



Town of Pelzer Planning Commission

Commissioner Laura Rainey, Chairwoman
Commissioner Slavka Marusic, Co-Chair
Commissioner Chris Baker
Commissioner Brenda
Helmuth
Commissioner Tina Bolden
Commissioner Calle Walters

Cheryl Bates, Secretary

PUBLIC HEARING MINUTES

April 3, 2024

6:00 PM

Pelzer Gym Lobby – 112 Lebbby Street

Commission Present – Laura Rainey, Slavka Marusic, Chris Baker, Calle Walters, Tina Bolden, Brenda Helmuth, Cheryl Bates

Anderson County Representative – Alicia Hunter

1. Call to Order – Laura Rainey
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Public Hearing (Citizens may sign up to speak for comments – 3 minutes)
 - a. Application for the new development of a subdivision located at TMS 244-00-08-001. Courtney Street Extension – Crown Land Development LLC – Chairwoman Laura Rainey gave information regarding the information that was submitted to the Planning Commission for the development of the Courtney Park Subdivision, stating that the property was purchased by Nick Franchina back in May of 2022, with the intent of developing this property, in June of that year the Mayor and Town Council approved the annexation of that purchased property into the

Town limits, and in November of 2023 the zoning map for the town was approved which included the zoning of R1/PUD for this property.

b. Citizen's Comments (3 minutes per person)

- i. L. Ford presented the Commissioners with her concerns of this development for the residents which included but not limited to – Condition the heavy trucks for this development will have on Courtney St., the traffic also, some HOA questions. Attached to this is her typed questions.
- ii. Donna Ide shared some of her concerns about this development, one being stated was a question if the HOA ended up going out of business would the town be responsible for that subdivision upkeep.
- iii. Harold Tennihill stated several of his concerns with this development, questioned if the green space is just for the homeowners or can any Pelzer resident use it?, also questioned if this subdivision is within the Historical District of the town, asked why the residents weren't told about this development back in 2022 that this was coming when the property was annexed into the town.
- iv. Eddie Waits – mentioned he is on town council and also a citizen of the town who were elected to represent the residents of pelzer, when I first heard of this subdivision I got kind of excited about it and I did my homework and started wondering how my life is going to change, the town council is not the first step, these people sitting on this Planning Commission get the information long before

the town council gets it and they make a decision, they are an advisory board and if they send it to council then we have to right to approve or deny. Stated some of his issues with the houses such as they can choose the colors of theirs, but he cannot because he is in a historical district, and he cannot have a garage door in the front, but yet there is a rendering of houses with garages in the front. He has a lot more questions and there are many more answers that need to be heard.

- v. Alesia Hunter – Anderson County – Addressed some of the concerns that were made by Donna Ide and to all Town Council members who were present, explaining the powers of the Planning Commission and Town Council as to who has the final power to approve development per the State Laws, also stated that SCDOT will be conducting a road study and if they find that there needs to be changes, upgrades to accommodate this development that the developer would be 100% responsible for these changes to be done, she believes that the study is in the works now.
- vi. Eric Vinson addressed the questions of the concerned citizens, such as the housing prices the houses would be sold at market prices at the time that they are ready to be sold, but there is an estimate that the range for these homes would be between \$300,000 and \$500,000. Addressed that if the town wanted to pursue the walking trail through the green space that is within the subdivision, the developers could collaborate with the

town to obtain a permanent easement for the trail system before they turn this over to the HOA which is usually when the development is 50% built out. Also, the developers will meet with the town as to who will maintain the walking trails if the town chooses that option. Stated that the average lot size is approximately 10,000 square feet.

- c. Discussion of Project by Commissioners –. Chairwoman read the Planning Commission’s report. Commissioners had some questions for Eric Vinson and discussion.
 - d. Vote to Approve or Deny application for the development of Courtney Park. Chairwoman Rainey asked for a motion on the floor, Slavka Marusic made the motion, Chris Baker 2nd the motion. Slavka Marusic made the motion to approve the development, Chris Baker, Calle Walters approve the development. Brenda Helmuth & Tina Bolden denied the motion. Motion passed 3/2.
5. Adjournment – Slavka Marusic made motion to adjourn, Chris Baker 2nd the motion, all in favor. Meeting adjourned.



Courtney St 9.m4a