

Planning Commission



Minutes of the Thursday, February 19, 2015 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

REGULAR MEETING

1. **Call to Order** – The regular meeting of February 19, 2015, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Len Carter, Bob Clark, Richard Fletcher and JoAnn McKie. Commissioners Tim Key and Larry Watts were absent. Also in attendance were Scott Sterling, AICP, Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants' representatives; members of the public; and the press.
3. **Approval of Minutes** – The minutes of the Regular Meeting of January 15, 2015 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 15-001** – A request by Don Adams, representing Julie Curl, to rezone ±1.14 acres of land located at the intersection of Ponce De Leon Avenue and Elm Street, Tax Parcel Numbers 007-14-17-006 and 007-14-17-007, from PD, Planned Development, to R-7, Small Lot Single-Family Residential. A Planning Commission recommendation to City Council is required.

Public Hearing – Chairman Burnett opened the public hearing at 7:02 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 15-001.

Don Adams, 603 Main St., Jackson, SC, the applicant's representative, briefly reviewed the map amendment request and the owner's plans to construct attached townhomes similar to those on Jersey Avenue.

Commissioners discussed the current limits on development of the site; the reasons for the existing PD zoning; Elm Street improvements; the mix of uses in the immediate area;

proposed parcel sizes; the impact of an existing power line on site layout; townhome design options; and the economic benefits of redevelopment in the neighborhood.

Mr. Sterling and Mr. Adams responded to all questions and comments.

There were no other public comments. Chairman Burnett closed the public hearing at 7:11 p.m.

Consideration of Application RZM 15-001 – Commissioner Fletcher moved to recommend that the City Council approve the request by Don Adams, representing Julie Curl, to rezone ±1.14 acres of land located at the intersection of Ponce De Leon Avenue and Elm Street, Tax Parcel Numbers 007-14-17-006 and 007-14-17-007, from PD, Planned Development, to R-7, Small Lot Single-Family Residential.

Commissioner Clark seconded the motion. The motion passed unanimously.

- 6. Application RZM 14-003** – Reconsideration of a request by Everett D. Harbeson, representing John Arscott, to rezone ±6.07 acres of land located along Bergen Road north of I-20, Tax Parcel Number 001-19-01-001, from PD, Planned Development, to TC, Thoroughfare Commercial. A public hearing on this request was held on January 15, 2015. Following a discussion, the application was tabled at the request of the applicant's agent. A Planning Commission recommendation to City Council is required.

Commissioner Fletcher moved to remove Application RZM 14-003 from the table. Commissioner Carter seconded the motion. The motion passed unanimously.

Mr. Sterling provided an update on the rezoning request as outlined in Staff Memorandum 15-08. Based on staff research following the January 15 meeting, it was determined that the applicant's proposed use is permitted only in the TC, Thoroughfare Commercial or the IND, Industrial, districts. Mr. Sterling also provided a brief history of the site, including the zoning classification (PD-G, Planned Development-General, TC Permitted Uses) that was applied to the property at the time of annexation in 1986.

Everett D. (Rett) Harbeson, 1296 Broad Street, Augusta, the applicant's representative, briefly reviewed the map amendment request and the owner's plans for the site.

Gerald McNeal, 237 Longstreet Crossing, expressed his concerns about existing Bergen Road traffic and the potential impact of the proposed project on current conditions.

Commissioners discussed the general intent of the rezoning request along with potential impacts and benefits, particularly potential effects on Bergen Road traffic; SCDOT plans to improve Bergen Road traffic issues; permitted uses in the TC, Thoroughfare Commercial zoning district; site history; the applicant's plan for the future use of the

property; site topography; and the separate site development review and approval process.

Mr. Sterling and Mr. Harbeson responded to all questions and comments.

Consideration of Application RZM 14-003 – Commissioner Fletcher moved to recommend that the City Council rezone ±6.07 acres of land located along Bergen Road north of I-20, Tax Parcel Number 001-19-01-001, from PD, Planned Development, to TC, Thoroughfare Commercial.

Commissioner McKie seconded the motion. After a discussion among Commissioners and a review of the minutes of the January 15, 2015 Regular Meeting, Commissioner Fletcher amended his motion to recommend that the City Council rezone ±6.07 acres of land located along Bergen Road north of I-20, Tax Parcel Number 001-19-01-001, from PD, Planned Development, to TC, Thoroughfare Commercial and include the site in the Highway Corridor Overlay District.

Commissioner McKie seconded the amended motion. The motion passed unanimously.

7. Staff Reports – Mr. Sterling:

- Referenced the January monthly report as well as supplemental reading material included in the Commission agenda packet.
- Updated Commissioners on the 2015 Comprehensive Plan consultant selection process. The City Council passed a resolution to proceed with consultant contract negotiations. A draft contract with the preferred firm is currently under review by the City Attorney.

8. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 7:54 p.m.

Respectfully Submitted,

Scott Sterling, AICP, Director
Department of Planning and Development
Secretary to the Planning Commission