

**MINUTES  
PUBLIC HEARING  
TUESDAY, OCTOBER 21, 2014  
6:00 P.M.**

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{Summary minutes of City Council meeting. Audio tapes of the meeting are on file and are included by reference as part of this meeting. An agenda of this meeting has been either mailed or made available to persons, organizations and local news media as per their request. The agenda gives the date, time and place of the meeting as well as the order of business. This disclosure is in compliance with the South Carolina Code of Laws of 1976, Section 30-4-80 (e).}

A public hearing was held on Tuesday, October 21, 2014 at 6:00 P.M. in the City Municipal building with the following present:

**COUNCIL:** Mayor Harold Thompson, Councilmembers Tommie Hill, Yates Giles, Ricky Todd Harris and Jim Wilson. Mayor Pro Tem Robert Garner was absent and Councilmember Orangelow Ruff was absent due to illness.

**DEPARTMENTAL STAFF:** Gloria Rogers – Municipal Clerk and Sam White – Public Safety Director

**CITY ATTORNEY:** Larry Flynn

**NEWS MEDIA:** Graham Williams – Union County News and Charles Warner – Union Times

**PLANNING COMMISSION:** Lynn Eaves – Chairman; Oscar Gist – Vice Chairman, Bobby Jo Gibbs and Mary Norman. Hutch Hall was absent.

**OTHERS:** Melanie Lawson, Curtiss Hunter, Frank Pennas, Jean Pennas and George Bruce.

**1. Call To Order**

Mayor Thompson called the meeting to order.

**2. Business**

- A. Hearing To Solicit Public Comments In Connection With Rezoning Property Of 719 North Duncan Bypass from A-5 (Shopping Center) to A-2 (Highway Commercial) To Allow For A Church & Coffee Shop.

Mayor Thompson asked Melanie Lawson, Building & Zoning Coordinator, to address Council regarding property located at 719 North Duncan By-Pass. Ms. Lawson states that the property owners, Meg & Tradd Bruce filed a request for the property to be rezoned to allow a church and coffee house. The property is currently zoned A-5 (Shopping Center) and the proposed change is A-2 (Highway Commercial). The property is adjacent to A-2 (Highway Commercial) and R-15 (Residential) zoned properties. She states that a coffee shop may be permitted but not a church.

The Mayor asked if anyone from the general public want to comment regarding the rezoning request.

No one commented.

The Mayor asked if anyone from council want to comment regarding the rezoning request.

Councilmember Giles states that there is a church at one end and an eating establishment up the street that serves beer. He asked if there needs to be a

certain district between church and an establishment that serves alcoholic beverages.

Ms. Lawson states that the place that serves beer is Shady's, which is the same property owners making the request.

Mayor Thompson states that there is a church already at the corner and they meet the zoning requirements for that particular area.

Councilmember Wilson asked if the theater becomes a church, would that cause the property to become tax exempt.

City Attorney Flynn states that if the property is owned by a tax paying entity and the church is leasing the property, he does not think the tax exempt status for a church will carry over. The use is really not going to determine tax status.

The Planning Commission Board will review the rezoning request and submit their recommendation at tonight's regular council meeting.

**3. Adjournment**

Public hearing adjourned at 6:04 P.M.

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Gloria J. Rogers, Municipal Clerk

Minutes approved \_\_\_\_\_ 2014