

# **PICKENS COUNTY PLANNING COMMISSION**

## **MINUTES**

**of**

**July 12, 2021**

**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, 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, Chairman  
Philip Smith  
David Cox  
Gary Stancell  
Michael Watson  
Bobbie Langley  
Jon Humphrey

#### **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 June 14, 2021 meeting.

Mr. Watson motioned to approve the minutes. Ms. Langley seconded the motion. The motion to approve the minutes passed unanimously.

#### ***Public Comments***

No one signed up or was otherwise present to speak.

## ***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 1<sup>st</sup> case being heard.

- 1. A petition has been submitted to the Planning Commission for a change in the name of 30th Street, Six Mile to Orchard Park Road, Six Mile. The submitted petition represents 100% of the owners with access to said road. Per § 6-29-1200 of the South Carolina Code of Laws, the Planning Commission will provide the public an opportunity to comment on the name change.**

Mr. Brink presented this item; that a petition has been submitted asking for the name of 30<sup>th</sup> Street in Six Mile to be renamed Orchard Park Road; that the petition submitted represents 100% of the owners (1) affected by the name change; that staff recommends that if the Commission votes to rename said road that a condition be placed on the change requiring the sole petitioner to bear the cost of new street signs.

There being no further presentation and no one present wishing to speak for or against the change, Mr. Ballentine closed the public hearing.

Mr. Smith motioned that the name of 30<sup>th</sup> Street be changed to Orchard Park Road and that the petitioner bear the cost of replacing the street signs.

Mr. Stancell seconded the motion.

The motion to approve the road name change with the stated condition passed unanimously.

Mr. Ballentine called for the next public hearings; being related, if there were no objections, the next two hearings would be conducted jointly but the cases would be acted on separately.

- 2. LU-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting Land Use approval for a 27 unit, Single Family Attached/Townhouse Development. The subject property is located on Warpath Road, Six Mile. The property owner of record is Warpath Ridge on Lake Keowee, LLC.  
TMS# 4038-00-59-5376**
- 3. SD-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting Subdivision Land Use approval for a 10 lot, Single Family Residential Development. The subject property is located on Warpath Road, Six Mile. The property owner of record is Warpath Ridge on Lake Keowee, LLC.  
TMS# 4038-00-59-5376**

Mr. Rick Masters, Mr. Rick Shirley, and Mr. Rick Smith all appeared before the Commission and gave a brief summary of their projects; that they are proposing to develop the site with 27 townhomes and 8 single family lots; that the application was originally for 10 lots but to get the townhomes closer to the lake and provide dock access, they had to reduce the number of individual lots to 8; that the project would be served by a drive built to county standards; that they are proposing a common or private residential marina on the lake, docks, to serve the townhomes; that the individual lots would have their own docks permitted by Duke Energy; that they had considered an RV Park for the site but being respectful to the neighbors and to target a broader market, they decided on a mix of townhomes and single family homes; that most of the

property would be left wooded; that except for the drive, you would not know there were homes on the property; that they kept all of the development on ridges.

Ms. Langley asked if the project would be gated and if an HOA would be formed.

Mr. Smith stated that yes, the project would be gated and an HOA would be formed to manage and take care of the clubhouse, open areas, and marina.

Ms. Langley asked what the price point or value of the homes would be.

Mr. Smith stated that they are targeting the \$500k range for townhomes but the single family homes could be much higher, \$750k, and home sizes would be similar to the Highlands.

Mr. Phil Smith asked why townhomes.

Mr. Masters stated that the site was better suited for a mix of both single family and townhomes due to shape and topography of the site and that the market shows a need for townhomes around the lake; that people just want something where they could just come to the lake and enjoy but not have the headache of maintenance.

Ms. Langley asked about amenities.

Mr. Masters stated that the project would have a clubhouse and pool and adequate open areas.

Mr. Humphrey asked about fire access.

Mr. Brink stated that Mr. Billy Gibson, Fire Services, indicated that he was fine with the overall concept and access to both public water and fire truck access within the project.

Mr. Phil Smith asked about ownership of the stated LLC.

Mr. Masters stated that it is a joint venture by himself, Mr. Shirley, and Mr. Smith.

There being no additional presentation by the applicant or questions from the Commission, Mr. Ballentine opened the floor for opposition.

Mr. Matt Thornton asked about short term rentals and if they would be permitted.

Mr. Smith stated that the project isn't specifically targeting short term rentals but the covenants and restrictions would not prohibit them if the home owner wished to pursue that option.

Mr. Dave Downey stated his concerns about safety along warpath Road; that that road is dangerous and curvy; that traffic signs always seem to disappear along that road; what were the plans Duke had for Warpath; that their development, the Highlands, has issues with cut through traffic.

There being no additional comments, Mr. Ballentine offered time for the applicant.

Mr. Shirley addressed the speed limit sign missing; that if no sign is posted he understands the minimum county speed is 35.

Mr. Masters addressed crime in the area and this development should put a greater presence in the neighborhood and crime should no longer be a problem.

With no additional comments or presentations, Mr. Ballentine closed the public hearings for these cases.

Mr. Ballentine called for a motion on LU-21-0005.

Mr. Stancell motioned that it be approved as presented.

Mr. Cox seconded the motion.

The motion to approve as presented passed five (5) in favor (Stancell, Cox, Humphrey, Langley, Watson) and one (1) opposed (Smith).

Mr. Ballentine called for a motion on SD-21-0005.

Ms. Langley motioned that the request be approved.

Mr. Stancell seconded the motion.

Mr. Smith offered a motion to amend the motion to approve to require the county to widen Warpath Road and stripe and install curbing; to make the road a standard county road.

Ms. Langley seconded the motion.

Mr. Cox asked about the county doing a road study for Warpath Road.

Discussion on the amendment took place relative to if the Planning Commission could require the county government to take a certain actions; placing a burden on the applicant based on the county able to adhere to action by the Commission.

Mr. Ballentine called for a vote on the motion to amend.

Mr. Smith voted to amend the motion as stated.

Ms. Langley, Mr. Cox, Mr. Humphrey, Mr. Watson, and Mr. Humphrey voted to not amend the motion.

The motion to amend failed, one (1) for, five (5) opposed.

Mr. Ballentine called for a vote on the original motion to approve.

The motion to approve passed five (5) in favor (Stancell, Cox, Humphrey, Langley, Watson) and one (1) opposed (Smith).

Mr. Ballentine called for the next public hearing.

- 4. SD-21-0006 The Cliffs at Keowee Springs is requesting Subdivision Land Use approval to their previously approved project Master Plan. The subject property is located on Keowee Springs Baptist Church Road, Six Mile. The property owner of record is Urbana Cliffs RE, LLC, Cliffs Club Holdings, LLC, and Cliffs Land Partners, LLC TMS# 4130-00-66-2261, et. al**

Mr. Paul Foster and Mr. Richard Hubble appeared before the Commission to present their request to amend the Master Plan for the Cliffs at Keowee Springs; that there is no increase in the previously approved residential unit count of 750; that there is only a modification on the types of residential offered around the slightly relocated Club House and attached Wellness Center; that these changes were necessary due to the changes in the market; that the previous plans were too grand for today's market.

Mr. Foster and Mr. Hubble briefly went over the changes to the plans and where the new condos and relocated wellness center would be located.

Ms. Langley asked what number of the approved 750 residential units has been built.

Mr. Hubbell stated that 430 lots have been platted and approximately 180 homes have either been permitted or built.

Ms. Langley asked was Keowee Church Road improved because of the original development.

Mr. Hubble stated that Keowee Church Road is a SCDOT maintained road; that they did not improve the road nor has SCDOT other than repave it several years ago; that the Cliffs did have plans to shift the road to make room for some amenities but those plans were altered and that amenity was eliminated.

With no further comments, presentation, or questions, Mr. Ballentine closed the public hearing and called for a motion.

Mr. Watson motioned to approve the amended plan. The motion was seconded by Mr. Cox.

The motion to approve the amended master plan passed unanimously.

Mr. Ballentine called for the final public hearing.

**5. SDV-21-0002 Jonathan Owens is requesting a subdivision variance from the Pickens County development standards regarding number of dwellings permitted on a single tract or parcel. The subject property is located on Amberway Road, Easley The property owner of record is Jonathan Owens. TMS# 5049-10-25-7366**

Mr. Jonathan Owens and Ms. Owens appeared before the Commission to present their request for a variance from the subdivision standards dealing with the number of dwellings allowed on a single tract and being able to add dwelling on a tract that doesn't have access to a private access meeting minimum requirements; that they bought the property several years ago that already had one septic on it then; that their father resides in the home currently on the property; that they wish to have at least three additional homes on the property without having to subdivide; that their son will reside in one home, a daughter in one, and themselves in the 4<sup>th</sup> home; that they have an easement of 30' outside of the railroad right of way for access that crosses an adjacent tract.

Mr. Cox asked Mr. Owens they are asking to have four (4) homes on the property.

Mr. Owens confirmed.

Ms. Langley asked about the abandoned vehicles on the property.

Mr. Owens stated that those were left by the previous owner and that they are currently in the process of removing them.

Ms. Langley asked what the plans are for the road and will it be improved.

Mr. Owens was unable to answer that question.

Staff and the Commission discussed Amberway Road; that it is entirely within the railroad right of way; that the railroad, in past variance discussions, is unwilling or even prohibiting the improvement of the road; that because of this, owners along Amberway Road have no choice but to ask for relief from county ordinances so that they can use their properties.

Due to ongoing confusion regarding the number of dwellings asked for, Mr. Ballentine once again had Mr. Owens confirm the variance they were asking for.

Mr. Owens stated they were asking to be allowed to place three (3) additional homes on the property, for a total of four (4).

There being no additional questions or discussion and no members of the public present to speak, Mr. Ballentine closed the public hearing and called for a vote.

For discussion, Mr. Humphrey motioned to approve the variance request. The motion to approve was seconded by Mr. Cox.

Ms. Langley addressed issues she had with the item relative to the standards listed as B and D, and based on those and the request not adequately adhering to those standards, she could not vote to approve.

Mr. Ballentine called for a vote on the motion to approve.

Mr. Stancell voted to approve the variance request.

Mr. Humphrey, Mr. Cox, Mr. Watson, Ms. Langley, and Mr. Smith voted to not approve the variance.

The motion to approve failed, one (1) in favor, five (5) opposed.

### ***Commissioners and Staff Discussion***

Staff discussed:


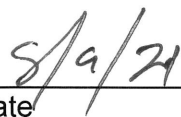
Training - completing Orientation for those that haven't and completing Continuing Education for both 2020 and for 2021.

Comprehensive Plan – Plan has been delayed but we are assured the draft should be coming very soon; that the hope is for the members of the Planning Commission and the Advisory Committee to meet to review and discuss and then offer it to the public in an open house prior to the formal public hearings.


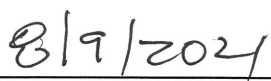
### ***Adjourn***

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 8.20pm.

Submitted by:

  
Secretary  
Date

Approved by:

  
Chairman  
Date