

# Planning Commission



Minutes for the Wednesday, November 15, 2023, Regular Meeting  
Council Chambers, 100 Georgia Avenue

## *Members of the Planning Commission*

Dr. Christine Crawford

*Chair*

Bob Bigger, Vice Chair

Jesse Elliott

Timothy V. Key

Leonard Carter, Jr.

Rett Harbeson

Chelsea Waddell

*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** All members were in attendance.
3. **Approval of Minutes** – October 18, 2023 Study Session and Regular Meeting
4. **Confirmation of Agenda** Chairman Crawford informed the public that PD23-003 Moore's Bluff was pulled from the agenda by the developer.
5. **RZM23-002**- A request by Hixon Realty to rezone approximately 0.29 acres located on Carolina Avenue, TPN 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential.

Tommy Paradise stated the developer would like to rezone the parcel in order to obtain the lot width and density to build 3 single family detached dwellings. In the R-5 zoning district, the developer would be subject to 20ft lot width and would have 33 1/3 to 34 feet lot frontage.

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Bill Hixon of 108 West Spring Grove approached the podium, spoke about the history of the lot dating back to 1946 and referenced the parcel as an “Orphan Lot” due to the fact it has been undeveloped for so many years. He continued by saying that the lot has been for sale for over a year with no offers to buy submitted in that time. A potential buyer is now interested in the parcel but would like to develop townhomes on the parcel which is prompting the need to rezone. Mr. Hixon stated that townhomes would not be rentals and the price point would be approximately \$250,000 to \$310,000.

Phyllis Crater of 1152 Carolina Ave approached the podium, stated she is a nearby neighbor to the vacant lot. She spoke about the history of her home, its renovation and its significant importance to her family. She expressed concerns about the developer placing 3 townhomes on the .29-acre lot. She stated that a neighboring home is currently for sale and she is concerned that a developer will be prompted to purchase that lot just to build more townhomes.

Charlie Brit of 1150 Carolina Ave approached the podium, stated he doesn't see how the development could affect 1152 Carolina Ave in any way.

Mr. Paradise stated that the parcel, which is currently zoned R-7 could hold 4 attached townhomes by right. The developer decided to decrease the development by 25% and proposed building 3 townhomes instead.

Bob Bigger questioned if the home next door 1152 Carolina Ave was bought and demolished, could a developer build up to 4 single-family attached dwellings.

Mr. Paradise stated that a developer could build single family attached dwellings by right and that he would need to view the plat to determine the number of single family attached dwellings that could be placed on that parcel. He continued by stating the only access point for the parcel under consideration is Carolina Ave.

Tim Key spoke about the parcel being undeveloped for some time and believes the proposed plans are favorable.

Tim Key made the 1<sup>st</sup> motion to recommend the rezoning of TPN 006-18-10-003 from R-7, Small Lot, Single-Family Residential to R-5, Mixed Residential. Jesse Elliott made the 2<sup>nd</sup> motion, it was approved unanimously.

- 6. Development Code Rewrite Review** – The Planning Commission will review comments received by City Council and provide a recommendation to City Council concerning the comments.

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The Planning Commission reviewed the proposal changes and there were no recommended changes addressed from Planning Commission. There were no public comments.

Jesse Elliott made the 1<sup>st</sup> motion, Rett Harbeson made the 2<sup>nd</sup> motion, it was approved unanimously.

**7. Staff Report**

a. October Performance Report

**8. Adjourn 7:38pm**

Respectfully Submitted,

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

Thomas L. Paradise, Director  
Department of Planning and Development