

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

Monday, June 13, 2011

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Dr. DeWitt Stone, Jr., Chair
Weldon Clark
Dennis Reinert
Bill Cato
Jim Wilkie
Henry Wilson

STAFF PRESENT:

Chris Brink, Community Development Director
Ken Roper, County Attorney

Dr. Stone, presiding official, called the meeting to order at 6:30 p.m.

Introduction of Members

Dr. Stone welcomed the newest members of the Commission. Each member of the Commission introduced themselves.

Election of Officers

For the Election of Officers portion of the agenda, Dr. Stone turned the meeting over to Ken Roper.

Mr. Roper briefly went over the procedures for the nomination and election process.

Mr. Roper asked for nonimations for Chair.

Mr. Clark nominated Mr. Wilkie. There being no further nonimations offered, Mr. Reinert made a motion that nonimations be closed; seconded by Mr. Cato. Mr. Roper asked for a vote to close nonimations and thereby electing Mr. Wilkie chair; vote was unanimous.

Mr. Roper asked for nonimations for Vice Chair.

Mr. Wilkie nonimated Mr. Cato. Mr. Reinert nonimated Mr. Clark. Mr. Cato made a motion that nominations be closed; seconded by Mr. Wilkie; the vote to close nominations was unanimous.

Mr. Roper asked those in favor of Mr. Cato for Vice Chair to vote with a raise of hands; it is noted for the record that Dr. Stone, Mr. Wilkie, and Mr. Cato were in favor of Mr. Cato as Vice Chair.

Mr. Roper asked those in favor of Mr. Clark for Vice Chair to also vote with a raise of hands; it is noted for the record that Mr. Reinert, Mr. Wilson, and Mr. Clark were in favor of Mr. Clark as Vice Chair.

Mr. Roper stated that there was a tie and asked if there were additional nominations; there being none, a motion was offered by Mr. Clark to defer the election of Vice Chair to the next meeting. The motion was seconded by Mr. Cato. The vote to postpone was unanimous.

Mr. Brink asked that a courtsey vote be made to appoint staff as Secretary of the Commission. Mr. Cato made the motion that staff shall serve as secretary, motion was seconded by Mr. Clark. Motion passed unamiously.

Mr. Roper turned the meeting back over to Dr. Stone.

Approval of Minutes

Dr. Stone asked for a motion regarding the minutes of the March 14th, 2011 meeting. A motion was made by Mr. Clark to approve, motion seconded by Mr. Cato. Motion passed unanimously.

Public Comments

None

Public Hearings

1. LU-11-003 Large scale outdoor recreation land use request for Saluda River Rafting facilities on N Fish Trap Road, Easley. Tax Map# 5150-18-30-3169

Steve Jewsbury appeared before the Commission and gave a brief overview of his request and the recreation uses that he anticipates developing in the future; that he would like to have camping sites available, picnic areas, air soft field/course, paintball facilities, horseback riding; all in addition to the rafting business that has already been permitted through Pickens County as a recreation use less than one (1) acre in size.

Steve Jewsbury, Jr. (father) and Freddie Jewsbury (mother), the property owners, spoke in favor of the recreation facilities being proposed.

Dr. Stone noted that there appeared to be no one present to speak in opposition to the request; the floor was open for questions from the Commission.

Dr. Stone first asked staff to read the provided staff report.

Mr. Brink stated that staff recommended approval of the proposed recreational uses, with no additional conditions; that any recreational areas developed on the subject tract will have to conform with the appropriate requirements of the UDSO.

Mr. Brink also gave a brief explanation of the project, why it was before the Commission for approval, and what has already been developed and permitted on the site.

Dr. Stone asked for questions from the Commission.

Mr. Clark understood that staff was recommending approval of the request but wanted to be sure that the approval was for this piece of property or future development of other properties.

Mr. Brink stated that this request and approval only applied to recreation uses on the property subject to the application; any action by the Planning Commission had no bearing on restrictions, or placed restrictions, on any other property or property owners.

Mr. Reinert also voiced concerns with the wording of the staff recommendation and it appeared that restrictions were being placed on future development and how other property owners could use their property. He also offered alternate wording for the staff recommendation.

Mr. Brink again stated that any approval only applied to the property subject to the land use request before the Commission tonight; that the Commission could not place restrictions, nor was staff proposing such restrictions, on any other property or owner; that the wording in the staff report was strictly commentary and not meant to be a condition attached to the approval.

Mr. Cato asked for clarification regarding property access for large scale projects and if it would apply to this project; that the provided site plan failed to show compliance with the applicable access requirements.

Mr. Brink explained that the site plan in the application represents what was initially presented to county staff for development approval; that the approval by county staff and subsequent permitting of the rafting business required modification to get the project below one (1) acre; that all access points will be modified and represented on the appropriate site plan according to the requirements of the UDSO for large scale projects once approval is granted by the Planning Commission for such uses.

Mr. Wilkie asked the applicant if he was operating at the subject location.

Mr. Jewsbury stated that he was and he has been in operation for approximately two (2) weeks.

Mr. Wilson pointed out some discrepancies in the size of the project as shown on the site plan, on the application, and in the applicant's letter of intent.

Mr. Brink clarified that the project size that was approved by staff was 0.95 acres; that future development will utilize more of the entire 37 acre property; that the rafting business will be increased in size according to the site plan submitted, with modifications to the project entrance.

Mr. Cato asked the applicant what type of sewage disposal was present.

Mr. Jewsbury stated that a septic tank was on the property and would be utilized.

Dr. Stone asked the applicant to explain the access to the river for his rafting business.

Mr. Jewsbury explained that there is a small trail or road that he transports patrons down via shuttle bus and the put in point is actually on a small tributary of the Saluda River, approximately fifty (50) yards from the river itself.

Mr. Clark made a motion to approve the request, according to the staff recommendation with a modification; that modification being:

Approval of the Large Scale Outdoor Recreation Facilities on N. Fish Trap Road. Areas of related future development on this property as approved by the Planning Commission shall conform to this land use definition in the UDSO and meet appropriate development review standards.

Motion was seconded by Mr. Reinert. The motion was re-read by Mr. Clark.

Discussion continued regarding the wording of staff commentary and its implication on adjacent properties and restrictions being placed on those properties.

Mr. Brink again stated that this statement was solely meant for commentary and not to be considered as a condition for approval; that any approval or action on the subject request on the subject property, being the property listed on the application, had no bearing on any restriction on use of any other property, either directly adjacent or anywhere else in Pickens County.

There being no further discussion or questions, Dr. Stone asked for a vote on the motion. The motion was approved unanimously.

Commissioners and Staff Discussion

Amendments to update the Unified Development Standards Ordinance (UDSO) –

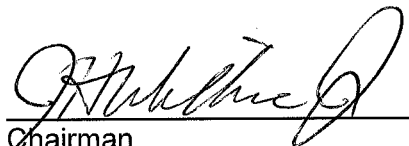
Mr. Brink again asked the Commission to continue collecting a list of items that need minor revision or corrections. Mr. Brink said this update is part of the annual (or otherwise regular) process to clean up the standards.

Mr. Reinert stated his appreciation for the service of Dr. Stone as Chairman of the Planning Commission.

Mr. Cato requested an updated Planning Commission roster; staff stated they would send that out in short order.

Adjourn

With no additional business before the commission, the meeting adjourned at 7:06 pm.



Chairman

7-11-11

Date