

**City of New Ellenton
Planning Commission Meeting
New Ellenton City Hall
MINUTES
Monday November 16, 2021 at 6 P.M.**

A planning commission meeting was held on Monday November 16, 2021 with Doug Ambercombie, Geneva Jackson, Elvira Johnson-Holley and Jay Ray in attendance. In addition, Roger Le Duc, Phillip Green (engineer) and Mark Gilliam (developer) were present.

The developer of The Pines, Mark Gilliam stated they would like to modify the zoning for the Planned Development (PD) front 12.76 acres from commercial to residential townhomes. The majority of the townhomes would be two story 20' x 45'. All townhome units will have a garage, patio and fenced backyards. The price of the units will be \$175,000 or higher.

After much discussion a motion to approve was made by Jay Ray and seconded by Doug Ambercombie to the following special conditions:

- a. A maximum of 130 townhomes can be built on this property.
- b. The townhomes will primarily consist of two story 20' x 45' units.
- c. All units will have garages, concrete patios and fenced backyards.
- d. The streets shall be a minimum 24 feet wide with a 5-foot sidewalk along the roadway.
- e. A minimum 30% of the acreage shall be open space.
- f. The developer will grade and seed with Bermuda grass seed the two areas shown on the plans as open space.
- g. The Developer will build a pavilion on the east side of the development in the open space.
- h. The city will take ownership of the pavilion and open space once 75% of the development is completed or 5 years; whichever comes first.
- i. The detention pond will be fenced and the city will take ownership of both the pond and sewer lift station a minimum of one year after completion and on upon inspection and approval of City Council.
- j. The buffer between the new townhomes and existing residential homes will be a minimum 20 feet and remain undisturbed. Areas that must be disturbed due to utilizes will be planted with a buffer consisting of ¾ inch caliper trees planted every 20 feet and 20 evergreen shrubs/100 feet, a minimum 3 gallon sized.
- k. Extra parking spaces will be installed on the east and west sides of the development as shown on the plans.
- l. The rezoning is approved as per the submitted concept plan.
- m. The zoning approval is good for one year from the date of the approval.

This motion was approved unanimously.

Roger LeDuc