

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 13, 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
Gary Stancell
Phil Smith
David Cox
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 August 9, 2021 meeting.

Mr. Watson motioned to approve the minutes. Mr. Cox 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 hearings.

Mr. Ballentine opened the public hearing portion of the meeting and called for the 1st case being heard.

- 1. SD-21-0009 Subdivision Land Use for a 363 unit/lot, Master Planned Development located on Greenville Highway (SC 93) and Old Norris Road, Liberty. The proposed development is located on approximately 130 acres. The applicant is Liberty Communities. The property owner of record is Danny McCall. TMS# 4087-00-34-4559**

Mr. Brady Sanford, Mr. Jordan Hammond, Mr. Paul Talbert, and Mr. Michael Dennis all appeared before the Commission to present the proposed residential development.

Mr. Sanford, of Liberty Communities, gave a brief but detailed overview of the project; that the project will be a Master Planned Community consisting of a mix of single family detached homes, 271, and single family attached homes or townhomes, 92; that this is west of Liberty between Greenville Highway and Old Norris Road; that they are trying to meet a housing demand and meet the need for workforce housing; that the project is not anticipated to change from what is being presented; that what is being presented will be constructed in its current arrangement; that their project engineer and traffic engineer are present for questions.

Mr. Dennis gave an overview of the traffic study conducted and provided; that such studies are under the guidance of SCDOT based on their practices; that the study only indicated one offsite improvement, being a turn lane from SC 93 into the project westbound, that all existing level of service (LOS) thresholds would not exceed current conditions; that all counts and recommendations are based on peak times.

Mr. Smith asked about density; why is the project so dense.

Mr. Sanford explained that the density will allow them to meet the targeted price point for the community and to reach the move up buyer; that square footages will start at 1,600 square feet and average 2,400 square feet; the density allows their company to market needs for families wishing to move up to larger homes; that the price point will be between \$250K to \$300K.

Mr. Hammond further explained that his company also looked back at some other projects that received Planning Commission approval and they tried to match the overall densities, lot sizes, and amenity packages.

Mr. Sanford continued and stated that the amenity package they were implementing and investing in the community will be in excess \$1.2 million.

Ms. Langley asked if walking trails were proposed.

Mr. Sanford stated that there were some trails proposed, mainly from the town homes to the amenity area; that they were open to providing more.

Ms. Langley asked about parking, both for the single family and townhomes.

Mr. Sanford stated that 2 spaces are provided for the single family detached, as required, that all homes will have 2 car garages in addition to the driveway; that each townhome will have at least 1 car garage plus additional space in the drive; that visitor spaces will also be added to the development for the townhome area.

Mr. Watson asked about sidewalks; that amenities were provided but no way for residents to walk to them without walking in the road.

Mr. Hammond stated that they were open to providing sidewalks and trails to the amenity areas.

Ms. Langley asked if utilities would be underground and further explained the county investment in fiber.

Mr. Hammond stated that all utilities would be underground and that access to fiber would be provided.

Ms. Langley asked what representative communities have they completed that can be visited.

Mr. Sanford stated that a new project in Roebuck had just been completed and that they are currently working on a similar project in Fountain Inn.

Mr. Stancell asked how many projects have they done in the upstate.

Mr. Sanford stated that they have completed approximately 8 to 10 projects with an additional 30 to 40 planned or in progress.

Mr. Ballentine asked if an HOA would be set up.

Mr. Sanford stated that Pickens County requires an HOA for Master Planned Developments but, that regardless, like in all their communities, an HOA will be provided; that a private company will manage the HOA and compliance with covenants.

Mr. Stancell asked if street lights would be provided in the community.

Mr. Hammond stated that lights would be provided and installed per the standards and requirement of the electrical provider.

Ms. Langley asked about green designs and green building designs like low flush toilets in the homes.

Mr. Hammond stated that they are trying to protect and exclude the most sensitive areas on the property and put them into the provided open space, such as wetlands and floodplain; that they have not considered green aspects of the homes such as reduced or low flow toilets.

Mr. Watson asked if there was water on the property.

Mr. Talbert explained that there are streams on the property which will primarily protected in the open space and the stormwater ponds are currently designed to be dry but they may consider some as permanent features; that the provided open space would be permanently protected through the required conservation easements prohibiting future development of those areas.

There being no additional presentation or questions and no one else present to speak in favor of the request, Mr. Ballentine opened the floor for those wishing to speak in opposition.

No one was present to speak in opposition.

With no opposition or need for rebuttal, Mr. Ballentine closed the public hearing for this item and called for a motion.

Mr. Smith motioned that the project be approved with the staff recommended conditions and two additional conditions. Those conditions being:

1. *Project shall be approved as a Master Planned Development as presented on the concept plan and associated project materials included in the application being considered, to include:*
 - a. *Number of single family lots set at a maximum of 271*
 - b. *Number of single family, attached units (townhomes) set at 92*
 - c. *General lay out of the project*
 - d. *Amount of provided total open space must be no less than 35% of the total project area or 45.5 acres.*
 - e. *Amenity package to include, at a minimum, community swimming pool, community club house, community playground; all of which must be constructed during the 1st phase of project development. Buffering of these amenities from adjacent, internal land uses shall be as presented on the concept plan.*
 - f. *Common architectural theme*
2. *Sidewalks be provided in both residential areas*
3. *All lighting within the development must be dark sky compliant.*

Mr. Humphrey seconded the motion for discussion.

Commission members discussed the condition regarding sidewalks, being on both sides of the street or just one side; that the development ordinance only requires sidewalks on one side if provided.

Mr. Smith agreed to add to his motioned condition regarding sidewalks to read, *sidewalks be provided in both residential areas on one side of the street.*

The conditions, as motioned and revised by Mr. Smith, read as follows:

2. *Project shall be approved as a Master Planned Development as presented on the concept plan and associated project materials included in the application being considered, to include:*
 - g. *Number of single family lots set at a maximum of 271*
 - h. *Number of single family, attached units (townhomes) set at 92*
 - i. *General lay out of the project*
 - j. *Amount of provided total open space must be no less than 35% of the total project area or 45.5 acres.*
 - k. *Amenity package to include, at a minimum, community swimming pool, community club house, community playground; all of which must be constructed during the 1st phase of project development. Buffering of these amenities from adjacent, internal land uses shall be as presented on the concept plan.*
 - l. *Common architectural theme*
2. *Sidewalks be provided in both residential areas on one side of the street.*
3. *All lighting within the development must be dark sky compliant.*

Ms. Langley provided a motion to amend the motion of Mr. Smith's to add:

4. *The developer shall work with the appropriate utilities provider to ensure fiber / high speed internet infrastructure is planned for throughout the development.*

The motion to amend was seconded by Mr. Smith and the motion to amend passed unanimously.

Mr. Ballentine called for a vote on the original motion as amended.

The motion to approve with conditions as stated passed unanimously.

Mr. Ballentine called for the next public hearing.

**2. SD-21-0010 Subdivision Land Use for a revision and one (1) 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 RSL Buildings, LLC.
TMS# 4049-00-68-5608**

Mr. Mark Clayton appeared before the Commission to explain this need to come back and request to make several changes to his previously approved project; that Six Mile water came back to him and indicated that they would not, after all, be able to provide water to his project at a pressure adequate to serve the homes or provide fire protection; that they have increased the overall lot sizes to be a minimum of 1 acre so that both septic and wells could be provided per county minimums; that they are also proposing to potentially increase the number of lots to 12 but may keep the number the same as previously approved.

Mr. Humphrey asked about access to the remainder of the property.

Mr. Clayton also explained that unlike the project before, they are not initially planning to provide an access road to an adjacent tract for a future project; that this small project will be served by its own drive coming directly from Old Keowee Church Road.

Staff and Commission discussed access to the remainder of the overall tract and access to adjacent property for future developments and stormwater infrastructure.

There being no additional questions or presentation, Mr. Ballentine opened the floor for anyone wishing to speak in opposition.

Mr. Michael Richburg asked about the project and wanted more details about what was planned on the property.

Mr. Clayton provided background on the entire Net Zero project and the concept behind the development.

Ms. Carla Cannon, a neighbor, stated that she lives down the road from the project and was concerned with stormwater and traffic from the property; that getting onto Walhalla Highway from Old Keowee Church Road can be difficult.

There being no additional citizens wishing to speak and Mr. Clayton offering no rebuttal, Mr. Ballentine closed the public hearing for this item and called for a motion.

Mr. Watson motion that the revised project be approved with the staff recommended conditions. Those conditions being:

- 1. A 50' ROW must be provided to serve the remnant piece of the larger tract or otherwise be combined to another conforming recorded parcel. A 20' easement must be provided if off site infrastructure*

(stormwater) is being provided on the adjacent tract serving the proposed development being considered as part of this request.

Mr. Stancell seconded the motion to approve.

The motion to approve with the stated conditions passed unanimously.

Mr. Ballentine called for the next and final public hearing of the evening.

3. SD-21-0011 Subdivision Land Use for 64 lot, single-family residential development located on Madden Bridge Road and Arrowhead Drive, Central. The proposed development is located on approximately 20.98 acres. The applicant is Great Southern Homes. The property owner of record is Two Blue Stallions, LLC. TMS# 4056-17-11-4003, 4056-17-10-4772, 4056-17-10-6484, 4056-17-20-1624, 4056-17-20-2784

Mr. Jeff Skeris and Mr. Kevin Tumblin appeared and presented the proposed development to the Commission; that it will be an approximately 64 lot open space development; that based on some engineering analysis, the project will more than likely be less than the proposed 64 lot count; that one access is proposed on arrowhead drive due to SCDOT not allowing access onto Madden Bridge due to sight distance restrictions; that a traffic analysis is currently underway to look at combined traffic from Arrowhead and the potential need to improve the intersection with Madden Bridge.

Mr. Ballentine asked if an HOA was being proposed and if the development would be single family homes or student housing.

Mr. Skeris stated that yes, an HOA would be set up as required by Pickens County for open space developments; that they understood the concern regarding student housing and the development is not targeted as housing for students; that the project has a size range of the homes from approximately 1,600 square feet to 2,300 with a price point of \$240k to \$280k; that sidewalks would be provided; that Great Southern Homes was awarded as the Green Builder of the Year; that plans are in place to provide high speed internet throughout the development.

Mr. Ballentine asked about the use of the open space.

Mr. Skeris stated that the open space would be minimally cleared and some walking paths provided but is intended to be left natural and preserved; that all lighting provided in the development will be based on the standards of the provider.

Ms. Langley asked about the power lines that cross the property.

Mr. Tumblin indicated that the lines are planned to be relocated.

Ms. Langley asked about underground utilities.

Mr. Tumblin stated that in open space developments, Pickens County requires all utilities be placed underground.

There being no additional comments, presentation, or questions, Mr. Ballentine asked if anyone else wanted to speak in favor.

There being none, Mr. Ballentine asked if anyone wished to speak in opposition.

Ms. Norma Kelley spoke in opposition to the project; that she lives on Madden Bridge Road and will be surrounded by this project; that she felt the survey for the property was not correct; that

traffic is terrible and when school lets out, it is almost impossible for her to either leave her property or return back due to the long line of cars picking up at the school; that she is concerned with students living in the homes and is tired of all the late night parties; that that many new homes will disturb the peace of the area.

With no additional opposition, Mr. Ballentine called for the applicant's rebuttal.

Mr. Skeris addressed the survey issue but offered to speak with Ms. Kelley after the meeting.

With no additional comments or questions, Mr. Ballentine closed the public hearing on this case and called for a motion.

Mr. Watson asked about the portion of the property being left off and would this be developed in the future.

Mr. Skeris stated that it was being left off due to the stream crossing and the location of wetlands and flood plain; that SCDOT will not allow aces from Madden Bridge so he doubts this section would ever be developed.

Mr. Watson motioned that the project be approved with the staff recommended conditions. Those conditions being:

1. *The project must be developed as a single family, open space, residential development.*
2. *All dwellings constructed within the development must be single family residential and my not be altered into any other types of dwellings without the Planning Commission reviewing and taking action on the change in land use.*
3. *A targeted traffic impact analysis or study must be conducted focusing on the intersection of Madden Bridge Road and Arrowhead Drive. Any recommended improvements, or other improvements required of SCDOT, must be part of the initial phase of project construction and be completed prior to final platting.*

Mr. Stancell seconded the motion.

Mr. Smith motioned that the motion to approve be amended to require the traffic study come back to the Commission when completed.

Ms. Langley seconded the motion.

Mr. Stancell asked what was the reasoning for the study to be brought back before the Commission.

The Commission discussed the merits of bringing the study back; that staff, if the study indicates offsite improvements being required, will not allow the project to be developed until the improvements are made.

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

The motion to amend failed, 0-5.

Ms. Langley motioned that the motion to approve be amended to include conditions for dark sky lighting and fiber being provided. The stated conditions being:

4. *All lighting within the development must be dark sky compliant.*

5. *The developer shall work with the appropriate utilities provider to ensure fiber / high speed internet infrastructure is planned for throughout the development.*

Mr. Smith seconded the motion to amend.

The motion to amend passed unanimously.

Mr. Ballentine called for the vote on the original motion to approve with conditions and as subsequently amended.

The motion to approve the project with the stated conditions passed unanimously.

Commissioners and Staff Discussion

Mr. Humphrey wanted to find ways to better communicate with the school district and to have better participation or coordinating between the Planning Commission and them on Commission cases and projects before it.

Staff agreed to work out some procedures to ensure better coordination and to work harder to ensure they have all information from an application to provide sound comments.

Staff discussed:

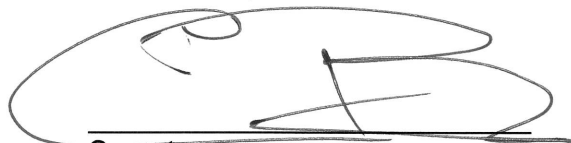
Training – opportunity for CE credits on September 27th in Easley.

Commission member terms and Council applications for reappointment

Adjourn

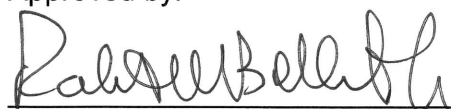
There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that the meeting be adjourned. Mr. Watson seconded the motion to adjourn. The meeting was adjourned at 8.43pm.

Submitted by:


Secretary

10/11/21
Date

Approved by:


Chairman

10/11/2021
Date