

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 8, 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
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 June 10, 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 and called for the case to be heard.

- 1. LU-19-0003 Land Use approval for a Large Scale Project – Commercial/Retail (capable of generating more than 1,000 average daily vehicle trips) located at 900 Gap Hill Road/104 Store Trail, Six Mile. The applicant is Donald Payne on behalf of Mountain Lakes Marina, LLC. The property owner of record is Nimmons Bridge Smith Estates, LLC.
TMS# 4130-00-61-1615**

Representing the property owners and applicant, Mr. Shea Airey, appeared before the Commission and presented the proposed re-development of Gap Hill Marina; that he, along with the other property owners/investors, one being Mr. Kroeger, will be re-developing the existing marina as a true public marina as defined by Duke Energy; that the re-development will include an expansion of docks and docking facilities, a ship store, full service restaurant, a small dockside café, dry stack storage, a marina dealership, and a general upgrade to the entire site including additional parking and landscaping.

Ms. Laura Cabiness, project engineer and Mr. Kroeger, part owner/investor both gave specifics on the design and size of many of the aspects relative to the project such as number of parking spaces, building sizes, lakeshore buffer protection; that certain aspects of the project may not be developed if the demand doesn't materialize such as the dry stack storage and dealership.

Mr. Ballentine asked what will happen to the area designated for the dry storage building if it happens not to be constructed.

Mr. Kroeger stated that it would simply be landscaped or potentially developed as other commercial/marina related uses not yet explored.

Mr. Watson asked if the existing beach area would be preserved or enhanced.

Mr. Kroeger stated that, presently, there are no plans to re-develop this area other than to clean it up. For safety and security and to prevent loitering, the area will be fenced.

Mr. Watson asked about additional parking across the road for boat ramp traffic and trucks with boat trailers.

Mr. Airey stated that no additional parking was planned for across the road; that additional truck/trailer parking has been planned adjacent to the boat ramp.

Mr. Watson asked if the dry stacked storage facility would be staffed by employees.

Mr. Kroeger stated, yes, the facility would be staffed due to safety; that these types of facilities, due to potential hazards, are not self-storage.

Mr. Ballentine asked if the project would be phased and what might that phasing be.

Mr. Airey stated that the store would be developed first along with the docking improvements, site grading, and parking; that restaurants and the storage area would be later.

Mr. Gerald Peak, citizen, asked what the proposed development timeline would be.

Mr. Airey stated that they are looking at having all agency reviews and approvals within 6 to 8 months and that project development would start soon thereafter.

Mr. Cato asked when the restaurant would be built.

Mr. Kroeger stated that this is a priority but probably wouldn't happen until the store and parking improvements are made.

Mr. Watson asked if the marina facility would be open to the general public or be a private facility.

Mr. Kroeger stated that Duke Energy, as part of their federal license for the lake, requires the facility to be a true public marina.

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

Mr. Ballentine motioned that the land use request be approved.

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

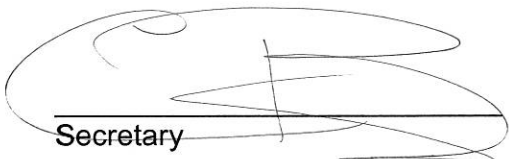
Commissioners and Staff Discussion

Mr. Brink gave a brief update on the Comprehensive Plan process and the selection of a consulting firm to work with the Planning Commission on the plan.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. The motion was seconded by Mr. Cato. The meeting was adjourned at 7:00 pm.

Submitted by:


Secretary

8/9/19
Date

Approved by:


Chairman

08/12/2019
Date