

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

April 11, 2022

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

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, 2022 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, Chairman
Phil Smith
Bobbie Langley
Jon Humphrey
David Cox
Matthew Kutilek

STAFF PRESENT:

Les Hendricks, County Attorney
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.

Mr. Ballentine asked for the members of the Commission to introduce themselves.

Approval of Minutes

Mr. Ballentine called for corrections or for a motion regarding the minutes of the March 14, 2022 meeting.

Ms. Langley highlighted a change that needed to be made or verified related to page 5, line 51 of the draft minutes; that the word one, should be changed to "own"; that she motions to approve the minutes with that change made. Mr. Cox seconded the motion.

The motion to approve the March 14, 2022 minutes, with the noted change, passed unanimously (6-0).

Public Comments

There were no public comments provided.

Old Business

Mr. Ballentine introduced the item listed under old business.

Mr. Brink provided the Commission an update on the proposed development; that at the January Commission meeting, the Commission tabled the item for additional information; that the applicant has provided staff a request that the item be withdrawn from consideration.

Mr. Ballentine called for a motion to remove the item from the table.

Mr. Smith motioned that the item be removed from the table. Ms. Langley seconded the motion to remove the item from the table. The motion passed unanimously (6-0)

Ms. Langley motioned that the withdrawal request be accepted. Mr. Cox seconded the motion to accept the withdrawal of the item. The motion to accept the withdrawal passed unanimously (6-0).

Public Hearings

Mr. Ballentine opened the public hearing portion of the meeting and called for the first case being heard.

- 1. LU-22-0004 Land Use approval for a Large Scale Project – Outdoor Sports and Recreation encompassing approximately 62 acres located on Kay Drive in Easley. The applicant is Anders, Inc. The property owner of record is Anders Properties, LLC and Anders, Inc. TMS#s 5049-10-25-6186, 5049-14-24-7306, 5049-13-14-5505, 5049-13-04-9309**

Jonathan Nett, engineer, appeared before the Commission on behalf of the applicant, Anthony Anders, and gave a very brief overview of the project and was available for questions; that the project consists primarily as a recreation use, soccer, with both indoor/enclosed fields as well as open fields; that parking is being provided as shown on the supplied materials.

Mr. Nett also indicated that the applicant wanted assurances that a proposed seasonal use would be allowed; that Mr. Anders will most likely be moving the Christmas light show from the race track to this new site.

Mr. Brink provided current county requirements for seasonal uses of property such as holiday light displays, haunted houses and mazes, fall season events; that such uses, being seasonal with no permanent structures or fixtures, do not require Planning Commission approval; that the only approval would be from a life safety standpoint through the local fire department or building codes if anything is constructed or permitted.

Mr. Ballentine asked about the anticipated revenue stream.

Mr. Nett stated that he was not entirely sure but all the facilities would be fee or rental based.

Ms. Langley asked if the facility would be fenced with hours of operation posted.

Mr. Nett confirmed that the project would be fenced and posted with the applicable hours of operation.

Mr. Smith questioned the number of access points into the project.

Mr. Nett stated that there will be there would be two primary access points onto Kay Drive with an additional access onto Crumpton Lane.

Mr. Ballentine asked about the anticipated occupant count of the facility.

Mr. Nett stated that there could be up to 3,000 users of the facility and its fields at any one time.

Mr. Ballentine asked if there were any questions or comments from the public.

Mr. Humphry asked about lighting for the project and that the lighting plans indicated that there may be some off site glare, especially surrounding the outdoor fields onto adjacent residential properties.

Mr. Nett stated that the lighting would be designed to minimize off site lighting impacts and buffers would be used to minimize impacts as much as possible.

Ms. Langley asked about the hours of use.

Mr. Nett stated that he wasn't sure about hours of operation but that the existing fields are not used past 9:30pm to 10:00pm.

With no further comments or presentation from the public or any additional questions from the commission, Mr. Ballentine closed the public hearing.

Mr. Smith motioned that the land use request be approved as presented. Mr. Cox seconded the motion.

The motion to approve as presented passed unanimously (6-0).

Mr. Ballentine called for the next item and public hearing.

**2. SD-22-0001 Subdivision Land Use approval for a 69 lot/unit, Single Family Attached/Townhouse Development. The subject property is located at Turner Hill Road and US 123, Easley. The applicant is Jeff Hill. The property owner of record is Gladys S. Stansell.
TMS# 5049-14-33-6073**

Mr. Paul Mills, Site Design, appeared on behalf of the applicant, Jeff Hill to present thee item before the Planning Commission.

Mr. Mills briefly when over the project concept; that roads within the project will be privately maintained but built to minimum county standards; that individual units will be placed on their own deeded parcel/lot even though the units will initially be market based rentals; that the units will be primarily 3 to 4 bedroom units with 2 car garages; that amenities include a club house, dog park, some open space, and a gazebo.

Ms. Langley asked about plans for additional amenities.

Mr. Mills stated that there are no set plans to expand the amenity offerings but the owner will consider based on community desires.

Mr. Ballentine asked about sidewalks.

Mr. Mills stated that sidewalks are planned on both sides of the streets.

Ms. Langley asked about wetlands on the property and how would they, as well as the creek, be protected.

Mr. Mills stated that all creeks and wetlands would be protected based on existing county and SCDHEC requirements and standards.

Mr. Ballentine asked if street lighting would be provided.

Mr. Mills indicated that lights would be leased from Duke Energy according to their rental/leasing package and offered lighting types; that Duke only provides full cut-off type fixtures.

Ms. Langley asked about buffering from adjacent uses.

Mr. Mills stated that all buffering will be according to minimum county standards.

With no additional presentation or members of the public present to speak, Mr. Ballentine closed the public hearing and called for a motion.

Mr. Smith motioned that the proposed used be approved with conditions. The conditions being:

1. *At a minimum, amenities shall be provided as noted on the site plan provided with the application package, to also include a clubhouse*
2. *Traffic calming devices, such as but not limited to speed bumps, speed tables, raised intersections, street trees, or chicanes should be utilized within the development to discourage thru-traffic and to reduce speeds within the project.*

Ms. Langley seconded the motion to approve with conditions.

The motion to approve with the stated conditions passed unanimously (6-0).

Commissioners and Staff Discussion

Staff provided updates on the SC 11 Corridor Study and the upcoming April 18th Public Hearing.

Adjourn

There being no additional matters to be taken up by the Commission, Ms. Langley motioned that the meeting be adjourned. Mr. Humphrey seconded the motion to adjourn. The meeting was adjourned at 7:42pm.

Submitted by:



Secretary

4/9/2022

Date

Approved by:

Paul Belar

Chairman

5/9/2022

Date