

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

MEMORANDUM

To: Members, Pickens County Planning Commission

From: Christopher J. Brink, AICP
Director

Date: December 30, 2020

RE: January 11, 2021 Meeting

The Pickens County Planning Commission will have their regularly scheduled meeting on January 11th, 2021 in the Auditorium of the Administration Building.

Due to ongoing COVID concerns, this meeting may be moved to a virtual setting using either Zoom or WebEx.

There will be no traditional worksession prior to the meeting. However the newly appointed members of the Commisison have been invited to a brief introduction to staff and the Commisison meeting process prior to the meeting (6:00pm)

The meeting agenda and packet is attached for your review.

Please email me (chrisb@co.pickens.sc.us) **AND** the Vice Chairman, Mr. Ballentine (bobbyb@heirloomsandcomforts.net) or call 864-898-5989 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival.

Thank You!

FROM THE DESK OF...

Christopher J. Brink, AICP
Director

222 McDaniel Avenue, B-10
Pickens, South Carolina 29671
Office 864-898-5950
Direct 868-898-5989
Email chrisb@co.pickens.sc.us

December 30th

Planning Commission Members:

I hope the holidays are finding you all well and healthy!

Minutes from the last meeting are not quite ready. In order to beat the holiday USPS break (New Years') and get the newest members their complete introductory packet from staff, I have elected to concentrate on getting the meeting set up and packets out relative to the particular case. I hope to have the minutes complete the first of next week and send them out via email.

Regarding the meeting...

I have it set on the agenda for an in person meeting in the Administration Auditorium (Council Chambers) which will allow us to properly social distance. **NO TRADITIONAL GENERAL WORKSESSION BEFORE HAND.** However, our COVID numbers are trending upward and I have asked the Chairman his preference for the meeting location or type – virtual using *Zoom* or *WebEx*. As of the date of my note to you all, I have not yet spoken to him regarding his preference. If the meeting changes to be completely virtual, I will send out a meeting invitation and log in info via email next week.

For the new members, WELCOME! If you all would like to arrive approximately 30 minutes prior to the meeting (around 6:00pm) in the Auditorium, I can give a very brief introduction to how the Planning Commission functions and how the meeting will flow. A more formal introduction session will take place hopefully later in the month or early February.

C



PICKENS COUNTY
SOUTH CAROLINA
COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING



MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

BOBBIE LANGLEY, District 2

GARY STANCELL, District 3

PHILIP SMITH, District 4

JON HUMPHREY, District 5

DAVID COX, District 6

MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AMENDED AGENDA

This meeting is being held virtually via Zoom webinar.

Join Zoom Meeting

<https://us02web.zoom.us/j/85006552245?pwd=UGR6UnczVnVDczhVOEtHOHNPMFFoUT09>

Meeting ID: 850 0655 2245

Passcode: 248319

January 11, 2021
6:30 pm

I. Welcome and Call to Order

Moment of Silence
Pledge of Allegiance

II. Introduction of Members

III. Approval of Minutes

December 14, 2020

IV. Public Comments

Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.

V. Old Business

1. LU-20-0007 Land Use approval for a Kennel – Dog Day Care at 167 Merck Road, Central. The applicants are Freda Merck and James McCall. The property owner of record is Freda Merck.
TMS# 4065-09-16-1866

VI. Commissioners and Staff Discussion

VII. Adjourn

Mr. Cato reviewed the public hearing procedures that will be followed.

Mr. Cato opened the public hearing portion of the meeting and called for the first case to be heard.

- 1. LU-20-0006 Land Use approval for a Tattoo Facility at 619 Gentry Memorial Highway, Suite M, Easley. The applicant is Georgia Henley of C&J enterprises of Easley, Inc. The property owner of record is Golden Creek Center, LLC. TMS#s 5019-09-06-8882**

Ms. Georgia Henley, applicant, appeared before the Commission and provided a brief overview of her potential business; that she is wanting to open a Tattoo facility in an existing commercial center; that she currently works in an existing facility but wants to open her own business; that she wasn't aware of the county requirements until after she had already signed a lease for the space and contacted SCDHEC to start that permitting process; that through the course of the permitting process, she became aware of the county distancing requirements.

There being no further comments from Ms. Henley nor anyone wishing to speak either in favor or in opposition to the request, Mr. Cato closed the public hearing.

Mr. Ballentine asked about her hours of operation.

Ms. Henley stated that initially her business would be open from 12:00pm to 7:00pm, Monday through Saturday, closed on Sunday.

Mr. Ballentine stated that perhaps the hours of operation could help mitigate the distance issues to adjacent residential uses.

Mr. Smith asked staff if the hours could in fact be used to help mitigate the distance from residential.

Mr. Brink stated that yes, it could, but the Commission would have to make that finding; that staff would concur and could recommend it.

Mr. Smith asked why those hours of operation were chosen.

Ms. Henley stated that those are the times that appealed to her; giving her time with family and a home life; that she wasn't interested in traditional hours that most shops are open.

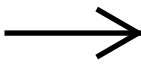
There being no additional comments or questions, Mr. Cato called for a motion.

Mr. Ballentine made the motion to approve the use with conditions. The conditions being;

- 1. The approved hours of operation shall be 9:00am to 7:00pm, Monday through Saturday, closed on Sundays.*

Mr. Watson seconded the motion. The motion to approve, with conditions, passed unanimously.

Mr. Cato called for the next public hearing.

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- 2. LU-20-0007 Land Use approval for a Kennel – Dog Day Care at 167 Merck Road, Central. The applicants are Freda Merck and James McCall. The property owner of record is Freda Merck. TMS#s 4065-09-16-1866**

Ms. Freda Merck, property owner and applicant and James McCall, applicant, appeared before the Commission and presented details on their proposed Kennel; that they are close to Clemson University off campus students who typically have pets; that leaving them in an apartment for extended periods is tough; that their facility would provide a location where their pets could be dropped off during the day while students are in class; that their facility would also be for the overnight boarding of dogs and cats; that due to growth and business plans, they have decided to build a larger building than originally proposed in order to meet the anticipated need and demand; that they had originally proposed a 40' by 60' building but are now considering building a 40' by 100' facility with outdoor play areas.

Mr. Cato asked about the location of the building.

Mr. McCall stated that it would be located between property owned by Stephens and Reynolds.

Members of the Commission and the applicant discussed issues related to required and provided parking, building location, SCDOT access to Madden Bridge Road, and the number of employees.

Mr. Watson asked about the proposed outside runs.

Ms. Merck answered that there are no proposed outside runs but rather a play area; that the animals will not be kenneled all day; that they will provide outside play time as well as an area for the animals to go to the restroom.

Mr. Watson stated that he would like to see more detail on parking and building location due to the change in the proposed building size.

There being no further comments from the applicant, Mr. Cato continued with the public hearing and opened the floor for opposition.

Mr. Stephens, neighbor, stated that he was not opposed but had questions regarding noise and septic for the facility.

Mr. McCall stated that the animals would be housed inside; that there will not be any outside runs; that the building will be very well insulated for noise; that septic will be provided for the facility to handle not only facilities for the employees but also the pet waste.

Mr. Smith also stated a need for more detailed and corrected plans.

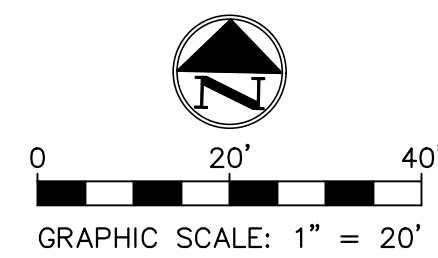
There being no additional questions, comments, or members of the public wishing to speak, Mr. Cato closed the public hearing for this item.

Mr. Ballentine motioned that the item be tabled until such time that the applicant could provide updated plans with the new building size.

Mr. Watson seconded the motion to table. The motion passed unanimously.

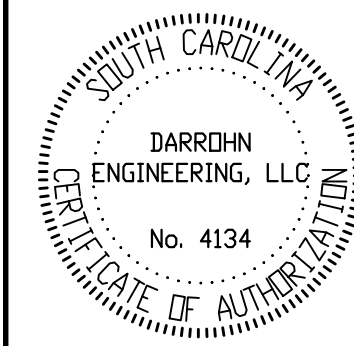
Mr. Cato called for the next public hearing.

- 3. SDV-20-0004 Carolyn Roper McEntire is requesting a Subdivision Variance of the Pickens County development standards regarding division of property off a non-conforming private residential access. The subject tract is located on Sharla Court, Liberty. The property owner of record is Carolyn Roper McEntire. TMS#s 4088-14-34-5590**



| <u>SITE AND PROJECT AREAS</u> | |
|---|-----------------------------------|
| TAX MAP NUMBER | 4065-09-16-1866 |
| ADDRESS | 167 MERCK RD CENTRAL, SC 29630 |
| TOTAL PARCEL AREA | 1.12 ACRES |
| FAR | .043 ACRES |
| EXISTING IMPERVIOUS AREA | .0 ACRES |
| PROPOSED IMPERVIOUS AREA | .25 ACRES |
| EXISTING USE - RESIDENTIAL | |
| NEW BUILDING USE -COMMERCIAL (DOG KENNEL) | |

GEOMETRY
PLAN



DOG DAYS OF CENTRAL

FOR
FRED A MERK
PICKENS COUNTY, SC

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COUNTY OF PICKENS

www.co.pickens.sc.us



Department of Community Development

Building Codes Administration • Parks and Recreation • E-911 Administration • Planning

APPLICATION FOR:

- ☐ Land Use Review
☐ Subdivision Variance

Case No.: Lu - 20 - 0007

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant Freda Merck and/or James McCall

Mailing Address 167 Merck Rd Central SC 29630

Telephone 864-508-2421 Cell 864-508-4177

Applicant is the: Owner's Agent _____ Property Owner ☒

Property Owner(s) of Record Freda Merck

Mailing Address 167 Merck Rd Central SC 29630

Telephone 864-508-2421 Cell 864-508-4177

Authorized Representative _____

Mailing Address _____

Telephone _____ Cell _____

Address/Location of Property 167 Merck Rd Central SC 29630

Existing Land Use Agriculture

Proposed Land Use Commercial

Tax Map Number(s) 4065-09-16-1866

Total Size of Project (acres) 1.5 Number of Lots _____

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Central

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District _____

Power Company Duke

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☐ No
 If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
- ☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Juda Meach *M: Galt*
 Signature of Applicant

8-2-2020
 Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.

Juda Meach *M: Galt*
 Signature of Owner(s)

8-2-2020
 Date

PICKENS COUNTY STAFF USE ONLY

| | | | | |
|---|--|--|---------------------------|--|
| Application Processing | Date Received _____ | Received By _____ | Hearing and Action | Planning Commission Hearing Date <u>9/14</u> |
| | Pre-Application meeting held with _____ on _____ | Deadline for Notice to Paper <u>8/21</u> to run <u>8/26</u> | | |
| | Application Forwarded to (date): | Letter of Hearing Sent to Applicant _____ | | |
| | DHEC _____ <input type="checkbox"/> N/A | Sign Placement Deadline <u>8/28</u> | | |
| | County Engineer _____ <input type="checkbox"/> N/A | Planning Commission Action(date) _____ | | |
| | SCDOT _____ <input type="checkbox"/> N/A | <input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial | | |
| Local VFD _____ <input type="checkbox"/> N/A | Modifications _____ | | | |
| School Board _____ <input type="checkbox"/> N/A | Notice of Action to Applicant _____ | | | |



Pickens County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes, the character of the neighborhood is supportive of these types of business. The property is adjacent to a 2 lane roadway for access to the business.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The change will not depreciate the surrounding areas or adversely affect surrounding properties.

- (C) Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

The proposed is compatible with the goals, objectives, purpose and intent of plan.

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed business will not cause a burden on any of the above mentioned public facilities or services.

- (E) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

The property is suitable for the proposed use.

- (F) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed use would reflect a reasonable balance between the promotion of the above mentioned. The zoning change would not affect the general welfare of residents or county.

Freda Merck and James McCall
167 Merck Road
Central, SC 20630
864-508-2421
8/2/2020

Department of Community Development
County of Pickens
222 McDaniel Avenue, B- 10
Pickens, SC 29671

Dear Department of Community Development:

This letter is intended to summarize the proposed commercial use of one and half acres of our property to start a business called Central Bark a K-9 daycare. We would like to request to rezone 1.5 acre partial of our land from residential/agriculture to commercial use. The rezoning would not diminish the value of the property or surrounding properties. The character of the neighborhood is supported of the types of use of this business. We would like to propose a 40 x 60 metal building to use for the operation of the business. We have not purchased the building due to waiting for the approval to zone the intended property commercial. We will add an outside privacy fence to ensure the safety of all the animals while allowing them to exercise. The K-9 Daycare would provide a place to socialize, and exercise while giving pet owners an option to leave their animals in the care of others instead of home alone for extended periods of time. Thank you for the consideration of this rezoning.

Sincerely,

Freda Merck and James McCall

