

PLANNING COMMISSION/SCPAC MEETING MINUTES

April 24, 1979

quorum  
NOT PRESENT

The meeting opened at 7:35 with a quorum of SCPAC present. Planning Commission members present were Clyde List, Marsha Taylor and Clyde Sanders. SCPAC presented its position on the combining of the Very Low Density Residential and the Low Density Residential designations. However, the Planning Commission did not consider the subject because the Commission lacked a quorum. Mr. Cardinal's letter requesting a zone designation was deferred until the appropriate time.

Commercial designations were then considered for review and revision.

Mrs. Stearns stressed that there is a need for commercial land use on West Edy Road. She also noted that a school will be needed north of the highway. She pointed out that an expected community of 4000 people will need these services.

Commercial designations were then heavily focused on. Policy 1 Strategy Point 3 under commercial was again debated. Some felt that the strategy point was needed, others had an opposite reaction. Briefly, the point implies that a feasibility analysis is needed for all commercial development.

"Districts" as used throughout the draft plan was changed to "designations." The motion was passed by SCPAC unanimously.

#### Community Commercial

In the intro-paragraph of Community Commercial the word "areas" was voted to follow the word "provide."

Strategy Point 1 of Community Commercial was discussed. The word "centrally" was felt by some to be sufficient, others insufficient, and still others felt it should be eliminated. A motion to eliminate the word "centrally" failed for lack of a second.

Mrs. Stanfield made a motion that the committee move on from discussion on the word "centrally". The motion passed.

Walt Hitchcock moved that strategy point 3 be deleted. The motion passed. The Planning Commission chose to bring it up later.

### General Commercial

The Planning Commission felt that the words "non-retail and" should be eliminated from the intro-paragraph. SCPAC moved that the word be eliminated. The motion passed.

Clyde List felt that the word "land" should be inserted between "Where uses" in strategy point 1 of general commercial; and that the words "in locations with direct access onto major streets" be deleted and addressed in a later strategy point.

A motion passed that would have the words "and direct access onto major streets" added after the word "access" in strategy point 3.

Gene Stewart moved to have strategy point 4 eliminated, Jo Aebischer seconded, however the motion did not pass.

The addition of "or can be provided in conjunction with development" was felt to be a necessary addition in all Commercial strategy points that refer to the availability of urban services.

### Office Commercial

In the intro-paragraph the words after "service uses" and "consistent with" were moved to be deleted. The motion passed.

Jo Aebischer made a motion that strategy point 2 should have "in well planned office centers" added. The motion passed.

Gene Stewart moved that strategy point 3 be deleted. The motion passed.

Walt felt the intent of the strategy point 3 was good but should be reworded.

The next meeting date was set for May 8th.