

Planning Commission



Minutes for the Wednesday, August 21, 2024, Regular Meeting

Members of the Planning Commission

Dr. Christine Crawford

Chair

Bob Bigger, *Vice Chair*

Jesse Elliott

Lisa Christie

Chelsea Waddell

Rett Harbeson

Erin Slade

1. Call to Order 6:00p.m.
2. Roll Call All members were in attendance.
3. Approval of Minutes – July 17, 2024 Regular Meeting

Erin Slade made the 1st motion to approve the minutes. Rett Harbeson seconded the motion. The minutes were approved unanimously.

4. Confirmation of Agenda No changes were made to the agenda.
5. ANX24-004 – Annexation - A request by Hoyt and Berenyi, LLC and Sunset 378 Land, LLC to annex ±36.053 acres located at 381 Laurel Lake Drive, TPN 010-16-01-001. The property is requested to be zoned TC, Thoroughfare Commercial.

a. Consideration of the Annexation request by the Planning Commission
Tommy Paradise stated that application ANX24-004 and the following application ANX24-005 are companion applications. He stated that the property is recommended to be zoned Thoroughfare Commercial due to the industrial nature and surrounding businesses. He also stated that the applicant wants access to city water services.

Applicant Cam Sessions of 835 Forest Drive in Charleston, SC approached the podium. He stated that he hopes to develop the parcel as a Motor Freight Terminal.

Tommy Paradise stated that the application is only for the annexation and not the site plan for the Motor Freight Terminal.

The floor was opened for public comments and concerns.
There were no public comments made.

b. Recommendation to City Council

Jesse Elliott made the 1st motion to recommend approval of the annexation and Thoroughfare Commercial zoning for the property. Chelsea Waddell seconded the motion. The motion was unanimously approved.

6. ANX24-005 – Annexation – A request by Hoyt and Berenyi, LLC and Sunset 378 Land, LLC to annex ±2.44 acres located at 210 Twin Hills Road, TPN 010-15-01-002. The property is requested to be zoned TC, Thoroughfare Commercial.

a. Consideration of the Annexation request by the Planning Commission

Mr. Paradise reiterated that the application is in tandem to application ANX24-004. He states that the parcels from application ANX24-004 and ANX24-005 are proposed to be combined for the development of the property. He continued by stating that the applicant is asking for the parcel to be annexed and zoned Thoroughfare Commercial in hopes to develop a Motor Freight Terminal.

Jesse Elliott asked if there was a structure already on the property

Applicant Cam Sessions of 835 Forest Drive in Charleston, SC approached the podium. He stated that the property currently has a lease for disposal containers and tanks to be stored. He stated if the application is approved, the lease commitment to store the containers and tanks will no longer be fulfilled.

The floor was open for public comments and opinions.
There were no public comments made.

b. Recommendation to City Council

Jesse Elliott made the 1st motion to recommend approval of the annexation and Thoroughfare Commercial zoning for the property. Chelsea Waddell seconded the motion. The motion was unanimously approved.

7. **PP22-008** – Major Subdivision Preliminary Plat – A request by Stanley Martin Homes for approval of 92 townhomes in The Hive Section 1 located on ±16.2 acres off Knobcone Avenue, a portion of TPN 001-20-01-004 zoned PD, Planned Development.

- a. Consideration of the Major Subdivision Preliminary Plat application by the Planning Commission

Tommy Paradise stated that over a year ago there was an approved modification to The Hive to allow detached housing near the interstate and townhomes near Wellington. He continued by stating that the approved modification had requirements that must be met by the developer. Mr. Paradise stated that The Hive development is large in size and continued by displaying a map of the proposed development on the overhead monitor for the members of the Planning Commission and the public to view. He stated that staff have reviewed the Preliminary Play and recommends its approval with stipulations to the road names, its conditional approval of implementation traffic mitigation required by SCDOT, vinyl siding not being used an exterior wall material and any outstanding comments by staff be addressed.

Erin Slade asked about the traffic study and the connector to Pinion Rd.

Mr. Paradise stated that it was not a part of the current application but expressed that the connector is vitally important to Public Safety.

Applicant Sean Smith with Cranston Engineering at 452 Ellis Street in Augusta, approached the podium. He stated that the buffer behind the townhomes is the strongest buffer that two residential areas could have. He stated that there will be traffic improvements on Knobcone and West Martintown Rd and that the improvements would be completed before residents move into the development.

Chelsea Waddell asked if the applicant had specific measurements of the shrubs and trees in the buffer.

Mr. Smith stated that the buffer is 20ft wide with a mixture of shrubs and trees. He stated he did not have the exact measurements for the height of the trees but stated that the trees are classified as large trees. He stated that the townhomes of the development sit a few feet below the residential lots and have a visual impairment.

Lisa Christie asked if the townhomes would be 2-bedroom units or 3-bedroom units.

Mr. Smith stated that they will be 3-bedroom units and will be priced specifically due to the material used for construction of the development.

Chairman Christine Crawford asked about the price point for the townhomes.

Mr. Smith stated that he was unable to give an exact price but estimated approximately \$300,000+.

The floor was open for public comments and opinions.
There were no public comments made.

Jesse Elliott made the 1st motion for approval with the following conditions:

1. Approval and implementation of any traffic mitigation required by South Carolina DOT and the city for The Hive plan developments overall infrastructure plans.
2. Vinyl Siding will not be used as an exterior wall material for homes in Tract A.
3. Major Subdivision Preliminary Plat approval includes certification of the use of the road names "Buzz Crossing" and "Peony Court".
4. Any outstanding comments will be addressed to the satisfaction of city staff.

Chelsea Waddell seconded the motion. The motion was unanimously approved.

8. Staff Report

- a. July Performance Report

9. Adjourn

The meeting was adjourned at 6:35 p.m.

Respectfully Submitted,



Thomas L. Paradise, Director
Department of Planning and Development