

Minutes

Planning Commission – Town of South Congaree

Special Called

August 24, 2023 – 6:30 pm

The Planning Commission held a special called meeting in Council Chambers at 6:30 pm on August 24, 2023 at 119 West Berry Rd. West Columbia, South Carolina. The meeting was attended by Chairman Wally Shangle, Vice Chairman Michael Yarbrough, Secretary Mike Gordon, and Commission members Debbie McIver, Lorine Anderson, and John Beerman.

No commission members were absent.

There were no invited guests however fifteen (15) citizens attended plus Mayor Cindy Campbell and her husband. No members of the news media attended.

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND INVOCATION:

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

APPROVAL OF MINUTES:

A motion was made by Yarbrough to approve meeting minutes dated July 25, 2023 and seconded by Gordon resulting in a unanimous vote by the commission for approval.

OLD BUSINESS:

MOTION TO MOVE AGENDA ITEM:

A motion was made by Chairman Shangle to move item D on the agenda to first as the citizens in attendance were present to address this item. This motion seconded by McIver followed by a unanimous vote from the commission.

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BLUERIDGE TERRACE LOT #16 BUILDING PERMIT:

As evident, citizens of BRT and Nandon Place have several concerns and questions relating to stormwater runoff, and contamination of the neighborhood water supply. Chairman Shangle advised the residents in attendance that he would visit the neighborhood to view recent damage.

A future Planning Commission Meeting would hopefully be attended by the builder, Eric Walker, Lex County Stormwater inspector Candi Burgess, and Blue Granite Water Company. This would give those residents in attendance the opportunity to ask questions. Unknown at this time when that will take place depending on scheduling of all parties.

APPLICANT BARBARA RISH REQUEST TO SUBDIVIDE HER PROPERTY:

Ms. Rish's request to subdivide her property to allow an elderly relative to live on her property in a new mobile home was discussed. A half acre of her 17 acres will be sectioned off. A motion for approval was made by Beerman and seconded by Shangle followed by a unanimous vote by the commission.

APPLICANT LARRY JACKSON REQUEST TO SUBDIVIDE HIS PROPERTY:

A motion to approve was made by Gordon and seconded by Shangle to open up discussion. Concerns were made over the fact that Mr. Jackson has other non-compliant properties in town and this topic was tabled until more information could be gathered. No vote was conducted.

APPLICANT STEVEN SALONICH BUILDING PERMIT REQUEST FOR 590 MAIN ST:

Property is already zoned commercial, sewer connection availability unknown, and no building plans were submitted. Mr. Salonich did not attend the meeting so we were unable to ask and questions. This topic was tabled until further information can be found.

PLANNING COMMISSION REQUIRED TRAINING:

Shangle, Yarbrough, Gordon, and Beerman have completed the required MASC training. Mclver is in the process of completing her 3 hour renewal recertification and Anderson has 3 of her 6 hours completed and is in progress.

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CITIZEN COMMENTS:

Numerous citizen's from the Blueridge Terrace neighborhood, and two property owners from Nandon Place which borders BRT spoke in opposition of developing lot #16 due to stormwater runoff and well contamination. A meeting will be held in the near future bringing all parties together so questions can be answered. Attached to this document is the sign in list for the citizens who attended.

NEW BUSINESS:

Commission member McIver suggested a future work session of the Planning Commission to review/discuss the Comprehensive Plan. This will take place in the near future.

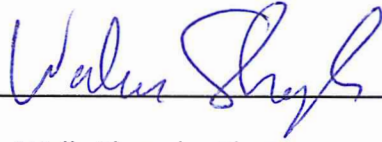
ADJOURNMENT:

There being no further business before the Planning Commission a motion to adjourn was made by Beerman and seconded by Yarbrough at 7:50 pm. The Next regular scheduled meeting will be Tuesday September 05, 2023.

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Wally Shangle, Chairman

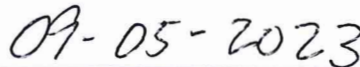


Approval Date

ATTEST:



Michael R. Gordon, Secretary



Approval date

(SEAL)



APPROVED SEP 05 2023

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