

CITY OF HARDEEVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 8th, 2008
1:00 PM

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

Absent: Commission Members Chris Beach, and Julie Bowman

Staff: Planning Director Brana Snowden, Planner II Nolon Edge, and Planning Tech Marcie Ditz

I. CALL TO ORDER

Chairman Coulter called the meeting to order at 1:05 pm.

II. INVOCATION

Commission Member Aiken gave the invocation.

III. PLEDGE OF ALLEGIANCE

IV. OLD BUSINESS

A. Presentation of Minutes from the April 10, 2008 Meeting: Chairman Coulter entertained a motion. Commission Member Bathe moved to approve the minutes from the March 13, 2008 meeting as presented. A second was received by Commission Member Paul Bathe and was approved unanimously.

V. NEW BUSINESS

A. Consideration of a zoning amendment for Okatie Crossings located at the intersection of HWY 170 and HWY 278 from Planned Unit Development (PUD) in Jasper County and Beaufort County to Planned District (PDD) (+/- 282 acres). Design Review Planner Nolon Edge presented the considered zoning amendment.

Mr. Edge stated that the applicant has been working with the staff to prepare a plan that includes a conceptual site plan, traffic concerns, proposed land uses, and a write up that addresses the intent and the standards of this project. The Planed Development District allows a variety of commercial uses also mixed use and multifamily residential. Approximately 2.8 million square feet of commercial space and up to 1,000 resident dwelling units in being suggestion proposed. Information on buffers, landscaping, and signage will be provided for

approval at the time of Master Plan approval. Clarification of items such as, parking, tree preservation, setback and buffers, pedestrian ways, and signage is consistent with approved zoning in the area. The staff specified that specifics will be presented in the Master Plan submittal. The applicant is also requesting annexation and approval of a development agreement.

Chairman Coulter entertained a motion. Commission Member Bathe moved to approve the proposed zoning amendment of Okatie Crossings located at intersection HWY 170 and HWY 278. A second was received by Commission Member Aiken and was approved unanimously.

VI. ADJOURNMENT

Chairman Coulter entertained a motion. Commission Member Aiken moved to adjourn the meeting. A second was received from Commission Member Bathe and the meeting was adjourned at 1:34 pm.