

SOUTHERN JASPER/HARDEEVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 14, 2008  
1:00 PM

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Present: Chairman D. Sue Coulter, Commission Members Paul Bathe, Wilbur Aiken and Chris Beach

Absent: Commission Members Julie Bowman, Thomas Jenkins and Juanita White

Staff: Planning Director Brana Snowden, Planners Nolon Edge and Chris Damgen, Permitting and Licensing Director Jaime Vega and Permit Technician Lori Pomarico

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I. CALL TO ORDER

Chairman Coulter called the meeting to order at 1:15 pm.

II. INVOCATION

Commission Member Bathe gave the invocation.

III. PLEDGE OF ALLEGIANCE

IV. OLD BUSINESS

A. Presentation of Minutes from the January 24, 2008 Meeting: Chairman Coulter entertained a motion. Commission Member Bathe moved to approve the minutes from the January 24, 2008 meeting as presented. A second was received by Commission Member Beach and was approved unanimously.

V. NEW BUSINESS

A. Consideration of a Zoning Amendment for parcel 080-00-01-026 from Intense Development (ID) in Jasper County to General Commercial (GC): Design Review Planner Nolon Edge presented a request for a zoning amendment for parcel 080-00-01-026 from Intense Development (ID) in Jasper County to General Commercial (GC). The subject property, consisting of approximately 1.36 acres is located along Hwy 141 (Argent Blvd) approximately \_ mile from the intersection of Hwy 170 (Okatie Hwy). The property is bound to the north and west by a storage warehouse facility and to the east by a vacant commercial lot. The property is currently vacant with approximately 400 feet of frontage along Argent Blvd. Surrounding land uses in the area include commercial and vacant lots. The parcel, in its entirety, is proposed to be annexed into the City of Hardeeville.

Chairman Coulter entertained a motion. Commission Member Beach moved to approve the request for a zoning amendment for parcel 080-00-01-026 from Intense Development (ID) in Jasper County to General Commercial (GC). A second was received by Commission Member Aiken and was approved unanimously.

- B. Consideration of Zoning Amendments for parcel 080-00-02-032 from Intense Development (ID) in Jasper County to Multi-Family Residential (MFR), and parcel 080-00-02-034 from Intense Development (ID) in Jasper County to General Commercial (GC): Design Review Planner Nolon Edge presented requests for zoning amendments for parcel 080-00-02-032 from Intense Development (ID) in Jasper County to Multi-Family Residential (MFR), and parcel 080-00-02-034 from Intense Development (ID) in Jasper County to General Commercial (GC). The subject property, consisting of two (2) parcels totaling approximately 13.43 acres is located along Hwy 141 (Argent Blvd) and Shortcut Rd. Parcel 080-00-02-032 is mostly wooded with a vacant residential structure and has approximately 450 feet of frontage along Argent Blvd and 700 feet along Shortcut Rd. Parcel 080-00-02-034 is vacant with approximately 380 feet of frontage along Argent Blvd and 160 feet along Shortcut Rd. Surrounding land uses in the area include commercial and vacant lots. The parcels, in their entirety, are proposed to be annexed into the City of Hardeeville.

Chairman Coulter entertained a motion. Commission Member Bathe moved to approve the requests for zoning amendments for parcel 080-00-02-032 from Intense Development (ID) in Jasper County to Multi-Family Residential (MFR), and for parcel 080-00-02-034 from Intense Development (ID) in Jasper County to General Commercial (GC). A second was received by Commission Member Beach and was approved unanimously.

- C. Comprehensive Plan Update: Design Review Planner Nolon Edge presented the Comprehensive Plan Outline and distributed the Comprehensive Planning Guide to the Commission members. The City of Hardeeville is currently updating the Comprehensive Plan as required by the State of South Carolina, and will address the seven (7) basic elements as defined in the outline. The Commission will be presented with updates on an ongoing basis.

## V. DIRECTORS REPORT

Planning Director Brana Snowden updated the Commission on the status of the MZDO revisions. There will be a need for an election at the end of the month for Chair and Vice Chair with the implementation of the MZDO.

## VI. ADJOURNMENT

Chairman Coulter entertained a motion. Commission Member Bathe moved to adjourn the meeting. A second was received from Commission Member Beach and the meeting was adjourned at 1:45pm.