

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

June 13, 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  
Gary Stancell, Vice Chairman  
Phil Smith  
Jon Humphrey  
David Cox

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Katie Corbin, County Addressing Specialist

#### ***Welcome and Call to Order***

Mr. Ballentine, the Presiding Official, stated the first order of business, we have to once a year do selection of office. We have to elect Chairman, Vice Chairman, and appointment of a Secretary. First off could we have a nomination for Chairman please  
Mr. Ballentine asked for the members of the Commission to introduce themselves.

Mr. Smith nominated Gary Stancell for Chairman

Mr. Ballentine asked are there any other nominations.

Nominations end.

The vote was unanimous (6-0).

Mr. Ballentine asked for nominations for Vice Chairman.

Mr. Smith nominates David Cox for Vice Chairman.

Mr. Ballentine asked everybody to raise their right hand in favor of David Cox becoming Vice Chair. The was unanimous (6-0).

Mr. Stancell asked will we appoint a secretary?

Mr. Holliday states that at this time a planning staff person will serve as Secretary if that was okay with the chair.

1 Mr. Stancell states that the Chair concurs.

2  
3 Mr. Stancell asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

4  
5 Mr. Stancell asked for the members of the Commission to introduce themselves.

6  
7 **Approval of Minutes**

8  
9 Mr. Stancell called for corrections of the minutes of the May 9, 2022 meeting.

10  
11 Mr. Smith states that page 3, line 45-46, there's something in there that doesn't look like it belongs. Mr. Roy Costner  
12 answered that they would be close to 400 SF, and Mr. Smith said didn't know what that means and that it was discussed  
13 for about 10 lines.

14  
15 Mr. Stancell stated that Mr. Costner was not there.

16  
17 Mr. Holliday states Roy Costner Jr. was here. It was Roy Costner Jr. that was here with Mr. Anthony last time. If that's  
18 your question.

19  
20 Mr. Smith stated that he withdraws his concerns.

21  
22 Mr. Stancell calls for a motion to approve the minutes of the June 13, 2022 meeting.

23 Mr. Ballentine made a motion to approve and Mr. Cox seconded the motion to approve the minutes of the meeting on  
24 May 9, 2022. The motion passed unanimously (6-0).

25  
26 **Public Comments**

27  
28 There were no public comments provided.

29  
30 **Public Hearings**

31  
32 Mr. Stancell opened the public hearing portion of the meeting and called for the first case being heard.

- 33  
34 **1.) LU-22-0007 Land Use Review for expansion of an existing dog kennel/training facility. The subject**  
35 **property is located at 282 Ambler School Road. The applicants are Gregory and Alexis Thomas. The**  
36 **property owner of record is Gregory Thomas.**  
37 **TMS# 5104-00-76-3033**  
38

39 Mr. Thomas presented the project for expanding the Carolina K-9 Academy. The subject kennel is at 262 Ambler  
40 School Road which is located on the same parcel as 280 Ambler School Road. He said they are looking to expand  
41 the existing building which is 40x50 by 24 feet for a real office space and storage. As well as adding a new kennel,  
42 about 10-15 feet away from the existing building, back in the woods that will be a 20- dog kennel. They want to  
43 maintain the same building concept as our existing building, essentially a barn with a bathroom in a commercial  
44 building. As well as maintain driveway and commercial property.

45  
46 Mr. Thomas stated that he'd like to also address the staff report. He recognizes they are not meeting the distance from  
47 our neighbor. At the time that they originally built, they had no neighbor. They have added more trees, new building is  
48 going behind the existing building, they're adding newer tech to the facility and using insulated panels to cut down on  
49 the noise.

50  
51 Mr. Dutton presented on behalf of the business. The business is providing working dogs for local, state and federal  
52 entities. They're doing a class right now for the Central Police Department and their class has been approved by the  
53 Criminal Justice Academy since our last meeting here. Currently they have about 100 dogs at US Customs and Border  
54 Patrol. The need for the new building is stopping them from growing. Since January, they've probably lost \$200,000  
55 worth of work they cannot go after because they don't have enough space.

56  
57 Mr. Thomas stated they have the acreage; they need the facility space.

1  
2  
3 Mr. Dutton explains that most departments already have a K9, but need a new handler class/ training. They just got  
4 back from Hungary a few weeks ago where they purchased some dogs. The customer will contact them and say we  
5 need 5 dogs, they train the dogs to that specific task and ship them to the customers.  
6

7 Mr. Humphrey responded by saying you guys purchase from another breeder, but with the expansion I'm trying to get  
8 an understanding of how the breeding would work. It seems like it may be much cheaper for you to breed than purchase  
9 from a breeder.  
10

11 Mr. Dutton responded with they do not breed, mostly because they are not staffed for it. It creates a lot of work with  
12 puppies and having to find those puppies homes.  
13

14 Mr. Ballentine makes a motion to approve following provisions. The housing and boarding of breeding is prohibited.  
15 Facility must be sized and located according to the submitted site plan. Any changes to the operation which increases  
16 the size of the facility and or changes its location in such a way that decreases its distance to the adjacent residential  
17 uses will require resubmittal to the Planning Commission. Kennel facility shall not be open to the general public or for  
18 the boarding of animals.  
19

20 Mr. Stancell states we have a motion; do we have a second?  
21

22 Mr. Cox seconds the motion to approve with provisions.  
23

24 Mr. Smith states that the conditions are unnecessary because they are already in the package from last time.  
25

26 Mr. Ballentine responded with I don't agree, we need to have it in writing like it is supposed to be. This is adequate and  
27 appropriate.  
28

29 A commissioner asked a question about the 0.24 acres cited on the front page of the application and if that was to  
30 identify just the size of the building?  
31

32 Mr. Holliday responded with that's the number he took from their application which they used to identify what the actual  
33 acreage was.  
34

35 Mr. Thomas explained that on the application you take the square footage on the acreage you are putting it on. The  
36 application is more written for how many homes can be added to the property.  
37

38 Mr. Stancell states we have a motion and a second on the floor, would we like to vote on that. All in favor (6-0). Motion  
39 approved.  
40

41 Mr. Stancell called for the next item in the public hearing.  
42

43 **2.) LL-00-0008 Land Use Review for a campground. The subject property is located at 138 Hagood Mill**  
44 **Road. The applicant is the Hagood Mill Foundation. The property owner of record is Pickens County.**  
45 **TMS# 4182-06-39-8470**  
46

47 Mr. Crawford presented on behalf of the Hagood Mill Foundation. He said he was the Director of Hagood Mill and here  
48 with him was Betty McDaniel, Co-Chair of the Hagood Mill Foundation. They are requesting permission to get a permit  
49 for a campground. They were already a well-established historical site, getting at least 30,000 visitors a year and folks  
50 are now asking for a place to camp. They need places for people to stay. They're requesting 3 RV sites and 2 platform  
51 camping sites with power and water. Huge interest for people who want to come in and do that. Huge interest for  
52 tourism in Pickens County. They're going to start with 5 and maybe go up to 10 in the future.  
53

54 Mr. Smith asked for the two spots that are not RV, will you have restroom facilities?  
55

56 Mr. Crawford responded yes, they have 3-bath bath houses which are handicap accessible. Septic installed already.  
57 Campers have access to that. They're going to add an outdoor wash station eventually for washing pots, pans, etc. 31

1 acres of pristine beautiful woodlands, nature trails, golf course and classes. Put in a couple of camp sites for people  
2 to come enjoy and generate a little revenue and add to tax for Pickens County. Wonderful place to camp as is right  
3 now. Get these 5 sites put together and see where we go from there.

4  
5 Mr. Stancell asked is there a dump station at the facility?

6  
7 Mr. Crawford responded saying there is no dump station. They want to emphasize that there is no dump station on  
8 site, so "take it with you". But they will look into it with DHEC. If it's something that is going to be required they will work  
9 on that. They're hoping to not need to add a dump station.

10  
11 Mr. Ballentine stated that this is basically dry camping, which is not an unusual situation. It will be self-contained and I  
12 don't think that's unusual. Especially with no more than the 5 sites you're going to have.

13  
14 Mr. Stancell asked is it going to be opened year-round?

15  
16 Mr. Crawford responded that they do hope to be open year-round because they have events to support that. We want  
17 to be able to advertise the 5 spaces that we've got.

18  
19 Mr. Smith stated that these 5 sites were mentioned as baby steps. What do the adult steps look like?

20  
21 Mr. Crawford responded that the adult steps would be to add 5 more sites on top of the original 5. If they came back  
22 with another request they would probably start with an additional 5 spaces. Due to funding for one. They are not sure  
23 if they could get approved for 20 spaces and only build three.

24  
25 Mr. Crawford stated that he was out on vacation last week and he did not see a staff report. If there was anything he  
26 needed to see, to let him know.

27  
28 Mr. Cox asked what would be the rate for night or week for these sites?

29  
30 Mr. Crawford explained that they are looking to get \$20-\$40 per night. They are not a campground; they will just have  
31 camping spots if you want one. For tent campers they're looking at \$10 for kids and \$20 for adults. The RV sites will  
32 be \$-\$30 with power and water only. What they are calling glamping platform would be \$40-\$50 a night. Those would  
33 be for people that don't want to put their tent on the ground. Somewhere from \$15-\$50 per night, depending on how  
34 much they do to the sites. The plan in place is to pea gravel the sites, picnic table, and a fire ring. They didn't realize  
35 until the last minute that they heeded to go through the Planning Commission.

36  
37 Mr. Humphrey stated that the site detail is not quite detailed. The question is on the ADA Accessibility, is this something  
38 that is going to go into the plan?

39  
40 Mr. Crawford explained that they would need to look into the ADA compliance and maybe that is something that needs  
41 to be done on the first 5 sites and they can look into that. There are no hills, it is a completely flat area for wheel chairs.  
42 If anything, they could use quarry dust to get compaction for ADA compliance. They will whatever need to be done.

43  
44 Mr. Ballentine stated that once the Planning Commission approved it, that would be something handled by the Planning  
45 Department.

46  
47 Mr. Holliday responded saying that is correct they would go through ADA review.

48  
49 Mr. Ballentine stated our basic thing is approval and you work out the weeds in Planning.

50  
51 Mr. Stancell stated that he is really concerned with the dump station situation. Up the creek from City Lake, after a few  
52 days that could be rough.

53  
54 Mr. Ballentine stated that it should be self-contained.

55  
56 Mr. Crawford stated that the complete bath houses are in the same location as the camp sites and there are 5 port a  
57 john's down near the camp sites as well.

1  
2 Mr. Stancell ask is there is any other discussion.

3  
4 Mr. Ballentine makes a motion to approve.

5  
6 Mr. Cox seconded the motion to approve.

7  
8 Mr. Stancell ask for all in favor. Motion is approved unanimously (6-0).

9  
10 **Executive Session**

11  
12 No Executive Session

13  
14 **Commissioners and Staff Discussion**

15  
16 Mr. Holliday stated I'll be getting a letter out to each of you as far as approval and what your next steps are. There are  
17 no cases in July, but there is an upcoming training in July. Also, Todd Steadman was here to visit. He recently retired  
18 as Planning Director for Clemson City, he's looking for something else to do and we need the help. He came by to  
19 introduce himself, but he will be taking lead on Planning Commission reports and working with you all. This may become  
20 one of his primary responsibilities.

21  
22 Mr. Steadman stated that his exact duties will be worked out from what is needed most. He is planning to work through  
23 the end of the year. He does not plan to work full time right now, but was aware that when Chris left, there might be a  
24 void and the possibility to be of service my county.

25  
26 Mr. Ballentine state that if you want to get in contact with me, Ray Holliday will have my contact.

27  
28 Mr. Steadman stated that his first official day would be June 27<sup>th</sup>. Meanwhile, Ray knows how to reach me.

29  
30 Mr. Stancell called a motion to adjourn. Mr. Smith seconded the motion.

31  
32 **Adjourn**

33  
34 There being no additional matters to be taken up by the Commission, Mr. Smith motioned that the meeting be  
35 adjourned. Mr. Ballentine seconded the motion to adjourn. The meeting was adjourned at 8:27pm.

36  
37 Submitted by:

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41  
42 Secretary

43  
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46  
47  
48  
49  
50 Date

45  
46 Approved by:

47  
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49  
50 Chairman

47  
48  
49  
50 Date