

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 11, 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
Terry Nation
Michael Watson
Bob Young
Philip Smith

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 March 9, 2020 meeting. Mr. Nation motioned to approve the minutes as submitted. Mr. Watson 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-20-0003 Land Use request for a Kennel at 315 Quarry Road, Liberty. The applicant and property owners of record are Nicklaus and Rebecca Willis.
TMS# 4098-06-47-1703**

Ms. Willis gave a very brief and basic summary of their proposed use and kennel operation; that the kennel is more of a puppy nursery than a traditional kennel which boards animals; that there are proposed 15 runs for whelping and exercise; that the health and wellbeing of both the puppies and adult dogs is their prime focus; that they will be active in the training of the puppies before they are adopted by their new owners; that the facility will be heated and cooled.

Questions were asked by Mr. Nation, Mr. Smith, and Mr. Watson regarding the breed of the dogs, where the runs will be located relative to the building, and how will animal waste be handled.

Ms. Willis explained that the runs will be attached to the building and all be enclosed, except for the portion of the runs located outside but still attached; that waste will be composted with saw dust and the on-site septic will be utilized when appropriate; that the dogs are Labradoodles and Goldendoodles.

Mr. Cato opened the floor up to those wishing to speak either in favor or in opposition of the request.

There being none and no further questions or comments made, Mr. Cato called for a motion.

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

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

**2. LU-20-0004 Land Use request for a Truck Terminal - Wood Yard - at Moorefield Memorial Highway and Breazeale Road, Liberty. The applicant and property owner of record is Capps Brothers Contracting, Inc.
TMS# 4099-00-11-5024**

Frank Capps and Mr. Brown appeared before the Commission and presented the proposed use and planned project; that he is planning on developing a wood yard where trees will be brought in, processed, or chipped, then sent back out to be further processed for paper products; that they will install a wood chipper/mill on site; that they currently operate a similar facility in Landrum but in order to be closer to the supply of wood, a location in Liberty is ideal; that due to transportation cost the wood yard needs to be as close as possible to the supply; that they would be bringing in wood within a 50 mile radius.

Mr. Capps stated that a few of the adjacent owners were visited, including an adjacent vet due to the potential impact but he was not able to speak to all of the adjacent owners.

Mr. Capps and a representative of the company receiving the processed wood chips, Evergreen Packaging, spoke on the number of employees the operation will have (19), on specifics on the buffering his company is requiring Mr. Capps to have (100' vegetated buffer surrounding the site), the financial impact the facility will have and the hours and days of operation.

There being no further presentation by the applicant, Mr. Cato asked if anyone wanted to speak in opposition.

Mr. Allan Roper, the closest neighbor to the proposed wood yard, spoke and asked questions relative to noise, expansion plans, impact on water quality of an adjacent creek, and traffic on Breazeale Road.

Mr. Nation asked the applicant to address the question regarding noise.

Mr. Brown, of Evergreen Packaging, stated that the chipper is operated by a diesel engine with all required muffling; that the noise is no louder than the planes taking off from the adjacent airport; that they are aware of the noise standards the county has and they will be well below those restrictions.

Mr. Watson asked about the topography of the property and how will they keep the operation from impacting the creek.

Mr. Capps explained that the site is quite steep in some places, with the site of the operation being 100' below the highest point on the property; that with all the buffering being provided, the stream should never be impacted.

Mr. Brown further explained that their company takes environmental protection very seriously on sites on which they have a relationship; that they closely monitor the operation and impacts to sensitive areas.

Mr. Nation asked how many loads will be brought in and sent out per day.

Mr. Capps stated that, initially, there would be 15-20 trips per day, both in and out.

Mr. Cato asked about the traffic on Breazeale Road.

Mr. Capps and Mr. Brown stated that most, if not all, of the traffic would be from Breazeale Road to US 178; that very little, if any, traffic would go east out of the site down Breazeale Road.

Mr. Brown stated that all traffic information was provided to SCDOT and that information would be forwarded back to Planning once SCDOT has a chance to review and issue their encroachment permit.

Mr. Smith asked Mr. Capps what his expansion plans are for the site.

Mr. Capps stated that, perhaps, the operation would expand an additional 10-15 acres but would not expand in terms of equipment being operated unless required by the mill taking the chipped material.

There being no further discussions or questions, Mr. Cato called for a motion.

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

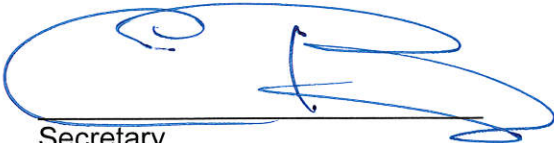
Commissioners and Staff Discussion

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. Watson motioned that the meeting be adjourned. The motion was seconded by Mr. Nation. The meeting adjourned at 7:42 pm.

Submitted by:


Secretary

7/13/2020
Date

Approved by:


Chairman

7/13/2020
Date