



COUNCIL MEETING AGENDA

Tuesday March 8, 2022
6:00pm
West Pelzer Municipal Center
30 Main Street

- I. INVOCATION/PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. APPROVAL OF MEETING MINUTES
 - a) February 8, 2022 Council Meeting
 - b) February 11, 2022 Special Called Meeting
- IV. PRESENTATIONS AND REPORTS
 - a) Paula Payton - Clerk's Report
 - b) Chief Stoller - Police Department Report
- V. CITIZEN COMMENTS (sign up required / max 3 minutes)
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - a) First Reading of Ordinance No 2022-0208 "AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CLARIFY COMMERCIAL ZONING ALONG MAIN STREET"
 - b) Resolution No 2022-0308 "A RESOLUTION TO APPOINT MEMBERS TO THE PLANNING COMMISSION FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA"
- VIII. REQUEST BY COUNCIL
- IX. EXECUTIVE SESSION
- X. ADJOURNMENT



COUNCIL MEETING MINUTES

Tuesday March 8, 2022

6:00pm

West Pelzer Municipal Center
30 Main Street

Those present: Mayor Blake Sanders, Council Members Jim Riddle, Pat Alexander and Johnny Rogers. Town Attorney Carey Murphy, Town Clerk Paula Payton and Chief Scott Stoller.

INVOCATION/PLEDGE OF ALLEGIANCE – Mayor Sanders

CALL TO ORDER – Mayor Sanders 6:04pm

APPROVAL OF MEETING MINUTES

February 8, 2022 Council Meeting

February 11, 2022 Special Called Meeting

Councilman Rogers made a motion to approve, 2nd by Councilwoman Alexander; all were in favor.

PRESENTATIONS AND REPORTS

Paula Payton - Clerk's Report – see attached

Chief Stoller – Police Department Report- see attached

CITIZEN COMMENTS (sign up required / max 3 minutes - None

OLD BUSINESS - None

NEW BUSINESS

First Reading of Ordinance No 2022-0208 "AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CLARIFY COMMERCIAL ZONING ALONG MAIN STREET"

Clerk's comments: The Town is currently experiencing and anticipates that there will continue to be demand for development along Main Street; The Town provides an opportunity to increase the quality of life in West Pelzer, via the impact that such development has on Town services, including, but not limited to, traditional MainStreet development; We have identified multiple zoning classifications in the Main Street area that conflict with land uses, permitted uses, setbacks, signage, parking and other zoning matters; This ordinance will amend article 5 District Regulations of the Town of West Pelzer Zoning Ordinance to allow by Special Exception only the following uses for tax map parcels that are adjacent to Main Street:

- o Junkyards
- o Automotive garages
- o Automotive repairs
- o Automotive services
- o Automotive sale lots
- o Automotive wash stations (car washes)
- o Check cashing services
- o Loan services

- Tattoo parlors
- Other uses not clearly identified in the Zoning District allowable uses or similar NAICS codes
- This ordinance requires two readings

Councilman Riddle made a motion to approve the first reading, 2nd by Councilwoman Alexander; all were in favor.

Resolution No 2022-0308 "A RESOLUTION TO APPOINT MEMBERS TO THE PLANNING COMMISSION FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA"

Clerk's comments: The planning commission currently does not meet ordinance to meet, discuss and provide recommendations to Town Council; Following Council requests for nominations, the nominations presented meet all requirements set forth by ordinance:

- Diane Smith
- Rey McClain

Mayor Sanders made a motion to approve, 2nd by Councilwoman Alexander; all were in favor.

REQUEST BY COUNCIL

Councilman Rogers – none

Councilman Riddle – none

Councilwoman Alexander – none

Mayor Sanders – ARPA funds have been allocated to many projects; landscaping, WiFi in Chapman Park and O'Dell Center, string lights on Hindman Street, new fire hydrants, radio read meters and other projects;

Also, Mayor Sanders encouraged everyone to review the proposed impact fee from Anderson School District One of \$11,000 on all new construction.

EXECUTIVE SESSION - none

ADJOURNMENT

Councilwoman Alexander made a motion to adjourn at 6:21pm, 2nd by Councilman Riddle; all were in favor.

Minutes prepared by:

Paula H. Payton, MMC

Town Clerk



www.westpelzer.com

To: Mayor Sanders and Council

From: Paula H. Payton, CMC

Subject: Clerk's Report

Date: March 8, 2022

The following are updates and information related to activities in the Town of West Pelzer and/or upcoming events. Please contact me with any questions that you may have related to these items. ppayton@westpelzer.com or 864-947-6297 ext. 101

Administration

- The Quarterly Department Meeting was held January 14, 2022
 - A summary was provided to Council following the meeting
- Training – February 2022
 - Main Street Planning – ARPA
- All Rights of Way have been completed

Public Works

- 14 work orders were completed in the month of February 2022.
 - Work Orders can be submitted online (www.westpelzer.com) or by calling Town Hall
- 2020 CCR Water Quality Report is available at www.westpelzer.com
- ReWa transfer scheduled for March 31, 2022
- Reminder - Sanitation will run as usual, unless notification is received, even on holidays
- Waste Industries dba GFL will pick up only GFL cans starting April 1, 2022
 - Citizens can contact GFL directly to add an additional can for a discounted rate of \$5 per month
- Recycling Center – see attached drawing
 - Partner with Anderson County
 - ARPA funds

Municipal Court

Monies disbursed for February 2022 – *information not available at time of meeting*

- General Fund ~ \$
- Victim's Fund (Anderson County) ~ \$
- State Assessment ~ \$

Finance

- February 2022 Budget
 - General Fund Income \$58,483.86 ~ Expense \$40,672.87
 - Water/Sewer Income \$76,522.04 ~ Expense \$66,284.53
 - Hospitality Tax Income \$2,641.27 ~ Expense \$1,674.57
- Over Budget Items (YTD)
 - 01-7220-100 Dues & Subscriptions PD
 - 03-7195-000 SCDHEC Fees
 - 03-7290-000 & -200 Property Vehicle Liability
- Net Totals - YTD
 - +\$307,551.35



PICKED UP THROUGH 3/31

**GFL CAN
1 EXTRA CAN
UP TO 3 EXTRA BAGS**

STARTING 4/1
GFL CANS ONLY

NEED AN EXTRA CAN?
CONTACT GFL DIRECTLY FOR AN ADDITIONAL CAN FOR
\$5/MONTH

TOWN OF WEST PELZER
30 MAIN STREET
864-947-6297



To: Mayor Sanders and Council

From: Chief Scott Stoller

Subject: Police Department Report

Date: March 4, 2022

The following are updates and information related to activities of the West Pelzer Police Department and/or upcoming events. Please contact me with any questions that you may have related to these items or anything else. I want your input!

sstoller@westpelzer.com or 864-947-6297 ext. 103

Crime Stats

- Reports- 15
- Arrests- 5 persons
 - Shoplifting
 - Disorderly conduct
 - Resisting arrest
 - Threatening the life of a public official
 - Trespassing
 - Drug possession
 - Dog running at large
- Warnings- 9
- Tickets written – 22
- Motor vehicle collisions - 2

Updates

- Reminder: If anyone needs to reach an officer for general information, they can call 864-947-6297 opt 5. **To make a report or request a response call Anderson County Dispatch 864-260-4444; If it is an emergency, please dial 911.**

We foresee the next three-way stop at Dendy and Welborn to be installed in the next two weeks by public works. We plan to utilize the same advertisements, pre-warnings, and reasonable enforcement once installed, as was done with Holiday Street.

- Sergeant Brandon Rogers just completed a week of training at the Criminal Justice Academy, he is now a certified law enforcement instructor.

ORDINANCE 2022-0208
AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO CLARIFY COMMERCIAL ZONING ALONG
MAIN STREET

WHEREAS, the Town of West Pelzer is experiencing and anticipates that there will continue to be demand for development along Main Street.

WHEREAS, Town Council finds that the increase in the number of potential developments, specific to the central business district area, in the Town provides an opportunity to increase the quality of life in West Pelzer, via the impact that such development has on Town services, including, but not limited to, traditional Main Street development.

WHEREAS, the impact of Downtown has created the need to review, revise, and update the Town's ordinances and regulations related to land development, zoning, land use planning, and permitting, specifically along Main Street.

WHEREAS, Town Council hereby identifies there are multiple zoning classifications in the Main Street area that conflict with land uses, permitted uses, setbacks, signage, parking, and other zoning matters.

WHEREAS, pursuant to South Carolina law, a municipality may amend Zoning Ordinance after two readings which are at least one week apart.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of West Pelzer, duly assembled and with a legal quorum, as follows:

1. Amend Article 5 District Regulations of the Town of West Pelzer Zoning Ordinance to allow by Special Exception only the following uses for tax map parcels that are adjacent to Main Street (SC Highway 8):
 - Junkyards
 - Automotive garages
 - Automotive repairs
 - Automotive services
 - Automotive sale lots
 - Automotive wash stations (car washes)
 - Check cashing services
 - Loan services
 - Tattoo parlors
 - Other uses not clearly identified in the Zoning District allowable uses or similar NAICS codes

Existing uses are defined by Business License Ordinance, North American Industry Classification System (NAICS) code, and are considered non-conforming uses at the time of adoption.

RESOLUTION NO. 2022-0308

**RESOLUTION TO APPOINT MEMBERS TO THE PLANNING COMMISSION FOR THE
TOWN OF WEST PELZER, SOUTH CAROLINA**

WHEREAS, the Town of West Pelzer is authorized by the Town Code of Ordinances and South Carolina Local Government Comprehensive Planning Enabling Act of 1994, and authorizes as the Mayor and Town Council deem necessary; and

WHEREAS, the Mayor and Town Council passed an ordinance in 1999 establishing a Town of West Pelzer Planning Commission; and

WHEREAS, the Planning Commission has terms as required by ordinance; and

WHEREAS, the Planning Commission currently does not meet ordinance to meet, discuss, and provide recommendations to Town Council; and

WHEREAS, following Council requests for nominations, the nominations presented meet all requirements set forth by ordinance; and

WHEREAS, the Mayor of the Town of West Pelzer is authorized to appoint members of the Planning Commission, subject to approval by the Council of the Town of West Pelzer.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of West Pelzer while in a scheduled meeting on March 8, 2022, the following citizens are hereby appointed as a member of the Planning Commission: Diane Smith and Rey McClain.

Resolution declared and adopted on March 8, 2022.


Blake Sanders - Mayor
Paula Payton - Town Clerk