

**AGENDA**  
**PLANNING COMMISSION**  
**City of Westminster**

**Monday, November 20, 2023**

**6:00PM**

**Regular Meeting**

**Westminster City Hall**  
**100 E. Windsor St,**  
**Westminster, SC 29693**

**Westminster Planning Commission**

**November 20, 2023 meeting**

**6:00pm- City Hall**

**Call to Order**

**Invocation and Pledge of Allegiance**

**Certification of Quorum**

**Routine Business**

**Item #1: Approval of Minutes from October 30, 2023**

**New Business**

**Item #2: Future Land Use Map Quadrant 1**

**Comments from Staff**

**Adjourn**

**City of Westminster**  
**MINUTES OF THE PLANNING COMMISSION**  
**October 30, 2023, 6:00 pm**  
**Westminster City Hall**

The meeting was called to order at 6:00pm. In attendance were Sandra Powell, Ben Lewis, Jarrod Brucke, and Truman Holbrooks

City Administrator, Kevin Bronson  
Assistant to the City Administrator, Regan Osbon  
City Clerk, Rebecca Overton

**Approval of Minutes**

Upon a motion by Mr. Holbrooks and seconded by Mr. Lewis, the motion to approve the September 18, 2023, meeting minutes passed unanimously.

**Nominations of the Chair and Vice-Chair**

Upon a motion by Mr. Holbrooks and seconded by Mr. Lewis, the motion to nominate Sandra Powell as Chair of the Planning Commission passed unanimously.

Upon a motion by Mr. Brucke and seconded by Mr. Holbrooks, the motion to nominate Ben Lewis as Vice-Chair passed unanimously.

**Westminster Zoning Ordinance Public Hearing**

Mrs. Powell opened the public hearing for public comments on the Zoning Ordinance. There were no public comments, and the public hearing was closed by Mrs. Powell.

Mr. Osbon reminded the Board that staff had been working closely with Zoning Attorney and consultant Spencer Wetmore to update the Zoning Ordinance based on feedback from the Planning Commission and City Council.

Mr. Osbon led the Board in a review of the updated Zoning Ordinance and pointed out changes that the Board had made over the last several meetings. He added that staff had identified the parking requirements for fast-food restaurant parking as an area of potential improvement. Mr. Osbon stated that currently one parking space for every 50 square feet of floor space is required. He added that a typical fast-food restaurant would require over 80 spaces of parking, often more than is available on lots. Mr. Osbon recommended to the Board to amend Appendix D on page 87 of the Zoning Ordinance from one parking spot per 50 SQFT to 150 SQFT.

Upon a motion by Mrs. Powell and seconded by Mr. Lewis, the motion to amend Appendix D on page 87 of the Zoning Ordinance from one parking spot per 50 SQFT to 150 SQFT passed unanimously.

**Comments from Staff**

Mr. Osbon informed the Board that future meeting would include discussion on the future land use map and deciding on zoning classifications.

**Adjourn**

Upon a motion by Mr. Holbrooks and seconded by Mr. Lewis, the motion to adjourn the meeting passed unanimously.

(Minutes prepared by Rebecca Overton)

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Sandra Powell, Chairperson



City of Westminster  
Future Land Use

↑ Walhalla

Doyle St.

1

Seneca

4

Rail  
Road

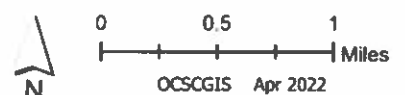
3

Greenfield  
Rd.

2

Future Land Use

- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- CORE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTI-FAMILY HOUSING
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- MIXED USE
- OFFICE
- RECREATION







# City of Westminster Future Land Use and Planning Sectors

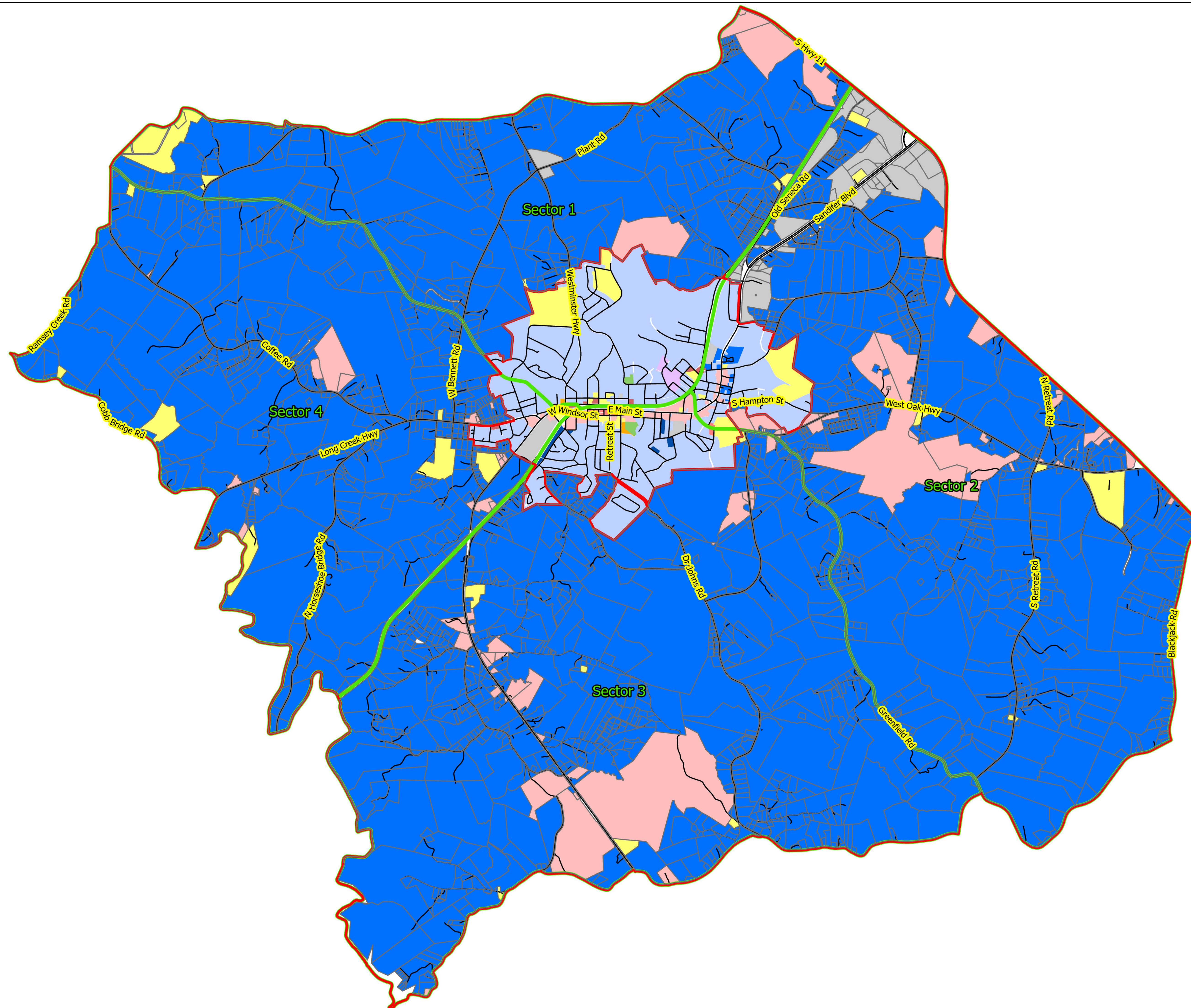
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- FUTURE LAND USE
- PLANNING SECTOR



0 0.35 0.7 1.4 Miles







# City of Westminster Future Land Use and Planning Sectors

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