

# **PICKENS COUNTY PLANNING COMMISSION**

## **MINUTES**

**of**

**May 13, 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  
Robert Ballentine  
Terry Nation  
Bob Young  
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 April 8, 2019 meeting. Mr. Ballentine motioned to approve the minutes as submitted. Mr. Watson seconded the motion. The motion passed unanimously.

#### ***Public Comments***

No one signed up or wished to speak.

#### ***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. SDV-19-0004 Tracy Prouty is requesting a subdivision variance from the Pickens County development standards to allow an additional residential dwelling on a tract which is less than 1.00 acre. The subject tract is located at 208 Owens Circle, Central.  
TMS# 4076-14-34-4676**

Ms. Tracy Prouty, applicant and property owner appeared before the Commission and offered a brief explanation of her request; that she is .05 to .10 acres shy of having a full buildable acre; that she is requesting a variance from the county requirements so that her father can place a manufactured home on her property, being the second dwelling; that she works full time and is a single parent; that her father would like to be closer to her and her family to help watch over her sons; that he has health issues and also needs to be close by her as well; that the home would be located down the hill from her home along Shutter Road.

Mr. Cato asked about the other structures that are shown on the tax map.

Ms. Prouty stated that that was a metal storage/shipping container that she uses as a storage building.

Mr. Ballentine asked Ms. Prouty if she was aware that just because the Planning Commission granted a variance that it would ultimately be up to DHEC to allow the second septic system on the property.

Ms. Prouty stated that she was aware.

Mr. Cato asked if anyone else was present that wished to speak in favor of the request. No one wished to speak.

Mr. Cato asked if anyone wished to speak in opposition of the request. No one wished to speak.

There being no additional presentation by the applicant and no additional Commission discussion, Mr. Cato closed the Public Hearing and called for a motion.

Mr. Ballentine motioned that the variance request be approved. Mr. Nation seconded the motion. The motion to approve the variance passed unanimously.

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

**2. SD-19-0003 Subdivision Land Use request for a proposed 89 lot, Single-Family Residential Development located on Cardinal Drive, Easley. The applicant is Hotchkiss Development Group, LLC. The property owners of record are Wanda G. Swaynham and Geraldine Mallett.  
TMS# 5048-06-28-9971**

Mr. Rick Thoennes, III, spoke before the Commission and presented his company's proposal for a single-family residential development off Powdersville Road and Cardinal Drive; that it will consist of 89 lots, all being on public sewer, with a minimum lot size of approximately 8,200 square feet; that home sizes will be from 1,500 square feet to 2,000 square feet, with home prices starting at about \$200K to \$250K; that this is a sister project with the apartment complex that is next on the agenda; that these two projects are currently on the same parcel but will actually be separate with separate amenities, standards, sidewalks, and accesses.

Mr. Thoennes stated that his company has spoken with both the local school district and the fire department and that all either supported or had no issues with the projects as proposed.

Mr. Cato asked if anyone else was present that wished to speak in favor of the request. No one wished to speak.

Mr. Cato asked if anyone wished to speak in opposition of the request. No one was present that wished to speak in opposition.

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

Mr. Ballentine motioned that the land use be approved. Mr. Watson seconded the motion. The motion to approve the land use passed unanimously.

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

**3. LU-19-0002 Land Use request for a proposed 336 unit Multi-Family Residential Development located on SC 153, Easley. The applicant is Hotchkiss Development Group, LLC. The property owners of record are Wanda G. Swaynham and Geraldine Mallett.**

***TMS# 5048-06-28-9971***

Mr. Rick Thoennes, III, again spoke before the Commission and presented his company's proposal for a multi-family residential development off SC 153 in Easley, just north of Hovart Chevrolet and the intersection of SC 153 and Old Easley Bridge Road; that they are proposing to build 336 units consisting of one, two, and three bedroom units on the balance of the tract that is currently shared with the previous case; that there are proposed 14 buildings, 3 stories in height, with 24 units per building. Mr. Thoennes stated that the development will have approximately 600 parking spaces with 40 of those being covered; that there will be a clubhouse and pool as well as openspace and trails for walking; that like the residential development, this project will be separate from that project, being naturally separated by a creek that will be incorporated into the openspace; that the project will have 2 entrances off of SC 153.

Mr. Thoennes also stated that his company has spoken with both the local school district and the fire department and that all either supported or had no issues with the project as proposed.

There being no further presentation and no one present to either speak for or against the request, Mr. Cato called for questions and discussion.

Mr. Nation asked who would be developing and managing the project.

Mr. Thoennes stated that his company would be developing and constructing the project as well as acting as the management company.

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

Mr. Ballentine motioned that the land use be approved.

Mr. Young seconded the motion. The motion to approve the land use passed unanimously.

***Commissioners and Staff Discussion***

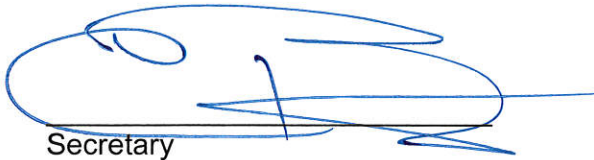
Mr. Brink announced an upcoming continuing education opportunity being hosted by Anderson County at the Anderson Civic Center on June 14<sup>th</sup> (info also included in meeting packets). This

session would be conducted by Randall Arendt, a renowned expert in Conservation Subdivision design of whose concepts are included in the Open Space and Master Planned Development guidelines of our own UDSO.

### **Adjourn**


There being no additional matters to be taken up by the Commission, Mr. Cato motioned for the meeting to be adjourned. The motion was seconded by Mr. Ballentine. The meeting was adjourned at 7:05 pm.

Submitted by:

  
Secretary

6/10/19  
Date

Approved by:

  
Chairman

6/10/2019  
Date