

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 11, 2021

6:30pm

This meeting was held virtually using *Zoom Video Webinar*

NOTICE OF MEETING AND PUBLIC HEARING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided by January 1, 2021 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

MEMBERS PRESENT:

Bobby Ballentine, Vice-Chairman (Presiding Official)
David Cox
Gary Stancell
Bobbie Langley
Jon Humphrey
Michael Watson

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance (flag was presented by Mr. Stancell from his virtual location).

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the December 14th, 2020 meeting. Mr. Watson motioned to approve the minutes as submitted. Ms. Langley seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Old Business

Mr. Brink provided a brief overview on how the meeting would be conducted via the virtual meeting process.

Mr. Brink gave background information regarding the old business item and why the item was tabled and why it was being re-introduced on the agenda as old business.

Mr. Ballentine asked for a motion to remove the case from the table.

Mr. Watson motioned to remove the item from the table. The motion was seconded by Mr. Stancell. The motion to remove from the table passed unanimously.

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

Freda Merck, James McCall, and Austin Fowler were all present via the zoom webinar and provided information on the revised item and gave a general background on the proposed overall use; that the Planning Commission in September asked for the item to be tabled so that a more detailed plan could be presented that reflects the actual size and location of the proposed facility in relation to surrounding properties; that SCDHEC has approved the septic tank permit and SCDOT has conditionally approved the encroachment permit.

Ms. Langley asked about outside exercise areas, outside runs noted on the plans.

Mr. McCall stated that there will be outside areas for the boarded dogs to play but no dog would be kept outside nor have a run located outside; that the play area/exercise area would be relocated whenever the facility expands; that the entire facility will be surrounded by a security fence and privacy fence as required for privacy and buffering.

Mr. Watson asked about the proposed detention pond and if that was required by the county and about septic on the site.

Mr. Fowler stated that the pond was required by SCDOT to keep runoff off of the State Right-of-Way.

Mr. McCall stated that the facility would be served by septic, both for animal waste and domestic waste; that SCDHEC has sized the system according to the number of dogs the facility is designed to accommodate.

Ms. Langley asked about the number of employees.

Ms. Merck stated that initially there would be 2 employees but more would be brought on as the facility and business expanded.

Mr. Ballentine asked about buffering.

Mr. McCall stated that the kennel would be surrounded by both a security fence and stockade type fence as well as a row or two of Leyland Cypress as required by the county; that existing trees and vegetation would also be worked into the buffer area.

Mr. Watson asked if any entrance lighting was planned.

Mr. McCall noted that there are no plans to place any lighting at the entrance with Madden Bridge Road; that the sign may be lighted with small landscape lighting but nothing larger than that.

Mr. Ballentine noted that the staff recommended a condition that would prohibit the outside boarding of dogs and the breeding of animals at the facility.

Mr. Humphrey noted a discrepancy in the number of parking spaces.

Mr. Fowler indicated that the number would be adjusted to 11 spaces as opposed to 12 as noted on the plans.

Ms. Langley asked about required vaccines for dogs entering the boarding facility.

Ms. Merck indicated that all animals boarded at the facility must be up to date on all shots and that proof of vaccination must be presented.

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

Mr. Watson motioned that the proposed use be approved with conditions. Mr. Watson read the proposed conditions.

1. *The outdoor housing and boarding of dogs and the breeding of dogs shall be prohibited.*
2. *The kennel facility shall be sized and located according to the submitted site plan.*
3. *Any change to the operation which increases the size of the facility and/or changes its location in such a way that decreases its distance to adjacent residential uses shall require re-submittal to the Planning Commission for review.*

Mr. Cox seconded the motion to approve, with the conditions read.

The motion to approve with conditions passed unanimously.

Commissioners and Staff Discussion

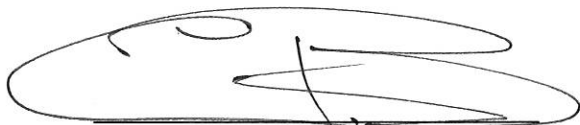
Mr. Brink gave a very brief update on the Comprehensive Plan and the upcoming Advisory Committee meeting and encouraged everyone that can, attend the zoom webinar meeting.

Mr. Brink also thanked and welcomed the newest members of the Planning Commission.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Watson motioned that the meeting be adjourned. The motion was seconded by Ms. Langley. The meeting was adjourned at 7:07 pm.

Submitted by:



Secretary

2/8/21
Date

Approved by:



Chairman

2/8/2021
Date