

PICKENS COUNTY PLANNING COMMISSION

SPECIAL CALLED MEETING

MINUTES

of

March 13, 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:

Bill Cato, Chairman
Bobby Ballentine
Moseley Hamilton
Terry Nation
Bob Young

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Cato called the meeting to order at 6:30pm.

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

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

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the February 23, 2017 meeting. Mr. Hamilton motioned to approve the minutes as written. Mr. Ballentine seconded the motion. The motion passed unanimously.

Public Comments

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

There were no comments offered.

Public Hearings

Mr. Cato briefly reviewed the public hearing procedures.

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

- 1. SD-17-003 Harborside S/D, 111 Lot Residential Development located on Gap Hill Road, Six Mile. The proposed development is located on approximately 242 acres. The property owner is GHE Acquisitions, LLC and GHW Acquisitions, LLC and the applicant is Lakewood Capital Group. TMS# 4140-00-00-3408**

Mr. Earl Sullivan with Lakewood Capital Group, appeared before the Commission and gave an overview of his proposed project; that the project is a lakeside development and will consist of no more than 111 total lots developed in two separate projects, one project being approximately 44 lots and the other project being approximately 67 lots; that the total tract is 242 acres; that the smallest proposed lot is 1.00 acre in size with the average lot size approximately 2.00 acres in size; that the anticipated project completion is by the end of 2017.

Mr. Cato asked if anyone was present to speak in opposition.

Several members of the public were in attendance; Tom Smith and Ross (RD) Morrison, appeared before the Commission either in opposition or to ask questions.

Mr. Tom Smith asked if preliminary plans are available for the project; that they have not seen what was being proposed; that he was concerned with the access locations and questioned if a traffic study was conducted for the project; that a 240 lot development is currently under development on property across the road and that this proposed project may make traffic on Gap Hill Road worse.

Mr. Sullivan addressed Mr. Smith's concerns directly; that preliminary plans have not yet been drafted other than what was required for the application for land use approval; that there will be two separate access points, one for each of the proposed projects (Mr. Sullivan and Mr. Smith looked over the plans).

Mr. R.D. Morrison stated that he had sold the project developer property for access but was inquiring on when the two projects would be built.

Mr. Sullivan stated that the project to the west, or the furthest down Gap Hill Road, would be constructed first; however, that both projects could potentially be under construction at some point at the same time.

Mr. Cato asked if there were any further questions or comments.

Mr. Hamilton asked if the roads would have curb and gutter and who would maintain them.

Mr. Sullivan stated that the roads would not have curb and gutter as allowed by the county requirements and that the roads would be privately maintained and the two projects would be gated.

Mr. Nation asked what was being proposed for the setbacks in the development.

Mr. Sullivan stated that the lots would have the minimums as required by the county.

Mr. Ballentine asked what the plans for water were.

Mr. Sullivan stated that they were currently working with Six Mile water to determine the best course for the provision for water; that their desire was to have public water available to both projects but it may work out that public water may be provided to the project closest to Six Mile's service lines and the project further down Gap Hill Road will be served by individual wells.

Mr. Cato asked if anyone else wished to speak or if the applicant had any needed rebuttal.

There being no further questions or comments, Mr. Cato closed the public hearing.

Mr. Ballentine motioned that the land use request be approved. The motion was seconded by Mr. Young. Motion passed unanimously.

Mr. Cato called for and opened the next public hearing item.

**2. LU-17-001 Proposed Kennel on approximately 5.6 acres located at 391 Adger Road, Easley. Applicant is Harold Thomas Jaudon, Jr.
TMS# 5018-14-43-6637**

Mr. Hal Jaudon appeared before the Commission to answer any questions they may have and to provide background on his family's request. Mr. Jaudon stated that his family raises Collies for extra income; that his wife does not work in order to home school their children; that they would like approval to continue to operate the kennel they established not knowing that county approval was required first; that he has signatures from all his neighbors supporting their request (signatures were presented and made part of the application file).

Mr. Cato asked if anyone was present to speak in opposition.

There being none, Mr. Cato asked if there were any questions for the applicant.

Mr. Ballentine asked how many breeding stock does the kennel currently have and what the future goal for the operation was.

Mr. Jaudon stated that they currently have 4 dogs but the goal is to have 8 to 10 adult dogs; that to meet his goal, they would need to expand the foot print of the kennel to provide extra runs, structures, and space; that the property to rear of their home would have to be cleared and graded to allow for any expansion of the kennel.

Mr. Hamilton asked Mr. Jaudon if he had read the proposed conditions by staff and if he understood them; that as the conditions were written, any expansion of the kennel would have to come back to the Planning Commission.

Mr. Jaudon stated that he did receive a copy of the conditions and that he did have a few questions.

Mr. Brink explained the rational for the proposed conditions; that these were simply recommendations based on the materials submitted with the application and that additional information received this evening would necessitate modification, if that was the pleasure of the Commission.

Commissioners and the applicant continued to discuss the recommended conditions and the impact on future expansion they may have.

There being no further questions, Mr. Cato closed the public hearing.

Mr. Ballentine motioned that the land use request be approved, with the conditions as recommended by staff. Those conditions being:

1. *Limit the kennel to a breeding stock of no more than 4 animals.*
2. *Breeding stock shall be limited to domesticated dogs and/or cats.*
3. *Parcel on which the kennel is located (as subject to this land use request) shall not be further subdivided.*
4. *The kennel facility shall be sized and located according to the submitted site plan.*
5. *Any change to the operation which increases the number of breeding stock, size, and location shall require re-submittal to the Planning Commission for review.*

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

Mr. Cato called for and opened the last public hearing.

3. SDV-17-001 Tony Aiken requesting a variance from the Pickens County Development Standards regarding the division of property into less than 0.50 acres in size. Property is located at 2127 Ireland Road, Pickens. TMS# 5101-00-70-3126

Mr. Tony Aiken appeared before the Commission to explain his request for a variance from the subdivision requirements regarding minimum lot size; that he had purchased the property approximately 10 years ago directly from the property owner; that he has now paid off his owner financed loan and wishes to get the property officially in his name; that when the property was sold, no plat was drawn up and recorded; that the agreement was to purchase the tract as shown on the plat he was requesting a variance on.

Mr. Gene Hill, neighbor, appeared before the Commission in support of Mr. Aiken; that it was his dad that sold Mr., Aiken the property, that the boundary of the tract being sold was drawn according to an existing fence line on the property; that if the lot was drawn according to the minimum county requirements, the separating property line would be on his front porch.

There being no further comments and no one else present to speak either for or against the request, Mr. Cato asked if any members of the Commission had any questions.

Mr. Ballentine asked if Mr. Aiken was familiar with the proposed conditions by staff and what was the additional mobile home located on the property used for.

Mr. Aiken stated that he did not want to get rid of the mobile home; that that was used for storage only and that it did not have any power of water connected to it.

Mr. Ballentine asked if he was alright with the mobile home never being made habitable or used as a residence.

Mr. Aiken stated that it is so far gone and that there is nothing left inside of it that would allow it to ever be used as a residence again.

There being no further questions or comments, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that the variance be granted, with two conditions. Those conditions being:

1. *The surveyor of record must show on a plat, with that plat to be recorded, acreage calculations for both the area outside of any road right-of-way and the total area including the portion of the lot included within the road right-of-way.*

2. *The manufactured home currently being used for storage must be rendered uninhabitable as a residence; all plumbing and kitchen facilities must be removed from the structure.*

Mr. Young seconded the motion. The motion passed unanimously.

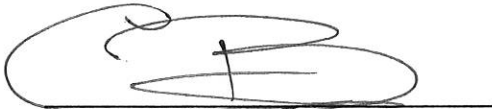
Commissioners and Staff Discussion

There were no additional items discussed.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Cato. Meeting was adjourned at 7:35pm.

Submitted by:


Secretary

5/8/17
Date

Approved by:


Chairman

6/12/2017
Date