

**MINUTES
PUBLIC HEARING
TUESDAY, AUGUST 20, 2019
6:00 P.M.**

{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 (c) }

A public hearing was held on Tuesday, August 20, 2019 at 6:00 P.M. in the City Municipal building with the following present:

COUNCIL: Mayor Harold Thompson, Mayor Pro Tem Robert Garner, Councilmembers Tommy Anthony, Vicki Morgan, Ricky Harris, Pamela Sloss and Sonja Craig.

DEPARTMENTAL STAFF: Gloria Rogers – Municipal Clerk/Human Resource Director; Joe Nichols – City Administrator and Kathy Teague – Business License Coordinator

CITY ATTORNEY: Larry Flynn

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

NEWS MEDIA: Mike Stevens – WBCU Radio and Graham Williams – Union County News

OTHERS: Robby Moody, Mickey Gist, Shirley Gist, Henry Norman, Sallie Jones, Jerry Kingsmore, Melissa Kershaw, Kinsley Duckett and Sarah Duckett

1. **Call To Order**

Mayor Thompson called the meeting to order.

2. **Business**

Hearing To Solicit Public Comments Pertaining To And In Connection With The Rezoning Of Properties at 215 Ravenscroft From (A-4 Office, Institutional & Residential To R-6 Residential) and 1008 West Main Street From (A-2 Highway Commercial To R-6 Residential)

Robby Moody, Senior Planner of CRPC states that this is a hearing in regards to 215 Ravenscroft Street which is currently zoned A-4 as it is shown on the map. Across the street properties are zoned R-6 and then as you get closer to 176 Bypass, it is zoned A-2 which is a commercial zoned; however, currently mobile homes or manufactured homes are not allowed within the A-4 district. The applicant, Shirley Gist is in attendance and she is available to answer any questions. The property is currently vacant and across the street it is currently zoned R-6 and manufactured homes are allowed in the R-6 zone. One side of the street is zoned for mobile homes and the other is not. Mr. Moody states that this is an unusual situation but he would make a favorable recommendation because the properties are directly across the street are zoned R-6 and there are other mobile homes in the area. The Planning Commission will meet after this public hearing and they will bring back their recommendation to the council.

Mayor Thompson asked if there was anyone from the general public who wish to speak regarding the rezoning of 215 Ravenscroft Street.

Sallie Jones, 214 Ravenscroft Street spoke. She states that she is across the street from the property and is not in favor of the rezoning. Ms. Jones feels that a mobile home across the street would bring the value of her property down. She further states that the property was not being taken care of all previously but lately, it seems that they are doing a little maintenance as far as cutting the grass.

Next Mickey Gist, 1005 N. Pinckney Street addressed council. Mr. Gist states that his wife, Shirley Gist is the owner of 215 Ravenscroft Street. He further states that he has been cleaning the lot since the house was torn down and the property has been mowed recently. He is in favor of the rezoning request.

Melissa Kershaw, 305 Calhoun Street spoke in opposition of the rezoning of 215 Ravenscroft Street. Sallie Jones is her mother. She further states that her mother's main concern is the property across the street. It is not being taken care of nor does it look presentable.

Shirley Gist, 1005 N. Pinckney Street addressed council. She is the owner of the property at 215 Ravenscroft Street. Mrs. Gist states that maintaining the lot had nothing to do with the property being sold at this time. She further states that the young man that wants to buy the property approached her nephews about it. They had not thought about selling the property. She states that she did not know that this would come up about a manufactured home if she sold the property. Mrs. Gist said the mobile home would be brand new and the young man that wants to buy it is a hard working young man and he is trying to do better for his family. He wants to own something for his family and she has no reason to believe that he would not maintain that property.

Next Mr. Moody spoke in regards to 1008 West Main Street rezoning from A-2 Highway Commercial to R-6. He states that the back yard backs up to R-6 and just down the street is A-4. It is actually very close to the property that is being discussed. The A-2 Highway Commercial district is primarily on the by-pass and other major commercial corridors. This section, Main Street, is zoned A-4 to facilitate commercial development. Each end of the street has commercial uses and intentions for transition over time. Applicant Jerry Kingsmore requests the rezoning to allow a residence to be located on the site. Mr. Kingsmore is in attendance for any questions.

Mayor Thompson asked if there was anyone from the general public that would like to speak.

No one spoke.

Mayor Thompson states that the public hearing will adjourn and the Planning Commission would come back with their recommendations during tonight's regular meeting.

3. **Adjournment**

Public hearing adjourned at 6:15 P.M.

Gloria J. Rogers, Municipal Clerk

Minutes approved _____ 2019