

**City of New Ellenton**  
**Planning Commission Meeting**  
**Minutes**  
**New Ellenton City Hall**  
**Tuesday, August 26, 2025, 5:30 PM**

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A Planning Commission meeting was held on Tuesday, August 26, 2025 in the City Hall with Doug Abercrombie, Kendrick Patterson and Carter Rhine in attendance. Andre Goode and Jay Ray were absent. Others present for this meeting were Lynn McEwen (Administrator), Danny Geddes of Keystone Homes and Philip Green of Southern Partners. There were also a few others of the public in attendance. It was determined that there was a quorum having 3 of the 5 members of the commission in attendance. Doug Abercrombie agreed to chair the meeting for the evening.

The minutes of the last meeting of the Planning Commission dated for Tuesday, November 26, 2024 were read by the administrator. A motion to approve the minutes was made by Carter Rhine and seconded by Kendrick Patterson. The minutes were unanimously approved.

Next on the agenda was the consideration of Keystone Homes' request changes to the Townhome section of The Pines from townhomes to single-family detached units. The commission members asked questions of the developers/engineers about the changes. The main reason for the change is the housing market. The demand for townhomes has slowed down. Commission member Patterson asked about the entrance to The Pines and wanted to make sure that it was going to be kept up. He also asked about the streetlights. The developers stated that nothing in the original plans had changed except that the most of the townhomes on the larger loop would be replaced by single-family lots/units, and that they want to remove one of the sections of sidewalks (either the interior or exterior loop) to have more room for the lots. The mail kiosk would still be there which is now required in these type neighborhoods. The existing infrastructure will be looked at (both water and sewer) and capped off in areas where it will not be needed. The engineer stated that they hoped most of it would not need to be moved but just capped. Administrator McEwen stated that in her recommendation for the Ordinance, due to the drop in taps, that the new updated tap fees that were passed in 2024 should be included since this will be a substantial change in what they had originally planned. The fees will go from \$600 to \$2000 for each sewer tap, but the tap numbers are going from 130 to 25. The housing units will be

1500-2000 square foot, some less some maybe more due to the lot sizes, but in the same price ranges as what The Pines are bringing. The product will still be a White Pond product.

Planning Commission Member Carter Rhine made a motion to recommend to City Council to accept the changes to the Townhome section of The Pines. The motion was seconded by Planning Commission Member Kendrick Patterson and unanimously approved.

Mr. Carter Rhine made a motion to adjourn the meeting. It was seconded by Mr. Kendrick Patterson, and the meeting was adjourned.

A handwritten signature in black ink, appearing to read 'Lynn McEwen', written over a horizontal line.

Submitted by Lynn McEwen, Administrator  
Secretary to the Planning Commission