

HARDEEVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 11, 2008  
1:00 PM

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

Staff: Planning Director Brana Snowden, Planner III Nolon Edge and Planning Technician Marcie Ditz

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I. CALL TO ORDER

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

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commission Member Bowman gave the invocation.

III. OLD BUSINESS

A. Presentation of Minutes from the August 14, 2008 Meeting: Chairman Coulter entertained a motion. Vice Chair Paul Bathe moved to approve the minutes from the August 14, 2008 meeting as presented. A second was received by Commission Member Bowman and was approved unanimously.

IV. NEW BUSINESS

A. Comprehensive Plan Update – Future Land Use Element. Planner III Nolon Edge reported that the initial approach we were taking was to start with the other elements and build the land use into that, but staff has decided to take a slightly different approach and begin with the land use element. The future land use element is a vital component of the comprehensive plan and is essential to the adoption and implementation of the zoning ordinance and zoning map. The City limits have increased rapidly over the last few years and we want to stay ahead of that growth. Mr. Edge indicated on a draft of the City of Hardeeville Future Land Use map that many of the Planned Development Districts have had future land uses that were approved and we have used that along with the existing land uses and existing zoning to determine basically where these land uses should occur. Planning Director Snowden stated that as she is looking at the future land use element of a comprehensive plan, she thinks it is a very dynamic thing and would like all to consider it and expects it to change slightly over the next few months. The City has the right to look at a planning area from the exact City limits with some pockets, and it may be a good planning tool to consider some of those areas and assign them a future land use in case they are

annexed in the future.

- B. Petition Requesting Zoning Amendment for Gateway Corners. Planning Director Brana Snowden stated that the City has received a petition from the Car Moorer Acres neighborhood requesting that zoning be changed on Gateway Corners Planned Development. It is currently a Planned Development which has some mixed uses but the specific ones in question allow for general commercial uses. Ms. Snowden stated that two different entities can ask for zoning change, City Council can change zoning based on comprehensive plan, cause, whatever is best for the common good of the City; the other is the property owner. In this instance, a community is requesting the change for the good of their community and the petition states some of their reasons. To help City Council make that decision, we have talked to legal staff and are bringing it through the Planning Commission to make a recommendation on whether this petition gives cause for Council to direct staff to process a rezoning on this property. What is needed to decide is if there is sufficient evidence from the petition that City Council needs to consider it.

Ms. Snowden indicated that the property is off Exit 5 along Frontage Road where Moorer Street connects in, Foskey Street and Burke Street. It is the portion that runs along Moorer Street that is zoned for general commercial as well as the corner of Moorer Street and Frontage Road that allows for general commercial. The applicants have come in asking for information and doing other things about more intense uses that could go there. Ms. Snowden stated that representatives of the community are present and they have approximately twenty (20) signatures on the petition. Vice Chair Bathe asked if there is a specific number of signatures required on the petition to bring it forward. Ms. Snowden responded that there is not. Commission Member Aiken asked if there were any plans for a commercial building in that area. Ms. Snowden responded that there was an initial conversation about doing commercial development; the use that was proposed was for a liquor store. Vice Chair Bathe asked if both parcels had the same owner. Ms. Snowden responded that they are under the same ownership and it is now in an estate. No applications have been filed.

Ms. Snowden stated that the Planned Development originally came through in 1999 for multi-family and office uses. It was changed to office and general commercial.

Vice Chair Bathe commented that his concern is the amount of increase of commercial traffic that is going to be on this road if these two properties are commercial. The other facet of this is there is going to be a lot more traffic on Moorer Avenue. Mr. Bathe feels that this property should be zoned or restricted to residential rather than commercial. Ms. Snowden reminded the Commission that this public hearing is not to recommend to change this to residential, we are

not considering that right now; we are considering whether to recommend to Council to start that process.

Ms. Christine Foskey spoke on behalf of the residents. Ms. Foskey stated that the increase in traffic that would be brought to the community in that area as well as loitering and transient people and littering would change everything that they enjoy about the community. Ms. Foskey added that one of the commercial businesses that is going to come in is a liquor store warehouse that is going to outlet onto Burke Street, and the community sees it as a safety hazard for their children and families.

Chairman Coulter entertained a motion. Vice Chair Bathe moved to recommend to the City of Hardeeville to look into changing the zoning on the two pieces of property discussed. A second was received by Commission Member Beach and was approved unanimously.

#### V. ADJOURNMENT

Chairman Coulter entertained a motion. Vice Chair Bathe moved to adjourn the meeting. A second was received from Commission Member Aiken and the meeting was adjourned at 1:40 pm.