

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 14, 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
Michael Watson
Bob Young
Philip Smith

STAFF PRESENT:

Rodney Robinson, County Engineering
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.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the August 10, 2020 meeting. Mr. Smith motioned to approve the minutes as submitted. Mr. Ballentine seconded the motion. The motion passed unanimously.

Public Comments

No one signed up to speak.

Old Business

- 1. SD-20-0003 Subdivision Land Use and associated Subdivision Variance request for a 22 lot single-family residential development with unpaved/gravel streets. The subject tracts are located on Old Keowee**

Church Road, Six Mile. The applicant and property owner of record is RSL Buildings, LLC (Mark Clayton). TMS#s 4049-00-59-1085, 4049-00-58-5751, 4049-00-58-6074, 4049-00-59-5232, 4049-00-57-8898, 4049-00-59-3692, 4049-00-59-8238

Mark Clayton came back before the Commission and introduced members of his engineering team and provided updated copies of his project layout. Mr. Clayton stated that since the last meeting, his team has completed his similar project in Greer.

Mr. Clayton turned over his presentation to his engineering team which went over details of the project relative to construction, slopes, grades, and road profiles; that since the last meeting, they were able to provide greater detailed plans for the future road construction.

Mr. Robinson asked if the roads were to be constructed as privately maintained roads.

Mr. Clayton verified that the roads would be private and maintained by the future HOA and covered under a maintenance agreement that is signed and memorialized with each new property owner in the development.

The engineer provided detail on the actual construction of the roads.

Mr. Robinson asked about site distance at Old Keowee Church Road.

The engineer for the project stated that site distance is an issue; that they are proposing cutting back the bank, removing some trees, and that they have relocated the project entrance to make the site distance as compliant as possible.

Mr. Robinson stated that Public Works and Engineering would have to approve the site access and that distance would be an issue; that the speed limit on the road is 35 mph which creates a need for a minimum site distance in each direction of at least 300'.

The engineer stated that this may be a problem but that they have ample frontage that they should be able to meet this; that they designed the entrance with the understanding of a 25 mph speed limit.

Discussion continued amongst staff, Commission members, applicant, and engineers relative to site distance, road design, maintenance, etc.

With the public hearing already being closed at the last meeting, there was no opportunity for additional public comment.

Mr. Watson motioned that the project be approved with conditions and that this approval does not include the requested variance. The attached condition being:

- 1. The project applicant and development team work closely with County Engineering Staff regarding the construction of all streets within the project.*

A variance or relief from the minimum county road standards is not being considered with this approval.

Mr. Ballentine seconded the motion. The motion to approve with the stated condition and not including any variance passed unanimously.

Public Hearings

Mr. Brink reviewed the social distancing and access process for the public hearing.

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-20-0006 Land Use approval for a Tattoo Facility at 619 Gentry Memorial Highway, Suite M, Easley. The applicant is Georgia Henley of C&J enterprises of Easley, Inc. The property owner of record is Golden Creek Center, LLC. TMS#s 5019-09-06-8882**

Ms. Georgia Henley, applicant, appeared before the Commission and provided a brief overview of her potential business; that she is wanting to open a Tattoo facility in an existing commercial center; that she currently works in an existing facility but wants to open her own business; that she wasn't aware of the county requirements until after she had already signed a lease for the space and contacted SCDHEC to start that permitting process; that through the course of the permitting process, she became aware of the county distancing requirements.

There being no further comments from Ms. Henley nor anyone wishing to speak either in favor or in opposition to the request, Mr. Cato closed the public hearing.

Mr. Ballentine asked about her hours of operation.

Ms. Henley stated that initially her business would be open from 12:00pm to 7:00pm, Monday through Saturday, closed on Sunday.

Mr. Ballentine stated that perhaps the hours of operation could help mitigate the distance issues to adjacent residential uses.

Mr. Smith asked staff if the hours could in fact be used to help mitigate the distance from residential.

Mr. Brink stated that yes, it could, but the Commission would have to make that finding; that staff would concur and could recommend it.

Mr. Smith asked why those hours of operation were chosen.

Ms. Henley stated that those are the times that appealed to her; giving her time with family and a home life; that she wasn't interested in traditional hours that most shops are open.

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

Mr. Ballentine made the motion to approve the use with conditions. The conditions being;

- 1. The approved hours of operation shall be 9:00am to 7:00pm, Monday through Saturday, closed on Sundays.*

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

Mr. Cato called for the next public hearing.

- 2. LU-20-0007 Land Use approval for a Kennel – Dog Day Care at 167 Merck Road, Central. The applicants are Freda Merck and James McCall. The property owner of record is Freda Merck. TMS#s 4065-09-16-1866**

Ms. Freda Merck, property owner and applicant and James McCall, applicant, appeared before the Commission and presented details on their proposed Kennel; that they are close to Clemson University off campus students who typically have pets; that leaving them in an apartment for extended periods is tough; that their facility would provide a location where their pets could be dropped off during the day while students are in class; that their facility would also be for the overnight boarding of dogs and cats; that due to growth and business plans, they have decided to build a larger building than originally proposed in order to meet the anticipated need and demand; that they had originally proposed a 40' by 60' building but are now considering building a 40' by 100' facility with outdoor play areas.

Mr. Cato asked about the location of the building.

Mr. McCall stated that it would be located between property owned by Stephens and Reynolds.

Members of the Commission and the applicant discussed issues related to required and provided parking, building location, SCDOT access to Madden Bridge Road, and the number of employees.

Mr. Watson asked about the proposed outside runs.

Ms. Merck answered that there are no proposed outside runs but rather a play area; that the animals will not be kenneled all day; that they will provide outside play time as well as an area for the animals to go to the restroom.

Mr. Watson stated that he would like to see more detail on parking and building location due to the change in the proposed building size.

There being no further comments from the applicant, Mr. Cato continued with the public hearing and opened the floor for opposition.

Mr. Stephens, neighbor, stated that he was not opposed but had questions regarding noise and septic for the facility.

Mr. McCall stated that the animals would be housed inside; that there will not be any outside runs; that the building will be very well insulated for noise; that septic will be provided for the facility to handle not only facilities for the employees but also the pet waste.

Mr. Smith also stated a need for more detailed and corrected plans.

There being no additional questions, comments, or members of the public wishing to speak, Mr. Cato closed the public hearing for this item.

Mr. Ballentine motioned that the item be tabled until such time that the applicant could provide updated plans with the new building size.

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

Mr. Cato called for the next public hearing.

- 3. SDV-20-0004 Carolyn Roper McEntire is requesting a Subdivision Variance of the Pickens County development standards regarding division of property off a non-conforming private residential access. The subject tract is located on Sharla Court, Liberty. The property owner of record is Carolyn Roper McEntire. TMS#s 4088-14-34-5590**

Ms. McEntire, applicant and property owner, appeared before the Commission and explained her request to subdivide her property to give to her children; that other than that, she was not sure why she had to ask permission to do so.

Staff explained the reason for her variance request; that the additional tract would be a "new" parcel with access to the private road, Sharla Court, and that Sharla Court did not have a defined easement width; that no new condition was being created other than that a new parcel was proposed.

Planning Commission members, the applicant, and staff discussed the nature of Sharla Court, its width, the need for an easement and variance, and the past history of Sharla Court.

There being no further discussion or any members of the public wanting to speak, Mr. Cato closed the public hearing.

Mr. Ballentine motioned that the request be approved as presented. The motion was seconded by Mr. Watson. The motion passed unanimously.

Commissioners and Staff Discussion

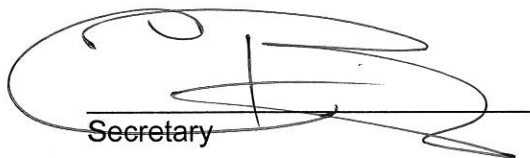
Mr. Brink gave an update on the Comprehensive Plan process and provided links to the online engagement website.

Mr. Brink also gave an update on online continuing education credits and to be looking for an email with links and information on how to obtain the yearly credits.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned that the meeting be adjourned. The motion was seconded by Mr. Watson. The meeting was adjourned at 7:57 pm.

Submitted by:


Secretary

10/12/2020
Date

Approved by:


Chairman

10/12/2020
Date