SANTEE PLANNING COMMISSION

***Agenda***

Monday, July 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

1. Approval of Agenda

1. Approval of Minutes ------------------------------------------------------------------ May 13, 2024

1. Old Business

None

1. New Business
2. **Final Plat Approval Request for Somerset Subdivision Phase I**

***Applicant:*** Hussey Grey Bell

***Staff Notes:*** Hussey Grey Bell is requesting final plat approval for Somerset Phase I. 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 Greg Staples. Staff recommends the approval of submitted Somerset Phase I 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. **Final Plat Modification Approval Request for Chapel Branch Subdivision**

***Applicant:*** Hussey Grey Bell

***Staff Notes:*** Hussey Grey Bell is requesting final plat modification approval for the Chapel Branch Subdivision. The developer is proposing to modify lot widths. Multiple interior lots as noted on the plat will be reduced to accommodate for a less expensive product. Staff recommends the approval of Chapel Branch’s Final Plat Modification 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

C. PUBLIC HEARING

**1. Request to Approve the Town’s Land Development Ordinance**

# *Applicant*: Town of Santee

***Staff Notes*:** The Town of Santee does not have a land development ordinance to guide the development of the subdivisions. Staff is proposing an ordinance that appropriately promotes harmonious development of all land developments. Staff is requesting within this proposed ordinance the 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 requiring a new road or road change, exempt plats, subdivisions up to 10 lots, 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 additional information, **OR** Deny

1. Acknowledgement of Guests

1. Commissioners Requests/Comments

1. Adjournment

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