

**MINUTES  
PUBLIC HEARING  
TUESDAY, JUNE 17, 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, June 17, 2014 at 6:00 P.M. in the City Municipal building with the following present:

**COUNCIL:** Mayor Pro Tem Robert Garner, Councilmembers Tommie Hill, Yates Giles, Ricky Todd Harris and Jim Wilson. Mayor Thompson was absent due to attending a business meeting for the City of Union. Councilmember Orangelow Ruff was absent due to illness.

**DEPARTMENTAL STAFF:** Gloria Rogers – Municipal Clerk; Walker Gallman – Finance Director and Joe Nichols – Utility Director.

**CITY ATTORNEY:** Larry Flynn was absent.

**PLANNING COMMISSION:** Lynn Eaves – Chairman, Hutch Hall and Bobby Joe Gibbs.

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

**OTHERS:** Robby Moody, Heath Gregory, Jason Vance, Steve Ramsey, Barbara Ramsey, Melanie Lawson, Mr. & Mrs. Johnny Littlejohn, George Bruce, Curtiss Hunter , James Hunter, Tiffney Smith and Amy Austin.

**1. Call To Order**

Mayor Pro Tem Garner called the meeting to order.

**2. Business**

- A. Hearing To Solicit Public Comments In Connection With An Amendment To Zoning Ordinance Section 109.12 – Farmers Market. Also, Rezoning Of Property Located At 1306 West Main Street From R-8 Commercial To A-2 Commercial.

Mayor Pro Tem Garner states that this hearing is to solicit comments in connection with amendment to the zoning ordinance regarding the Farmer's Market. He then turned the meeting over to Robbie Moody, Senior Planner of CRPC.

Mr. Moody states that the first item for comment is the proposed text amendment specific to Farmer's Market. He continued by stating that most folks are aware that the primary Farmer's Market in Union is in downtown. It is near USC-Union on property owned by the City near the train depot. There has been interest in relocating the Farmer's Market to another piece of property that the City owns next to the YMCA. That property under the current zoning classification does not permit Farmer's Markets. The remedy would be to amend the ordinance to allow for Farmer's Market in the zone. The reason for this is that Farmer's Markets which are generally a low intensity type use. It is a retail use but low intensity use in terms of permanent structures for the most part. It is open air and that is what it is intended for at this particular location. It's on Main Street and it is tying into an existing parking area and will have an expansion parking right next to the YMCA. Again the current table of use for Farmer's Markets but does not allow it in the zone. Mr. Moody is recommending to staff that the ordinance be changed to

allow Farmer's Market as a special expectation. This will require an additional step by going to the Zoning Board; however, it would provide protection for neighborhoods and other businesses within the A-4 district if other Farmer's Markets want to locate. It would provide opportunity as well protection. A definition for Farmer's Market was added because there was none in the ordinance. Mr. Moody asked if there were any questions from council or the public.

George Bruce asked why the Farmers Market is being moved. Mr. Moody states that he cannot answer that question because he is not involved in the decision to relocate. He states that there has been some interest in making some improvements and the site which is selected is adjacent to the YMCA. This has gone before council at a previous meeting.

Next Mr. Moody discussed the rezoning of the property located at 1306 West Main Street. The current zoning is R-8 which is single family residential. The property owner is requesting to A-2. There is an existing auto garage on the property that is within the R-8 district. It pre-dates zoning so it would be considered a non-conforming use of property of grandfathered use and normally grandfather use can continue for a period of time. They can't expand but they can continue. The situation in this case is the zoning ordinance states that when a use becomes vacant for a period of 90 days, it loses its grandfather status. A new tenant wants to buy the property and to get a business license. The City of Union could not issue a business license because the property is non-conforming. The remedy would be to leave the property as it is and it will continue to decline and it would become an eyesore or entertain a request for rezoning.

Mayor Pro Tem Garner asked if council or anyone from the public like to comment on the re-zoning request located at 1306 West Main Street.

Mr. Steve Ramsey, along with his siblings, inherited property at 1306 West Main Street. After the death of his father, his brother continued to run the business. In 2011, his brother decided that he could not make a living at the garage and sought other employment. He closed the business and did not renew his business license, plus had the utilities turned off. Mr. Ramsey states the he, nor his siblings, knew about non-conforming use of property and had they known, they would not have closed the business. The family has been looking for a buyer for the property but has not had any potential buyers since its closing; however, last month a man approached him about wanting to buy the business to sell and install new tires. The potential buyer states that if the fire inspector would clear the building as being fire safe then he could obtain a business license and buy the property to open a business. Mr. Ramsey states that there are some concerns about how the neighbors might feel about the zoning request. He states that there are 4 houses, two on each side of the property. Since the property was already in existence before the residents moved to their present location, he feels that there should not be a problem with the rezoning. The buyer wants to open a business, become a tax payer, a utility customer and a business license customer and at the same time create jobs within the City of Union. He asked that the property be rezoned to A-2.

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

**3. Adjournment**

Public hearing adjourned at 6:15 P.M.

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Gloria J. Rogers, Municipal Clerk

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