

AGENDA
PLANNING COMMISSION
City of Westminster

Monday, May 20, 2024

6:00PM

Regular Meeting

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

Westminster Planning Commission

May 20, 2024 Meeting

6:00pm- City Hall

Call to Order

Invocation and Pledge of Allegiance

Certification of Quorum

Public Hearing

FOR AMENDMENT TO THE FLUTURE LAND USE COMPONENT OF THE WESTMINSTER COMPREHENSIVE PLAN.

Comments from Staff

- Plat reviews to be shared with the Planning Commission.
- The possibility of no business for next month. If that is the case, Staff will work with Chairwoman Powell to determine if a meeting is necessary. We most likely will need to meet.
- Next Scheduled meeting will be June 17, 2024 at 6:00pm at City Hall.

Routine Business

Item #1: Consideration of Minutes from Aril 15 , 2024

Old Business

Item #2: Consideration to Amend the Future Land Use Map (Materials to be provided at meeting)

Item #3: Consideration to Amend the Future Land Use Component of the Comprehensive Plan (PUBLIC HEARING)

To adopt the FLUM, the City will need to amend its Comprehensive Plan. City Council will consider the amendment by ordinance after the Planning Commission's recommendation. Staff recommends approval.

New Business

Adjourn

City of Westminster
MINUTES OF THE PLANNING COMMISSION
April 15, 2024, 6:00 pm
Westminster City Hall

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

Staff:

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

Certification of Quorum

Rebecca Overton certified a quorum.

Approval of Minutes

Upon a motion by Mr. Holbrooks and seconded by Mr. Lewis, the motion to approve the March 18, 2024, meeting minutes passed unanimously.

Consideration of Zoning Amendment Application 2024-002 – Public Hearing

Mrs. Powell opened the floor for the public hearing and discussion. Connie Baty, the applicant, was present and informed the Board that the property she was seeking to rezone is identified as tax map number 530-22-10-010 or 101 John Street and is currently zoned as R-15. She added that she would like to have it rezoned to GR so that she can place a new mobile home on the property. Mrs. Baty added that this property has been in her family for many years. A few surrounding neighbors spoke in favor of the change and added that they felt it would add to the property value.

Mrs. Powell closed the public hearing.

Upon a motion by Mrs. Powell and seconded by Mr. Lewis, the motion to rezone 101 John Street from R-15 to GR and forward it to City Council for approval passed unanimously.

Future Land Use Map Quadrant 2 Review

Mr. Osbon reminded the Board that over the past year they had been updating and reviewing the Future Land Use Map which is part of the Comprehensive Plan. Mr. Osbon led the Board in more review of the Quadrant 2 area.

The Board reviewed the Quadrant 2 areas and made recommendations that will be documented in an updated map.

Upon a motion by Mr. Lewis and seconded by Mr. Holbrooks, the motion to approve the amendments to the Future Land Use Map with the condition of an updated printed version available for viewing at the next Board meeting passed unanimously.

Upon a motion by Mrs. Powell and seconded by Mr. Lewis, the motion to table the public hearing for consideration to amend the Future Land Use Component of the Comprehensive Plan passed unanimously.

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)

Sandra Powell, Chairperson

Amendment: Land Use Component of the Westminster Comprehensive Plan.

LAND USE ELEMENT

The land use element examines the existing and future land use patterns and future land use needs by category including residential, commercial, industrial, recreation, and institutional. Future land use patterns will be influenced by the information previously discussed in other elements of the comprehensive plan. The findings from these previous elements will guide decisions about the amount of land that is needed for the different land uses.

~~Some changes were made to the Future Land Use Map to show potential areas for annexation and their desired uses. These changes are included in the attached 2022 Future Land Use Map.~~

Changes were made to the Future Land Use Map in 2024 to reflect additional and more specific levels of residential density in the areas surrounding city limits: Low, Medium, and High. These changes are included in the attached 2024 Future Land Use Map and reflect the changing growth patterns in the City of Westminster and nearby unincorporated areas. The Planning Commission and City Council considered natural topography, potential traffic changes to major corridors, and preservation of existing farmland as factors in the updates.

INSERT MAP