

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

October 9th, 2017

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, 2017 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, Vice Chairman  
Bob Young  
Terry Nation  
Michael Watson  
Brandon Harbin

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Chris Brink, Community Development Director

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

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

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

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

#### ***Approval of Minutes***

Mr. Ballentine called for a motion regarding the minutes of the September 11th, 2017 meeting. Mr. Nation motioned to approve the minutes as written. Mr. Young seconded the motion. The motion passed unanimously.

#### ***Public Comments***

Mr. Ballentine called for public comments on any item that is not on tonight's agenda.

There were no comments offered.

## ***Public Hearings***

Mr. Ballentine briefly reviewed the public hearing procedures that will be followed.

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

1. **LU-17-007 Project Rock, proposed Indoor/Outdoor Recreational Use and Campground on Farris Bridge Road, Dacusville. The proposed development is located on approximately 8.04 acres. The applicant is Arbor Engineering, Inc. and the property owner of record is JSCI Commercial, LLC.  
TMS# 5111-00-83-0671**

Mr. Martin, Arbor Engineering, applicant and owner's representative, appeared before the Commission and presented his client's proposal; that his client wishes to develop and open a project called Project Rock; that this facility will be an indoor and outdoor recreation facility and campground; that his clients are currently constructing a like facility in Ft. Lauderdale, Florida.

Mr. Martin explained that the proposed facility is not just a business with a rock climbing wall; that this facility will have five different rock faces, constructed to look and act just like true and real rock climbing experiences; all geared toward training and not just casual recreation; that the proposed facility was once a paintball and skateboarding facility; that in addition to the rock climbing facility, the facility will also have areas for tumbling and cheer and courses similarly used for Ninja warrior training, typically for younger children.

Mr. Shane Thompson, part owner/partner in the project explained to the members of the Commission how the tumbling, cheer, and Ninja warrior training will be incorporated into the facility.

Mr. Martin explained the outdoor portion of the project; that it will be geared toward endurance training, similar to a mud run or Spartan run obstacle course; that there are proposed ropes courses and a zip line. He further explained that an extension of the facility will be approximately 100' in height in order to incorporate an larger and taller professional rock climbing face, geared toward the professional trainer; that this entire facility is geared to attract people to the area, not just from Pickens County or neighboring counties but region and nationwide; that the individuals who typically train at like facilities typically want to stay at the facility for several days to train, which is why the campground is also being developed; that the campground will be tent only with a comfort station or washhouse or bathhouse facility for the use of those staying in the campground.

Mr. Martin continued to go over and discuss site access, the parking arrangements, buffering, landscaping, and open space being provided on the site.

There being no further presentation from the applicant Mr. Ballentine called for anyone else wishing to speak.

There being none, Mr. Ballentine asked if there were any questions.

Mr. Young asked the applicant to explain the nature of a ropes course.

Mr. Thompson explained that a ropes course is an elevated course made of ropes where one is strapped in a harness and has to navigate various obstacles.

Mr. Harbin asked what safety measures were being employed at the facility and if there were safety or first aid stations provided.

Mr. Thompson stated that all the latest safety measures and procedures and equipment were being provided and that all staff will be specifically trained according to their assigned station or responsibilities at the facility.

Mr. Ballentine asked about the height of the facility and if the local fire departments would be able to serve a facility of the height being proposed.

Mr. Martin stated that they have reached out to the local fire department which would be serving the facility, Dacusville VFD, and they have reviewed the proposal; that due to a mutual aid agreement that all county fire departments have, the Easley Fire Department would assist in any issue at the facility; that the Easley Fire Department has ladder trucks and other equipment that could provide service to the proposed building if needed; that the building will also be sprinkled.

Mr. Watson asked about the ADA accessibility of the facility.

Mr. Martin answered that there were several proposed handicapped ramps, observation decks, and paths at the facility and on the property and that all proposed activities would be fully handicapped accessible; that by the nature of some activities, all activities would not be accessible to all but an effort is being made to ensure most would be accessible.

There being no further discussion or questions, Mr. Ballentine called for any opposition. There being none, Mr. Ballentine closed the public hearing portion of the meeting.

With the public hearing closed, Mr. Ballentine asked for any additional comments, questions, or discussion.

There being none, Mr. Ballentine called for a motion.

Mr. Young motioned that the proposed use be approved. Mr. Watson seconded the motion. Motion passed unanimously.

### ***Commissioners and Staff Discussion***

There were no additional items to discuss

### ***Adjourn***

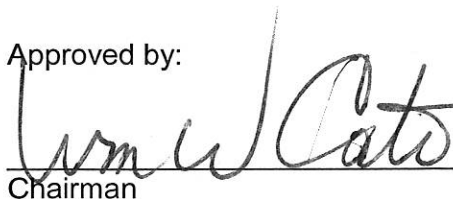
There being no additional matters to be taken up by the Commission, Mr. Young motioned for the meeting to be adjourned. Motion was seconded by Mr. Nation. Meeting was adjourned at 7:02pm.

Submitted by:

  
Secretary

11/13/17  
Date

Approved by:

  
Chairman

11/13/2017  
Date