

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 9, 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
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 November 11, 2019 meeting. Mr. Nation motioned to approve the minutes as submitted. Mr. Young 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 and called for the first case to be heard.

- 1. LU-19-0006 Land Use approval for a 199' Wireless Communication Tower/Facility. The subject property is located on 191 Winchester Mill Road/Walhalla Highway, Pickens. The applicant is Baker, Donelson, Bearman, Caldwell, and Berkowitz, PC on behalf of Cellco Partnership d/b/a Verizon Wireless. The property owners of record are Austin Brezeale, Brett Brezeale, and Reta Brezeale.
TMS# 4160-00-98-6055**

Mr. Nick Steinhouse appeared before the Planning Commission and presented the proposed cell tower; that the tower would be a monopole/single pole construction 199' tall to the tip of the lightening arrestor; that no lighting is required since it is below 200 feet in height; that the tower would be located in a leased area of approximately $\frac{3}{4}$ acres; that the site is heavily wooded, affording screening from adjacent properties; that Verizon wireless is attempting to fill in areas where there is a lapse of coverage.

There being no additional persons appearing to speak on behalf of the proposal, Mr. Cato asked if anyone wished to speak in opposition. There being none, Mr. Cato opened the floor for questions.

There being no additional questions or discussion, Mr. Cato closed this public hearing and called for a motion.

Mr. Young motioned that the land use request be approved. The motion was seconded by Mr. Watson. The motion to approve passed unanimously.

Mr. Cato called for the next public hearing.

- 2. LU-19-0007 Land Use approval and variance to re-establish a non-conforming Manufactured Home Park. The subject property is located at 100 Jessi Lane, Six Mile. The applicant is Josh Fooks. The property owners of record are Trevor Fooks and Josh Fooks.
TMS# 4048-00-35-3570 and 4048-00-35-4166**

Mr. Josh Fooks, applicant and property owner appeared before the Planning Commission and gave a presentation on the request, being a request to re-establish a non-conforming manufactured home park located on less than 10 acres and utilize the existing seven (7) sites on the 7 acre property; that there are 7 existing, working septic systems along with water and power. Mr. Fooks further explained that they wanted to provide affordable housing in the area utilizing existing sites that had already been used for a similar use in the past.

There being no additional presentation by the applicant, Mr. Cato opened the floor for anyone else that wished to speak.

Mr. Ed Grant appeared before the Commission to speak in opposition to the request; that litter had increased along Dan Ross Road when the former park was in operation; that the entrance of the park site is located in a blind curve and that traffic is heavy along that road; that without proper maintenance the park could become an eyesore for the area again and could potentially bring in drug trafficking.

Mr. Stan Summerall appeared in opposition; that the former park was nothing more than a junkyard where the homes were not fit to live in.

Mr. Lee Smith appeared in opposition; that they are relatively new to the area; that if the park was there when they located in the area, they may have reconsidered; that they are concerned with the negatives that could be brought to the area.

Mr. Cato asked if there was anyone else that wished to speak. There being none, Mr. Cato provided Mr. Fooks a time for rebuttal.

Mr. Fooks provided follow-up to the concerns stated earlier; that he agreed the previous park was bad; that it is his intent to monitor the park and manage that park in such a way that that would never happen again; that the plan is to employ a property manager that would handle the maintenance and operation of the park.

Mr. Cato asked Mr. Fooks if they would be placing and owning the individual homes in the park.

Mr. Fooks stated that yes; they would own and place the individual homes with the intent for them being approximately 1,000 square feet in size; that due to the existing septic systems, that's the largest they would accommodate.

Mr. Watson confirmed that the entrance to the park is located in a dangerous section of the road; that he would like the applicant to provide more detail in a plan and have that brought back to the Commission.

Mr. Cato asked the applicant about the construction of the roads leading into the park.

Mr. Fooks stated that the roads are mainly gravel with only one small section paved; that being the steepest section directly to the right of the main entrance.

Members of the public continued to offer comments and input.

Mr. Cato asked if there were any additional questions from member of the Commission.

Mr. Hamilton asked if the roads were going to be left as is or be paved.

Mr. Fooks stated that they would do whatever was required, however, their request was to re-establish the park with the infrastructure as it exists now and how it existed at the time the park was located on the property.

Mr. Watson restated his initial concern that there just wasn't enough detail for the Planning Commission to make a sound decision at this time.

Mr. Cato asked if Mr. Watson had a proposed motion.

Mr. Watson made a motion to not approve the request.

The motion was seconded by Mr. Young.

Discussion continued regarding the applicant coming back before the Commission at a later date or amending the motion to table action until such time the applicant provides greater detail on the proposed park layout.

Since a motion was on the floor to deny the request and said motion was properly seconded, action must first be taken on the initial motion to deny rather than amend a motion that was for a denial.

Mr. Cato called for a vote on the initial motion. That motion failed with two (2) in favor of the denial (Watson, Young) and three (3) opposed (Cato, Hamilton, Nation).

Mr. Cato called for an alternative motion.

Mr. Nation motioned that action on the request be tabled until such time the applicant can present a more detailed plan on what is being proposed.

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

Mr. Cato called for the next public hearing.

**3. LU-19-0008 Land Use approval for a Large Scale Project (Fast Food With Drive-Thru generating > 1,000 ADVT) at 7245 Moorefield Highway in Liberty. Applicant is Carolina RE Holdings, LLC. The property owner of record is Amin Dilip.
TMS# 4097-00-74-8819 and 4097-00-85-0168**

Mr. Mark LaCraw, representing the project developer, appeared before the Commission and presented the request for a fast food restaurant; that the restaurant would be located on the site on which the "Ballmart" is currently located; that the project would be served by both public water and sewer and is adjacent to two already established fast food restaurants.

Mr. Cato asked if there were any additional questions or discussion. There being none, Mr. Cato closed the public hearing for this item and called for a motion.

Mr. Nation motioned that the land use request be approved; that motion was seconded by Mr. Young. The motion to approve passed unanimously.

Mr. Cato called for the final public hearing.

**4. LU-19-0009 Land Use approval for a RV Park and Campground located at 1307 Old Easley Highway, Easley. Applicant is Cliff Carden. Property owner of record is Pilgrims Landing, LLC
TMS# 5059-11-57-5176**

Mr. Cliff Carden, applicant, appeared before the Commission and presented his land use request for an RV Park and Campground at the site of the Saluda River Yacht Club; that an unpermitted rv park and campground currently exist on the site but that he and his investors are wanting to make sure, moving forward, the use is properly approved and permitted. Mr. Carden briefly went over the general layout of the RV park as well as some of the concepts for tent sites/cabins.

Mr. Watson asked if the entrance and exits would have to be modified.

Mr. Carden stated that there would be some modification to the access but do to the overall site condition; there isn't must that can be done.

Mr. Cato asked if there were any further discussion. There being none, Mr. Cato closed the public hearing for this item and called for a motion.

Mr. Young motioned that the request be approved. The motion was seconded by Mr. Hamilton and passed unanimously.

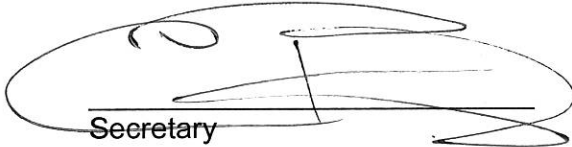
Commissioners and Staff Discussion

There was no Commission/Staff discussion

Adjourn

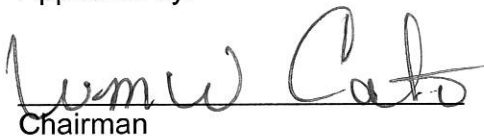
There being no additional matters to be taken up by the Commission, Mr. Cato adjourned the meeting at 7:20 pm.

Submitted by:


Secretary

1/13/2020
Date

Approved by:


Chairman

01/13/2020
Date