



Planning Commission Meeting Minutes

Tuesday March 30, 2021

6:00pm

West Pelzer Municipal Center

30 Main Street

Those present: Mike Scroggs, Jeff Lee, Harrison Oliver, Jane Riddle, Joyce Vanhook and Paula Payton.

INVOCATION/PLEDGE OF ALLEGIANCE – Mike Scroggs

CALL TO ORDER – Paula Payton at 6:03pm

APPOINTMENT OF PLANNING COMMISSION OFFICERS FOR 2021/2022

Paula Payton stated that the Commission needs to appoint 3 positions; Chairperson – lead meetings and meet with Town Officials regarding upcoming agenda items; Vice-Chairperson – act in the absence of the Chair; Secretary – record official minutes of all Planning Commission meetings to be filed at Town Hall. Joyce Vanhook made a motion to appoint Jeff Lee as Chairman, Harrison Oliver made a motion to appoint himself as Chairman; Mike Scroggs seconded the motion made by Vanhook. Scroggs, Vanhook, Riddle and Lee voted in favor; motion carried. Jeff Lee made a motion to appoint Harrison Oliver as Vice-Chairman, 2nd by Joyce Vanhook; all were in favor. Paula Payton stated that she would continue to act as the Planning Commission secretary until someone could be appointed.

APPROVAL OF MEETING MINUTES - June 16, 2020

Jane Riddle made a motion to approve, 2nd by Joyce Vanhook; Riddle, Vanhook and Oliver were in favor; motion carried. Scroggs and Lee abstained due to not being a part of the Commission in June 2020.

PUBLIC COMMENT PERTAINING TO AGENDA ITEMS - none

OLD BUSINESS - none

NEW BUSINESS

Consideration of Resolution No. 0406 "A RESOLUTION TO REZONE APPROXIMATELY 2.41 ACRES OF REAL PROPERTY LOCATED NEAREST 11 SPRING STREET, WEST PELZER, SOUTH CAROLINA 29669 (TAX MAP NUMBERS 2430408001, 2430504008 & 2430408010) FROM MOBILE HOME PARK (MHP) TO RESIDENTIAL (R6)

Paula Payton stated that a request has been made by the property owner to rezone 11 Spring Street from MHP to Residential (R6), which will allow construction of single-family residences.

Property is currently under contract for sale; if property does not sale the current owner will not proceed with the rezoning request. The Commission has received a staff report with a summary of discussions with the applicant (see attached). Planning Commission Chairperson will make a recommendation to council for approval or denial of this request; First Reading by Council will be April 6, 2021; second reading will occur upon request from the applicant. Harrison Oliver made a motion to discuss, 2nd by Jeff Lee; all were in favor. Following discussion Jeff Lee made a motion to approve Resolution 2021-0406, 2nd by Harrison Oliver; all were in favor.

ADJOURNMENT

Joyce Vanhook made a motion to adjourn at 6:14pm.

Minutes prepared by:

Paula H. Payton, CMC

Town Clerk

TOWN OF WEST PELZER

ZONING PERMIT APPLICATION

Date Filed: 03-12-2021

*Application must be filled out completely and accurately before it can be accepted.
Additional sheets can be attached to this permit application. Planning Commission
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):

Proposal to change zoning from MH to R-6. If property does not sale to buyer currently under contract with the current owners will not want rezoned as per phone call and letter with mayor.

APPLICANT: Anthony Martin

Address: PO Box 27 Williamston SC 29697

Phone: 864-934-9798

OWNER (if different from applicant): _____

Address: _____

Phone: _____

PROPERTY ADDRESS: 11 Spring St W. Pelzer SC 29669

Tax Map Number: 243-04-08-001, 243-05-04-008 & 243-04-08-010

Plat Book: 18T

Page: 345

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.

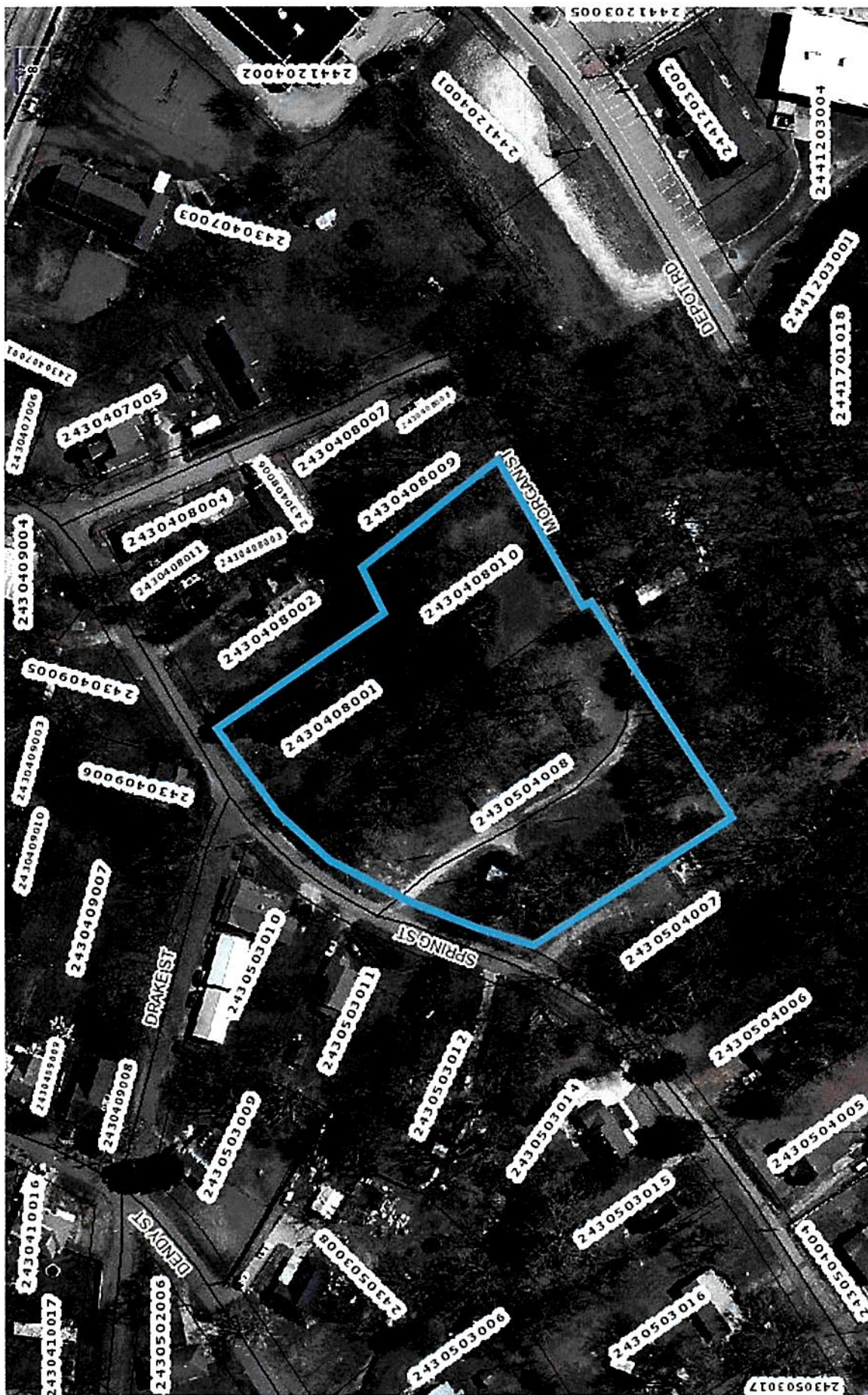
Date: 03-12-2021

Anthony Martin PR
Applicant Signature

TOWN USE ONLY

Approved: _____

Disapproved: _____





Town of West Pelzer
Blake Sanders – Mayor
30 Main Street
West Pelzer, SC 29669
www.westpelzer.com

March 11, 2021

Mr. Martin:

Per our conversation, the Town of West Pelzer rezoning process is conducted at the request of the current property owner. This process includes a Public Hearing with the Planning Commission and two (2) readings of Town Council for adoption. The Town of West Pelzer acknowledges that requests submitted for rezoning may not conclude without consent from the property owner. With that, the Town will consider your rezoning request at the Planning Commission and first reading of Town Council and withhold second reading until requested.

If I can do anything to assist during this process, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to be "B. Sanders", written over a horizontal line.

Blake Sanders
Mayor – Town of West Pelzer



Town of West Pelzer
30 Main Street
West Pelzer, SC 29669
www.westpelzer.com

Applicant: Anthony Martin
Owner: Anthony Martin
Location: 11 Spring Street, West Pelzer SC 29669
TMS No: 2430408001, 2430504008, & 2430408010
Request: Rezoning
Existing Zoning: Mobile Home Park (MHP)
Requested Zoning: Residential 6 (R6)

Evaluation:

Staff received the Request for Annexation on March 12, 2021. Staff reviewed the submittal and considered it to be a completed application. A summary of discussions with the applicant are as follows:

- Property Size: +/- 2.41 Acres
- Current zoning – Mobile Home Park (MHP)
- One (1) mobile home on-site to be removed or relocated outside of Municipal boundaries; two (2) dilapidated mobile homes to be removed.
- MHP does not allow for residential housing to be constructed
- Requested zoning (R6) allows for 6,000 sf lots or larger
- Water/Sewer is on-site and available
- Morgan Street is owned by the Town of West Pelzer

Should the Planning Commission or Town Council deny the application request, the Applicant can submit for a hearing from the Board of Zoning Appeals and/or Circuit Court.

The Planning Commission can issue a recommendation to Council for approval or denial of this request. First Reading would occur at the regular scheduled Council Meeting in April 2021. Second Reading would occur upon request from the Applicant (pursuant to request).

RESOLUTION 2021-0406

A RESOLUTION TO REZONE APPROXIMATELY 2.41 ACRES OF REAL PROPERTY LOCATED NEAREST 11 SPRING STREET, WEST PELZER, SOUTH CAROLINA 29669 (TAX MAP NUMBERS 2430408001, 2430504008, & 2430408010) FROM MOBILE HOME PARK (MHP) TO RESIDENTIAL (R6).

WHEREAS, Anthony Martin has applied to the Town Planning Commission and Town Council to rezone a piece of property located nearest 11 Spring Street; and

WHEREAS, the parcel of property currently titled in the name of Anthony Martin, known as Tax Map Numbers 2430408001, 2430504008, & 2430408010 and located nearest 11 Spring Street is currently zoned Mobile Home Park (MHP); and

WHEREAS, the applicant has requested the property be rezoning to Residential 6 (R6) to allow for construction of residential housing; and

WHEREAS, a Public Hearing was held prior to this Resolution to allow for public comment; and,

NOW, THEREFOR, BE IT RESOLVED: That the aforementioned rezoning request is hereby recommended for approval by the Town of West Pelzer Planning Commission to be considered by Town Council.

DONE, RATIFIED AND PASSED THIS THE DAY 30 OF March 2021.



Planning Commission Chair



Planning Commission Vice-Chair