

# PLANNING COMMISSION REGULAR MEETING MINUTES

Tuesday February 7, 2023  
4:00 P.M.

Town Hall

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**Members Present:** Chair Rae Davis, Member Caleb Pozsik, Member Yvonne Hudson, Member Laura Cannon, Member Clay Cannon

**Staff Present:** Planning & Zoning Manager Kevin Singletary, Town Clerk Shannon Bowers

**Call to Order:** Chair Davis called the meeting to order at 4:00 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Approval of Minutes:** Member Hudson made the motion to approve the January 3, 2023 minutes as presented. Member Pozsik seconded the motion. Motion passed unanimously.

Chair Rae Davis:	Yes
Member Yvonne Hudson:	Yes
Member Laura Cannon:	Yes
Member Caleb Pozsik:	Yes
Member Clay Cannon:	Yes

### **Public Comments related to agenda items:**

There were no public comments.

### **New Business**

**Elections:** Mr. Singletary explained the process on electing a Chair and Vice Chair. Member Pozsik nominated Rae Davis to serve as chair. Member Hudson nominated Caleb Pozsik to serve as vice chair. Member Clay Cannon seconded the nominations. Motions to elect Rae Davis as chair and Caleb Pozsik as vice chair passed unanimously.

### **Action Items**

**Planning Commission interpretation of means of measurement to be used for cigar stores, tattoo parlors, and unlighted, regulations-size, or par 3 golf courses:** Continuing with the conversation from the work session, Mr. Singletary explained the regulations for measurement for golf courses. He asked the PC for direction on how to interpret the measurements and if staff should proceed with an update to the language in the current ordinance to reflect this interpretation. PC generally agreed to defer to staff's lead on how to address for day-to-day use. Mr. Singletary gave the following interpretations based off current zoning language and his professional experience:

1. Cigar Stores: 300ft from the nearest property line of the location of cigar store, as the crow flies, to nearest property line of a church, public/private school, and any pre-existing single family residence, except when used in a multi-tenant, to which it would be measured from the nearest entrance point of cigar store to nearest property line of a church, public/private school, and any pre-existing single family residence
2. Tattoo parlor: 1000ft from the nearest property line of the location of tattoo parlor, as the crow flies, to nearest property line of a church, public/private school, and any pre-existing single family residence, except when used in a multi-tenant, to which it would be

measured from the nearest entrance point of tattoo parlor to nearest property line of a church, public/private school, and any pre-existing single family residence

Chair Davis moved to accept staff’s interpretations for measurements in regards to cigar stores and tattoo parlors. Member Clay Cannon seconded the motion. No further discussion, motion passed unanimously.

- Chair Rae Davis: Yes
- Member Yvonne Hudson: Yes
- Member Laura Cannon: Yes
- Member Caleb Pozsik: Yes
- Member Clay Cannon: Yes

3. Golf Courses: no building (unless permitted as listed in current ordinance) will be 300ft to nearest dwelling (nearest point of building to nearest point of dwelling unit)

Chair Davis moved to accept staff’s interpretations for measurements in regards to golf courses. Member Clay Cannon seconded the motion. No further discussion, motion passed unanimously.

- Chair Rae Davis: Yes
- Member Yvonne Hudson: Yes
- Member Laura Cannon: Yes
- Member Caleb Pozsik: Yes
- Member Clay Cannon: Yes

The PC generally agreed to have staff provide an ordinance amendment to update the language to provide clarity.

**Open Comments for PC Members and staff:** Mr. Singletary noted that there are two Unified Zoning and Development (UDO) committee meetings coming up on February 14 and February 16 to complete the discussion of the use table. He asked the PC to identify elements they wished to address and provide comments to him in preparation for those meetings.

**Adjournment:** Member Hudson moved the adjourn the meeting. Member Clay Cannon seconded the motion. The meeting was adjourned at 4:49 p.m.

PC APPROVED (Date): March 7, 2023