

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 14, 2019

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, 2019 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
Terry Nation
Bob Young
Bobby Ballentine
Moseley Hamilton
Michael Watson

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 6:30 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 August 12, 2019 meeting. Mr. Hamilton motioned to approve the minutes as submitted. Mr. Ballentine seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or wished to speak.

Public Hearings

Mr. Cato reviewed the public hearing procedures that will be followed.

Mr. Cato opened the public hearing portion of the meeting.

Mr. Cato announced that agenda item #4, LU-19-0005, on a request of the applicant, is being moved to the November 11th, 2019 meeting.

Mr. Cato called for the first case to be heard.

- 1. SDV-19-0006 Gina A. Johnson requesting a subdivision variance from the Pickens County development standards regarding the division of property on a non-conforming private residential access. The subject tract is located on Bert Mae Lane, Pickens. The property owners of record are Gina A. Johnson, Susan Rich, and Chad James.
TMS# 4192-09-06-0386**

Ms. Gina Johnson appeared before the Commission and presented her subdivision variance request; that herself, along with the other owners of the tract, have a prospective buyer for a portion of the property located on Bert Mae; that in order to be allowed to subdivide a small 2.00 acre piece, since it is located on a private road, she must first get Planning Commission approval to do so; that letters of support have been submitted from the landowners that will be adjacent to the new tract.

Mr. Cato briefly went over some of the items that are required for all private access; the road must be named and there must be a maintenance agreement for the road and that maintenance agreement must be recorded with the county.

Ms. Johnson stated that drafting a maintenance agreement and having everyone agree to it was doable.

Mr. Cato asked if there were any questions.

Mr. Ballentine asked Ms. Johnson how soon she would be taking action if the variance is approved.

Ms. Johnson stated that they would like to move on the dividing the property and closing on the sale as soon as possible, but absolutely by the first of next year.

Mr. Cato called on anyone who wished to speak in opposition.

Mr. Jason Cassell spoke in opposition; that the private drive is located on his property; that he was not aware of the maintenance agreement requirement but would be interested in participating in one or being a part of one; that he has been on the property for over five years and he was not aware of the requirement; that he has put in countless monies and time in maintaining the road; if the maintenance agreement would stipulate who would be responsible for maintenance and if it would be equally shared; that they had initially drafted a maintenance agreement a few years ago but never followed through with having it signed.

Mr. Hamilton stated that a maintenance agreement would protect all who utilize the road.

Mr. Cato re-read the language from the UDSO related to maintenance agreement requirements.

Discussion continued relative to a maintenance agreement and who is and has been participating in maintenance of the private road.

Mr. Cato called for any additional comments. There being none, Mr. Cato closed the public hearing for this case and called for a motion or additional questions from the Commission.

Mr. Ballentine motioned that the request be approved with the following conditions:

1. *The maintenance of the shared driveway must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.*
2. *The following plat certification shall be placed upon every plat for every lot utilizing a shared driveway (in this case it would only apply to any new lot utilizing the existing drive):*

"The shared driveway and associated easement or right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and right-of-ways shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."

Mr. Nation seconded the motion to approve. The motion passed unanimously.

Mr. Cato called for the next two public hearings; that they would be discussed together but action would be taken separately.

1. **LU-19-0004 Danny Youngblood requesting Land Use approval for a 65 unit, Single Family Attached/Townhouse Development. The subject property is located on Chapman Hill Road, Central. The property owners of record are KN Associates of Seneca and Youngblood Land Company.
TMS# 4064-00-65-6627, 4046-00-52-8903**
2. **SD-19-0005 Danny Youngblood requesting Subdivision Land Use approval for a 134 lot, Single Family Residential Open Space Development. The subject property is located on Chapman Hill Road, Central. The property owners of record are KN Associates of Seneca and Youngblood Land Company.
TMS# 4064-00-64-6627, 4064-00-54-8291, 4064-00-52-8903**

Mr. Danny Youngblood, owner and applicant, and Mr. Derrek Pulley, engineer, appeared before the Commission and gave a detailed presentation of their requests; that in total, there will be 199 total residential units on the 181 acre project with approximately 1.85 miles of road that will be turned over to the county for maintenance; that there will be 65 townhomes located on approximately 38 acres and 134 single-family homes located on the balance of approximately 141 acres; that the single-family project is being developed as an "open space" project; that City of Clemson would be supplying water and Pickens County would be supplying the sewer; that they are targeting a look and feel similar to Patrick Square.

Mr. Ballentine asked about the lot sizes and potential price point for the various home types.

Mr. Youngblood stated that the lot sizes and pricing would be comparable with what is offered in Patrick Square; that the village lots, or the lots along the main entrance, would have alley access and range anywhere from \$400k to \$600k with approximately 1,800 to 2,000 square feet; that the estate lots would be 2,000 square feet plus in size and the townhomes would start

at approximately \$250k; that they are still working on their research and marketing targets and have not yet finalized the product offerings.

Mr. Hamilton asked if the homes would be spec homes or custom built.

Mr. Youngblood stated that they have a single builder signed on for the townhomes and cottages/village section and that the larger estate lot homes would be custom homes built by a select group of approved builders.

Mr. Ballentine asked staff to provide an overview of the traffic study that was submitted.

Mr. Brink stated that for the projects being considered, a traffic impact analysis was not required but it was encouraged in this instance due to the potential impact to the neighboring municipality, the City of Clemson; that several conclusions and recommendations were made by the traffic engineer completing the study; that these conclusions and recommendations related to the overall condition of Chapman Hill Road, the lack of a uniform speed limit and ensuring entrance locations were placed according to an agreed upon overall limit, and the potential need for some additional turn lanes from Issaqueena Trail onto Chapman Hill Road; that the staff has made several recommendations based upon the recommendations of the traffic engineer.

Mr. Brink stated that a copy of the study, as well as the two applications, was provided to the City of Clemson for comment; that no comments were received.

The applicant, staff, and members of the Planning Commission discussed these recommendations and the conclusions made by the engineer.

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

Mr. Cato asked if there was anyone present to speak in favor of the request or to speak in opposition. There were no further questions or comments.

Mr. Cato closed the public hearing and called for a motion on LU-19-0004.

Mr. Ballentine motioned that the townhouse development be approve with conditions. The conditions being:

- 1. In consultation and coordination with the City of Clemson and Pickens County, the applicant, the current development team, or any future development entity must address the current condition of Chapman Hill Road; including, but not limited to, restoration and improvement of the roadway pavement, striping, and the establishment and posting of a speed limit for the entire length of the road.*
- 2. If enhancements or improvements are warranted or otherwise required by either the City of Clemson or Pickens County, all such improvements must be completed prior to final plat approval or prior to the issuance of a Certificate of Site Compliance by Pickens County Community Development Staff.*

Mr. Young seconded the motion. The motion to approve the request with conditions passed unanimously.

Mr. Cato called for a motion on SD-19-0005.

Mr. Ballentine motioned that the subdivision request be approved with conditions. The conditions being:

- 1. In consultation and coordination with the City of Clemson and Pickens County, the applicant, the current development team, or any future development entity must*

address the current condition of Chapman Hill Road; including, but not limited to, restoration and improvement of the roadway pavement, striping, and the establishment and posting of a speed limit for the entire length of the road.

2. *If enhancements or improvements are warranted or otherwise required by either the City of Clemson or Pickens County, all such improvements must be completed prior to final plat approval or prior to the issuance of a Certificate of Site Compliance by Pickens County Community Development Staff.*

Mr. Watson seconded the motion to approve. The motion passed unanimously.

Mr. Cato, earlier announcing the postponement of LU-19-0005, called for a motion to accept the postponement and place it on the November 11, 2019 agenda.

Mr. Ballentine motioned that the postponement be allowed and that the case be placed on the November 11, 2019 agenda.

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

Commissioners and Staff Discussion

There were no items for discussion.

Adjourn


There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. The motion was seconded by Mr. Young. The meeting was adjourned at 7:20 pm.

Submitted by:


Secretary

11/11/19
Date

Approved by:


VICE Chairman

11/11/2019
Date