

Planning Commission



Minutes for the Wednesday, April 20, 2022, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Leonard Carter, Jr.

Bob Clark

Rett Harbeson

Timothy V. Key, Vice Chair

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** – Following Commissioners were present Bob Bigger, Timothy Key, Len Carter, Rett Harbeson, Joanne Mckie and Dr. Christine Crawford.
3. **Approval of Minutes** – March 16, 2022 Regular Meeting. Tim Key made the motion to approve and Rett Harbeson made the second and it was approved unanimously.
4. **Confirmation of Agenda**
5. **Application RZM22-001**– A request by Blackston Development to rezone ±2.72 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.

Mrs. Baker spoke about this application. It is a request to rezone a small portion that is in the critical area which is south of Mossy Creek. This is the first step to do a townhome development and a piece of property adjacent would have to zone at time of annexation. This is the first step in a multi-phase process.

Mr. James Dean with Cranston Engineering came forward to speak regarding this application. There is 2.7 acres that needs to be rezoned from CR to R-7 to allow for some townhomes and access to this property. The CR extended up to the school and it is reserved for wetlands. They are asking for the proportion of CR that runs along the north side to be rezoned. Mr. Key asked about water running near there. Mr. Dean stated there is a creek on the north side and the development will stay out of the flood plain. Mr. Dean stated that they will have 67 units due to finding more wetlands. He stated that they would not build in flood plains. Mrs. Mckie asked about building some 2 story and Mr. Key asked about the price of the units but they have not gotten to those steps just yet to give a definite answer.

a. Public Hearing

No one there to speak on this application

b. Consideration of the Rezoning Request by the Planning Commission

Mr. Harbeson did ask about the annexation into the city and the process of this. Mrs. Baker explained the process of how the annexation and zoning would be done. Mrs. McKie stated the property has been sitting for a long time. She also noted that there are a lot of wetlands in the city. Mr. Bigger did express concerns about the wetlands and possibly flooding. Mrs. Baker stated that stormwater has walked the property and is ok with this but they will need to work with the engineer to make sure they make the run off properly.

c. Recommendation to City Council

Tim Key made the motion to approve and JoAnne McKie made the second. It was approved unanimously.

6. Application RWN22-001 – A request by Parker Augusta, LLC to assign the street names Hydrangea Row, Leo Crossing, Gillette Place, Ethan Court, and Calvin Terrace in the River Falls Apartments complex located at 1122 West Martintown Road, TPN 001-20-02-006.

Mrs. Baker gave a little background on this application. The project was approved in 2018. They assigned temporary addresses but now they have to give addresses to each individual apartment.

a. Public Hearing

No one to speak

b. Consideration of Application RWN22-001 by Commission.

Tim Key made the first motion and Len Carter made the second. It was approved unanimously.

7. Staff Report

a. March Performance Report

Mrs. Baker stated that the department is staying busy. The development code meeting will be resuming and chapters will be rewritten. Also some public input meetings as well.

8. Adjourn Meeting was adjourned at 7:23pm

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Thomas L. Paradise".

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