

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 14, 2018

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Auditorium

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:

Bill Cato, Chairman
Robert Ballentine
Bob Young
Moseley Hamilton
Michael Watson
Brandon Harbin

STAFF PRESENT:

Ray Holliday, County Planner

Welcome and Call to Order

Mr. Cato, the Presiding Official, called the meeting to order at 6:30 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.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the special called meeting of March 1, 2018. Mr. Ballentine motioned to approve the minutes as written. Mr. Young seconded the motion. The motion passed unanimously.

Mr. Cato called for a motion regarding the minutes of the March 12, 2018 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Harbin 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 members of the public in attendance.

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 case to be heard.

- 1. LU-18-0004 Land Use approval for a Kennel located at 282 Ambler School Road, Marietta. Applicants are Greg and Alexis Thomas. Owner of record is Greg Thomas. TMS# 5104-00-76-3033**

Mr. Gregory Thomas, property owner, briefly addressed the members of the Commission and gave a very brief overview of the project; that his son, Jason Dutton, will be running the facility to train rescue and law enforcement animals.

Jason Dutton appeared before the Commission and also gave an overview of his project; that he trains K9s for a wide variety of uses, such as law enforcement, search and rescue; that his facility will house no more than 6 animals at any one time; that a portion of the proposed building will be classroom space for training and education; that the goal of his business to provide a training facility in Pickens County rather than local agencies having to travel to Greenville.

Mr. Dutton provided a letter of support from an adjacent property owner.

Members of the Commission asked various questions of the applicant regarding the operation of the facility, training practices, on-site boarding.

There being no additional presentation by the applicant, Mr. Cato 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. Cato opened the floor to those wishing to speak in opposition to the request.

No one spoke in opposition.

There being no further discussion, Mr. Cato called for a motion.

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

- 1. The housing and boarding of breeding stock and the breeding of dogs shall be prohibited.*
- 2. The kennel facility shall be sized and located according to the submitted site plan.*
- 3. Any change to the operation which increases the size of the facility and/or changes its location in such a way that decreases its distance to adjacent residential uses and increases the number of dogs boarded to greater than 6 dogs, shall require re-submittal to the Planning Commission for review.*
- 4. The kennel facility shall not be open to and/or used by the general public for the boarding of animals for remuneration.*

Mr. Hamilton seconded the motion. Motion passed unanimously.

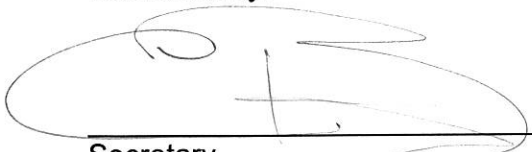
Commissioners and Staff Discussion

There were no additional items to discuss

Adjourn


There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. Motion was seconded by Mr. Harbin. Meeting was adjourned at 6:45 pm.

Submitted by:


Secretary

6/11/18
Date

Approved by:


Chairman

June 11, 2018
Date