

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 9, 2020

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, 2020 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
Bobby Ballentine
Terry Nation
Michael Watson
Bob Young

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 February 10, 2020 meeting. Mr. Ballentine motioned to approve the minutes as submitted. Mr. Young seconded the motion. The motion passed unanimously.

Public Comments

No one signed up 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-20-0001 Land Use request for a Kennel – Indoor Dog Day Care facility at 444 Hunter Mill Road, Liberty. The applicant and property owners of record are Kristie James and Brentlee James.

TMS# 4087-05-09-9280

Ms. James presented her land use request for an indoor kennel to the Planning Commission. She gave details of her proposed business; that her operation will completely enclosed in a new building to be built on site; that the only portion of her kennel that will be located outside the building will be an open, outside play area/bathroom area; that she will only be boarding small to medium sized dogs, less than 30 pounds and this is for keeping pets while owners are away and not a breeding kennel; that the site for the building is already a partially cleared site adjacent to parking and an existing shop building; that she realizes the kennel does not meet minimum distancing requirements but she hopes the commission would take into consideration that the kennel is limited to inside, no boarding of animals outside.

Mr. Ballentine and Mr. Watson asked Ms. James what the size of the kennel would be and where on the property the kennel would be located.

Ms. James stated that the initial phase of the kennel, it would be approximately 20' x 20' and house approximately 10 dogs; that the goal is to have a 40' x 40' or larger facility to accommodate approximately 20 animals; that the kennel would be located to the left of the existing shop, adjacent to adequate parking and an open, cleared area; that the kennel would be limited to dogs 30 pounds or less.

Mr. Watson asked about noise coming from the kennel.

Ms. James explained that her operation, except for the outdoor play/potty area, is completely enclosed in an insulated/sound proofed building.

Mr. Watson asked about animal waste and about providing a more detailed site plan.

Ms. James explained that animal waste would be picked up and disposed of in the trash; that liquid waste would be deposited into a septic system being provided for the facility.

Discussion continued regarding the site for the facility, distance to adjacent neighbors, and the need for a detailed site plan showing location of the kennel on the property and applicable distances.

There being no further presentation by the applicant, Mr. Cato asked if anyone wished to speak either for or against.

There being no further discussion or questions, Mr. Cato closed the public hearing portion of the meeting and asked if there were any additional questions or discussion.

There being no additional questions or discussion, Mr. Cato called for a motion.

Mr. Ballentine motioned to table the request until such time the applicant could provide a detailed site plan of the kennel proposal.

The motion to table the request was seconded by Mr. Watson. The motion passed unanimously.

Mr. Cato opened the public hearing for the next item.

2. LU-20-0002 Land Use request for 280 unit, multi-family residential development at 4215 Calhoun Memorial Highway (US 123), Easley. The proposed development is located on approximately 19.3 acres. The applicant is Wheelwright, LLC, Ray Billings. The property owner of record is JJSC Easley, LLC. TMS# 5049-15-53-6094

Mr. Felix Egli, Campbell Engineering, presented the item to the Commission and gave a very brief overview of the request; that initially, the use was approved on approximately 16 acres with only 256 proposed units; that a new developer is proposing some minor changes to the original request by increasing the size of the planned multi-family development to 19 acres and 280 units, eliminating the proposed commercial areas to the front of the project; that all the buildings will be of similar size and all be three stories in height; that all the other aspects such as buffering and parking will meet the minimum requirements of the county.

Mr. Nation asked about building materials.

Mr. Egli stated that exterior finishes have not yet been determined but will meet minimum county requirements.

Mr. Watson asked about the proposed garbage area/compactor and if what was being proposed meet any required minimum.

Mr. Egli stated that he was not aware of any minimum requirements; that the location was proposed, and is subject to change, based on it being centrally located, ease of use, and convenience for the disposal company to service.

Discussion continued relative to trails/recreation/opens space that was a central feature to the original proposal but not in this proposal; that outdoor space seemed to not be important in the current proposal.

Mr. Egli stated that they are amenable to placing walking trails and providing more amenities in the central open space.

Mr. Cato asked what the target tenant or resident is for the project.

Mr. Egli stated that he was not entirely sure that there was a target but would assume it would be young working families that need to be conveniently located to their jobs in Greenville.

There being no further presentation by the applicant, Mr. Cato asked if anyone wished to speak either for or against.

There being no further discussion or questions, Mr. Cato closed the public hearing portion of the meeting and asked if there were any additional questions or discussion.

There being no additional questions or discussion, Mr. Cato called for a motion.

Mr. Ballentine motioned that the land use be approved, with conditions. The conditions being:

1. *Trails must be provided throughout the project.*
2. *The number of provided dumpsters must be per consultation with a waste management company which shall also consider time and frequency of pick-up.*

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

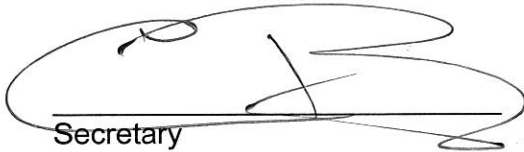
Commissioners and Staff Discussion

There was a brief discussion relative to the Comprehensive Plan process.

Adjourn

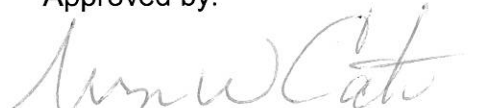
There being no additional matters to be taken up by the Commission, Mr. Nation motioned that the meeting be adjourned. The motion was seconded by Mr. Young. The meeting adjourned at 7:23 pm.

Submitted by:


Secretary

5/11/2020
Date

Approved by:


Chairman

May 11, 2020
Date