

1. Call To Order

2. Approval Of Minutes

2.I. December 5, 2022- Regular Meeting

Documents:

[2A1 DRAFT MINUTES 12.5.22.PDF](#)

2.II. December 19, 2022- Special Meeting

Documents:

[2B DRAFT MINUTES 12.19.22.PDF](#)

3. New Business

3.I. Recommendation Regarding Tega Cay Area Projects For Pennies For Progress 5

Documents:

[3A1 PENNIES FOR PROGRESS PROJECT LIST.PDF](#)

4. Old Business

4.I. Report From Committee On Balancing Growth And Development With Preservation Of Natural Resources

4.II. Status Report On Adoption Schedule For City Center Mixed-Use Plan

5. Public Comments

6. Commissioner's Comments

7. Chairman's Comments

8. Staff Comments

9. Adjournment



Regular Planning Commission Meeting
Monday, December 6th, 2022
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC

Commission members Present: Chairwoman Michelle Nance, Vice Chairman Ryan Ross, and Commissioners Amy Burroughs, Adam Grabiec, Donna Jenkins, and Jessica O'Connor. A quorum was present.
Commission members via Phone: Commissioner Nick Amico
Commission members Absent: None
Staff Present: Susan Britt, Development Services Director.
The public and media were duly notified of the date, time and place of the meeting.

ITEM 1 CALL TO ORDER

Chairwoman Nance called the regular Commission meeting to order at 7:01P.M.

ITEM 2 APPROVAL OF MINUTES

The Regular Planning Commission Meeting minutes of November 7, 2022 were submitted for approval. Amico made amendments in regard to a grammatical and typo error.

MOTION

Commissioner Ross motioned to approve the Regular Planning Commission Meeting minutes of November 7, 2022, with amendments, seconded by Commissioner Amico and approved unanimously.

ITEM 3 NEW BUSINESS

A. Consideration of a Resolution Adopting the City Center Mixed- Used Plan as an Addition to the 2025 Comprehensive Plan

Chairwoman Nance asked staff to share details of the request including any background. Staff asked that the planning commission defer consideration of the resolution until the January 9th 2023 Planning Commission meeting as this would be after a public presentation of the plan to City Council on December 19th.

Vice Chairman Ross inquired what the deltas are from the time of the presentation to this meeting. Kara Drane advised that the main differences between what was presented at last month's meeting and this evening, is that it is available in a document to include 4 chapters; (1) the background, (2) existing conditions, (3) concept map/narratives and relevant images to include street & aerial views, and (4) implementation.

Commissioner O'Conner commented regarding the high density, lack of natural areas, and continued development over the last few years. Discussion ensued. Commissioner Burroughs expressed concern over the description as an urban district, agreed with Commissioner O'Conner's concerns, and expressed further concerns over the quality of life changes as well as preservation of trees.

Vice Chairman Ross expressed concerns regarding traffic due to high density.

Commissioner Grabiec expressed a desire to table any further discussion. Commissioner Jenkins inquired if a traffic study has been conducted or if this has occurred or if environmental impact studies have been performed. Director Britt advised that none of that would occur until an actual development would be coming and they would have to meet the requirements of each study.

MOTION

Commissioner Grabiec motioned to defer the consideration of the resolution adopting the City Center Mixed- Use Plan as an addition to the 2025 Comprehensive Plan to a later meeting, second Commissioner Ross, and approved unanimously.

B. Adopt a Meeting Schedule for 2023

Chairwoman Nance discussed the proposed meeting schedule. Chairwoman Nance advised that the July 3rd meeting is typically rescheduled and follows suit of City Council.

MOTION

Commissioner Ross motioned to adopt the meeting schedule for 2023 City of Tega Cay Planning Commission meeting scheduled as presented, seconded by Commissioner Grabiec and approved unanimously.

ITEM 4 OLD BUSINESS

A. Report from Subcommittee.

The committee reported on the subcommittee review of ordinances and also discussed presenting a tree committee as listed in respective ordinances to City Council. Also, a lack of a tree survey being utilized. Discussion ensued. Commissioner Burroughs discussed the current requirements for natural undisturbed open space.

ITEM 5 PUBLIC COMMENTS

No public comments were made.

ITEM 6 COMMISSIONER'S COMMENTS

Commissioner Burroughs requested if a spreadsheet with the current in process and status of developments could be made available.

Vice Chairman Ross had no further comments however wished all a happy holiday.

Commissioner O'Conner had no further comments.

Commissioner Jenkins had no further comments.

Commissioner Grabiec echoed Vice Chairman Ross.

Commissioner Amico wished all a great holiday.

ITEM 7 CHAIRMAN'S COMMENTS

Chairwoman Nance thanked Vice Chairman Ross for stepping in and wished all a happy holiday.

ITEM 8 ADJOURNMENT

MOTION

There being no further business, Commissioner Ross motioned to adjourn, seconded by Commissioner Amico and it was approved unanimously.

The meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Casey McGlumphy, Municipal Clerk

APPROVED:

Chairman Michelle Nance
APPROVAL DATE: February 7, 2023



Special Planning Commission Meeting

Monday, December 19, 2022

Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC

Commission members Present: Chairwoman Michelle Nance, Vice Chairman Ryan Ross, and Commissioners Amy Burroughs, Adam Grabiec, Donna Jenkins, and Jessica O'Connor. A quorum was present.

Commissioners Absent: Commissioners Nick Amico

Staff Present: Susan Britt, Development Services Director;

The public and media were duly notified of the date, time and place of the meeting.

ITEM 1 CALL TO ORDER

Chairwoman Nance called the Special Commission meeting to order at 7:03 P.M.

ITEM 2 NEW BUSINESS

A. Consider a Recommendation to Approve the Update to the Impact Fee Schedule

Discussion ensued amongst Commissioners. Commissioner Burroughs commented regarding the ability to attract developers. Vice Chairman Ross commented and expressed wanting to have a comparison between the businesses potentially in Windhaven vs those potentially on Main Street.

MOTION

Commissioner Jenkins motioned to recommend approval of the update to the impact fee schedule, seconded by Commissioner Burroughs and approved unanimously.

ITEM 3 ADJOURNMENT

MOTION

There being no further business, Vice Chairman Ross motioned to adjourn, seconded by Commissioner Burroughs and approved unanimously.

The meeting was adjourned at 7:10 P.M.

Respectfully Submitted,

Casey McGlumphy, Municipal Clerk

APPROVED:

Chairman Michelle Nance

APPROVAL DATE: February 6, 2022

PENNIES FOR PROGRESS ROAD WIDENING LIST

- ❖ Sutton Road from Grey Rock Road to Interstate 77
- ❖ Pleasant Road from Gold Hill Road to Highway 160
- ❖ Dam Road from Highway 160 to Stonecrest Blvd. with installation of a Roundabout at Gardendale Road
- ❖ New Grey Rock Road from Sutton Road to Dam Road

PENNIES FOR PROGRESS ROAD REPAVING LIST

- ❖ Dam Road from Stonecrest Blvd. to Coralbell Way
- ❖ Stonecrest Blvd.