



Planning and Zoning Department

Minutes

Planning Commission Meeting

City Council Chambers, City Hall

100 East Carolina Avenue

Tuesday, February 28, 2017 5:30p.m.

PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FEBRUARY 27, 2017 AND DULY POSTED IN CITY HALL.

Members present: Vice-Chairman Curtis Lee, Sandi Brown, Glenn Chappell, and Chris Shirley.

Guest: Gray Segars. **Staff:** Brenda Kelley. **Press:** Absent.

Call to Order/Minutes

Vice-Chairman Curtis Lee called the meeting to order at 5:30pm and welcomed those in attendance. He informed the commissioners that a new member, Mark Stellingworth, was appointed to the Planning Commission. Chairman Dick Boiteau resigned and his seat became vacant. Vice-Chairman Lee then presented the November 29, 2016 meeting minutes for approval. Sandi Brown made a motion to approve the minutes as submitted. Glenn Chappell seconded. All in favor.

Old Business

Saddlewood Subdivision (Power Street) – Final Plat

Development Project Manager, Brenda Kelley, presented the plat and a packet of information that was needed for final plat approval. The packet included the final plat, the final plat specifications, an easement plat, Declaration of Covenants, Conditions, and Restrictions, SCDHEC Operational Water Permit, SCDHEC Operational Sewer Permit, Deed of Dedication of Water and Sewer System, Water & Sewer Utility Improvements Encumbrance Declaration, and Water & Sewer Utility Improvements General Guaranty. Ms. Kelley informed the commissioners that city staff had reviewed all the information and documentation and Mr. Segars provided everything they needed to grant final approval. Glenn Chappell made a motion to approve the Saddlewood Subdivision Final Plat. Sandi Brown seconded. All in favor.

Saddlewood Subdivision – Street Name

Developer Gray Segars submitted the street name as Saddlewood Court. Mr. Segars checked with Darlington County E911 to confirm that the name could be used. He also asked the County

to hold that name for the street within the Saddlewood Subdivision. Sandi Brown made a motion to approve the street name as submitted. Glenn Chappell seconded. All in favor.

New Business

The Retreat at Carolina Bay (West BoBo Newsom Highway) – Plat

Ms. Kelley presented a plat for the Retreat at Carolina Bay, a proposed assisted living facility on West BoBo Newsom Highway across from the hospital. The developer proposed creating a four (4) acre tract from a tract that is approximately eight (8) acres. The tract that the developer has proposed for the assisted living facility is identified on the plat as Tract 1. A 1.533-acre tract identified as Tract 2 is for a proposed private road. The rest of the tract has no current plans for development. Both Tracts and the lot not slated for development are portion of tax parcel number 036-00-01-011. Glenn Chappell made a motion to approve the plat as submitted. Chris Shirley seconded. All in favor.

The Retreat at Carolina Bay (West BoBo Newsom Highway) – Street Name

The developer submitted the street name – Carolina Bay Boulevard. No other names were submitted. Vice-Chairman Lee asked about the non-jurisdictional wetlands that appear on the plat that appears to affect the street. Ms. Kelley said that the developer has addressed it and it should not pose any problems. Sandi Brown made a motion to approve the street name as submitted contingent upon final approval from Darlington County E911. Glenn Chappell seconded. All in favor.

Staff Update

- The Black Creek Dialysis Project is about 80% percent.
- Magnolia Senior Village is open.

Adjournment

Sandi Brown made a motion to adjourn at 6:33pm. Chris Shirley seconded. The next meeting is scheduled on Tuesday, March 28, 2017 at 5:30pm in Council Chambers at City Hall, 100 East Carolina Avenue.

Signature

Date