MINUTES

**PLANNING COMMISSION MEETING**

**FEBRUARY 28, 2023**

**PRESENT: Frank Thomas, Edsel Taylor, Joyce Pryor, Ben Williams, David Mizzell, and Rebecca Vance (Town Staff)**

The public were duly notified of the date, place and time of this Ridgeville Planning Commission Meeting. The meeting was opened with the invocation (The Lord’s Prayer), said in unison and the Pledge of Allegiance was spoken to our country’s flag. The regular monthly Planning Commission Meeting of Ridgeville was called to order at 7:03 p.m. on Tuesday February 28, 2023 in the Town Council Chambers.

**NEW BUSINESS:**

1. **Review of Planning and Zoning Binder -** All Planning Commissioners were given, before this meeting or at this meeting, a copy of the Town’s most recent Zoning Ordinance, Land Development Regulations and the 2015 Town Comprehensive Plan. The Planning Commissioners decided to hold a workshop on March 15, 2023 at 6:00 to go over these documents.
2. **Discussion of 5-Year update to the Town of Ridgeville 2015 Comprehensive Plan –** Ms. Vance discussed the requirement for all municipalities in the State of South Carolina to review their Comprehensive Plans every five years and that Ridgeville was due for the 5-year update. This update is not a full rewrite of the plan but the Town should update census numbers and review the Goals and the Future Land Use Map for any changes. Ms. Vance gave copies of the Goals for each element and the Future Land Use Map in the 2015 plan and asked the Commissioners to provide her with any suggested changes. Ms. Vance said that the goal is to bring any updates to the Comprehensive Plan to Town Council in April, 2023.
3. **Discussion of potential amendments to the Town of Ridgeville, SC Zoning Ordinance to allow for Townhomes –** Ms. Vance explained that the Town’s current ordinances do not allow for any multi-family construction and that the Town had been approached about the potential for townhome development in Town limits. She asked Commissioners to look at existing townhome developments in the area and determine what standards they liked and disliked for inclusion in a potential amendment. Ms. Pryor mentioned the need for affordable housing in the Town and recommended that Commissioners look at the new townhome developments on Old Orangeburg Road for ideas.
4. **Discussion for future meetings –** The group discussed the upcoming workshop date of March 15, 2023 and the next regular meeting date of March 28, 2023. Ms. Vance asked if everyone would provide her with their email addresses so that information could be emailed to them regarding meetings, etc.
5. **Adjournment -** There being nothing further for discussion, amotion was made seconded for adjournment. All raised right hands for approval and the meeting was adjourned at 7:59 p.m.

APPROVED:

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Rebecca Vance, Town Administrator

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Frank Thomas, Planning Commission Chairman