

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

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

Absent: Vice Chair Paul Bathe

Staff: Planning Director Brana Snowden, Planner III Nolon Edge and Permitting and Licensing Director Jaime Vega

I. CALL TO ORDER

Chairman Coulter called the meeting to order at 1:00 pm.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commission Member Bowman gave the invocation.

III. OLD BUSINESS

A. Presentation of Minutes from the October 23, 2008 Meeting: Chairman Coulter entertained a motion. Commission Member Beach moved to approve the minutes from the October 23, 2008 meeting as presented. A second was received by Commission Member Aiken and was approved unanimously.

IV. NEW BUSINESS

A. Consideration of a Planned Development District (PDD) Amendment for parcels 029-43-05-006 & 029-43-02-001 of the Gateway Corners Planned Development District (PDD) located along Moorer Avenue and Frontage Road (+/-22.17 acres). Planning Director Brana Snowden stated that the Planning Commission has seen this property before with a petition from the Car Moorer Acres community requesting that this planned development be changed from allowing General Commercial uses to Residential uses. Ms. Snowden stated that as this went through the Council process there were concerns about notification of the property owners and other issues as well as changing these uses. City Council had first reading to change it to Neighborhood Commercial or Downtown Mixed Use standards and remanded it back through the Planning Commission for review. Ms. Snowden stated that since first reading, staff has heard from a Council member, members of the community, the property owners and future developer of the property, and a compromise has been worked out. Ms. Snowden presented the amended PDD to Planning Commission for

consideration to recommend to City Council before second reading in January, 2009. Ms. Snowden stated that staff has worked with the community and Council members and has put together some standards. They would like to recommend to Planning Commission to amend the Planned Development to include these rather than change the land use from General Commercial and Neighborhood Commercial as they are presently defined. Also, they would like to add an eight foot landscape wall along Burke Street with landscaping on exterior and interior to provide a solid buffer for residents on Burke and Foskey Streets and eliminate two curb cuts. Ms. Snowden stated that the buildings and parking lots will stay placed as they are, but will have a Right Out Only on Moorer Avenue. This will prevent people from turning left and going back through the neighborhood, which can be accomplished through signage, pavement markings and a median if necessary.

Mr. Murphy Lemon, a commercial real estate broker representing Ann and Jeff Jefferson, stated that they would like to thank the Planning Commission for working with them on this because the property had been down zoned and the value of the property would have gone down. They will work in any way possible with the property owners to keep the zoning exactly as it is now and the land use the same with what Ms. Snowden has presented.

Chairman Coulter asked if a request could be made that by the time the project is completed there is fencing from Burke Street to Frontage Road to be maintained by the property owner. Ms. Snowden stated that it could be drawn in per the Planning Commission's recommendation.

Ms. Snowden clarified for the Planning Commission that the recommendation would be to leave the allowed land uses and zoning as in the 2003 adopted version but to add the development standards of the reduced curb cuts, fencing, bordering and Right Out Only along Moorer Avenue.

Chairman Coulter entertained a motion. Commission Member Beach moved to recommend to Council the mentioned changes such as the barrier between the properties, curb cuts and the single directional turnout. A second was received by Commission Member Bowman and was approved unanimously.

- B. Consideration of a Master Plan submittal for the following parcels of the Okatie Crossings Planned Development District (PDD) located along Independence Boulevard and Okatie Highway (+/-281.03 acres): 079-00-00-001 & 079-00-00-002 located in Jasper County; and R603-021-000-0028-0000, R603-021-000-0297-0000, R603-021-000-0298-0000, R603-021-000-0300-0000, R603-021-000-0301-0000, R603-021-000-0302-0000, R603-021-000-0303-0000, R603-021-000-0304-0000, & R603-021-000-0310-0000, located in Beaufort County. Planner III Nolan Edge presented a request for a Master Plan for parcels of the Okatie Crossings Planned Development District (PDD) located at the intersection of Hwy 278 and Hwy 170, portions of which are in Beaufort

County and Jasper County. The property is surrounded by a portion of the second phase of Sun City, approximately 270 feet of frontage along Hwy 278 and approximately 3,000 feet of frontage along Hwy 170. Uses adjoining this property are basically residential. The out parcels located along the development are a mix of restaurants, retail, hotel and those types of uses. This application is for approval of a Master Plan. Mr. Edge stated that it is the intention of the applicant to produce a high quality development with a variety of hotel, restaurant and general commercial uses with a total of 1.6 million square feet of regional commercial uses on approximately 282 acres. The Master Plan addresses the access management and transportation concerns. The staff has worked with the City's engineering consultant, BP Barber, to assure that all concerns were addressed adequately. Staff has recommended to applicant to consider temporary signage for the project in their sign program.

Ms. Kristi Rooks, of the Sembler Company, stated that they have spent time on the walk ability of the project and noted that they will have wide sidewalks, places for restaurants to dine outdoors, and connections between the village and the power center. Chairman Coulter asked if there are any potential applicants at this time. Ms. Rooks responded that there are potential tenants who will make their own announcements. Ms. Rooks also stated that they anticipate a Spring 2011 opening date with a couple of tenants opening earlier.

Chairman Coulter entertained a motion. Commission Member Beach moved to approve the consideration of a Master Plan for the Sembler Atlanta property. A second was received by Commission Member Bowman and was approved unanimously.

V. DIRECTOR'S REPORT

Planning Director Snowden thanked the Planning Commission and wished all a Merry Christmas.

The next Planning Commission meeting will be held on Thursday, January 8, 2009.

VI. ADJOURNMENT

Chairman Coulter entertained a motion. Commission Member Bowman moved to adjourn the meeting. A second was received from Commission Member Aiken and the meeting was adjourned at 1:35 pm.