

Planning Commission



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

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger

Jesse Elliott

Leonard Carter, Jr.

Rett Harbeson

Timothy V. Key

Vice Chair

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. Crawford, Commissioners Bob Bigger, Len Carter, Jesse Elliott, Rett Harbeson and Vice Chair Tim Key.
3. **Approval of Minutes** – October 19, 2022 Regular Meeting
4. **Confirmation of Agenda**
5. **Application PDM22-004 Sweetwater Planned Development Open Space** – Planned Development Minor Modification – A request by John and Melanie Liles for a minor modification to the Sweetwater Planned Development. The request affects approximately 62.29 acres designated as open space for the Planned Development, TPN 010-11-05-002, 010-15-05-003, and 010-12-04-004.

Mr. Paradise stated that the ±274 acre site was originally subject to a Planned Development Ordinance 2001-06 and has had several modifications as it has developed. On December 20, 2001, Sweetwater Land Company, LLC recorded a minor subdivision plat that indicated Tracts 1 and 1-A would be allowed to construct one home site on each lot with the condition that the cleared area not exceed 2 acres and be located 100 ft from any state water or wetland with a 50 ft. buffer. A Deed of Conservation Easement to the Central Savannah River Land Trust, Inc. placed perpetual conservation easements over Tracts 1 and 1-1, designating 81.92 acres of the Sweetwater Development as perpetual open space except for one single-family home on each of the tracts. However, the ordinance regulating the Planned Development had never been revised to reflect what the conservation easement allowed and therefore, the ordinance did not allow the home site on each lot, but was designated as open space with no building allowed. Mr. Paradise further stated that the modification would allow for approximately 11.7 of the 62.3 acres to be developed as 3 single-family residential homes instead of 100 units on Tracts 1 and 1-A shown in previous iterations of the PD Ordinance.

Mr. Kevin E. Pethick, attorney for the applicants, stated the developer in 2011 did not follow the ordinance. The plat was approved but should not have been approved. The plat should have gone to the Planning Commission first. The time the conservation easement was recorded it also showed 1 home site per lot. So 10 years later, the client who purchased the property has realized the plat was not approved the correct way. The plat did not go through Planning Commission to get approval. The 3 tracts are part of the PD would have permitted several 100 houses. So now the acres are part of the conservation easement. So 60 acres are in the open space out of the 100 acres. They don't have any plans and they want to keep the natural state. The new plan was looked over by the city attorney.

- a. Consideration of the Planned Development Minor Modification application by the Planning Commission

Tim Key made the first motion to approve and seconded. It was approved unanimously.

6. Staff Report

- a. October Performance Report

Georgia Ave. traffic calming study meeting was last night with about 25 people to show up. There is also a survey online for this study. There have been 30 done online. The ARTS is doing a bike plan for the area. There is also a survey on the website for this plan. The Development Rewrite is still in progress. It should be going to Planning Commission in January. The next Planning Commission is

December 23 and please let us know if you cannot attend this meeting.

7. **Adjourn** 7:35 pm.