



Town of Pelzer Planning Commission

Commissioner Laura Rainey, Chairwoman
Commissioner Brian Vaughn, Vice Chairman
Commissioner Nicole Higgins
Commissioner Aaron Gresham
Commissioner Slavka Marusic

Cheryl Bates, Secretary

MINUTES

January 18, 2023

6:00 PM

Pelzer Gym Lobby - 112 Lebbby Street

Anderson County Present - Henry Youmans, Jr.

Commission Present - Laura Rainey, Brian Vaughn, Nicole Higgins, Aaron Gresham, Slavka Marusic, Cheryl Bates

- 1.) **Call to Order:** Chairwoman, Laura Rainey
- 2.) **Pledge of Allegiance**
- 3.) **Approval of Agenda** - *Brian Vaughn made the motion to approve, Nicole Higgins 2nd the motion, all in favor.*
- 4.) **Approval of Minutes** - *December 21st meeting - Nicole Higgins made the motion to approve, Aaron Gresham 2nd the motion, all in favor.*
- 5.) **New Business**
 - a. *Discussion only of proposed draft zoning map and zoning districts. Henry Youmans, Jr. explained that he had several calls regarding the zoning map, and had to explain that the town is not trying to dictate anything to any of the residents. Henry explained that the zoning map and districts are just what is already in place, that mobile homes will not be allowed to be put in a residential area, everything will have to go through the Planning Commission, then it will go to Council and have a Ordinance passed by the town council to set it in place for the town. Anderson County did the map and districts for the town. There will be copies of the Zoning map, districts and definitions will be available at the office starting January 30th*
- 6.) **Chairwoman's Report** - Chairwoman, Laura Rainey advised that the February meeting will be a Public hearing on the PHC veteran's memorial project.
- 7.) **Other Items for Discussion**
- 8.) **Adjournment** - Nicole Higgins made the motion to adjourn, Brian Vaughn 2nd the motion, all in favor.