

HARDEEVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 23, 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 II Nolon Edge and Planning Technician Marcie Ditz

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 September 11, 2008 Meeting: Chairman Coulter stated that presentation of the Minutes from the September 11, 2008 Planning Commission meeting needs to be postponed and called for a motion. Commission Member Beach moved to postpone the presentation of Minutes from the last meeting. A second was received by Commission Member Bowman 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 requesting the zoning change by the citizens that live in Car Moorer Acres. Ms. Snowden stated that Council has directed staff to work with Planning Commission and make a determination on a zoning district and bring it back before them. Staff has made an attempt to contact the two different property owners of the parcels in question; those letters have been returned; staff followed state recommendation to use tax records and the addresses on file. Ms. Snowden stated that she has contacted the City Attorney on how to handle this matter; there is no legal requirement to notify for a Planning Commission, however, there is for the

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Chairman Coulter entertained a motion. Commission Member Beach moved to push this forward as Downtown Mixed Use as stated in the 1999 PDD. A second was received by Commission Member Bowman and was approved unanimously.

- B. Consideration of a zoning amendment for TMS 080-00-03-065 (Parcel C) located along S.C. Highway 170 and Shortcut Road to be rezoned from Rural Preservation (RP) in Jasper County to General Commercial (GC) in the City of Hardeeville (+/-39.46 acres). Planner III Nolan Edge presented a request for a zoning amendment for the parcel located on Shortcut Road and Highway 170. The property is bound to the west by General Commercial within the city limits of Hardeeville. There is approximately 1200 feet of frontage along Shortcut Road and 700 feet along Hwy 170. Adjoining uses to the property are currently commercial located in Jasper County. Other nearby properties consists of vacant land uses and commercial. Applicant is requesting rezoning property in its entirety from Rural Preservation (RP) to General Commercial (GC).

Chairman Coulter entertained a motion. Commission Member Beach moved to approve the request for a zoning amendment for parcel 080-00-03-065 from Rural Preservation (RP) in Jasper County to General Commercial (GC). A second was received by Commission Member Aiken and was approved unanimously.

V. DIRECTOR'S REPORT

Planning Director Snowden reported that there were four focus groups that came in to give input on the direction that they would like the City to go as we continue to work on the comprehensive plan; there were two open public sessions; and a final

summary presentation last night. Over 60 people participated and gave their comments; the consultants and staff have prepared a powerpoint presentation summarizing the day's discussions.

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VI. ADJOURNMENT

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