

Planning Commission



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

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

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** – Members present were Chairman Dr. Christine Crawford, and commissioners Len Carter, Tim Key, Bob Bigger, and Jesse Elliott.
3. **Approval of Minutes** – June 15, 2022 Regular Meeting Minutes were approved unanimously.
4. **Confirmation of Agenda** No changes to the agenda
5. **Application RZM22-002** – A request by R. Greg Kenrick to rezone approximately 10.73 acres located along Bergen Road West, TPNs 001-15-02-002 and 001-19-03-001 from PD, Planned Development to TC, Thoroughfare Commercial.

Mr. Paradise did state that parcel was zoned planned development and its about 10 acres. There is an installation business there and it was zoned planned development but a few years ago it was rezoned to TC like the businesses where the car lots on Jefferson

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Davis Hwy are located. There is a proposed use for this piece of property and the developer is here to speak about it.

Rick Sheffield is the planned developer for the project. He stated they want to put a Loves Truck Stop on the property. He is at the meeting to answer any questions that anybody has on the truck stop. Loves truck stop is for big trucks and anyone traveling the interstate. It will have a convenient store and also a restaurant. They do think the restaurant will be Hardees. There are also services for the big trucks to make sure they are operating properly or if they are having mechanical problems that need to be fixed. The site access and visibility is outstanding for the area. They will have to do some road improvements to be able to service the type of business. The Loves truck stop would be paying for the improvements to road but has no answer until the traffic study is done. The project still has some things about the property they are working out as far as if and how things will be done on site.

a. Public Hearing

Robert Flanagan at 808 Lake Ave. He wanted to know if the gas station would be on the left side of I-20 and if they would have freight parking.

Mrs. Sue B sent an email to the Planning Dept. She is concerned about the traffic and how it will affect the area.

Mr. Sheffield just commented on Mrs. Sue concerns by stating they will do a traffic study to make sure it is a workable location. Mr. Sheffield also addressed the question about freight parking and they will have that available to the truckers.

b. Consideration of the Rezoning request by the Planning Commission

The commissioner all discussed the traffic which is a big problem but the developer is willing to do traffic study and do the improvements needed

c. Recommendation to City Council

The rezoning was recommended for approval to the City Council with a 3-2 vote.

6. Staff Report

a. June Performance Report

Mr. Paradise stated that they are still working on the Development Code and the last meeting will be in August. The traffic calming study for Georgia Ave has been approved.

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The other thing is the Martintown Road corridor study which is being looked into also.

7. Adjourn Meeting was adjourned at 7:45pm

As Approved August 17, 2022

Respectfully Submitted,

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

Thomas L. Paradise, Director
Secretary to the Planning Commission