I. Call to Order

Ms. Jones called the meeting to order and read the opening remarks to begin the meeting.

Mr. Martin stated he would recuse himself from SUB 2018-30 Suber Branch Preliminary Plat Review.

II. Public Forum

Ms. Jones read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Holland made a motion to approve the minutes from the October 15, 2018 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 0. Mr. Martin abstained from the vote. Mr. Hopper and Ms. Traenkle were absent from the vote.

IV. Public Hearing

Ms. Jones read a brief statement about conducting the public hearing section of the meeting.

A. AN 2018-13


Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.
B. AN 2018-17

Ms. Jones opened the public hearing for AN 2018-17.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

C. RZ 2018-15


Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

D. RZ 2018-16

Ms. Jones opened the public hearing for RZ 2018-16.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

E. RZ 2018-17

Ms. Jones opened the public hearing for RZ 2018-17.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Ms. Jones closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. AN 2018-13

Ms. Jones read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-13.

Ms. McCormick presented the staff analysis and recommendation for the request.

Mr. Martin asked staffed to identify other properties with R-12 zoning near the request. Staff used the zoning map to identify those areas.
Paul Harrison, Bluewater Civil Design, advised the developer intended to use the property for a single family detached subdivision.

Staff advised that the preliminary plat for any development would be brought before the Planning Commission after submittal.

**ACTION** - Mr. Jones made a motion to approve AN 2018-13. With no second, the motion failed.

The Commission, staff and the applicant discussed different density and zoning options.

**ACTION** - After a detailed discussion of density in the area, Mr. Lavender made a motion to amend the request to R-12 zoning classification for AN 2018-13 in order to better fit the surrounding area. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Martin made a motion to approve the amended request for AN 2018-13 for R-12 zoning. Mr. Holland seconded the motion. The motion carried with a vote on 5 to 0.

**B. AN 2018-17**

Ms. Jones opened the business meeting for AN 2018-17.

Ms. McCormick presented the staff analysis and recommendation for the request.

Daniel Esteban, Alliance Consulting Engineers, representing the applicant, gave a brief overview of the request.

**ACTION** - Mr. Lavender made a motion to approve AN 2018-17. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0.

**C. RZ 2018-15**

Ms. Jones opened the business meeting for RZ 2018-15.

Ms. McCormick presented the staff analysis and recommendation for the request.

Michael Grasso, applicant for the request, gave a brief history of the zoning and a brief overview of the request.

**ACTION** - Mr. Martin made a motion to approve RZ 2018-15. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

**D. RZ 2018-16**

Ms. Jones opened the business meeting for RZ 2018-16.

Ms. McCormick presented the staff analysis and recommendation for the request.

Douglas Fowler, applicant for the request, gave a brief history and overview of the request.

**ACTION** - Mr. Lavender made a motion to approve RZ 2018-16. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.
E.  RZ 2018-17

Ms. Jones opened the business meeting for RZ 2018-17.

Ms. McCormick presented the staff analysis and recommendation for the request.

Brock Fankhauser, applicant with NewStyle Communities, gave a brief overview of the request.

**ACTION** - Mr. Holland made a motion to approve RZ 2018-17. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

F.  SUB 2018-29 The Courtyards at Greer Preliminary Plat Review

Ms. Jones opened the business meeting for SUB 2018-29.

Ms. McCormick presented the information for the preliminary plat and staff’s recommendation.

Brock Fankhauser, applicant with NewStyle Communities, gave a brief overview of the request.

Mr. Martin started a discussion with staff and the Commission to require a buffer between the two proposed phases of development.

**ACTION** – After a brief discussion about buffering the two phases of development, Mr. Martin made a motion to approve SUB 2018-18 with the following requirements: that a 25ft buffer be shown along the northern boundary line separating phase 1 and phase 2 of the development, until such time as the preliminary plat for phase 2 is approved, where that buffer can then be removed. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

G.  SUB 2018-18 Colt’s Neck FDP

Ms. Jones opened the business meeting for SUB 2018-18.

Ms. McCormick presented the information for the Final Development Plan and staff’s recommendation.

Paul Harrison, Bluewater Civil Design, gave a brief history and overview of the request.

**ACTION** - Mr. Holland made a motion to approve SUB 2018-18 with the following requirements: that a 6ft screening or landscaping of any combination of a hedge, trees, fencing, or applicable materials must be added along the top three contiguous properties on the Northeast corner of the site. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

H.  SUB 2018-30 Suber Branch Preliminary Plat Review

Mr. Martin recused himself from SUB 2018-30 and stepped down from the panel.

Ms. Jones opened the business meeting for SUB 2018-30.

Ms. McCormick presented the information for the preliminary plat and staff’s recommendation.
Jamie McCutchen with Davis and Floyd, applicant for the request, was available to answer any questions from the Commission.

**ACTION** - Mr. Lavender made a motion to approve SUB 2018-30. Mr. Jones seconded the motion. The motion carried with a vote of 4 to 0. Brian Martin recused himself from the vote.

Brain Martin returned to the panel.

I. **2019 Calendar Dates**

**ACTION** – Mr. Holland made a motion to approve the proposed 2019 calendar dates. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.

VII. **Other Business**

**Planning and Zoning Report**

Ms. McCormick updated the Commission on the training opportunity being held at City Hall for the members to receive their required credits and plans for the training during the 2019 year.

VIII. **Executive Session**

There was no executive session.

IX. **Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 7:50pm.