

SANTEE PLANNING COMMISSION

***Agenda***

Monday, April 1, 2024 - 6:00 p.m.

Council Chambers | 192 Municipal Way

**In compliance with the Freedom of Information Act, a copy of the agenda was provided to the local news media and people requesting information.**

1. Call Meeting to Order----------------------------------------------------------------- Karen Hardman
2. Approval Of Agenda
3. Approval of Minutes ---------------------------------------------March 20, 2023 & March 4, 2024
4. Election of Officers
5. Old Business

None

1. New Business
2. **Approval of Plat for Portion of Tax Map# 0307-00-05-011.00**

***Applicant:*** Town of Santee

***Staff Notes:*** The Town has been working to secure ownership of all wastewater assets for current and future wastewater services. The plat is of a wastewater pump at Santee National for recordation along with the deed. The recordation of the plat and deed will solidify the Town’s ownership. Staff supports this endeavor.

**ACTION CONSIDERATION:** Approve as presented or with changes, Table for further discussion and/or information, **OR** Deny

Staff supports this endeavor.

1. **Approval of Final Plat for Center Pointe Subdivision Phase II**

***Applicant:*** Hoyer Investment Company Land, LLC

***Staff Notes:*** Hoyer Investment Company, Land LLC is requesting final plat approve for Phase II. Final plat approval hinges on the completion of road paving, installation of infrastructure -water, sewer, electricity, and other underground assets -, and satisfactory water pressure test. The Town Utility Manager, Mr. Herman Keller, and our engineer confirmed appropriate water psi levels. Staff completed its walk-through with Chris Couch, the developer. Staff recommends the approval of submitted Phase II for recordation with Orangeburg County Register of Deeds.

**ACTION CONSIDERATION:** Approve as presented or with changes, Table for further discussion and/or information, **OR** Deny

1. PUBLIC HEARING:
2. **Requesting to Approve for Adoption of the Town’s Official Zoning Map**

***Applicant:*** *Town of Santee*

***Staff Notes:***The Town is presenting its Official Zoning Map reflecting updated zoning districts, streets, parcels, boundaries, annexed properties, etc per SC Code § 6-29-760. *Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges*. The Official Zoning Map is the visual reference to the Town’s zoning districts and applicable standards. Staff supports this endeavor.

**ACTION CONSIDERATION:** Approve as presented or with changes, Table for further discussion and/or information, **OR** Deny

1. **Request Authorization for Staff Review & Approval of Minor Subdivisions**

***Applicant:*** Town of Santee

***Staff Notes:*** Staff request authorization from the Santee Planning Commission to review and approve minor subdivisions where the parent tract is being subdivided into two (2) parcels. The request also includes the combination of two or more parcels into one (1) parcel, the subdivision of parcels 5 or more acres requiring no roads, and resurveys of a previously recorded plat with no change. Staff supports this endeavor.

**ACTION CONSIDERATION:** Approve as presented or with changes, Table for further discussion and/or information, **OR** Deny

1. **Request to Amend Sections of Article 2 of Appendix 2 - Zoning Ordinance, Adding Architectural Review Board Prevision**

***Applicant:*** Town of Santee

***Staff Notes:*** Staff requests amendments to Section of Article 2 of Appendix 2 Zoning Ordinance, adding Architectural Review Board provisions. The Town proposes remove unnecessary wording and add previsions for the Architectural Review Board (ARB). This addition and council’s approval will legitimize the ARB, granting the authority to review development for design appropriateness. Staff supports this endeavor.

**ACTION CONSIDERATION:** Approve as presented or with changes, Table for further discussion and/or information, **OR** Deny

1. Acknowledgement of Guests
2. Commissioners Requests/Comments
3. Adjournment