

HARDEEVILLE PLANNING COMMISSION
REGULAR MEETING AND WORKSHOP MINUTES
SEPTEMBER 24, 2009
1:00 PM

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

Absent: Vice Chair Chris Beach

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

I. CALL TO ORDER

Chair Paul Bathe called the meeting to order at 1:00 pm.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commission Member Anthony Altizer gave the invocation.

III. OLD BUSINESS

A. PRESENTATION OF MINUTES FROM THE SEPTEMBER 10, 2009 MEETING

Chair Bathe entertained a motion. Commission Member Altizer moved to approve the Minutes from the September 10, 2009 meeting as presented. A second was received by Commission Member Nease and was approved unanimously.

IV. NEW BUSINESS

A. CONSIDERATION OF A RESOLUTION TO RECOMMEND THE 2009 CITY OF HARDEEVILLE COMPREHENSIVE PLAN TO CITY COUNCIL PUBLIC COMMENT

Planning Director Brana Snowden gave a powerpoint presentation of all of the changes made to the Comprehensive Plan based on new information. Chapter 8, Housing focuses on inventory, characteristics and analysis. Through building permits, utility reports, Local Update of Census Addresses (LUCA) and contact with planned developments we have been able to obtain better up-to-date information and housing unit estimates; the 2009 estimate for housing units is 1,250 or a 72.4% increase since 2000. Analysis is the new part of the chapter that is based on the new SC Priority Investment Act that came out in 2007 and it

hits on four different items: unnecessary housing requirements, market-based incentives, available data and partnership opportunities. These were used as staff adjusted the needs and plans for the housing element. They have learned over the past year and one half how important the census numbers are; federal funding and other funds come from our population and housing units.

Chapter 9, Land Use discusses how they will guide the zoning ordinance, existing land use, distribution of land use, residential growth, commercial growth, industrial development; future land use, residential growth, commercial growth, industrial growth, regional roads, preservation of open space; downtown redevelopment, revitalization/enhancement.

Chapter 10 Implementation/Priority Investment overall deals with not just money and capital projects but also deals with adding elements to housing and transportation and talks about community design. The key points for this element are coordination with adjacent and relevant jurisdictions; funding/needs analysis covering revenue sources, capital project needs and a funding gap analysis to show that you have to plan ahead to get the gap taken care of so that these projects can be paid for; and an action plan to determine responsible parties, time period and challenges.

The next step is for the Planning Commission to take action and then forward to City Council.

Chair Bathe entertained a motion. Commission Member Altizer moved to accept the consideration of a resolution to recommend the 2009 City of Hardeeville Comprehensive Plan to City Council. A second was received by Commission Member Aiken and was approved unanimously.

V. PLANNING DIRECTOR'S REPORT

Planning Director Snowden stated that there will be a Public Hearing on the Comprehensive Plan on Wednesday, October 7, 2009 at 6:00 p.m. at City Hall.

Commission Member Nease thanked the City staff for their hard work on the Comprehensive Plan.

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 1:45 pm.