

## Minutes

### Planning Commission – Town of South Congaree

December 5, 2023 – 6:30 pm

The Planning Commission held its regularly scheduled meeting in Council Chambers at 6:30 pm on December 5, 2023 at 119 West Berry Rd. West Columbia, South Carolina. The meeting was attended by Chairman Wally Shangle, Vice Chair Michael Yarbrough, Secretary Mike Gordon, and Commission members Debbie McIver, John Beerman, Lorine Anderson, and Bobby Jeffcoat.

No members were absent.

There were no invited guests or members of the media present.

#### **CALL TO ORDER, PLEDGE OF ALLEGIANCE AND INVOCATION:**

Chairman Shangle called the meeting to order at 6:30 pm and led in the Pledge of Allegiance. Commission member McIver gave the invocation.

#### **APPROVAL OF MINUTES:**

A motion was made by Beerman to approve meeting minutes dated November 7, 2023 and seconded by McIver resulting in a unanimous vote by the commission for approval.

#### **OLD BUSINESS:**

#### **CONTINUATION OF REVIEW OF LAND USAGE SECTION OF THE COMPREHENSIVE PLAN:**

Review of recommended changes highlighted in the attached document written by Beerman. After review, a motion was made by Beerman to accept the changes. This was seconded by Yarbrough followed by a unanimous vote.

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## **APPROVAL OF THE FACILITIES SECTION OF THE COMPREHENSIVE PLAN:**

A motion was made to accept the facilities section as written by McIver and seconded by Yarbrough. After a brief discussion it was decided that no changes were needed. This was followed by a unanimous vote by the commission.

## **NEW BUSINESS:**

### **JACOB MABRY MOBILE HOME PERMIT REQUEST:**

Since Mr. Mabry was present for the vote it was determined to hear this matter first, therefore it was moved up on the agenda. It was mentioned by Chairman Shangle that the Permit Request was very thorough and complete. McIver made a motion for approval of the request and seconded by Yarbrough. This was followed by a unanimous vote for approval.

### **FOOD TRUCK ORDINANCE:**

The need for a food truck ordinance was discussed. McIver will review other food truck ordinances in the area within other municipalities to see which best suits South Congaree. Ideas will be brought forward for a future meeting.

### **RENTAL PROPERTY ORDINANCE:**

Likewise, the need for a rental property ordinance was discussed to regulate vacation rentals. Shangle will research this topic and work towards bringing examples and information to a future meeting.

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**E-MAIL DECORUM:**

Releasing too much information via e-mail in group messages constitutes a quorum. Topics should and need to wait until a meeting. Requests for Planning/Zoning should not be determined over electronic communications.

**CITIZEN’S COMMENTS:**

Only permit requestor Jacob Mabry was present and did not address the Planning Commission. No other citizens were present.

**NEXT MEETING:**

Due to the impending holidays the next regularly scheduled meeting was moved from January 2, 2024 to January 9, 2024.

**ADJOURNMENT:**

There being no further business before the Planning Commission a motion to adjourn was made by Gordon and seconded by Anderson at 7:50 pm.

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South Congaree Planning Commission

December 5 ,2023

Wally Shangle  
Wally Shangle, Chairman

1-10-24  
Approval date

ATTEST:

Michael R. Gordon  
Michael R. Gordon

January 10, 2024  
Approval date

Secretary

(SEAL)

APPROVED JAN 10 2024

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December 5, 2023

Land Use - Goals and objectives:

11/3/23

1. Utilize the recommendations set forth within the Comprehensive plan and future land use map in land use decisions made by the Planning Commission, Board of Zoning Appeals and Town Council.
2. Consider removal of or amendment to the D-1 zoning district. **NO-PC wishes to maintain current lot minimums.**
3. Consider modifying the minimum lot size standards for zoning districts to provide a hierarchy of densities between zoning categories. –**Eliminate R-3, this zoning is not consistent with current land use.**
4. Consider the removal of residential uses from non-residential zoning categories. **No I-1 along 302.**
5. Consider delineating areas specifically for manufactured housing throughout a special zoning district. **No new manufactured housing, ordinance to differentiate modular vs manufactured?**
6. Consider inclusion of professional and office uses in the C-2 zoning district  
**Yes**
7. Consider adding riparian zones to watercourses within town limits – **Yes 50-100 ft zone**
8. Consider disallowing quarries as an allowed use within the towns zoning ordinance. **Yes**
9. Consider Identifying properties within an overlay district for standards of the Beautification and unification ordinance. – **HWY 302 overlay for commercial**
10. Provide connections through the town by development of a trail network along Congaree and first creeks. – **Northwest side of 302 and Pine intersection behind O'Reillys and House of Pizza**
11. Redevelop transitioning mobile home parks into commercial and residential developments along SC Highway 302. **Yes**
12. Develop a vision for a downtown within the provision of a public project to identify the town more prominently. **Assess locations, depending on moving town hall maybe focus on town park/Barn rebuild.**
13. Ensure appointed officials are following state planning requirements for process and educational training. **Must have code enforcement officer to enforce equally and fairly.**