West Pelzer

South Carolina

Planning Commission
Agenda
Tuesday June 16, 2020 ~ 6pm
West Pelzer Municipal Center ~ 30 Main Street

I. INVOCATION/PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

III. APPOINTMENT OF CHAIRPERSON

IV. PUBLIC COMMENT PERTAINING TO AGENDA ITEMS
(Please limit comments to allow time for all to speak)

V. APPROVAL OF MEETING MINUTES
May 12, 2020

VI. OLD BUSINESS
a. 2020 Census
b. Zoning Request for 100 Main Street (TMS: 243-08-02-001)

VII. NEW BUSINESS
a. Zoning Request for 102 W. Stewart Street (TMS: 243-06-01-007)

VIII. ADJOURNMENT

Planning Commission
Minutes
Tuesday June 16, 2020 ~ 6pm
West Pelzer Municipal Center ~ 30 Main Street

Those present: Amy Rodgers, Pat Black, Jane Riddle, Joyce Vanhook, Harrison Oliver and Town Attorney Carey Murphy.

INVOCATION/PLEDGE OF ALLEGIANCE – Jane Riddle

CALL TO ORDER – Amy Rodgers, 6:01pm

APPOINTMENT OF CHAIRPERSON
After discussion by the group Harrison Oliver said he would think about accepting the Chairman position; Amy Rodgers made a motion to table the item until the next meeting, 2nd by Jane Riddle; all were in favor.

PUBLIC COMMENT PERTAINING TO AGENDA ITEMS
Ann Odom and Tim Williams voiced their concerns for the rezoning request of 102 W. Stewart Street and the storage of asphalt millings; Mrs. Odom presented Commission Members with information on the dangers of crystalline silica exposure. Mr. Williams presented a letter from his sister, Ms. Posey, who also lives next to the property. (See attached documents)
Amy Rodgers made a motion to table the issue until more information could be reviewed, 2nd by Jane Riddle; all were in favor.

APPROVAL OF MEETING MINUTES – *May 12, 2020*
Amy Rodgers made a motion to approve, 2nd by Harrison Oliver; all were in favor.

OLD BUSINESS
2020 Census – information only (see attached)

Zoning Request for 100 Main Street (TMS: 243-08-02-001)
After hearing recommendations from Mr. Murphy the Commission agreed that this would need to be a zoning change request; Amy Rodgers made a motion to deny current variance request with response to the property owner that it would require a rezoning request of the property from residential to commercial, 2nd by Jane Riddle; all were in favor.

NEW BUSINESS
Zoning Request for 102 W. Stewart Street (TMS: 243-06-01-007)
This item was discussed and tabled during the Public Comment portion of the meeting.

ADJOURNMENT

Amy Rodgers made a motion at 6:35pm to adjourn, 2nd by Jane Riddle; all were in favor.

Minutes taken by:

Amy Rodgers

Planning Commission Secretary

Minutes typed/prepared by:

Paula H. Payton, CMC

Town Clerk

https://my2020census.gov/

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Census
2020

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2020 Census

Safety and Security

Your responses to the 2020 Census are safe.

Your responses to the 2020 Census are protected by law. Under Title 13 of the U.S. Code, the U.S. Census Bureau cannot release any information that identifies you individually. Every Census Bureau employee and contractor is sworn for life to always protect your information. Violating that oath carries stiff penalties for all Census Bureau workers — a fine up to $250,000 and/or up to five years in prison.

The Census Bureau uses your information for statistical purposes only, such as helping to inform decisions for new hospitals, schools and roads.

Responses to the 2020 Census are secure.

The Census Bureau has a team of cybersecurity experts who monitor and protect all agency technology around the clock. Our cybersecurity meets the highest standards for protecting your information. From the moment we collect your responses, our goal — and legal obligation — is to keep them safe. The Census Bureau's technology is protected by strong authentication and authorization methods and is fully "locked down" so that it can only be accessed by fully vetted individuals who are trained in data and cyber security. These individuals make sure we keep pace with evolving threats and security advancements.

No matter how you respond, your information remains protected.

The Census Bureau designed the information collection process with layers of security to keep your information safe and secure.

Whether you respond online, by phone, by mail, or if a census employee comes to your door, your information is collected, transmitted and kept secure throughout the process. When you are on our secure website, you can verify it's safe by making sure the address begins with 'HTTPS' and includes a lock symbol. If you're visited by a census employee, know that the technology they use has the same strong security controls, and is fully compliant with the standards mandated for Federal systems.

The Census Bureau works with the federal intelligence cyber community and industry experts to stay abreast of emerging cyber threats to continuously update protections and safeguards for your information.

Connect with us:
@uscensusbureau

For more information:
2020CENSUS.GOV

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United States Census 2020

AARP
Real Possibilities

TOWN OF WEST PELZER
ZONING PERMIT APPLICATION

Date Filed: 4/23/20

Application must be filled out completely and accurately before it can be accepted. Additional sheets can be attached to this permit application. Planning Commission meeting and/or Town Council meetings may be required for approval.

THE APPLICANT HEREBY REQUESTS a zoning permit pursuant to Section 7-101 of the West Pelzer Zoning Ordinance to use the property described below in the following manner (if rezoning, please note current and proposed zoning):
Seasonal Retail in a pre-manufactured building with accessible parking utilizing existing curb cut. overall zoning change is not requested and this variance is not prescriptive

APPLICANT: Tonya Wilson
Address: 100 main st. Pelzer SC 29669
Phone: 864-634-0454

OWNER (if different from applicant): _____
Address: _____
Phone: _____

PROPERTY ADDRESS: 100 main St. Pelzer SC 29669
Tax Map Number: 2430802001
Plat Book: _____ **Page:** _____

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DESIGNATION OF AGENT (complete only if owner is not the applicant)
I hereby appoint the person named as Applicant as my agent to represent me in this request for a zoning permit.

Date: _____ _____

_____
Owner(s) signature

****

I certify that the information in this request is correct.

Date: 4/23/20 _____
Applicant Signature

****

TOWN USE ONLY

Approved: _____ **Disapproved:** _____

TOWN OF WEST PELZER
ZONING PERMIT APPLICATION

Date Filed: 5/11/20

Application must be filled out completely and accurately before it can be accepted. Additional sheets can be attached to this permit application. Planning Commission meeting and/or Town Council meetings may be required for approval.

THE APPLICANT HEREBY REQUESTS a zoning permit pursuant to Section 7-101 of the West Pelzer Zoning Ordinance to use the property described below in the following manner (if rezoning, please note current and proposed zoning):
Rezoning from Residential to Commercial

APPLICANT: Mark A. Leverette
Address:
Phone: 864-915-2907

OWNER (if different from applicant):
Address:
Phone:

PROPERTY ADDRESS: 102 Stewart St. West Pelzer, SC
Tax Map Number: 2430601007
Plat Book: CP 515671/1 **Page:** 00196

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DESIGNATION OF AGENT (complete only if owner is not the applicant)
I hereby appoint the person named as Applicant as my agent to represent me in this request for a zoning permit.

Date: _____ _____

_____
Owner(s) signature

****

I certify that the information in this request is correct.

Date: 5-11-20 _____
Applicant Signature

****

TOWN USE ONLY

Approved: _____ **Disapproved:** _____

Received 5/11/2020

Paula Payton

From: Blake Sanders
Sent: Saturday, June 13, 2020 9:51 AM
To: Paula Payton
Subject: FW: Zoning

Please include this email as information to the planning commission.

Thanks.

Blake Sanders
Mayor | Town of West Pelzer
O 864.947.6297
C 864.617.0347

From: Anne Regucci <acregucci@aol.com>
Sent: Friday, June 12, 2020 10:32 AM
To: Blake Sanders <bsanders@westpelzer.com>
Subject: Zoning

Dear Blake,

Please know that our family is opposed to rezoning the lot on the corner of Highway 8 and Stewart Street for commercial use.

Thank you for passing this along to the commission!!!

Anne and Larry Regucci
270 Palmetto Rd
Pelzer SC 29669

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What is Silica and Why is it Dangerous?

By Haley Bass | 11/29/2017

All the commotion of a construction site tends to build up clouds of dust. But that dust isn't just dust - it's a bunch of tiny crystalline silica particles that pose a serious threat to everyone exposed. To address the critical nature of this issue, especially on worksites where silica exposure is high, the Occupational Safety and Health Administration (OSHA) released a final rule in 2016 that tightens the restrictions on the amount of silica workers can be exposed to on the job.

To most effectively reduce silica exposure, employers should understand what crystalline silica is, who is at risk of exposure, and what results from high levels of exposure.

What is crystalline silica?

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easily be breathed in, causing a major health hazard for exposed workers.

What is the danger of crystalline silica exposure?

Crystalline silica has been classified as a human lung carcinogen, and can cause serious lung disease and lung cancer. It only takes a very small amount of respirable silica dust to create a health hazard.

One of the dangerous effects of silica exposure is a disease called silicosis, which can be contracted after just a few months of high exposure. Silicosis occurs when silica dust enters the lungs and causes the formation of scar tissue, reducing the lungs' ability to take in oxygen. There is no cure for silicosis, and cases can be disabling or even fatal.

Who is at risk of crystalline silica exposure?

Nearly two million U.S. workers are at risk of silica exposure every year. This includes employees who work in construction, maritime, manufacturing, and hydraulic fracturing. More than 100,000 of those workers are at a high risk of exposure based on their job responsibilities.

This high-risk exposure is a result of certain job tasks, including:

- Abrasive blasting
- Foundry work
- Stonecutting
- Rock drilling
- Quarry work
- Tunneling

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Why is Silica Hazardous?

Silica, often referred to as quartz, is a very common mineral. It is found in many materials common on construction and oil & gas sites, including soil, sand, concrete, masonry, rock, granite, and landscaping materials.

The dust created by cutting, grinding, drilling or otherwise disturbing these materials can contain crystalline silica particles. These dust particles are very small. You cannot see them. This respirable silica dust causes lung disease and lung cancer. It only takes a very small amount of airborne silica dust to create a health hazard.

Recognizing that very small, respirable silica particles are hazardous, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1153 requires construction employers to keep worker exposures at or below a Permissible Exposure Level (PEL) of 50 $\mu g/m^3$ or comply with **Table 1** (https://www.osha.gov/silica/SilicaConstructionRegText.pdf#page=3) – Specified Exposure Control Methods When Working With Materials Containing Crystalline Silica of the silica standard (**click here to learn more about the construction standard** (https://www.osha.gov/Publications/OSHA3681.pdf)). OSHA regulation 29 CFR 1910.1053 requires employers covered by the general industry standard, including oil and gas, to keep worker exposure at or below a Permissible Exposure Level (PEL) of 50 $\mu g/m^3$ (**click here to learn more about the general industry standard** (https://www.osha.gov/Publications/OSHA3682.pdf)).

To learn more about the hazard...

- **Protecting Workers from Silica Hazards in the Workplace Video** (https://www.youtube.com/watch?v=-kQmLYqIR2A&feature=youtu.be) , OSHA
- **OSHA: Silica – Frequently Asked Questions** (https://www.osha.gov/dsg/topics/silicacrystalline/background_info_silica.html)
- **CALOSHA Hazards of Silica in Construction *etool*** (http://www.dir.ca.gov/dosh/etools/08-019/index.htm)
- **"Crystalline Silica Primer,"** (http://www.silica-safe.com/know-the-hazard/body/1-Crystalline-Silica-Primer.pdf) U.S. Department of the Interior
- **Silica Exposure** (https://www.worksafebc.com/en/resources/health-safety/videos/silica-exposure?lang=en) *(video)*, WorkSafe BC

Know the Hazard

Workers may be exposed to dangerous levels of silica dust when cutting, drilling, grinding, or otherwise disturbing materials that contain silica. These materials and tasks are common on construction and oil and gas jobs. Breathing that dust can lead to serious, often fatal illnesses. This section contains information that workers – and contractors – need to know to recognize the hazard, understand the risk factors, and work safely with silica. (http://www.silica-safe.com/know-the-hazard)

Control the Dust

There are ways **contractors** can reduce the dust and reduce the hazard. This easy to use planning tool takes you step-by-step through conducting a **job hazard analysis for silica**, selecting appropriate controls, and creating a job-specific plan to eliminate or reduce silica hazards. You can save as a pdf, print and/or email your plan.

(http://plan.silica-safe.org/)

Zoning Board, Mayor, Town Council

My family and I have lived at 6 West Stewart St now renumbered to 106 West Stewart St for 38 years. We were neighbors to Mr & Mrs B.L. Pressley until they moved to a nursing home in Piedmont. After that their property was not maintained with grass waist high at times. Town wouldn't do nothing or help unless someone would complain at that time Town would tell who complained if asked to something about right to know that causes hard feelings in some cases a fuss which I do not want to be in.

Recently someone reminded me that about 2 years ago was some dumping by Mr Pressleys grandson's closer to main street side. At that time I was in another state a lot helping with my granddaughters. The mayor at time should not have allowed it!!! They have rules in town or county that separates residential from business. This was/is a way to get around stuff to me crooked IMO allowing it if mayor or whoever said agreed at that time was ok with going move it fast BUT it is moved when sold to someone actually.

In my openion

I called Mayor Sanders this time myself and he told me himself. Mark L. is storing it there but he going get rid of it. I AM SORRY should not be allowed no matter what.

The waste is around 30 feet from my bedroom windows and I open windows on that side of house including bathroom. It smells I am unsure if the dust from it is bad to breath or not. MOST DUST is in most cases harmful. Paving stuff no telling what been spilled on roads to me could be bad to breath the dust etc from it IMO. In My openion

I have many health problems and just got home not long after spending some days in the ICU. I DO NOT want this property to

be made Commercial.

(1) It would Devalue my property. Homebuyers would not want to live next to it just as me and my family DO NOT now!

(2) It will be used as a dump site while present owners live off in OTHER COUNTIES keeping them and their neighbors not having to live deal with such as this!

(3) I asked Mark L. myself what he doing out there. He told me its in the works as we speak its going commerical for SURE & he going to do what he wants or whatever he wants when it does...that includes this mess of waste.

(4) He was sorta cocky with that reply too; what came to my mind & bothered me since is how he was so sure!!!

(5) If they want to use trucking company in laurens county to haul waste or anything else as he say he wants too THEN let them put it down on Laurens County property for them, their family, their neighbors to live with daily NOT WEST PELZER adjoining property people that lived here most of their lives, old people that just want to live out rest of our lives in peace and quite... UNLIKE the present owners who not lived on that property given the land. I do not think their grandparents want to see that land used as Commercial either if they were living. Mr Pressley had garden in field part next to my house every year.

(6) Lastly the town has been trying to make our main street look better including updating some of eye sore rental homes along main street from previous years. I got to ask TOWN COUNCIL WHY after town coming so far WHY ALLOW A WASTE SITE!! Why make people living around this inherited property had to worry and their property valve go down due to this too!!!

Please I am asking to PLEASE DO NOT APPROVE REQUEST FOR Land beside where me and my family live to be COMMERICAL.

I could not be here in person due to my health at present time. Thanks for listening.

Mary J Posey

Mary J. Posey

106 West Stewart ST