

AGENDA
PLANNING COMMISSION
City of Westminster

Monday, August 19, 2024

6:00PM

Regular Meeting

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

Westminster Planning Commission

August 19, 2024 Meeting

6:00pm- City Hall

Swearing in of Planning Commission Members by Rebecca Overton, City Clerk:

- Mr. Jarrod Brucke, completing the term ending in 2025.

Call to Order

Invocation and Pledge of Allegiance

Certification of Quorum

Comments from Staff

- No meeting scheduled for September
- Next scheduled meeting on October 21, 2024.
- Remains possible to special called meeting for SCAPA CPAP in October/November.

Routine Business

1) Consideration of Minutes from July 15, 2024

Old Business

None.

New Business

2) Consideration of Zoning Amendment Application 2024-003 (PUBLIC HEARING)

Applicant requests the property located at 610 S. Piedmont Street (TMS # 530-29-02-002) be rezoned from R-15 to R-6 (Single Family Residential).

The property was formerly a religious community service center with a second residential building on the property. The additional house has been demolished and the applicant has expressed interest in adding a new residential structure in its place. The rezoning to R-6 would allow for the property to be subdivided into two separate lots and would allow for future redevelopment on both parcels. The redevelopment would meet the historical density of the lot (two structures).

Staff recommends approval. The rezoning would align with historical neighborhood characteristics and support the Comprehensive Plan's call for additional housing inventory.

Adjourn

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

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

Staff:

Assistant City Administrator, Regan Osbon
City Clerk, Rebecca Overton

Certification of Quorum

Rebecca Overton certified a quorum.

Comments from Staff

Mr. Osbon informed the Board that there were no new plat reviews for the month of July. He also informed the Board that staff is still working on the Community Planning Assistance Program which will provide grant assistance for the corridor from downtown to the highway 24 intersection.

Approval of Minutes

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve the May 20, 2024, meeting minutes passed unanimously.

New Business

Mr. Osbon reminded the Board that in 2021, City Council implemented a policy requiring all new out of city utility customers to sign a covenant of annexation, authorizing the city to annex in such property when it becomes contiguous to City Limits (Ordinance No. 2021-05-11-01, amended by Ordinance No.2023-08-08-01). He added that the properties considered for annexation at this meeting were based on the owner's petition via the annexation covenant they signed to utilize city services and that these covenants were recorded on the deed of the property at the Oconee County Register of Deeds.

Mr. Osbon also reminded the Board that City Code requires the Planning Commission to host a public hearing on the matter.

Consideration of Annexation of Property Located at 100 Dunlop Drive, TMS # 250- 00-04-001.

PUBLIC HEARING - Mrs. Powell opened the Public Hearing . There were no comments from the public and the hearing was closed.

Upon a motion by Mrs. Moore and seconded by Mr. Holbrooks, the motion to approve the annexation of property located 100 Dunlop Drive, TMS # 250-00-04-001, passed unanimously.

Consideration of Annexation of Property Located at 198 Dunlop Drive, TMS # 250- 00-04-023.

PUBLIC HEARING – Mrs. Powell opened the Public Hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve the annexation of property located at 198 Dunlop Drive, TMS # 250-00-04-023, passed unanimously.

Consideration of Annexation of Property Located at 143 Oakmont Road, TMS # 235-00-02-033.

PUBLIC HEARING – Mrs. Powell opened the public hearing. Ms. Joyce Winkler, owner of the property, was present and spoke against being annexed into the city limits. She asked the Board to consider her wishes and not approve the annexation.

Upon a motion by Mrs. Moore and seconded by Mr. Holbrooks, the motion to approve the annexation of property located at 143 Oakmont Road, TMS # 235-00-02-033, passed with Mr. Lewis voting no.

Consideration of Annexation of Property Located at 1405 Clearmont Road, TMS # 235-00-02-088.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve the annexation of property located at 1405 Clearmont Road, TMS # 235-00-02-088, passed unanimously.

Consideration of Annexation of Property Located at 650 Marcengill Road, TMS # 249-00-03-013.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Holbrooks and seconded by Mr. Lewis, the motion to approve the annexation of property located at 650 Marcengill Road, TMS # 249-00-03-013, passed unanimously.

Consideration of Annexation of Property Located at 311 Cornelia Avenue, TMS # 234-03-01-010

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mr. Holbrooks, the motion to approve the annexation of property located at 311 Cornelia Avenue, TMS # 234-03-01-010, passed unanimously.

Consideration of Annexation of Property Located at 198 Nina Circle, TMS # 234- 03-01-026.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mr. Holbrooks, the motion to approve the annexation of property located at 198 Nina Circle, TMS # 234-03-01-026, passed unanimously.

Consideration of Annexation of Property Located at 199 Nina Circle, TMS # 234- 03-01-030.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mrs. Moore and seconded by Mr. Lewis, the motion to approve the annexation of property located at 199 Nina Circle, TMS # 234-03-01-030, passed unanimously.

Consideration of Annexation of Property Located at Lot A (Cornelia Avenue), TMS # 234-03-01-033.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mr. Holbrooks, the motion to approve the annexation of property located at Lot A Cornelia Avenue, TMS # 234-03-01-033, passed unanimously.

Consideration of Annexation of Property Located at Lot E (Cornelia Avenue), TMS # 234-03-01-028.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mrs. Moore and seconded by Mr. Lewis, the motion to approve the annexation of property located at Lot E Cornelia Avenue, TMS # 234-03-01-028, passed unanimously.

Consideration of Annexation of Property Located at Lot F (Nina Circle), TMS # 234-03-01-031.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve the annexation of property located at Lot F Nina Circle, TMS # 234-03-01-031, passed unanimously.

Consideration of Annexation of Property Located at Lot G (Nina Circle), TMS # 234-03-01-032.

PUBLIC HEARING – Mrs. Powell opened the public hearing. There were no comments from the public.

Upon a motion by Mr. Lewis and seconded by Mr. Holbrooks, the motion to approve the annexation of property located at Lot G Nina Circle, TMS # 234-03-01-032. Passed unanimously.

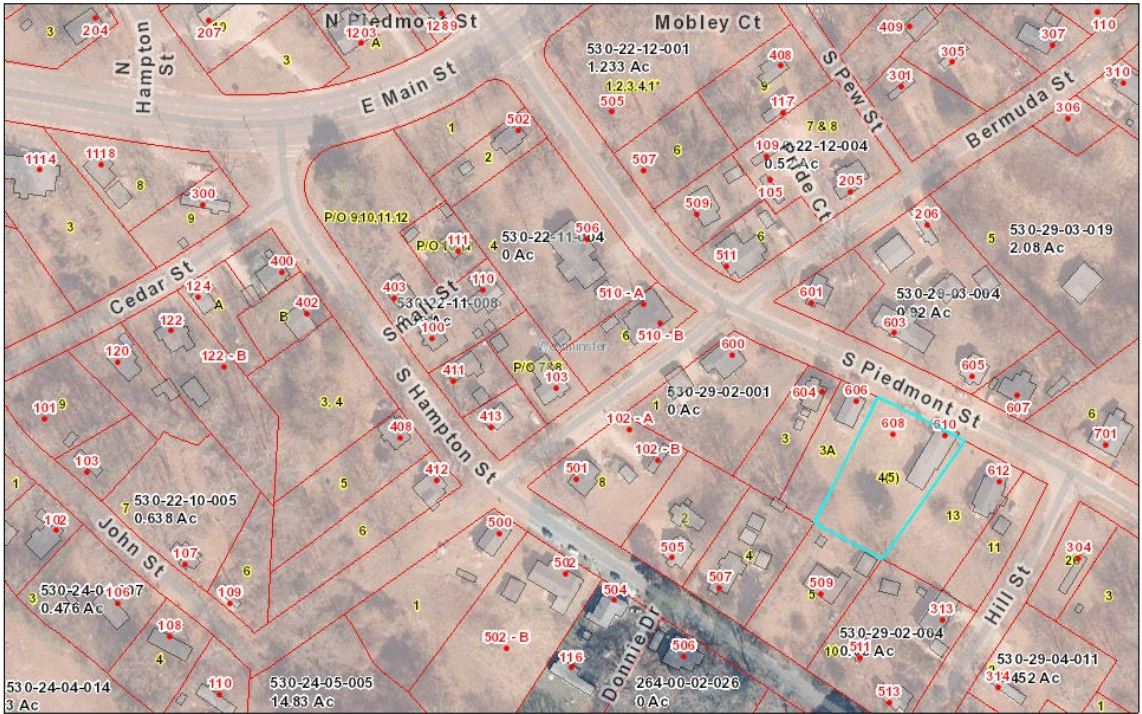
Adjourn

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

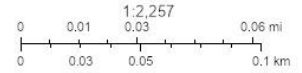
(Minutes prepared by Rebecca Overton)

Sandra Powell, Chairperson

610 S Piedmont Street



7/22/2024, 11:47:51 AM

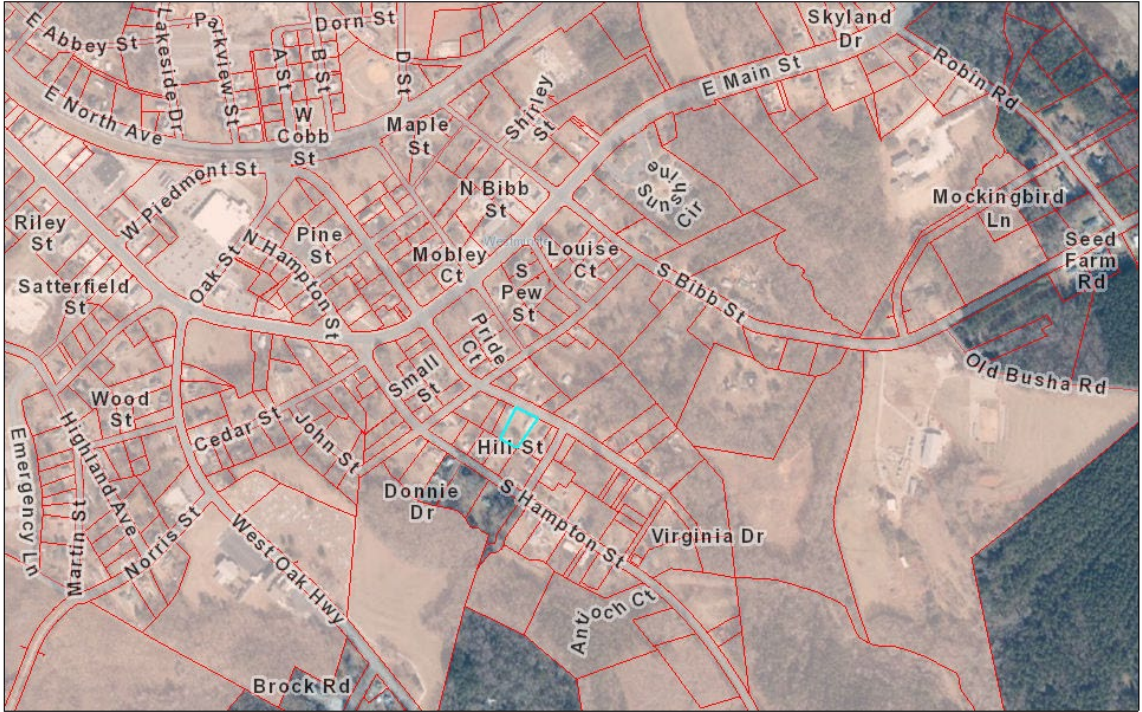


Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.

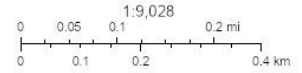
OCSCGIS

Hart EMC, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.

610 S Piedmont Street Out



7/22/2024, 11:48:09 AM



Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.

OCSCGIS
Hart EMC, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.



2024-003

ZONING AMENDMENT APPLICATION

Code Compliance and Development Office
100 E Windsor St, Westminster, SC 29693-0399
864-647-3200 x 105 www.westminstercsc.org

Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION
APPLICATION DATE:
PUBLIC HEARING DATE: August 19, 2024
PROPERTY POSTED DATE:
PUBLICATION DATE:
RECEIVED BY: Reagan Osborn
FEE: \$75.00
RECEIPT #: 008392
SUBJECT PROPERTY INFORMATION
STREET ADDRESS: 610 S. Piedmont Street
DEED BOOK/PAGE #: 2940 177
PLAT BOOK/PAGE#: P62 682
SUBDIVISION NAME:
BLOCK: 2
LOT: 4 & 5
AREA SQ. FT.
OWNER(S) OF RECORD
OWNER(S) NAME: Kaleb Riddering, Aaron Riddering, Faith Riddering
MAILING ADDRESS: 299 Adventure Trail, Westminster, SC 29693
PHYSICAL ADDRESS:
HOME PHONE: 864-723-6896
WORK PHONE:
CELL PHONE: Text Home
EMAIL: aharon03@outlook.com
I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.
[] I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.
DATE: 06/11/2024
OWNER(S) SIGNATURE: Faith Riddering, Kaleb Riddering
OWNER(S) AGENT/DESIGNEE
AGENT NAME:
MAILING ADDRESS: 299 Adventure Trail, Westminster, SC 29693
PHYSICAL ADDRESS:
HOME PHONE:
WORK PHONE:
CELL PHONE:
EMAIL: aharon03@outlook.com
DATE:
AGENT/DESIGNEE SIGNATURE:

DESCRIPTION OF REQUEST (Answer all questions under this section)

A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:

The property is vacant at present.

B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:

We realize this was 2 lots in the past. We would like to take it back to that.

C. Describe the existing land use and zoning district classification of all abutting properties:

Residential housing

D. Describe how the existing conditions have changed making the request valid :

The Town of Westminster has recently updated their zoning laws to include lots for smaller homes.

E. Describe how the proposed amendment will answer the changes of conditions:

We would like to subdivide the lot.

F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:

Providing places for homes in the Town of Westminster and eliminating the vacant lot. We have had to call the police because of people congregating on the lot.

SUBMITTAL CHECKLIST

PRE-APPLICATION CONFERENCE

Date:

SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.

ELEVATIONS if new construction or addition.

TRANSPORTATION ANALYSIS, if requested.

CONCEPTUAL MASTER PLAN, if request.

ADDITIONAL INFORMATION, if requested.

OTHER:



Together We Grow

**WESTMINSTER PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning Commission of Westminster, S.C. will hold a public hearing at 6:00pm, August 19, 2024, at Westminster City Hall, located 100 E. Windsor St, Westminster, SC 29693, on the following proposed amendments to the zoning ordinance and/or zoning map:

Rezoning Application No. 2024-003 changing the zoning district designation for properties owned by Faith Riddering et al, located 610 S Piedmont Street, Tax Map No. 530-29-02-002 The properties are being considered for rezoning from R-15, Residential-15 to R-6, Residential-6.

Members of the public and nearby property owners will be recognized and given the opportunity to speak regarding the requested zoning amendment if they choose. Documents related to the amendments are available for public inspection in the office of the zoning administrator at 100 E Windsor St, Westminster, SC 29693.