

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

November 14, 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.

1 **MEMBERS PRESENT:**

2 Gary Stancell, Chair

3 Jon Humphrey

4 Bobby Ballentine

5

6 **STAFF PRESENT:**

7 Todd Steadman, Planner

8

9 ***Welcome and Call to Order***

10

11 Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of
12 silence and then asked everyone to recite the Pledge of Allegiance.

13

14 Mr. Stancell then asked for the members of the Commission to introduce themselves.

15

16 **Approval of Minutes**

17

18 Mr. Stancell called for approval of the minutes of the September 12, 2022 meeting.

19

20 Mr. Ballentine made a motion to approve the minutes. Mr. Humphrey seconded.

21

22 Mr. Stancell called for discussion. Mr. Humphrey recommended the minutes be amended to reflect that Mr. Ballentine
23 was present. The other commissioners agreed.

24

25 Mr. Humphrey then made a motion to approve the minutes as amended with the addition of Mr. Ballentine. The motion
26 passed unanimously (3-0).

27

28 **Public Comments**

29

30 Chairman Stancell asked if there was anyone present who wished to make a public comment on a matter not on the
31 agenda. There were no public comments provided.

32

33 **Public Hearings**

34

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

36

1 **LU-22-0009:** Land Use Review for modifications to a previously approved 200-unit Multi-Family Residential
2 Development and a leasing office on an 18.3-acre parcel of land located on Rice Road, Ariel Street, Gentry
3 Memorial Highway, Easley. The applicant is Justin Patwin. The property owner of record is Ariel Mills
4 Ventures, LLC. TMS# 5009-08-79-5182.

5
6 Justin Patwin presented the project along with representatives from Thomas Hutton Engineers, Triangle
7 Construction, and McMillan, Pazdan and Smith Architects. Patwin pointed out the minor changes being
8 proposed and pointed out they did have an approval letter from the School District and have been in
9 conversations with the County Engineer.

10
11 Patwin said they hoped to start in the 1st or 2nd quarter of 2023 and for the project to take 16-18 months.

12
13 Mr. Humphrey asked for clarification of the traffic study of the new plan. The Traffic Engineer addressed that
14 issue and discussed how they were working with the County Engineer and SCDOT to satisfy their concerns.

15
16 Mr. Humphrey pointed out his concerns about emergency vehicle access and maneuverability with particular
17 concern for the southern parking lot. The Traffic Engineer said they were working closely with Emergency
18 Services to develop a safe site.

19
20 The attorney representing the project spoke about the various financial incentives associated with a project
21 such as this one and the benefits they can bring to the community.

22
23 Chairman Stancell called for public comments. Hearing none he called for a motion.

24
25 Mr. Ballentine made a motion to approve the project as presented with the addition of agreeing to having all
26 lighting be Dark Sky compliant.

27
28 Mr. Humphrey seconded the motion.

29
30 Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).

31
32 **LU-22-0010:** Land Use Request to open up a tattoo parlor. The subject property is located at 416 Rolling
33 Hills Circle, Easley. The applicant is Kent Harrison. The property owner of record is Ridgetop Roofing
34 Solutions. TMS# 5039-16-74-9249.

35
36 Mr. Harrison presented the project. He pointed out that the building and site is ready and that the only thing
37 needed was Planning Commission approval.

38
39 Mr. Ballentine pointed out that the reason it was coming before the Planning Commission was due to its
40 proximity to a residential property.

41
42 Mr. Harrison agreed that it was 700' from some residential properties.

43
44 Chairman Stancell called for public comments. Hearing none he called for a motion.

45
46 Mr. Ballentine made a motion to approve the project as presented.

47
48 Mr. Humphrey seconded the motion.

49
50 Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).

1 **SD-22-0010:** Subdivision Review for the creation of 178 new single-family lots from a single 47-acre tract of
2 land including 123 SF lots and 52 Townhomes. The subject property is located at 988 Old Shirley Road,
3 Central. The applicant is Beeson Development. The property owner of record is Gwenn Sheriff. TMS# 4064-
4 10-46-7236.

5
6 Wesley White with Ridgewater Engineering presented the project on behalf of the developers. He said he
7 thought the project was pretty self-explanatory and suggested that a sidewalk was not necessary since they
8 were adding a nature trail.

9
10 Mr. Ballentine said he felt strongly that there should be sidewalks on at least one side of each street.

11
12 Mr. Beeson (owner/developer) said that the townhomes would be in the \$325K range and the single-family
13 homes would be in the \$450K range.

14
15 Mr. Ballentine verified that Emergency Services had approved the site plan and was told they had.

16
17 Mr. Humphrey asked if they were aware of the proposed tree planting requirements from staff. Mr. White said
18 they were and discussed their plan for meeting the buffer requirements and how they plan to meet or exceed
19 the tree requirements.

20
21 Mr. Humphrey verified there would be a buffer between the project and the existing residential area to the
22 west.

23
24 Mr. Stancell asked what the length of the proposed nature trail would be and was told between 1200' and
25 1700'.

26
27 Mr. Humphrey asked about amenities and Mr. White said there would be a range of them including a tot lot,
28 pool, club house and BBQ area.

29
30 Chairman Stancell called for public comments. Hearing none he called for a motion.

31
32 Mr. Humphrey made a motion to approve the project as presented with sidewalks being installed on
33 one side of the road in addition to nature trails, all street lighting be limited to 25' and be Dark Sky
34 compliant, and that a total of 456-2.5" caliper trees or the equivalent be planted in the open spaces
35 or rights of way. If tree credits are desired all tree protection measures shall be approved and in
36 place prior to soil disturbance.

37
38 Mr. Ballentine seconded the motion.

39
40 Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).

41
42 **SD-22-0011:** Subdivision Review for the creation of 228 new single-family lots from a 65.73-acre tract of land
43 including 151 SF homes and 77 Townhomes. The subject property is located at 697 Kay Drive, Easley. The
44 applicant is Brad Harvey. The property owner of record is Easley Ventures, LLC. TMS#'s 5140-17-00-4841
45 and 5140-1710-5311.

46
47 Attorney David Dill presented the project on behalf of Riverstreet Development.

48
49 Steven Young discussed the "build to rent" concept. He also pointed out that the project as presented is
50 predicated on getting public water and sewer.

1 A traffic study has been completed and is under review by SCDOT. The School District has provided a letter
2 saying that they can service this development. Amenities would be located throughout the development and
3 include a pool, community gardens, walking trail, tot lot, and fire pits.
4

5 Mr. Young pointed out that they are adding sidewalks and have proposed a cross walk at School Road.
6

7 Mr. Ballentine asked about the size of the homes and was told the townhomes would be 2 and 3 bedrooms
8 averaging 1300 square feet and the single-family homes would be a mix of 2, 3, and 4 bedrooms ranging in
9 size from 1500-1900 square feet.
10

11 Mr. Young pointed out that the site (homes and landscape) would be professionally maintained by a third-
12 party entity. He also pointed out that the project requires 13 acres of open space and they are providing 26
13 acres.
14

15 Mr. Humphrey sought clarification on buffers and the distances between house/lots and adjacent properties.
16

17 Mr. Stancell asked if anyone from the public wanted to speak. Richard Pressley from 700 Kay Drive spoke
18 of his concerns for how this could impact property values. His concern was ongoing maintenance and the
19 impact poor maintenance could have on property values.
20

21 He went on to say that he was concerned kids would not respect the cross walk but would cross Kay Road
22 in multiple locations on their way to and from school.
23

24 Mr. Young responded that they shared the concern about both child safety and property values.
25

26 Mr. Cecil Manley of 433 Latham Road expressed his concerns about traffic safety on Kay Road sand potential
27 damage to the creek.
28

29 Mr. Dill mentioned that the County Engineer has generally approved the project from the County perspective
30 and that SCDOT was overseeing the review of Saluda Dam Road.
31

32 Mr. Ballentine pointed out that if approved by the Planning Commission the project still has to go through
33 permitting and get approval from all the various departments.
34

35 Chairman Stancell called for public comments. Hearing none he called for a motion.
36

37 Mr. Ballentine made a motion to approve the project as presented with sidewalks being installed on
38 both sides of the road, all street lighting be limited to 25' and be Dark Sky compliant, and that a total
39 of 456-2.5" caliper trees or the equivalent be planted in the open spaces or rights of way.
40

41 Mr. Humphrey seconded the motion.
42

43 Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).
44

45 **New Business:** Proposed change to UDSO to clarify conditions which require a previously approved plan
46 to be resubmitted to the Planning Commission.
47

48 Mr. Steadman pointed out that the proposal before them was to amend the UDSO to establish a clear set of
49 guidelines that outline when a previously approved project needs to come back to the Planning
50 Commission.
51

52 Chairman Stancell called for public comments. Hearing none he called for a motion.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

Mr. Ballentine made a motion to approve the recommended changes to the ordinance.

Mr. Humphrey seconded the motion.

Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).

Commissioners and Staff Discussion

Mr. Stancell asked staff about who a citizen should go to or complain to if a project deviates from what was approved by the Planning Commission.

Mr. Steadman said to start by reaching out to staff and then went on to describe the sequence of events of approval for a project from the Planning Commission through Final Plat.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Stancell called for a motion to adjourn. Mr. Ballentine made a motion to adjourn. Mr. Humphrey seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (3-0).

The meeting was adjourned at 8:48 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date