

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 8, 2016

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Weldon Clark, Vice Chair
Dennis Reinert
Jo Johnston
Bobby Ballentine
Bob Young

MEMBERS ABSENT:

Bill Cato, Chair

STAFF PRESENT:

Ken Roper, County Attorney
Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Clark called the meeting to order at 6:30 p.m.

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

Mr. Clark asked each of the members to introduce themselves and identify which County Council district they represent.

Approval of Minutes

Mr. Clark asked for a motion regarding the minutes of the January 11th, 2016 meeting. Mrs. Johnston motioned to approve the minutes as presented. Mr. Ballentine seconded the motion. Motion passed unanimously.

Public Comments

No members of the public wished to provide comments.

Public Hearings

Mr. Clark opened the public hearing portion of the meeting and called for the first case to be heard.

1. LU-16-002 Joseph Kirk/Brittany Roper requesting land use approval related to a recreation use greater than 1.00 acre. Proposed use is located at 250 Saco Lowell Road, Easley.
TMS# 5029-15-74-3235

Joseph Kirk appeared before the Commission and presented his request to open a haunted trail attraction on the property at 250 Saco Lowell Road; that his original haunted attraction was located in Pickens about 2 years; that because of building code requirements he moved to Anderson County; that he would like to move from Anderson County for the same reasons; that they have identified a vacant tract of land just outside the City of Easley where they would like to operate an outdoor attraction.

Mrs. Johnston asked for Mr. Kirk to clarify if they owned the property or are renting.

Mr. Kirk stated that they are under a lease to purchase option on the property from Mr. Michael Thomas.

Mr. Kirk further explained that they are only open two months out of the year for a total of less than 30 days; that they are typically open only on weekends and perhaps some weekday evenings closer to Halloween; that the building that has been built is for storage of props and perhaps a location for the volunteers to get dressed in costumes and makeup; that no permanent power, water, or sewer would be needed; that they will provide "port-o-pottys" for customers and workers.

Mr. Clark asked if they had read the proposed conditions presented by staff.

Mr. Kirk stated that he had not. A copy was provided to Mr. Kirk and a few minutes were provided for him to review. After reviewing the proposed conditions, Mr. Kirk stated that the conditions looked reasonable.

There being no further questions from Commission members and no one else speaking in favor or in opposition to the request, Mr. Clark closed the public hearing.

Mr. Reinert provided the motion that the request be approved with the staff prepared conditions. Those conditions being:

1. *SCDOT approved "No Parking" signs must be placed along Saco Lowell adjacent to the subject properties and spaced according to the requirements/allowances of SCDOT, or at least 1 such sign per 100 feet of road frontage.*
2. *Parking must be provided as below:*
 - a. *Minimum of 40 vehicle spaces for patrons; plus,*
 - b. *1 space for every 4 employees/volunteers/workers, etc.*
 - c. *Off site and on-street parking is prohibited. All vehicular parking must be on-site and in designated, properly designed, and permitted areas.*
3. *Parking and access drive(s) must be of a surface approved by county staff that provides adequate erosion control and stormwater mitigation while providing inclement weather durability.*
4. *Temporary utilities and public facilities allowed, provided the seasonal use of the property is limited to 30 calendar days; use of more than 30 calendar days will require permanent restroom facilities (water/septic or sewer) with permanent power to such facility.*

Motion was seconded by Mr. Clark. Motion passed unanimously.

Mr. Clark called for the second public hearing.

2. SD-16-002 Keowee Mountain, 5 lot addition to an existing Residential Development located on SC 133, Sunset.
TMS# 4152-00-00-5338

Mr. Brink announced that due to the applicant not properly advertising (posting the required public notice sign) the public hearing, the hearing scheduled for tonight could not be held.

Commissioners and Staff Discussion

Mr. Ballentine motioned that the members of the Commission enter into an executive session for the purpose of legal advice/consultation with the County Attorney regarding MRR Pickens, LLC Landfill issue.

Mr. Reinert seconded the motion, Motion passed unanimously.

Public Session Reconvened

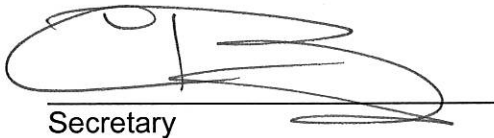
Mr. Clark called the public portion of the meeting back to order and reported that the executive session required no action.

There were no additional items requiring Commission or Staff discussion.

Adjourn

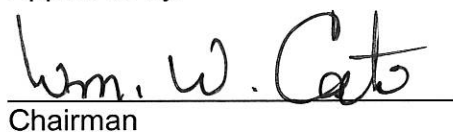
There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. Motion was seconded by Mrs. Johnston. Meeting was adjourned at 7:20pm.

Submitted by:


Secretary

3/14/16
Date

Approved by:


Chairman

3/14/16
Date