



Town of Pelzer Planning Commission

Commissioner Laura Rainey, Chairwoman
Commissioner Brian Vaughn, Vice Chairman
Commissioner Nicole Higgins
Commissioner Aaron Gresham
Commissioner Slavka Marusic

Cheryl Bates, Secretary

MINUTES
May 17, 2023
6:00 PM

Pelzer Gym Lobby – 112 Leebby Street

Commission Present – Laura Rainey, Slavka Marusic, Aaron Gresham, Cheryl Bates

Absent – Brian Vaughn

- 1.) **Call to Order:** Chairwoman, Laura Rainey
- 2.) **Pledge of Allegiance**
- 3.) **Approval of Agenda** – *Slavka Marusic made the motion to approve, Nicole Higgins 2nd the motion, all in favor.*
- 4.) **Approval of Minutes** – *April 19th meeting – Aaron Gresham made the motion to approve, Nicole Higgins 2nd the motion, all in favor.*

5.) PUBLIC HEARING

- a. Discussion of the adoption of the Official Town of Pelzer Setbacks – Henry Youmans, Jr. explained the Setbacks that have been designed for new development for the Town of Pelzer, and that they do not apply to already existing buildings within the town. If the setbacks cannot be met, then the developer/builder will have to apply for a variance from the Board of Zoning Appeals and they are the ones who will review it and decide. Henry also advised the commission and residents that Accessory Structures are like a pool, storage building, and/or a small building that you would purchase at Lowes.

6.) CITIZENS COMMENTS – (3 minutes per person) – Citizens Comments on the Official Town of Pelzer Setbacks.

- a. Eddie Waits – Would like an explanation of what actions the Planning Commission takes, which ones need to be approved by the Governing body, he is asked this question a lot and does not know how to answer it and would like clarification so he can explain.
- b. Betty Sleman (Betty Boop) – Would like to know what issues must go through the Planning Commission and what must go through the Town Council.
- c. Thomas Watson – Stated that he has a slab poured and wants to put a building there, paid \$300.00, and they cannot put the metal building there as they planned. Went to the County for permits and was advised that he will need to come before the Planning Commission, and he's been trying but it's just not happening. He is waiting for some drawings from 2 different contractors to build a pergola there and wants to know who he needs his approval from the County or the Planning Commission?



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Henry Youmans, Jr. spoke on the setbacks again and stated until the Ordinance is approved by the Town Council, the law is not in effect, so if anyone is building something new prior to the reading of the Ordinance they will not need to comply with this nor seek approval.

The Commission took a vote to adopt the Setbacks and recommend them to the Town Council – Slavka Marusic made the motion to approve, Nicole Higgins 2nd the motion, all in favor.

7.) NEWBUSINESS

a. Chairwoman Laura Rainey advised that the Historic Overlay formal adoption will be presented at the June meeting.

b. Changing of the Planning Commission monthly meetings – Chairwoman Laura Rainey stated that they would like to move the monthly meetings to the first Wednesdays of the month because their Co-Chair Brian Vaughn work schedule has changed, and we need to change our meetings so we can keep him active on the Commission. Slavka Marusic made the motion to change the meeting date, Aaron Gresham 2nd the motion, all in favor. Our next meeting will be June 7th.

* Nicole Higgins addressed the chairwoman to be able to leave the meeting early due to a prior commitment. Chairwoman Rainey granted permission.

8.) CHAIRWOMAN’S REPORT –Information Only

a. – Chairwoman – Laura Rainey announced the Zoning Map needed a few more changes and it will be adopted at our June 7th meeting, so it can be presented to the Council for their June meeting for the first reading.

9.) Other Items for Discussion – Housekeeping

a. Chairwoman Rainey stated that she had met with Brad Skelton on a pre-preliminary site plan for the lower mill property.

b. Chairwoman Rainey stated that the Planning Commission is going to be holding a workshop on the lower mill property and they are going to invite the Town Council so they work together on this development because it is a very large project, and they would like their input as to what is best for the Town as a whole.

10.) **Adjournment** – Slavka Marusic made the motion to adjourn, Aaron Gresham 2nd the motion, all in favor.