



LYNN S. MCEWEN
CITY ADMINISTRATOR

KIM M. VARGO
CLERK & TREASURER

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WANDA HIGHSMITH

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The following are the minutes of the City of Barnwell Planning Commission, Monday, December 16, 2024 at 6:00 pm in the City Council Chambers.

Members present were Michael Peters, Sheridan Bolen, Bennie Wiggins, Shelby Broomfield and Garnette Alexander.

City personnel present was Lynn McEwen. Eric Carrier of the Lower Savannah Council of Governments was also in attendance.

- 1) Call to Order was declared by Chairperson Michael Peters at 6:00 pm.
- 2) Declaration of a quorum was made.
- 3) A motion was made by Sheridan Bolen to accept the minutes of the June 12, 2023, meeting. The motion was seconded by Shellie Broomfield and unanimously approved.
- 4) Discussion of Zoning Map and Ordinance Issues
 - a. Old Hospital Property TM # 072-11-07-046. The Zoning Administrator has been contacted by a developer group regarding the old hospital property. They are interested in the idea of rezoning it and either turning the property into affordable housing or tearing it down and replacing it with affordable housing. Discussion about the property next door to it (TM # 072-11-07-044, where Sally (Pat) Smith's house is) was first talked about as that property has been in the medical zone for many years because the Smith's had bought it to turn it into more medical properties. That did not happen and now it has been a residence for quite some time and the commission should probably turn that back to R-15, if Mrs. Smith wants it done so. The idea of affordable housing at the old hospital site was not very appealing to the commission members. They want to see something done with the property, but affordable housing is not a priority, especially for that area. They wanted to know if the company would be interested in something like assisted living, which would still fall under the medical zone. Lynn was going to find out from the company what the thoughts were.

- b. Solar Farm details need to be updated in the Zoning Code of Ordinances. Lynn has brought a sample of more detailed information that we need to have in our zoning code for solar farms. We need to be able to have more control on the locations and areas for solar farms. After discussion, Lynn will work with LSCOG to prepare something for the Planning Commission to recommend to the City Council.
 - c. Lynn brought the possibility of adding the NAICS Code 623312 – private nursing care facility to the conditional uses under Residential zones. After several questions, Lynn and Eric will look further into certain design specifications for residential areas.
 - d. 072-06-09-010 RMF affordable housing duplex apartment complex – another development group has interest in a piece of property adjacent to RMF (Maple Glen Apartments) to develop another affordable housing complex in TM # 072-06-09-010. The Planning Commission members were favorable to that location, although there was a question about the area being low to the point of flooding prone, but asked Administrator McEwen to move it forward.
 - e. Discussion of Neighborhood Commercial and the limits placed in our zoning for these areas. After looking at the area in question on the south side of town, there seemed to be a favorable option to add some other commercial options in our Neighborhood Commercial Zones so that it is not as restrictive as it has been. Administrator McEwen and LSCOG will work on this and provide something for the Planning Commission to look at and vote upon to recommend an update the ordinance to City Council.
- 5) Adjourn – As there was no more business to discuss, Planning Commission Member Garnette Alexander made a motion to adjourn, the motion was seconded by Sheridan Bolen and the meeting was adjourned.

As written by Secretary of the Planning Commission, Lynn S. McEwen:

