Paradise stated this is application for 77 townhomes located off Stephens Farm Lane, which is referred to as the Snelling Tract, and the applicant is not asking for any waivers. Charlie Hall with Benesch stated Village Square Townhomes is planned as a 77 single-story townhome development. There was some discussion regarding open space and the PD revisions made in 2021. Commissioners also questioned the traffic and if it might need a traffic light. Mr. Hall stated that this could be a discussion with SCDOT and the City. Mr. Key made a motion to approve Village Square Townhomes and Mr. Harbeson made the second motion. It was approved unanimously.

8. **Application SP21-007** KIA – A request by S&H Enterprises for approval of an automobile sales and repair business located on ±16.54 acres zoned TC, Thoroughfare Commercial and within the HC, Highway Corridor Overlay District, 5425 Jefferson Davis Highway, TPNs 013-15-02-001 and 013-20-03-004.

a. Consideration of the Major Site Plan and waiver request by the Commission –

Mr. Harbeson recused himself. Mr. Paradise stated that the proposed KIA dealership is going in the old Toyota building. They are proposing to build a new two story 44,000 sq ft dealership and automobile repair center. This is a major site plan review because the building is over 40,000 sq ft and the applicants are requesting a waiver from Section 10.6 and 10.7 for landscape areas. The applicant requests relief from the small street trees and the parking lot area. Approval would result in a reduction of 16 small street trees and the applicant is proposing to use large trees and shrubs along the front grouped together to maintain visibility of the site. They have already been to the BZA requesting some changes to the Highway Corridor Overlay District landscaping and lighting requirements. Alexandra Reynolds, Landscape Architect and JLA representing the applicant, stated the property is subject to 3 layers of landscape. The developer is putting in 2 of the 3 requirements but asking to omit the small trees. This request is only for the Jefferson Davis side only.

Mr. Key made the first motion and Mrs. McKie made the second motion. The application was approved unanimously subject to the following conditions and waivers:

1. Final approval is subject the combination of TPNs 013-15-02-001 and 013-20-03-004.
2. The waiver request from NADC Section 10.6, Table 10-7, Perimeter Landscaping for parking lot areas is granted.
3. The waiver request from NADC Section 10.7.4, Street Trees is granted.

9. **Application CONPL22-001** Highland Springs – A request by Auro Divine Development, LLC for preliminary review of concept plans for TPNs 011-11-02-001, 022-17-01-001, and 011-10-07-006 consisting of ±1247 acres of land commonly referred to as the “Blanchard Tract” or “Highland Springs” and roughly bound by Old Sudlow Lake Road, Belvedere Clearwater Road, I-520, and Ascauga Lake Road.

Mr. Paradise stated this is a sketch plan review for Highland Springs formerly known as the Blanchard Tract. It is a Planned Development that was approved some years ago and never moved forward. There is new interest in this development. They are taking out the golf course that was approved. Lance Cheely with Cranston Engineering stated the developers want to follow the approved Planned Development as much as possible. A modification is required because I-520 was not in existence when the PD was approved. They have repositioned the layout to work with the interstate. They will have connectivity to several roads. There will be all types land uses in different areas of the development. Mrs. McKie spoke about preserving natural parks. Mrs. Crawford asking about the development phases. There was some discussion about road connections.

The Commission asked that the plans for this development look at the interconnectivity, traffic, sidewalks, walkability and greenspace before bringing the design back to the Planning Commission for review.

10. **Staff Report**

a. January and February Performance Reports

Mr. Paradise let the commissioners know about the combined meeting with City Council planned for March 23rd and stated that some of the commissioners attended the SCAPA conference in Camden on March 11th. The development code rewrite is moving forward and going to the steering committee for review in the next few weeks.

11. **Adjourn** – The meeting was adjourned at approximately 7:40p.m.

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development
Secretary to the Planning Commission