

Town of Ridgeland

Planning Commission

Meeting Minutes

November 9, 2009

6:00 PM



Attending: Mr. Pete Callejas, Chairman

Mr. Gary Mazzanna

Mr. Coleman Davis

Mr. Ted Hale

Staff: R. Gregory Rushing, PE

Director of Planning and Engineering

Action Items:

- Mr. Callejas called the meeting to order at 6:03 pm.
- Approval of Minutes
 - Minutes from meeting of 10/12/09 – Mr. Davis made a motion to accept minutes as submitted. Mr. Mazzanna seconded the motion. Motion passed.
- Street Name Request – Habitat for Humanity Miller Street
 - Applicant requests naming of the street internal to their project “Avenue of Promises”.
 - Kim Thomas of John Tilton Homes presented background material. Pat Wirth of HFH Hilton Head stated that any name that retained “Promise” as part would be acceptable.
 - Mr. Mazzanna made a motion to recommend to Town Council that the road be named “PROMISE WAY”. Mr. Waite seconded the motion. Motion passed.
- Preliminary Approval Submittal – Bostic Commercial
 - Kim Thomas of John Tilton Homes attended as the submitting party.
 - Submittal was meant as a conceptual plan to garner Commission comments. A formal Preliminary Submittal will follow later.
 - Mr. Callejas noted that not enough information was available for significant comment. He noted a lot of impervious area for the site, a very linear stormwater retention pond instead of a natural look, and parking may be shifted from in front of buildings.

- Other comments noted the significance of the site as the southern entrance to the Town which may dictate more attention to architectural details.
- No action was taken.

- Annexation and Zoning Recommendation – Woods Property
 - Mr. Grady Woods attended as petitioner and property owner.
 - Half of existing property is located inside Town Limits and is zoned Single Family Residential. The second half is presented in this petition. Past Town Limits bisected the property.
 - Use as vineyard and winery approved for first half of property on previous occasion by Joint County / Town Commission. Noted use is also a Conditional Use as Agriculture in the Single Family Residential zoning designation.
 - Mrs. Debbie Sagar, a neighbor and county resident, shared concerns of hours of operation, size of operation, and change of use in future. It was noted that zoning follows the property and not the owner. It was also noted that any significant change in use would warrant zoning review.
 - Mr. Mazzanna made a motion to recommend annexation for the Woods Property and zoning of Single Family Residential. Mr. Davis seconded the motion. Motion passed without dissent.

- Dismissed at 6:50 pm.

Respectfully submitted,

R. Gregory Rushing, PE
Director of Planning and Engineering