

Town of Pelzer Public Hearing &
Town Council Meeting Minutes
May 14, 2024

Council Present – Will Ragland, Donna Ide, Mike Matthews, Eddie Waits, Cruz West

Staff Present – Cheryl Bates, Town Attorney- Richard Thompson

1. Call to Order – Mayor Ragland
2. Discussion
 - a. Rezoning of an Upper Mill site TMS#243-03-02-001 at the corner of Anderson Street and Smythe Street from Industrial to Residential Single Family. PUMD, LLC, Scout Realty Group, LLC. – Mike Mathews asked how many homes are going to be built at the upper mill, Chris Hill advised that the site could technically hold 24 homes, but the lay out of the property will not so we are looking at a maximum of 16 with 8 on each side to be built, Mike Mathews also questioned the tanks if they have been taken up and Chris Hill advised that they are no longer there. No other discussion or questions were asked.
 - b. Re-zoning of a Lower Mill site TMS # 244-10-02-051 on McCaughrin Street from Industrial to General Commercial. Pelzer Heritage Commission. There were no questions or discussion on this matter.
3. Adjournment – Mayor Ragland adjourned the meeting and stated that we were going directly into our regular council meeting.

Town Council Meeting

1. Call to Order – Mayor Ragland
2. Invocation/Pledge of Allegiance – Mike Matthews
3. Citizens Comments (sign-up required – 3 minutes)
 - a. Linda Ford – stated that she appreciates being able to make citizens comments, appreciates other citizens when they make comments, but I would like to remind the council that your rule states that we get 3 minutes to speak, and lately we have some that go beyond the 3 minutes. I would like to ask you that when that 3-minute mark comes up we cut them off.
 - b. Chris Hill – I may have signed that by error, I did in the request and in the re-zoning application had added some restrictions that I hope will make everybody appreciate that what we put there and when we sell the homes that everybody who purchases a home there will adhere to with not having and parking unregistered vehicles.
 - c. Chase Smithwick –I live here down on Lyman St., and now that I am back in town you will be seeing a lot more of me. Cell property – Has anyone ever thought of maybe investing some of the money that we received from selling the Cell Tower, into Government Bonds, it would bring in extra income; Ballpark – Are there any plans or programs going to be implemented to keep it in the condition it is now, is it going to be left up to the citizens to help keep it cleaned, to keep in the way it is now. Are we going to do the other ballfield,, some kind of program kind of like a Parks and Rec Department to keep it this way or are you going to level it up to your two maintenance guys to do it when they already are very busy, its not fair to them and there are probably people willing to do this. Another thing I heard at the workshop the other night was

the concessions. I do not feel the town should have anything to do with concessions because then you are walking into a liability of people getting sick off of the food, then they are going to sue us for that because that is what people do now. If we get food trucks, then we can get business licenses from them and a permit and they will because that is their lively hood, I'm sure we could get some food trucks interested in this especially if we know the nights that there will be games, this way the town can make some money, they can make money and the town wouldn't have to worry about the liability. Police protection, I am away from my home a lot because of the military and my wife is home alone a lot, if someone breaks into my home and my dog or wife don't get them, I have no idea how long it will take a police officer to get there is it 45 minutes or 5 minutes, no idea when they are here are they here during the day or the night has anyone thought about reaching out to the West Pelzer police department, cause they are in a mess up there as well due to the new leadership, I hate to see good police officers let go, maybe that's a way to keep local police officers local.

- d. Harold Tennihill – I wanted to extend thanks to Will and Council for the Saturday meeting taking off, we are finding there are many concerned citizens groups we are at 61 that are showing interest, hoping some are volunteers. We want to work on a couple of items of concern – the park – we have some good idea's at the workshop, especially the lock idea, I think we have the volunteers to put the labor in there, we can get skylights, sinks material wise for less than probably \$2,000.00, so for less than \$2,000.00 we can have the restrooms open by the end of the month and while we are there we can get leaves off, face lift, need more toys and equipment, grills, if we can create a volunteer group we can install the town working with us and us working with the town. I was asking about the grant money, if the grant money can be used towards that bathroom, or town money. Up the tombstones they are glued, and we can glue them back up; we would like the town to buy us pizza for this workday. Another nuisance is the upper boat dock; there are no lights and there is a lot of brush, so if we cut down some of that it will stop people from hiding in the bushes. Bright lights will deter people from hiding. The dumpsters were a great idea, but I would like to propose that we set a dumpster out there on a certain day, and a couple of people who have trucks/trailers we ride down the road and gather some stuff that they cannot themselves get to the dump and we help them out by gathering it up and taking it to the dumpster. We would have to figure out to notify people. Eddie and Lary shared list of help with help for people. Bringing our community together is what we need to do.

4. Approval of Minutes

- a. April 9th, Council Meeting –Cruz West made a motion to approve, Edie Waits 2nd the motion, all in favor.

5. Reports/Presentations

- a. Cheryl Bates – Clerk's Report Police Coverage for April 2024 – Traffic Stops/22, Contacts/67, Calls for Service/8, Arrest/7.
- b. Fire Hydrant Project is still going on, updates are posted on town website when I receive them.
- c. Bily Zion – Zio Architects presented Mayor, Council, and the residents with an update of the Community Building brought in rendering of what it will look like after the building is done. Drawings are almost at completion, we are trying to restore this to original to get the historical

credits, so we must be very careful with the drawings. Currently where we are now, there are some structural issues that we are working on how to make this structurally sound but to keep with the historical features of the building. This is what is taking awhile finding an engineer who was confident they could design what is needed to keep with the Historical nature of the building.

6. Old Business

- a. 2nd Reading of Ordinance 23-010: An ordinance establishing and adopting regulations for the Town of Pelzer for on-street parking within town limits. Dona Ide questioned that this ordinance is strictly for non-registered vehicles and asked if there is anything about sidewalks in the ordinance. Cruz West responded that 18' (equals the right of way of the road), from the center line would bring it to the sidewalks in most cases. Eddie Waits questioned that the clerk would notify them of the violations, they will have 24 hours to rectify this before we send a tow truck out, also requested if we need to we can go back and amend this ordinance, Mayor Ragland stated that within our town we will have to address each issue as a case to case basis due to nature of our roads. Eddie Waits made motion to approve, Cruz West 2nd the motion, all in favor.

7. New Business

- a. 1st Reading of Ordinance 24-03: An ordinance to re-zone TMS #243-03-02-001 from Industrial to Residential Single Family. Eddie Waits made the motion to approve Donna Ide 2nd the motion, all in favor.
- b. 1st Reading of Ordinance 24-04: An ordinance to re-zone TMS #244-10-02-051 from Industrial to General Commercial. Mike Mathews made the motion, Eddie Waits 2nd the motion, all in favor.
- c. Approval of architectural services for the restoration of the old hospital. Mayor Ragland stated we received 2 bids, one from MOA and one from Zion. We are doing the same process as we are at the Community Building with Historical credits, the lowest bid was received of over half from Zion Architects of \$30,500.00, this is the lowest bid. Do we have a motion to approve – Mike Mathews made the motion to approve, Cruz West 2nd the motion to approve, all in favor. No further discussion.

8. Executive Session – None

9. Adjournment – Mayor Ragland. The mayor adjourned the meeting.

This is not approved until the next Council meeting



Courtney St 13.m4a
5.14.24.m4a