

**City of New Ellenton
Planning Commission Meeting
New Ellenton City Hall
MINUTES
Tuesday, May 3, 2022 at 5 P.M.**

A planning commission meeting was held on Tuesday, May 3, 2022, with Planning Commission members Doug Abercrombie, Geneva Jackson, and Andre Goode in attendance. Also, in addition were, Kenneth Cook, (City Administrator) Josh Rabon (engineer) Philip Reames (developer), Allen Hutto (developer), Al Stephens (realtor) James Anderson, Marty Hubbon and Mike (City of New Ellenton Fire Chief). Planning Commission Chairman, Jay Ray, was absent (out of town).

Geneva Jackson called the meeting to order at 6:01 PM and stated there was a quorum.

A motion was made by Doug Abercrombie to approve the November 16, 2021, Minutes and seconded by Andre Goode and approved unanimously.

The developer of the golf course property, Philip Reames of Great Southern Homes , stated they would like to modify the zoning for the area from Residential 15 to Residential 7 to allow for greater density thus enabling them to develop about 204 lots. He also stated that a sewer lift station would have to be installed with a force main costing the project about \$300,000. Reducing the lots sizes for greater density would make the project cost effective by allowing more homes to be built. The house example the developers showed the Commission was a little over 1800 square feet and was indicative of the type of homes they plan to build in the golf course area with three or four bedrooms and multiple baths. They could not give a cost per unit due to the rapidly changing housing costs in today's market. The developer stated a green space will be planned if space allows for it and proper screening made available. Also, a traffic study will be conducted, run off water handled, and all necessary studies completed.

After some discussion, a motion to approve was made by Andre Goode and seconded by Doug Abercrombie to recommend to Council to approve the rezoning request contingent upon an ample water supply being available from the Public Works Commission.

This motion was approved unanimously.

Doug Abercrombie made a motion to adjourn, and Andre Goode seconded. The meeting adjourned at 5:32 PM.

Kenneth Cook