

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 10, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Auditorium

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, 2021 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:

Bobby Ballentine, Vice-Chairman (Presiding Official)
David Cox
Gary Stancell
Jon Humphrey
Michael Watson

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the April 12, 2021 meeting. Mr. Cox motioned to approve the minutes. Mr. Stancell seconded the motion. The motion to approve the minutes passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Old Business

1. **Reconsideration of condition #4 (Minimum size of provided Park Model RVs) placed on LU-21-0002**

This item was placed under "old business" due to a request made by the applicant for the Commission to provide an opportunity to offer rebuttal or to otherwise reconsider the action taken on his application during the April 12th meeting.

Mr. Humphrey motioned that the item listed under old business be brought back up for a reconsideration of the action taken on April 12th, 2021. Mr. Cox seconded the motion. The motion to allow for reconsideration passed unanimously.

Mr. Ballentine provided an opportunity for the applicant to address the Commission.

Mr. Duane Bishop appeared before the Commission to ask that the condition limiting the size of the Park Model RVs being provided in the project be removed or be amended so that the products initially proposed be allowed; that limiting unit sizes to a minimum of 400 square feet severely limits the units provided to only 400 square feet from a practical stand point; that units are 400 square feet or less; that their plan was to have a range of unit size offerings from approximately 350 square feet to the largest being 400 square feet; that his team was not given an opportunity to comment on the additional condition or time to think through the condition's impact would have on the overall project.

There being no additional presentation made and there being no additional questions or comments, Mr. Watson motioned that the condition be amended to state that Park Model units be a maximum of 400 square feet. Mr. Stancell seconded the motion.

Mr. Humphrey motioned that the motion to amend the condition be further amended to state that the size of Park Model units provided be a maximum of 400 square feet and a minimum of 300 square feet.

Mr. Cox seconded the motion to amend. The motion to amend passed unanimously.

Mr. Ballentine called for a vote on the original motion made by Mr. Watson, and further amended by the latest action. The motion on the original, amended motion to amend the condition passed unanimously.

Public Hearings

Mr. Ballentine briefly went over the procedures that will be followed for this evening's public hearing.

Mr. Ballentine opened the public hearing portion of the meeting and called for the case being heard.

- 1. SD-21-0001 Subdivision Land Use for a 46 lot, single-family residential development located on Bakerville Road and Zion Church Road, Easley. The proposed development is located on approximately 34.14 acres. The applicant is Mungo Homes Properties, LLC. The property owner of record is the Estate of Frances M Black Parslow.
TMS# 5017-00-94-3270**

Mr. Chris Emde, Mungo Homes, appeared before the Commission and gave a presentation on the proposed development on Bakerville and Zion Church Road; that home prices will be in the \$300k to \$400k range; that they have spoken with the school district and according to district representatives (Josh Young), there is no issue with the additional attendance; that the project will have traditional curb and gutter road design with the intent to turn the roads over to the county for maintenance but it may be possible that they will remain private and gated.

There being no additional presentation by the applicant, Mr. Ballentine opened the floor to anyone wanting to speak in favor of the request.

Being no one present wanting to speak in favor, Mr. Ballentine open the floor to anyone wanting to speak in opposition.

Emilee Ramey addressed the Commission and spoke in opposition.

- The project will be right in her backyard
- Loss of trees and land
- Kids and animals will no longer be safe

Mandy Bennett addressed the Commission and spoke in opposition.

- Impact to creek from the subdivision construction and impact to the flood zone
- Roads and impact to SC 8 and intersection of Bakerville Road and Zion Church Road
- Teen drivers in the area and safety, traffic during school hours
- Existing roads cannot handle additional traffic
- Farming area/home are not needed in the area
- Need for a traffic study

Rusty Rice addressed the Commission and spoke in opposition.

- Horse arena next door to the property
- Stream feeds a pond on an adjacent property
- Project will impact the community
- SC 8 cannot handle any more traffic

Candice Pilgrim addressed the Commission and spoke in opposition.

- Traffic is terrible/teen drivers on the road
- The roads in the area are dangerous

David Kelley addressed the Commission and spoke in opposition.

- Traffic and speeds in the area are a concern
- Growth in the area is inevitable
- Infrastructure in area will need to be upgraded

Renee Loggins addressed the Commission and spoke in opposition.

- Increase runoff/flooding/impact to neighbors/erosion

Brittany Rice addressed the Commission and spoke in opposition.

- Who will maintain the roads in the area once this project goes in?

There being no additional comments or anyone else wishing to speak in opposition, Mr. Ballentine offered the applicant a chance for additional comment or rebuttal.

Mr. Emde deferred questions regarding stormwater issues to his project engineer, Derrek Pulley of Gray Engineering.

Mr. Pulley stated that they will be required by the county and by SCDHEC to design the project and provide stormwater infrastructure that would not allow an increase in run-off from the property beyond what exists today; that there are no flood hazard areas on the site.

Mr. Watson asked about the mentioned creek and its location.

Mr. Pulley stated that the creek mentioned is not on their property; that it runs along the western side but is located on the adjacent tract.

Mr. Humphrey asked who will maintain the roads within the development.

Mr. Emde stated that they would like to turn them over to the county for maintenance but would keep them privately maintained if the county chooses not to accept them.

Mr. Ballentine affirmed that no traffic study had been performed nor would one be required for a project of this size.

Mr. Watson asked about street lights.

Mr. Emde stated that yes, streetlights would be provided in the development.

With no additional questions or comments, Mr. Ballentine closed the public hearing for this case.

Mr. Ballentine called for a motion.

Mr. Cox motioned that approval be tabled until the next meeting, being June 14th, so that county staff and the applicant could provide additional information on traffic and safety.

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

Mr. Ballentine called for the next public hearing.

2. SD-21-0002 Subdivision Land Use for a 98 lot, single-family residential development located on Pelzer Highway and Terri Acres (Anderson County), Easley. The proposed development is located on approximately 38.03 acres. The applicant is Doug Hunt. The property owners of record are Sadie Irene Coats, Carlie J Coats, Robert S Coats, Richard Bryant, and Robert Bryant. TMS# 5027-00-64-9964, 5027-00-75-7226, 5027-11-75-4761

Mr. Paul Harrison, project engineer, came before the Commission and presented the proposed project and provided details on the proposal; that part of the project, the project entrance only, is actually in Anderson County and agreements will be sought between the two counties for design requirements for this section as well as the provision of public services for the new development; that the project will have roads to be maintained by Pickens County; that a HOA will be created that will be responsible for maintenance of streetlights and landscaping/open space areas; that all stormwater, like all projects, will meet both the requirements of the state as well as the county; that Easley Combined Utilities will be the sewer provider and Southside will be the water provider; that, although not required, the project will have approximately 24% open space.

There being no additional presentation by the applicant, Mr. Ballentine called for anyone wishing to speak in favor of the proposal or anyone wishing to speak in opposition.

Mr. Dave Schwartz addressed the Commission and spoke in opposition.

- He is a neighboring property owner to the project
- Concerned with traffic
- The project will become an eyesore to the community

Mr. Edmond Blackman addressed the Commission and spoke in opposition.

- Lives on Pine Lake Drive
- Doubts Anderson County would upgrade any roads in the area without some type of compensation from the developer

Ms. Kris Blackman addressed the Commission and spoke in opposition.

- Need for traffic light at SC 8 and Terri Acres
- Most people will utilize Ballentine Road to St. Paul Road to reach the nearest light, further increasing traffic in the area

There being no additional public comments in opposition to the project, Mr. Ballentine offered an opportunity for rebuttal to the applicant.

Mr. Harrison stated that a Traffic Impact Study was being conducted as required by Anderson County for access onto Terri Acres; that the scope and findings from the study will provide guidance on what off-site improvements would be required.

There being no additional comments, questions, or presentation on the proposed project, Mr. Ballentine closed the public hearing for this case.

Mr. Watson asked if a traffic study would require the project be amended to decrease traffic.

Mr. Harrison stated that the study is based on the proposed project size and recommendation on off-site improvements required will be based on the project as reviewed.

Mr. Humphrey asked if the stormwater pond would be permanent.

Mr. Harrison stated that it may become a water feature for the development but currently only designed as a detention pond.

Mr. Humphrey asked about the impact to the schools and if the applicant had spoken to the school district.

Mr. Harrison stated that they had in fact spoken with the district with very little interest or response from them; that they would not provide comment toward potential impact. Mr. Harrison stated that with similar projects, any potential impact would be gradual, if any impact is realized. A project of the size proposed is not built overnight; that it may take five or more years before all the lots are even sold and more before they are all built on.

Mr. Humphrey asked about the traffic study and who determines the scope of the study.

Mr. Harrison stated that the scope is set by both Anderson County engineering and SCDOT.

Mr. Stancell asked about how long will it take for the development to be complete.

Mr. Harrison stated it may take as long as three years before the infrastructure is completed.

Mr. Cox commented that typically SCDOT will determine what off-site improvements will be required.

There being no additional questions from the Commission, Mr. Ballentine called for a motion.

Mr. Stancell motioned that the project be approved as presented. Mr. Watson seconded the motion.

The motion to approve as presented passed with three in favor (Stancell, Watson Cox) and one opposed (Humphrey).

Mr. Cox commented that traffic and safety were of a concern for the area in general and was glad that Anderson County was requiring a study.

Mr. Humphrey commented that his primary concern was impact to the schools; that all these projects being in the general area would place a burden on a single attendance area.

Mr. Ballentine called for the next public hearing.

3. SD-21-0003 Subdivision Land Use for a 90 lot, single-family residential development located on SC 93 (2906 Greenville Highway) and Gillespie Road, Easley. The proposed development is located on approximately 37.47 acres. The applicant is RPG Development. The property owner of record is RPG Development (per application). TMS# 5008-11-56-7923

Mr. Jamie McCutchen, Davis and Floyd Engineering, addressed the Commission and presented the proposed development; that a small tract was going to be devoted to a commercial use such as a day care, but was not part of the project being presented; that initially, the site was being considered for an industrial use so a lot of site studies had been conducted that normally do not take place for a residential project; that a traffic study had been conducted for the industrial use and no improvements were recommended and the residential project has about ½ the traffic the initial use would have had; that detention is planned for the project; that Josh Young was contacted at the School District and the project would have no impact to the school attendance zone.

Mr. Ballentine asked about the size of the homes proposed.

Mr. McCutchen stated that homes will be in the \$150k to \$200k price point with home sizes being between 1,600 square feet and 2,400 square feet; that the project will be on public sewer (Pickens County) and a secondary entrance, as required by staff, was being provided as a means for emergency access if needed due to the main entrance crossing a fairly substantial stream; that a boulevard entrance was being designed and proposed as required by SCDOT to match the site entrance of the tract immediately across SC 93.

There being no additional comment or questions and no one from the public wishing to speak, Mr. Ballentine closed the public hearing.

Mr. Stancell motioned that the project be approved as presented. Mr. Cox seconded the motion. The motion to approve as presented passed unanimously.

Mr. Ballentine called for the last public hearing of the evening.

4. LU-21-0004 Land Use approval for a new 250' wireless communication tower at 165 Mt. Bethel Road, Sunset. The applicant is Tillman Infrastructure, LLC. The property owners of record are Clarence Elwell Gilstrap Jr. and Susan G. Gilstrap. TMS# 4162-00-16-4908

Mr. Paul Parker appeared before the Commission on behalf of the applicant and gave a brief background on the proposed cell tower project; that the tower will be 250 feet to the top of the lightening arrestor and the tower will be lighted as required by the county and the FAA with a dual lighting system; that the tower will be a self-supported, lattice type tower with capacity for five additional users as required by the county; that the tower was being funded partially with federal funds to support service in rural areas.

Mr. Stancell asked about the use of the individual tracts shown.

Mr. Parker stated that he was not entirely sure but the applicant and another family member reside on the property but that the tower is on the larger tract which has no residences on it.

Mr. Stancell asked about additional users.

Mr. Parker indicated that they have not identified any additional carriers on the tower but it was being designed as required by the county to hold up to five additional users.

There being no additional comments, questions, or citizens wishing to speak on the item, Mr. Ballentine closed the public hearing and called for a motion.

Mr. Cox motioned that the cell tower be approved. Mr. Stancell seconded the motion. The motion to approve the use passed unanimously.

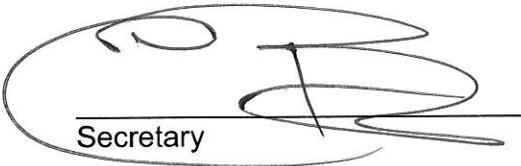
Commissioners and Staff Discussion

Mr. Brink asked for clarification on what was needed from staff regarding the tabled case from earlier. Clarification from Mr. Cox was provided; that he would like to see additional information on existing traffic in the area and anything that could be provided regarding traffic safety.

Adjourn

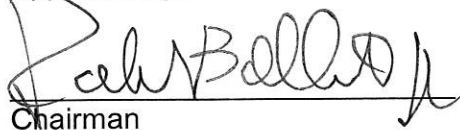
There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that the meeting be adjourned. Mr. Humphrey seconded the motion to adjourn. The meeting was adjourned at 8.30pm.

Submitted by:


Secretary

6/14/2021
Date

Approved by:


Chairman

6/14/2021
Date