

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 12, 2018

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, 2018 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:

Robert Ballentine, Vice-Chair
Terry Nation
Bob Young
Moseley Hamilton
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 January 8, 2018 meeting. Mr. Hamilton motioned to approve the minutes as written. Mr. Nation 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 members of the public in attendance.

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 case to be heard.

- 1. LU-18-002 Land Use approval for a Large Scale Project – Outdoor Recreational Facility Greater than 1.00 acre and a Recreational Vehicle Park and Campground located on Pike Road, Central. Applicant and owners of record are Steve and Paula Peckham.
TMS# 4055-10-46-5443, 4055-10-46-8489**

Ms. Steve Peckham, applicant and property owner, appeared before the Commission and presented his request; that his wife and him propose to develop an event center/outdoor venue with amphitheater and both covered/enclosed and open air meeting and banquet spaces and an RV/Campground with approximately 30 rental cabins. Mr. Peckham stated that in addition to the proposed uses, he and his wife as well as his children would be constructing their primary residences on the site, but on separate tracts; that the project would be nestled within the existing topography of the site; that the event center would be sited to the rear, or lakeside, of the property and the cabins would be located on the site closer to Pike Road; that some thought, design, and research was conducted so that they develop the site and the center to be mindful of the area by keeping all of the existing vegetation and siting the uses appropriately and meet a need that exist; that the overall build out could take up to 20 years.

There being no additional presentation by the applicant, Mr. Ballentine opened the floor for anyone that wished to speak in favor of the request.

There being no one present wishing to speak in favor of the request, Mr. Ballentine opened the floor to those wishing to speak in opposition to the request.

Mr. Walt Castro, a nearby neighbor residing in the Falling Springs neighborhood, appeared before the Commission with questions regarding the proposed project; his primary questions/concern regarded the clientele of the proposed event center; that he was concerned with opening the facility up to fraternities/sororities from nearby Clemson; that the property could be strewn with beer bottles and beer cans; that there could be loud music; that the project could bring in a lot of traffic and cars.

Mr. Peckham addressed many of Mr. Castro's questions; that the facility would not be open late at night with a pretty early closing; that any trash generated would be picked up; that any noise generated on site would be minimal because of the topography of the property.

Mr. Castro also asked what size and type of cabins would be constructed and how would traffic control be handled.

Mr. Peckham stated that the cabins would be small, 1 bedroom cabins with a kitchen and bath.

There being no additional comments from the opposition and all questions were addressed by the applicant, Mr. Ballentine closed the public hearing.

Mr. Watson stated that he had no problem with the proposed use of the property; however he was concerned with the traffic and potential of adding 150 cars to Pike Road when they leave the property; that he would be interested in adding requirements for policing or security when there is a large function at the event center.

Mr. Hamilton motioned that the application and proposed use be approved with conditions. The conditions being:

1. *Buffering consideration for existing vegetation to be allowed for the uses proposed under the RV Park and Campground standards. The buffer width enumerated in the applicable standards shall not be varied. All other buffer requirements applicable to the proposed uses shall apply accordingly; unless varied by the Board of Appeals.*
2. *The proposed uses (Large Scale Project – Outdoor Venue and RV Park and Campground – Rental Cabins) must be separated from all other uses on the property as a single parcel; a plat showing this separation must be duly approved and recorded. The proposed single-family uses, and associated accessory structures, may not be on the same platted tract as the commercial uses. Lot sizes for the single-family uses must be maintained according to the standards outlined in the appropriate sections of the UDSO.*

Mr. Watson seconded the motion.

Mr. Harbin motioned that the original motion be amended to include the following condition to the motion to approve:

Approval is granted only to the current owner of record. If the property/project is sold, a new approval of the Planning Commission must be sought by the new ownership entity.

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

Mr. Watson motioned that the original motion, as amended, be further amended to add the following condition:

If more than 100 vehicles are present, or anticipated to be present, on the property/project during the course of facility/project operation, the property owner must provide private security and traffic control.

Mr. Hamilton seconded the motion. The motion to amend passed unanimously.

Mr. Ballentine called for a vote on the original motion, as further amended. The motion to approve the request with the stated conditions passed unanimously.

The attached conditions to the above approved request are:

1. *Buffering consideration for existing vegetation to be allowed for the uses proposed under the RV Park and Campground standards. The buffer width enumerated in the applicable standards shall not be varied. All other buffer requirements applicable to the proposed uses shall apply accordingly; unless varied by the Board of Appeals.*
2. *The proposed uses (Large Scale Project – Outdoor Venue and RV Park and Campground – Rental Cabins) must be separated from all other uses on the property as a single parcel; a plat showing this separation must be duly approved and recorded. The proposed single-family uses, and associated accessory structures, may not be on the same platted tract as the commercial uses. Lot sizes for the single-family uses must be maintained according to the standards outlined in the appropriate sections of the UDSO.*

3. *Approval is granted only to the current owner of record. If the property/project is sold, a new approval of the Planning Commission must be sought by the new ownership entity.*
4. *If more than 100 vehicles are present, or anticipated to be present, on the property/project during the course of facility/project operation, the property owner must provide private security and traffic control.*

Mr. Ballentine called for the next public hearing.

2. **LU-18-003 Land Use approval for a Large Scale Project – Commercial/Retail (capable of generating more than 1,000 average daily vehicle trips) located on Walhalla Highway (SC 183) and Old Keowee Church Road. Applicant and owner of record is Jarrett Jernigan, Century Landscaping. TMS# 4049-00-66-9058, TMS# 4049-00-66-8815**

Mr. Jarrett Jernigan, applicant and property owner, appeared before the Commission and gave a very brief overview of his request; that he is proposing to develop the property in question with one larger retail space able to accommodate a small grocery store or pharmacy and several smaller spaces suitable for restaurants or retail.

Mr. Harbin asked if they had been in contact with any potential franchisees for the project.

Mr. Jernigan stated that they had been in direct contact with some and that they are waiting for a positive outcome before the Commission before they move forward with those discussions.

Mr. Nation asked if financing has been secured for the project.

Mr. Jernigan stated that some financing had been secured; that they are currently deciding if they would hire someone to develop the project or perhaps build the site themselves and open up their own business; such as building and operating the grocery store.

Mr. Watson asked about the overall size of the project; that it appears more of the property is being used than is shown on the application and that the overall site is much larger than the 8 acres as described.

Mr. Jernigan stated that some additional property would be utilized for such things as stormwater ponds or runoff; that the main development would be limited to what was listed in the application material.

There being no additional question, comments, or presentation, Mr. Ballentine opened the floor for anyone wishing to speak in favor of request.

There being no one wishing to speak in favor of the request, the floor was opened for those wishing to speak in opposition.

Mr. Tom Smith, a close neighbor of the proposed project, appeared before the Commission and stated that he was happy to see something being developed and coming to the area. However, he had some concerns that he wished to bring to the attention of the Commission.

Mr. Smith asked if any permits had been issued for the site covering the land disturbance that was ongoing and if the site was in compliance with county ordinances in that regard.

Mr. Brink stated that, currently, the property is under enforcement action and a stop work order for the disturbance that has taken place and that no permits had been issued for same.

Mr. Smith further asked about plans for sewer in the area.

The applicant, Mr. Jernigan, stated that the project would be served by individual, on-site septic systems.

Mr. Smith asked how many driveways cuts were proposed and if any traffic studies had been conducted for the proposed project.

Mr. Brink stated that no traffic study had been conducted; that ordinances do not require such studies; that staff has proposed as a condition of approval, a study be conducted.

There being no further discussion or rebuttal from the applicant, Mr. Ballentine closed the public hearing.

Mr. Watson motioned that the request be tabled until such time that final plans have been submitted to the Commission showing location and sizes of all buildings being constructed.

The motion was seconded by Mr. Nation. The motion passed 5 in favor (Watson, Nation, Ballentine, Young, Moseley) and 1 opposed (Harbin).

Mr. Brink brought to the attention of the commission that applicants typically need some assurance from the Planning Commission, as is being sought tonight, that the project in concept is approved before the expense of drafting final plans is made; that plans are typically drawn up by the developer and reviewed by staff prior to permitting.

Mr. Harbin asked if the action could be reconsidered.

Mr. Brink stated that the action could be revisited at any time prior to finagling of the minutes of the meeting.

Mr. Harbin motioned that the action taken on the request be reconsidered. Mr. Watson seconded the motion. The motion to reconsider the request passed unanimously.

Mr. Ballentine asked staff to present their report and recommendations to the Commission.

Staff presented the recommendation as requested.

Mr. Watson motioned that the request be approved with the staff recommended conditions. The conditions being:

1. *In order to mitigate the already occurred, non-permitted land disturbance on the subject tracts, the owner and/or project developer must submit to the Stormwater Manager, within 30 days from the date of Planning Commission action, plans for the land disturbance that has already occurred and install all best management practices as required by the Stormwater Manager or her staff.*
2. *Prior to the submittal of any application/plans for permits for the project (stormwater and development permit), other than as mitigation referenced above, the developer must submit to Planning staff, a Traffic Impact Analysis for the proposed project. This TIA must be performed by a licensed engineer proficient in traffic engineer/planning and conducted according to the guidelines established for such analysis by the Institute of Traffic Engineers (ITE). At a minimum, this analysis must look at and fully study the intersection of SC 183 and SC 133, the intersection of Old Keowee*

Church Road and SC 183, and the proposed project entrances from and onto SC 183.

3. *In concert and concurrence with both SCDOT and the County Engineer, the intersection of SC 183 and Old Keowee Church Road and the project entrances from SC 183 must be improved to include, at a minimum, left and right hand turn lanes. The project developer must coordinate with the County Engineer and SCDOT to secure the proper permits prior to the issuance of any development permit for the project. Any required improvements must be made and installed prior to the issuance of the Certificate of Site Completion.*
4. *Approval is based on the conceptual plans submitted with the Land Use Application and reviewed by the Planning Commission. Any substantial changes to what has been reviewed by this Commission must be sent back for review as a change in conditions of this land use permit action.*

Mr. Nation seconded the motion. Motion passed unanimously.


Commissioners and Staff Discussion

There were no additional items to discuss

Adjourn

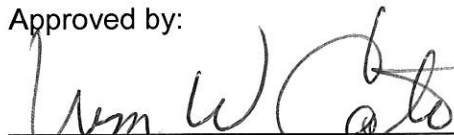
There being no additional matters to be taken up by the Commission, Mr. Young motioned for the meeting to be adjourned. Motion was seconded by Mr. Nation. Meeting was adjourned at 6:35 pm.

Submitted by:


Secretary

5/14/18
Date

Approved by:


Chairman

May 14, 2018
Date