

HARDEEVILLE PLANNING COMMISSION
REGULAR MEETING AND WORKSHOP MINUTES
SEPTEMBER 10, 2009
1:00 PM

Present: Chair Paul Bathe, Vice Chair Chris Beach, Commission Members Linda Nease, Anthony Altizer and Wilbur Aiken

Staff: Planning Director Brana Snowden, Senior Planner Nolon Edge, Planner Chris Damgen I, City Clerk Lori Pomarico, and Media Technician Juan Singleton

I. CALL TO ORDER

Chair Paul Bathe called the meeting to order at 1:10 pm.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commission Member Anthony Altizer gave the invocation.

III. OLD BUSINESS

A. PRESENTATION OF MINUTES FROM THE AUGUST 13, 2009 MEETING

Chair Bathe entertained a motion. Commission Member Aiken moved to approve the Minutes from the August 13, 2009 meeting as presented. A second was received by Vice Chair Beach and was approved unanimously.

B. PRESENTATION OF DRAFT OF CITY OF HARDEEVILLE COMPREHENSIVE PLAN FOR REVIEW AND DISCUSSION

Planning Director Snowden reviewed recommendations, changes, additions and corrections that were made to the draft of the Comprehensive Plan that the Planning Commission had received. Ms. Snowden indicated that the Comprehensive Plan is a product of the Planning Commission and noted that over the next week the Planning Commission would be provided more information and by that time the staff believes they will have a draft that the Planning Commission will be able to take action on at the next Planning Commission meeting.

IV. NEW BUSINESS

A. CONSIDERATION OF A ZONING AMENDMENT FOR TMS 042-00-02-014 LOCATED ALONG US HIGHWAY 17 TO BE REZONED FROM LIMITED INDUSTRIAL (LI) TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE (+/- 26.4 ACRES) (EXIT 8 INVESTORS, LLC)

PUBLIC COMMENT

Planning Director Brana Snowden presented a consideration of a zoning amendment for TMS 042-00-02-014 currently zoned Limited Industrial (LI) to General Commercial (GC). The parcel is approximately 26.4 acres and is located between Highway 17 North and I-95, across from Sargeant Jasper Park above Exit 8. Staff has reviewed this request and has worked with City Management and the Economic Development Department and is supportive of this change.

Mr. John Rembold of Ward Edwards Engineering and representing the applicant indicated that the details of the development are not yet fully developed. In general, it will be of an entertainment complex idea. Mr. Rembold stated that they will commission a traffic impact analysis. Planning Director Snowden stated that the applicant will also have to go through a site plan review for any uses.

Chair Bathe entertained a motion. Vice Chair Beach moved to accept this request for a zoning amendment for TMS 042-00-02-014 from Limited Commercial (LI) to General Commercial (GC) in the City of Hardeeville. A second was received by Commission Member Altizer and was approved unanimously.

V. PLANNING DIRECTOR'S REPORT

Planning Director Snowden stated that the next Planning Commission meeting will be held on September 24, 2009. The Comprehensive Plan will be on the agenda and the consultants as well as staff will be present to answer any questions.

At this time Chair Paul Bathe recognized Council Member Bill Horton who was in attendance.

VI. ADJOURNMENT

Chair Bathe entertained a motion. Commission Member Nease moved to adjourn the meeting. A second was received from Commission Member Altizer and the meeting was adjourned at 1:35 pm.