



Planning Commission Agenda

Monday November 18, 2024

6:00pm

West Pelzer Municipal Center

30 Main Street

- I. CALL TO ORDER
- II. APPROVAL OF MEETING MINUTES
 - a. October 17, 2023
- III. PUBLIC COMMENT PERTAINING TO AGENDA ITEMS
(Please limit comments to allow time for all to speak)
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - a. *Discussion of Installation of Speed Bumps on Secondary Roads (make recommendation to Council)*
 - b. *Discussion of Setback/Property Line Placement for Palmetto Farms, Lots 17 & 18 (make recommendation to Council)*
 - c. *2025 Meeting Schedule & Agenda*
- VI. ADJOURNMENT



Planning Commission Meeting Minutes

Monday November 18, 2024

6:00pm

West Pelzer Municipal Center

30 Main Street

Those present: Patti Scarfo, Jane Riddle, Mike Scroggs, Joyce Vanhook; Town Clerk/Administrator Paula Payton, and Town Attorney Carey Murphy.

CALL TO ORDER – Patti Scarfo at 6:07pm

APPROVAL OF MEETING MINUTES - October 17, 2023

Motion to approve by Joyce Vanhook, 2nd by Jane Riddle; all were in favor

PUBLIC COMMENT PERTAINING TO AGENDA ITEMS

(Please limit comments to allow time for all to speak)

OLD BUSINESS - None

NEW BUSINESS

Discussion of Installation of Speed Bumps on Secondary Roads (make recommendation to Council)

Mike Scroggs explained the reason for the request was high/excessive traffic and turn arounds on Spring Street. (see attached documents) Mrs. Vanhook suggested additional signage. Town Attorney Murphy stated that he would advise Council against allowing the installation of speed bumps, due to the liability; if the Town wished to install themselves, he would recommend a traffic study be completed first.

Rey McClain entered the meeting at 6:22pm.

Patti Scarfo made a motion for the commission to make recommendation to Council for additional signage to first address the issue, 2nd by Mike Scroggs; all were in favor.

Discussion of Setback/Property Line Placement for Palmetto Farms, Lots 17 & 18 (make recommendation to Council)

Town Attorney Murphy requested that residents give an explanation of their situation and what is being requested. Mrs. Dillon stated that when they had a survey performed on their property for a fence installation it was determined that their property line was only 2' from their home.

The builder told the Dillon's that he had received a verbal variance from former Mayor Blake Sanders for the home to be built closer to the property line. Neighbors, the Greenwell's have offered a 3' easement onto their property to alleviate the issue. The survey presented to the Town is to grant the easement. After discussion, Town Attorney Murphy stated that the Planning Commission, nor the Council has no role in granting this easement between neighbors.

2025 Meeting Schedule & Agenda

Town Clerk Payton stated that the Council would vote on the 2025 meeting schedule at their December meeting. She added that if the commission wished to change their meeting day/time to please let her know as soon as possible.

ADJOURNMENT

Patti Scarfo made a motion to adjourn at 6:57pm, 2nd by Jane Riddle; motion carried.

Minutes prepared by:

Paula H. Payton, MMC, ABL

Town Clerk | Administrator

Due to the increasing traffic and vehicles speeding down the dead end, we, the residents of Spring Street in West Pelzer would like to purchase Rubber Speed Bump and a Speed Bump Sign to be installed between 44 Spring Street and 49 Spring Street.

This would not be any cost to the town. Mike/Debbie Scroggs and Bruce/Cindy Long will be responsible for ordering, paying and installation of the speed bump along with the speed bump sign.

This speed bump will only affect the last four residents on our dead end.

We have spoken with the neighbors listed and they are all in agreement if the town approves.

Please see enclosed pictures of the speed bump and sign.

Also, the signatures of the residents primarily affected are below

Cindy Long - 44 Spring Street

Bruce Long - 46 Spring Street

James M. Scroggs - 49 Spring Street

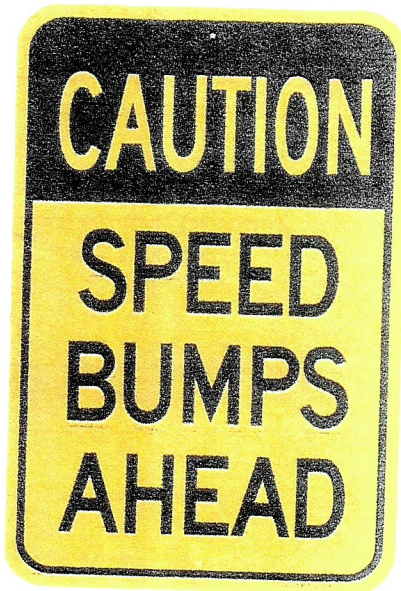
Debbie Scroggs - 51 Spring Street

Wed 30th Oct. 2024

Brand: Enjoyist

Large Speed Bumps Ahead Sign, Slow Down Sign, 18"x 12" .0
Protected and Weatherproof

Choice ▾



○ ○ ○ ○ ○

\$11⁹⁹

FREE Returns

FREE delivery **Saturday, October 19** on orders shipped by Amazon over \$35

Or **Prime members** get FREE delivery **Wednesday, October 16**. Order within 5 hrs 53 mins. [Join Prime](#)

Deliver to Pelzer 29669

In Stock

Quantity: 1

Product Details

Pre-drilled holes
3/8 inches for
mounting

High Quality
Imaging

High Quality
Aluminum
.63 mil

UV Protection

Smooth Round
1.5 inch radius
corners for
longer life

18 in

12 in



Town Clerk | Administrator

From: Shannon Thrasher <shannon@vchdg.com>
Sent: Monday, November 4, 2024 5:06 PM
To: Paula Payton <ppayton@westpelzer.com>
Subject: Plat/Signature

Hey Ms. Paula,

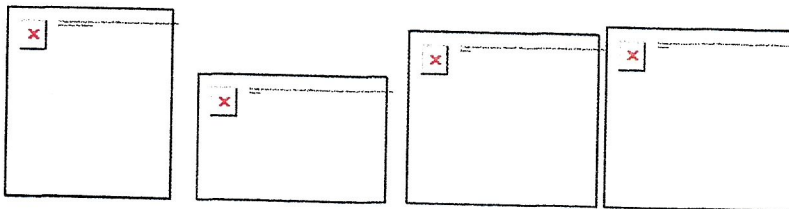
I wanted to check with you on the availability of the Mayor on behalf of a homeowner in Palmetto Farms. The homeowners that had the issue with the setback/property line placement have come up with an agreement between the two of them and they will need to file a new survey with the Register of Deeds office in Anderson County. They will need the signature of the Mayor on the survey before the county will file it. Is there a day this week or next week that she can meet with you all to take care of this? Her name is Patricia Greenwell and she is the owner of lot 18 (tax map #2441901017). Thank you!

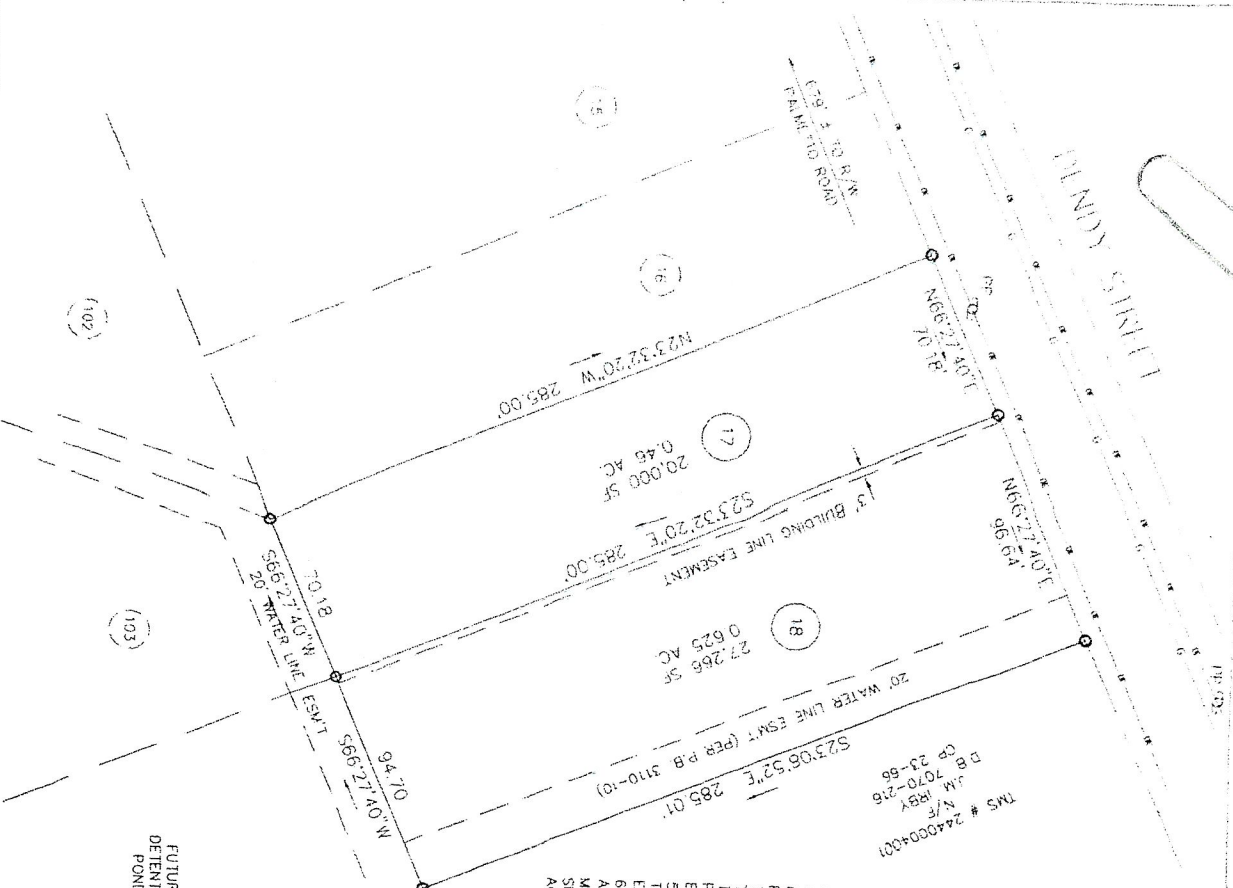
Shannon Thrasher

Office Manager | Vicars Construction, LLC

Office: 864.220.9840/ Text: 864.209.2389

[Discount Garage & Exteriors](#) | [VC Custom Homes](#)





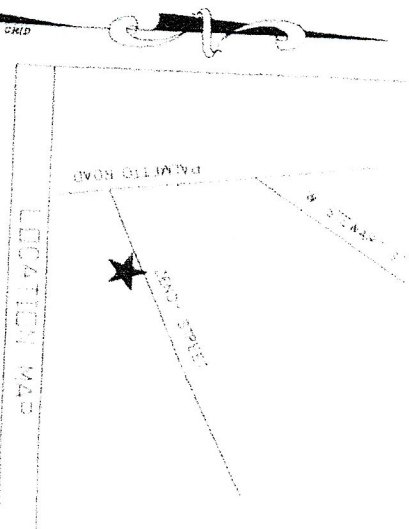
NOTES
REFERENCE

MCANS CONSTRUCTION SUBDIVISION (AKA PALMETTO FARMS)
LOTS 17 AND 18

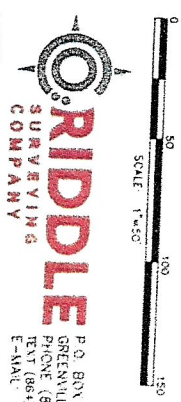
LOT 17
- TAX MAP # 2441901017
- DB 17427-49
- PB 5110-10

LOT 18
- TAX MAP # 2441901017
- DB 17451-173
- PB 5071-7

- 1) THERE IS A 5' DRAINAGE & UTILITIES EASEMENT ALONG EACH SIDE OF ALL SIDE AND INTERIOR REAR LOT LINES TO DRAINAGE & UTILITIES EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- 2) * - AGREEMENT INCLUDES ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
- 3) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- 4) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 5) ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR WAS OBTAINED FROM FIELD SURVEYING COMPANY AND/OR REFERENCE PLATS. C.O. RIDdle SURVEYING COMPANY ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

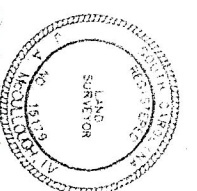
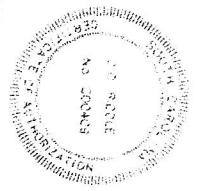


SURVEY FOR
PALMETTO FARMS
LOTS 17 AND 18
TOWN OF PELZER
ANDERSON COUNTY
SOUTH CAROLINA
OCTOBER 28, 2024



RIDDLE
SURVEYING
COMPANY

P.O. BOX 5837
GREENVILLE, S.C. 29606
PHONE: (864) 215-3882
TEXT: (864) 382-7929
E-MAIL: info@riddle.com



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

J.A. McCallister, Jr.
LAND SURVEYOR
DRAWING NO. 2024-192