**MINUTES**

Monday, Jan. 7, 2019  
Planning Commission Meeting  
Council Chambers-Glennon Center Lower Level  
6:30 p.m.

1. **Call to Order**  
   Chris Leonard, Chair, called the meeting to order at 6:30 pm.  
   Present: Chris Leonard, Larry Franklin, Kate Forbes, Tom Fogerty, and Susan Britt (staff)  
   Kathy Masters and Alicia Dasch (Council Liaison) arrived late.  
   Absent: Rod Thompson and Doug Burns

2. **Approval of Minutes**  
   a. Dec. 3, 2018 – Regular meeting  
   b. Dec. 17, 2018 – Special Meeting  
   **MOTION**  
   Larry Franklin motioned to approve the Dec. 3, 2018 minutes as presented.  
   Tom Fogerty seconded.  
   **VOTES: AYES Unanimous**  
   **MOTION**  
   Larry Franklin motioned to approve the Dec. 17, 2018 minutes as presented.  
   Tom Fogerty seconded.  
   **VOTES: AYES Unanimous**

3. **New Business**  
   a. Consider approval of Preliminary Plat for The Courtyards at Tega Cay  
   Mr. Leonard stated that all the members except for Kate Forbes were familiar with this development having previously approved the Sketch Plan. He asked Ms. Britt to provide an overview.  
   Ms. Britt presented a brief history of the development. This development was zoned PDD-RHD at time of original annexation and is planned for a total of 45 patio homes.  
   The current property owners of The Courtyards at Tega Cay have petitioned the City to amend the Stonecrest Planned Development District (PDD) Development Standards to permit and regulate Age-Restricted
Communities as a designated use in Residential High Density (RHD) districts. The Planning Commission approved the text amendment along with specific development standards for presentation to Council at the Dec. 3rd regular meeting.

At the time of annexation, utilities were proposed to be provided by the City of Tega Cay even though a County service line ran directly through the property. However, due to a delay in the project and a subsequent change in ownership, service by the City became cost-prohibitive. Therefore, in addition to the text amendment, the developer has requested that City Council approve an Agreement between the City and York county for relinquishment of the Rights to Serve for Utilities.

Ms. Britt then reviewed the Subdivision Summary, the Technical Team Approval of the Civil Plans and the Staff Recommendation. She also went over the Preliminary Plat Notes sheet for the Commission. The Staff Recommendation was for Conditional Approval contingent upon approval by Council of the revised PDD-RHD Development Standards for Age Restricted Communities and the Agreement between the City and York County for relinquishment of the Rights to Serve for Utilities.

Mr. Leonard asked Ms. Forbes if she had any questions. Ms. Forbes asked if there were going to be pedestrian trails connecting this development to the adjacent developments. Ms. Britt stated that there were trails designed to be within the development as walking loops. There are no maintained trail connections to the adjacent properties within the County’s jurisdiction. However, our Bike/Ped Plan does call for some future connections if possible.

Mr. Fogerty stated that it appears that there is only one access road into this development. He asked if there were any other ingress/egress avenues proposed. Ms. Britt stated that there are no other connection points to Palmetto West as there is no easement for a street connection.

Mr. Fogerty then stated that Fire and Police service personnel will have to travel through the County development in order to reach this City enclave. Ms. Britt stated that due to the Joint Service Agreement for Police and Fire, the City would be the first to call-out anyway as it was the nearest.
As there was no further discussion Mr. Leonard called for a motion.

**MOTION**

Kathy Masters motioned to Conditionally Approve the Preliminary Plat contingent upon approval by Council of the revised PDD-RHD Development Standards for Age Restricted Communities and the Agreement between the City and York County for relinquishment of the Rights to Serve for Utilities.

Larry Franklin seconded.

**VOTES: AYES Unanimous**

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Ms. Britt introduced Kara Drane with the Catawba Regional Council of Governments. Kara will be the consultant working with Staff on the Update to the current 2015-2025 Comprehensive Plan.

Ms. Drane then provided a PowerPoint Presentation with 3 major agenda items. These are: 1) The Comprehensive Plan Importance and Format 2) Vision and Core Values and 3) Project Approach. A copy of the Presentation will be attached to the official record.

Some discussion ensued, especially as it pertains to the new Health Element. Ms. Forbes noted that it was her desire that this be expanded to not just focus on physical activity such as bicycle and pedestrian planning but to include mental health and overall well-being.

Mr. Leonard also reminded everyone that they needed to list out the focus groups on which they wish to participate.

Discussion took place regarding the possible dates for the Kick-Off. It was decided that it would be best to schedule the Joint Kick-Off Workshop at 6:30 pm prior to a regularly scheduled Council meeting at 7:00 pm. The date was set for 6:30 pm on Feb. 19, 2019.

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4. **Old Business**

   a. Continued discussion of the Bicycle, Pedestrian and Trails Master Plan and Map

   b. Continued discussion regarding Minimum Standards for new Planned Development Districts

Mr. Leonard reviewed the additional input and comments that he had received from Ben Ullman.

Mr. Leonard reviewed the current checklist as proposed and went over the highlighted areas. He then recommended that a specific workshop be set for either during or after the Feb. or March regular meeting.
Mr. Fogerty stated that he had been reviewing the average new home size and what he thought should be setbacks and then created a minimum lot size from that. He thought this was a better way than starting with the minimum lot size and then establishing the setbacks.

5. Public Comments

Liz Duda, 1081 Palmyra Drive, stated that Eat Smart Move More York County had written a letter to the Editor of The Herald in support of the Tega Cay Bicycle Pedestrian and Trails Master Plan.

6. Commissioner’s Comments

Ms. Masters stated that the way the 2015-2025 Comp Plan had been developed worked well especially as it pertained to Council buy-in. She was excited about continuing with this type of process for the update.

7. Chairman’s Comments

Mr. Leonard reviewed the February calendar and stated that there were no public hearings or special meetings other than the Joint Comp Plan Update Workshop with Council.

8. Council Liaison’s Comments

Ms. Dasch noted that sidewalk safety had been discussed at a meeting with SCDOT representatives on Dec. 19th at 9:30 am. Several options had been proposed and were planned to be discussed along with cost estimates with Council at the Jan. 14th meeting.

9. Staff Comments

Ms. Britt provided a brief report on the status of current developments. She also stated that she was setting up a new shared Dropbox folder for the Comp Plan update.

10. Adjournment

There being no further business Mr. Leonard asked for a motion to adjourn.

**MOTION**

Larry Franklin motioned to adjourn the regular meeting.

Kathy Masters seconded.

**VOTES: AYES Unanimous**