

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 11th, 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
Bob Young
Terry Nation
Moseley Hamilton
Michael Watson
Brandon Harbin

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Cato, the Presiding Official, called the meeting to order at 6:32 p.m.

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.

Mr. Cato welcomed the newest member of the Commission, Mr. Harbin.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the July 10, 2017 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Nation 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 that will be followed.

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

- 1. SD-17-006 Carolina Preserve Group, proposed 132 Lot, Conventional Residential Development located on Freeman Bridge Road, Dacusville. The proposed development is located on approximately 244 acres. The applicant is Carolina Preserve Group, LLC and the property owner of record is Freeman Bridge Holdings, LLC.
TMS# 5135-00-77-2454, 5135-00-69-6671, 5135-00-67-0668**

Mr. Lucas Anthony, applicant, appeared before the members of the Commission and presented his group's proposal; that his group was hired by the property owner to evaluate the property, manage it, and to draft a plan to maximize the use of the property; that a forester and environmental engineer were hired to help in this effort; that they have drafted a plan to develop an agriculturally centered, authentic living community.

Mr. Anthony explained the concept that they are proposing; that the development will utilize common agricultural areas and other common areas for the use of the residents; that the project will also have family campsite and gathering areas and trails.

Mr. Jim Wood addressed the Commission and asked for the developer to dispel rumors that were floating around in the community; that Jim Anthony had purchased the property and that this was going to be a doomsday development where sites would be rented or sold and developed to protect the residents; that he wanted to know the truth about what was going to be developed; how large the lots would be and how many lots were being developed.

Mr. Ballentine asked specifics regarding the total amount of the property being developed, including the total wetlands, open space, community, and agricultural; that more definitive answers were needed if these areas were to be placed in a conservation easement.

Mr. Anthony explained that the wetlands were not initially counted in the total open space; that this area would be counted separately but none the less protected; that the common areas, stream buffers, and agricultural areas would actually be considered open space; that all areas would be for the use of the residents. Mr. Anthony stated that he would get more definitive answers regarding the size of open spaces, wetlands, agricultural areas, etc.

Mr. Cato asked Mr. Anthony to explain the agricultural areas and if the residents would be using these areas.

Mr. Anthony explained that yes, some of the property owners would be utilizing the agricultural areas separately from any areas on their own particular lots; that there may be small gardens on individual lots but the agricultural areas could be devoted to larger operations or co-op type agricultural uses.

Mr. Nation asked what the minimum home sizes proposed was.

Mr. Anthony stated that the average home size would be approximately 2,200 square feet however some sizes could be somewhat different from that utilizing a "right size" concept where some home sizes would be tailored to how the property is being used; for instance, some home

space could be utilized in loft areas of barns, small cabins on a more development friendly concept.

Mr. Watson asked about parking on streets.

Mr. Anthony stated that their covenants would disallow parking on streets; that the lot sizes proposed should allow all vehicles to be parked on the respective property.

Mr. Watson also asked for the applicant to explain the use and nature of the conservancy areas.

Mr. Anthony stated that these areas were being set aside for hunting areas, camping, wildlife viewing.

Mr. Cato asked the applicant to explain the use of the common areas.

Mr. Anthony stated that these areas would be for neighborhood barns, wildlife corridors, trails.

Mr. Nation asked the applicant to dispel the doomsday community concern of Mr. Wood and what type of live stock would be allowed.

Mr. Anthony stated that the project would be developed with sustainability in mind; that some homesties could be "off-grid" if the owner desired; that there would be power, phone, and internet provided within the project; that the property doesn't lend itself to a large-scale livestock operation; that there may be chickens, goats, show cows, and other animals to demonstrate where food and other products come from.

There being no additional comments from the applicant and no one else speaking in opposition, Mr. Cato closed the public hearing.

There being no additional questions or comments, Mr. Cato called for a motion.

Mr. Ballentine motioned that the project be approved, with conditions. The conditions being:

1. *Project limited to 132 lots (building lots)*
2. *Project must provide a minimum of 25% Open Space that must be placed in a Conservation Easement.*

The motion was seconded by Mr. Hamilton. Motion passed unanimously.

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

2. **SD-17-007 Keowee Mountain, Inc., proposed 19 lot addition/phase to the existing residential development known as Keowee Mountain. The development is located on SC Hwy 133 in Sunset. The applicant is Keowee Mountain, LLC and the property owner of record is KM Mountain Top, LLC.
TMS# 4152-00-00-4499**

Mr. Chris Galloway, on behalf of the applicant, Mr. Richard Sepler, appeared before the Commission. Mr. Galloway presented this proposal as a 19 lot addition to the Keowee Mountain project; that this was originally approved in 2013 but due to the economy at the time, this phase was never developed; that the approval of this phase expired in 2015, requiring reconsideration by the Commission; that this proposal, minus a few lots, was the same as what was approved in 2013.

There being no additional questions or anyone wishing to speak in opposition, Mr. Cato closed the public hearing and opened the floor to questions.

Mr. Ballentine asked the applicant to verify for the record that this was exactly the same that was approved in 2013.

Mr. Galloway explained that, minus two lots fronting off an external road, this was exactly the same.

Mr. Ballentine asked the applicant to clarify the .38 acre easement shown between lots 7 and 8.

Mr. Galloway was not sure of the nature of that small strip but clarified that it was not to be considered a buildable parcel; that there may be a property swap between the two parcels or even some type of access easement, he was not sure.

There being no additional questions, Mr. Cato called for a motion.

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

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

3. UDSO Text Amendment to Article 11, Section 1105 as it pertains to Flood Damage Prevention.

Mr. Brink presented these text amendments to the Commission and explained that these are recommended changes presented to staff from the SC Department of Natural Resources, who manage the flood protection resources and Community Rating System (CRS) program for the State; that SCDNR established a model ordinance for all jurisdictions in the state to use in order to comply with the standards of the CRS and national flood program; that these changes were part of the recently approved State model ordinance.

There were no comments or questions.

Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that these changes be recommended to County Council for adoption. Mr. Watson seconded the motion. Motion passed unanimously

New Business

Amendments to the Public Hearing procedures

Mr. Brink presented these proposed changes to the adopted Public Hearing procedures and explained the nature of the proposed changes; that the intent of the changes were not to restrict the ability of the Commission Chairman to conduct public hearings and conduct the business of the Commission, however, as planning director, he feels strongly that for a planning program to be beneficial to the public and ultimately to Council, opportunities must be afforded to all citizens to participate in that program; that by eliminating the restriction on the total number of citizens allowed to speak during a public hearing and solely establishing a total allotment of time or allotment of individual times, the public would not feel disenfranchised from the process; that one additional change that needed to be made was providing an opportunity of an adjacent property owner to speak, regardless of any time restrictions placed during the hearing.

Members of the Commission and staff debated the necessity of the changes. Staff felt strongly these changes were needed and proper.

Mr. Ballentine motioned that the changes be made. Mr. Nation seconded the motion. The motion passed unanimously.

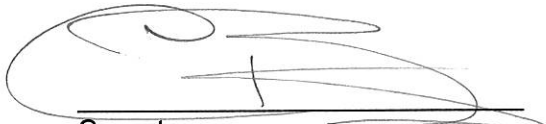
Commissioners and Staff Discussion

There were no additional items to discuss

Adjourn


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

Submitted by:


Secretary

10/9/17
Date

Approved by:


Chairman

10/9/2017
Date

PICKENS COUNTY PLANNING COMMISSION
PUBLIC HEARING PROCEDURES

For Items Requiring Public Hearings before the Planning Commission

Prior to the convening of the public hearing, the Presiding Official will review, or cause to be reviewed, for those present, the operating procedures for public hearings. All public hearings held by the Planning Commission will be conducted according to these procedures.

- All persons wishing to speak as a proponent or opponent of an application/proposal must first sign in with Planning Staff, designating which public hearing item they wish to address and their position (for or against). At the appropriate time, the Presiding Official will call for the proponents and opponents in the order signed in. For those persons not signed in, the Presiding Official will call for final comments prior to applicant rebuttal. If time permits, additional comments will be considered.
- No person in attendance is to speak unless first formally recognized by the Presiding Official. Upon rising to speak, each person recognized is to state his name or her name and home address. The Presiding Official may place reasonable limits on the time allowed for those wishing to speak either for or against a proposal and on the total time allowed for presentation of and opposition to the proposal; with the goal of providing everyone present an opportunity to speak.
- No less than 10 minutes is to be provided for all of those individuals speaking in support of an application (including the applicant's presentation) and no less than 10 minutes is to be provided for all those individuals speaking against; unless such proponents or opponents take less time than the minimum allotted time allowance.
- Every member of the general public shall be afforded an opportunity to speak during a public hearing; however, such time shall be limited at the discretion of the presiding official. An adjoining property owner shall be given an opportunity to speak, regardless of any time restriction imposed.
- The members of the Planning Commission may ask questions at any time of the applicant, proponents, or opponents. Time devoted to such questions and answers will not be counted against any time limitations that have been imposed. The public may only ask questions of the Commission during the respective 10-minute appropriation; the applicant nor anyone else speaking at the public hearing is to be cross-examined by the public. **ALL QUESTIONS MUST BE DIRECTED TO THE COMMISSION.**

Procedures – Order of Public Hearings

1. The Chair, or an appointed designee who will act as the Presiding Official, will convene the public hearing at the scheduled time and place.
2. The Presiding Official will call for each application/request to be presented.
3. The applicant, or his/her representative, will be allowed to speak first in order to present the application to the Commission. Others in support of the application, if time permits, will then be allowed to speak. If support in written form has been received by Planning Staff, this will be entered into the official record at this time.
4. Those individuals in opposition will then have an opportunity to address the Planning Commission. If opposition in written form has been received by Planning Staff, this will be entered into the official record at this time.

5. If warranted, the applicant may then be allowed up to three (3) minutes for rebuttal. Such rebuttal must be limited to points or issues raised by opponents to the application.
6. When proponents and opponents of the application have been heard, and the applicant has completed his rebuttal, the public hearing on that item is closed and no further material or comments may be presented unless requested by the Planning Commission Chair.
7. Action by the Planning Commission – the Planning Commission may approve the application, approve the application with modifications or conditions, deny the application, table the decision until a later designated date, or allow withdrawal of the application if so requested by the applicant.

An action agenda and minutes of the Planning Commission Public Hearing will be drafted and submitted for approval at the next regularly scheduled meeting. Documents and Minutes of all public hearings are kept by the Pickens County Planning Department and are available for review during regular business hours.

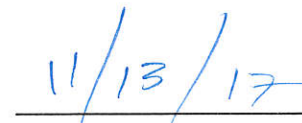
These *Pickens County Planning Commission Public Hearing Procedures* were duly adopted by the Pickens County Planning Commission on September 11, 2017.


Chair, Pickens County Planning Commission


Date

Attested By:


Director, Dept. of Community Development
Secretary of the Commission


Date

Commissioners

Bill Cato Chairman
Robert Ballentine, Vice-Chairman
Terry Nation
Moseley Hamilton
Brandon Harbin
Bob Young
Michael Watson