



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

February 15, 2023

6:00 PM

Pelzer Gym Lobby - 112 Leby Street

Anderson County Present - Alicia Hunter

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** - Aaron Gresham made the motion to approve, Brian Vaughn 2nd the motion, all in favor.
- 4.) **Approval of Minutes - January 18th meeting** - Nicole Higgins made the motion to approve, Aaron Gresham 2nd the motion, all in favor.
- 5.) **Public Hearing - citizens may sign up for public comment (3 minutes)**
 - a. *Application for subdividing a parcel of land to build a Veterans Memorial, by the PHC, legal description PR 3 6.51 AC Leby St., Pelzer. TMS#244-10-02-050-000, parcel 3 - Brian Vaughn made the motion to approve the application, Aaron Gresham 2nd the motion, all in favor.*
 - b. *Application for new construction of Veteran's Memorial located at 6.51 AC Leby St., Pelzer, parcel 3 TMS#244-10-02-050-000. Discussion of Maintenance agreement. - Larry Coker of the PHC presented the plans for the Veteran's Memorial, stated the following PHC will pay for all the material for the memorial, Ameritis Builders will be building for free, they are working with several veteran's groups, it will not be done in sections, this will be for Pelzer, West Pelzer and Williamston residents. Slavka Marusic made motion to amend the Maintenance agreement to have terms while this is being built, Aaron Gresham 2nd that motion, Brian Vaughn read the amended agreement, we will type it up and send it to Larry when we have it ready, all agreed to the amended agreement.*
 - c. *Vote to approve the Veteran's Memorial - Construction of the Memorial. Nicole Higgins made the motion to approve the construction, Brian Vaughn 2nd the motion, all approved.*
- 6.) **NEW BUSINESS-**
 - a. Discussion of off-street parking violations - Alicia Hunter handed out a flyer about the problems/issues with off-street parking problems for communities.
- 7.) **CHAIRWOMAN'S REPORT** - Alicia Hunter presented the danger of Living in Campers (Life - Fire & Safety), also presented the Commission with a flier and stated that the County does not permit living in



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Campers, so we need to present this to the Council for the safety of the residents especially after there was a fire in a camper last week in town.

8.) Other Items for Discussion

a. **Commission housekeeping items information only.** - Chris Hill approved plat for the upper mill property (7.82 acres) will come before the Commission later with plans. The property located at 3 Smythe Street single dwelling obtained permits to reconstruct and has been properly permitted through Anderson County Building & Codes. In March we will be having a public hearing on the zoning map, please review the map and submit your questions to Commissioner by email, before March 1st, so we can get clarification on questions.

9.) **Adjournment** - Nicole Higgins made the motion to adjourn, Brian Vaughn 2nd the motion, all in favor.