

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

June 14, 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)
Philip Smith
David Cox
Gary Stancell
Michael Watson
Bobbie Langley

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Officers

Mr. Brink, presiding over the election of Chairman, opened the floor to nominations.

Ms. Langley nominated Mr. Ballentine for Chairman.

Mr. Stancell nominated Mr. Smith for Chairman.

Mr. Brink called for any final nominations. There being none, Mr. Brink closed the nomination period for Chairman.

Mr. Brink, being in the order nominated, asked for those voting for Mr. Ballentine to please provide a voice vote. There were three members voting for Mr. Ballentine as Chairman (Ms. Langley, Mr. Watson, Mr. Cox)

Mr. Brink, noting that Mr. Ballentine did not cast a vote thereby raising the potential for a tie vote, called for those wishing to vote for Mr. Smith to also offer a voice vote. There were two members voting for Mr. Smith as Chairman (Mr. Stancell, Mr. Smith).

By a vote of three members for Mr. Ballentine as Chairman and two votes for Mr. Smith as Chairman, Mr. Ballentine was elected Chairman for the next Commission business year.

Mr. Ballentine, being the newly elected Chairman, resumed the Election of Officers period by calling for nominations for Vice-Chairman.

Mr. Cox nominated Mr. Stancell for Vice-Chairman.

Mr. Ballentine called for any additional nominations. There being none, by acclamation, Mr. Stancell was elected Vice-Chairman.

Mr. Ballentine stated, as is typical, staff will serve as Commission Secretary.

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:35 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 May 10, 2021 meeting.

Ms. Langley asked for clarification of the minutes reflected on page 2, line 24 regarding the motion and vote of that particular agenda item; specifically the variation of the motion from what the applicant had requested and stated in his presentation.

Mr. Brink stated that the motion provided by Mr. Humphrey, a minimum of 300 square feet, was in fact a true and accurate capture of the motion made.

There being no additional discussion of the minutes, Mr. Stancell motioned to approve the minutes. Mr. Watson seconded the motion. The motion to approve the minutes passed unanimously.

Public Comments

Although a citizen signed up on the public comment sheet to speak, their intent was to be allowed to speak under the old business agenda item. No one wished to speak under the public comment period.

Old Business

- 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. Smith motioned that the item listed under old business be brought off the table. Mr. Stancell seconded the motion. The motion to bring the item off the table passed unanimously.

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

Mr. Derrek Pulley appeared before the Commission to present additional information as requested by the Commission; that Mr. Emde was not able to make the meeting due to an illness.

Mr. Pulley brought up the additional information they were able to obtain from SCDOT relative to traffic counts in the general area but not specifically on Zion Church Road; that Pickens County has better numbers and has provided them specifically for Bakerville Road due to a more recent traffic count on that roadway; that Mr. Brink has additional information to share.

Mr. Ballentine asked Mr. Pulley to provide an analysis of the information that was provided.

Mr. Pulley, not being a traffic engineer, could not speak as to what the information shows; that the only information that seemed relative to the issue and what could be obtained was what Pickens County has on Baskerville Road; that he doesn't have those numbers in from of him.

Mr. Brink went over both what the applicant provided, traffic counts for SC 8 and SC 135 in the general vicinity of the project and motor vehicle accident (MVA) data pertaining to two recent accidents just south of Bakerville Road on Zion Church Road.

Mr. Brink also provided staff analysis of the traffic counts recently taken by the County Engineering Department on Bakerville Road, an analysis of the average daily vehicle counts calculated using the latest edition of the Institute of Traffic Engineers Trip Generation manual for a project the size as being proposed, and speed data relative to the counts taken by engineering staff.

Mr. Ballentine asked for any questions from the members of the Commission.

There being no questions from the Commission, Mr. Ballentine noted two individuals that had signed up on the public hearing sheet and one individual that had signed up on the public comment sheet; Ms. Jan Cross, Mr. Johnson Bond, and Ms. Mandy Bennett.

Mr. Ballentine explained that the public hearing for this particular item had been closed but that he would allow additional comments and for a limited time, provided it is new, relative information that was not presented during the last meeting.

Mr. Ballentine called on Jan Cross, property owner, who explained the need to sell the property and the timeline surrounding the family's decision to sell and the nature of various agreements to sell property to other individuals; that the property is used for potential poaching by neighboring property owners.

Mr. Ballentine called on Mr. Johnson Bond to speak.

Mr. Bond spoke on the lack of infrastructure to serve the project and the increase in traffic the development would cause.

Mr. Ballentine called on Ms. Mandy Bennett to speak.

Ms. Bennett spoke on the impact to the local schools and traffic.

There being no one else signed up to speak, Mr. Ballentine allowed several other individuals to speak.

Mr. Rusty Rice –

- Stormwater detention ponds
- Septic tanks for 46 lots
- Impacts to a pond on adjacent property

Ms. Tammy Rice –

- Decrease in property values
- Homes across road from farm and horse arena and impact on those

- Presented a petition in opposition representing all of the home owners and occupants along Baskerville Road and the area.

David Kelley –

- Questions regarding traffic counts on Zion Church Road

Britt Rice –

- When will the project start and how long to develop?
- Impact on school attendance
- Power outages

Mr. Pulley indicated that the project would start to develop in approximately 3 to 4 months and take approximately 2 to 3 years to fully complete the project with all the roads and infrastructure; that information was presented last month from the school district which indicated no impact from the development.

There being no additional comments from the public, Mr. Watson asked where were the common areas for children to play in the area other than on the property in question; that it seemed the neighborhood is the common area.

Ms. Langley stated that it seemed as if the attitude from those speaking is that no new development would be welcomed in the area.

Mr. Smith asked if the lots were to be served by septic.

Staff stated that the project would be served by individual septic systems.

Mr. Stancell motioned that the development be approved.

Mr. Stancell's motion died for the lack of a second.

Mr. Watson asked where the neighboring homes were located.

Ms. Rice identified the adjacent homes for Mr. Watson.

Mr. Watson motioned that the project be approved.

Mr. Stancell seconded the motion.

Additional members of the public identified the locations of their homes for the Commission.

Mr. Ballentine briefly went over the standards for land use approval consideration as outlined in the application and in the UDSO.

Ms. Langley spoke to the standards identified as "A", "C", and "F" as to why she would vote against approval.

Mr. Cox spoke on the importance of public input and that the Planning Commission should speak for and represent the public.

Mr. Smith spoke to approval standards "B" and "D" as to why he would vote to not approve the request.

Mr. Ballentine called for a vote on the motion.

Mr. Watson and Mr. Stancell voted to approve the project. Mr. Smith, Ms. Langley, and Mr. Cox voted to not approve the project. With two (2) for and three (3) against the motion to approve the project, the motion to approve the project failed and the land use was denied.

With noting further under old business, Mr. Ballentine moved to the Public Hearing items.

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-21-0004 Subdivision Land Use for an 11 lot addition to a previously approved single-family residential development located on Old Keowee Church Road, Six Mile. The proposed development is located on approximately 36.43 acres. The applicant is RSL Buildings, LLC. The property owner of record is William Randolph Stancil.
TMS# 4049-00-68-5608**

Mr. Mark Clayton briefly went over his proposed project; that this will be a new phase of his Net Zero residential project but actually the first phase to be constructed; that previously, the Planning Commission approved a 22 lot residential development on an adjacent tract, which is also part of the now larger Net Zero project, but that section will actually be later phases; that the main entrance is being moved and will be utilized to serve other portions of the property in the future which opened up the opportunity to add 11 lots to the project and construct them first; that the development concept has not changed from what was original proposed but it has only become somewhat larger.

Ms. Langley asked for an overview of the overall residential project.

Mr. Clayton gave a detailed overview of the entire Net Zero development concept; that it is based on a sustainable farm concept utilizing passive solar, rain capture, agricultural areas, and as low impact development that can be achieved on the site; that initially they were proposing pervious surface roads, gravel, but that they were not approved by the county so they will abide by the county's road construction standards for the roadways but the individual driveways will still be a pervious concrete or similar surface.

Mr. Smith asked what will be different from the homes constructed in the Greer project and in the proposed Pickens County project.

Mr. Clayton stated that the concept will essentially be the same with passive solar, high efficiency, rain capture but the homes will be somewhat larger.

With no additional presentation and no one present to either speak for or against the request, Mr. Ballentine closed the public hearing and opened the floor for further questions or a motion.

Mr. Stancell motioned that the request be approved. Ms. Langley seconded the motion.

The motion to approve the land use request passed unanimously.

Commissioners and Staff Discussion

Members of the Commission and Staff discussed procedures, Roberts Rule of Order, and proper procedures for bring motions to the floor and amending motions.

Adjourn

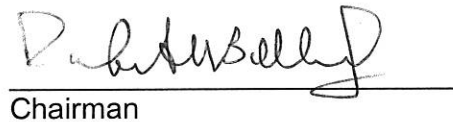
There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was adjourned at 8.00pm.

Submitted by:


Secretary

7/12/2021
Date

Approved by:


Chairman

7/12/2021
Date