PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 14, 2020

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING
Administration Building Auditorium

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, 2020 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:
Bill Cato, Chairman
Bobby Ballentine
Michael Watson
Bob Young
Philip Smith

STAFF PRESENT:
Chris Brink, Community Development Director

Welcome and Call to Order

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

Mr. Cato asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the October 10, 2020 meeting. Mr. Ballentine motioned to approve the minutes as submitted. Mr. Young seconded the motion. The motion passed unanimously.

Public Comments

No one signed up to speak.

Public Hearings

Mr. Brink reviewed the social distancing and access process for the public hearing.

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-20-0010 Land Use approval for a 203 unit, Multi-Family Residential Development. The subject property is located on Rice Road, Arial Street, Gentry Memorial Highway, Easley. The applicant is Nathan Lord. The property owners of record are ALLCO, Inc. and Alice Manufacturing Company, Inc.**
   TMS# 5009-07-79-1135

Mr. Nathan Lord and Mr. Matt Ables appeared and presented the proposed $50 million dollar project called Arial Mill Preserve to the Commission; that they are proposing to re-develop the former Alice Mill into 203 units comprising of 114 multi-family units and 89 Senior apartments with a target demographic of 55 years of age and older, but not an assisted living or nursing care facility. Mr. Lord gave a brief background on the development proposal and provided background on his development team and past development projects. He stated that the development of the project will utilize an array of Federal and State tax credits

Mr. Ables provided greater detail on the overall project including parking and site improvements, access to the local roads, recreational access to the Doodle Trail, and the improvements that will be made to the area streets and stormwater infrastructure.

Mr. Cato asked Mr. Lord if they had a copy of the letter from the County engineer stating his concerns and required improvements.

Mr. Lord indicated that he did and his team has been in discussion with the Engineer and Public Works Department.

Mr. Cato asked about the price point for the units; that there is a need in the area to keep projects such as this affordable.

Mr. Lord stated that the leasing figures have not hey been set, however, they are targeting working families such as law enforcement, emergency personnel, nurses, teachers, etc.; that this project will not be rent controlled or "Section 8' housing; rents will be market based.

Mr. Ballentine asked about renovations to the exterior of the building.

Mr. Lord stated that all improvements will be in keeping with the historical character of the building as it was originally constructed; that they will open up windows, when possible, as they were originally located.

Mr. Ables stated that the entire project will be ADA compliant, even though for historical buildings it is not entirely required.

Mr. Watson asked about the number of stories that the project will have.

Mr. Lord indicated that the units will all be single level but dispersed on three floors within the original factory structure.

Mr. Watson asked about other uses in the project.

Mr. Lord stated that they will include meeting spaces for the tenants, storage, computer rooms, common spaces – both inside and outside – exercise spaces, leasing office, pool; that the remainder of the project, not part of this approval, will include small deli spaces, and ice cream shop, etc.

Mr. Smith asked if these other spaces would be finished or left for future tenants.

Mr. Lord stated that other commercial areas would be left to be finished by future tenants or owners.

Mr. Watson brought up the projects that the Commission had reviewed and approved adjacent and nearby and the need to coordinate improvements and perhaps an overall traffic study for the area.

Mr. Lord indicated that they are reaching out to that development group to see where they can work together.

There being no additional presentation by the applicant and no additional questions from the Commission, Mr. Cato called for anyone wishing to speak in opposition.

Mr. Ken Smith and Ms. Jane Annick appeared before the Commission, not in opposition but to get more information on the project, that they were initially concerned about traffic and decrease in property values; they all the questions they had and concerns they had about the project were addressed by the Commission and the applicant; that a project of this size should consider local workforce for jobs during construction.

Mr. Ken Smith asked about construction time frame.

Mr. Lord indicated that they hoped to start in the fall/winter of 2021 and be completed in approximately 18 months after they get started.

There being no additional questions or comments, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that the project be approved with the staff recommended conditions. Those conditions being:

1. *Prior to or in conjunction with the submittal of any development application for the re-development of the mill site into multi-family residential or customary accessory uses, a Traffic Impact Study will need to also be submitted to County Staff for review. Such study will need to look at, at a minimum, access from/to the project onto Arial Street, the intersection of Rice Road and Arial Street, the intersection of rice Road and SC 8, and the intersection of Church Street and SC 8. The analysis will also need to address any issues relative to the impact on to the crossings with the local road network and the Doodle trail. Any improvements or mitigating alternatives will need to be in place prior to the issuance of a Certificate of Site Compliance or the issuance of a Certificate of Occupancy associated with the development.*

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

Commissioners and Staff Discussion

Mr. Brink gave a very brief update on the Comprehensive Plan progress.

Mr. Cato notified the Commission of his intention to resign and not seek reappointment and that this would be his final meeting.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned that the meeting be adjourned. The motion was seconded by Mr. Young. The meeting was adjourned at 7:44 pm.

Submitted by:

Secretary

1/11/2021
Date

Approved by:

Chairman

2-08-2021
Date