

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 14, 2022

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Building 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, Chairman

Gary Stancell

Phil Smith

Bobbie Langley

Jon Humphrey

David Cox

STAFF PRESENT:

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.

Mr. Ballentine asked for the members of the Commission to introduce themselves.

Mr. Smith motioned that tonight's agenda be amended to move the public hearing portion of the meeting to immediately before **Old Business**. Mr. Cox seconded the motion. The motion to amend the order of the agenda; moving the public hearing portion of the meeting to immediately precede Old Business passed unanimously.

Mr. Stancell motioned that approval of the January 27th minutes of the Planning Commission be added to the agenda under **Approval of Minutes**. Mr. Cox seconded the motion. The motion passed unanimously.

Approval of Minutes

Mr. Ballentine called for corrections or for a motion regarding the minutes of the January 10, 2022 meeting.

Mr. Cox motioned that the minutes be approved as presented. Ms. Langley seconded the motion.

The motion to approve the January 10, 2022 minutes passed unanimously.

Mr. Ballentine called for corrections or for a motion regarding the minutes of the January 27, 2022 meeting.

Mr. Cox motioned that the minutes be approved as presented. Mr. Stancell seconded the motion.

The motion to approve the January 27, 2022 minutes passed unanimously.

Public Comments

No one appeared or signed up to speak.

Public Hearings

Mr. Ballentine briefly went over the procedures that will be followed for the public hearings.

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

- 1. LU-21-0011 Rick Thoennes of the Hotchkiss Development Group, LLC, as applicant, is requesting Land Use approval for a 150 unit, Single Family Attached/Townhouse Development. The subject property is located on SC 153, Easley. The property owner of record is Cardinal Drive Development, LLC. TMS# 5048-06-28-9971**

Mr. Rick Thoennes appeared before the Commission and gave a very brief overview of his request; that the site was originally approved as a 360 or so unit multi-family, apartment project but they are now requesting to reduce the project size to 150 townhomes on the same tract; that the density will be a little higher than what's allowed for townhomes but be well under what was approved with the original project; that a copy of the staff report was provided and they agree to abide by all the suggested conditions.

Mr. Thoennes mentioned the suggested condition requiring the second entrance and they will also comply with that; that they will provide a second entrance for emergency access onto SC 153 if permitted by SCDOT.

Ms. Langley asked Mr. Thoennes about unit sizes and the number of bedrooms in each unit.

Mr. Thoennes stated that there will be primarily three (3) bedroom units, two story with parking meeting the minimum county requirements for single family residential dwellings with three bedrooms.

Ms. Langley mentioned dark sky lighting and if his project would comply with those standards.

Mr. Thoennes was not aware of those requirements but would research and provide the type of lighting recommended; that the county requires full cut-off lighting to reduce light spread but would meet more stringent requirements if needed.

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

Mr. Smith motioned to approve the request with all recommended staff notations and conditions. Those notes and conditions being:

1. *Allowed density of 5.12 units per acre. Previous project provided for more than 336 units on the same 29.3 acres.*
2. *A second entrance onto SC 153 shall be required. This entrance can be utilized for emergency access only. Property provides adequate frontage for additional, secondary accesses.*
3. *Number of hydrants for fire services shall be no less than 4 within project.*
4. *Amenities shall be provided as noted on the site plan provided with the application package.*

Mr. Stancell seconded that motion.

Ms. Langley asked for a friendly amendment to Mr. Smith's motion to add requirements for dark sky lighting; that the motion should read how it has been conditioned on other approvals.

(Included here for reference and as will be intended as the official condition – the added condition will be):

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

Mr. Smith agreed to amend his original motion to add a requirement for dark sky lighting.

Mr. Stancell rescinded his second to the original motion as stated by Mr. Smith.

With the lack of a second on the original motion, including with the friendly amendment, Mr. Ballentine called for a new second.

Mr. Humphrey seconded the motion to approve.

Mr. Ballentine called for a vote on the motion to approve with the stated conditions. The motion passed with four (4) in favor (Langley, Smith, Cox, Humphrey) and one (1) opposed (Stancell).

Old Business

1. Draft 2022 One Pickens County Comprehensive Plan

Mr. Ballentine moved to the next item on the amended agenda being discussion of the Draft Comprehensive plan and changes made to it from the January 27th public hearing and discussion.

Recognizing the Honorable Mayor from the City of Clemson being present, Mr. Brink asked the chairman if time could be provided for Mayor Halfacre to speak and officially present the City's comments to the Commission.

Mr. Ballentine recognized Mayor Halfacre.

Mayor Halfacre, City of Clemson appeared before the members of the Commission and provided an official presentation of the City's comments which were provided during the public hearing on January 27th.

Mayor Halfacre spoke on:

- The city's willingness to collaborate, coordinate, and support traffic study efforts involving Pickens County and the City of Clemson.

- The disparity in growth currently happening between Northern Pickens County and Southern Pickens County and how the Comprehensive Plan continues to speak towards focusing growth in the southern half of the county. This growth concentration is troublesome for the City of Clemson relative to traffic, infrastructure, and the city's inability to grow area wise any further.
- The encouraging inclusion of language championing coordinated planning within Pickens County.
- The need to limit access to US 123 between Easley and Clemson
- Thankful for the Commission for making the minor edits and changes that they brought up in their letter and including them in the final draft.

Ms. Langley asked Mayor Halfacre how is the city addressing gentrification caused by development.

Mayor Halfacre spoke to some of the development requirements such as limiting building heights in the downtown core and making services and access to services walk able.

Members of the Commission, staff, and Mayor Halfacre discussed public engagement, how has the city handled or encouraged engagement amongst their citizens, and the county's difficulty in encouraging public participation in the planning process.

Mr. Cox asked Mayor Halfacre what the city anticipates in terms of growth numbers in the future.

Mayor Halfacre brought up the constraints the City has relative to growing area; that there just isn't anywhere to grow except up; that they have caps in place limiting buildings going vertical, especially in the downtown area.

Mr. Ballentine thanked Mayor Halfacre for appearing before the Commission.

Members of the Commission brought up additional changes they wished to be made to the draft.

- Page 36, word-smithing the paragraph speaking to unincorporated residents vs. those that live in the cities.
- Correcting the miscalculation of growth rates throughout the document
- Adding a section within the Population element and adding a few goals and objectives related to the county's veteran population; being the changes presented by Mr. Smith.

With no additional discussion, Mr. Ballentine opened the floor to a motion on the Draft Comprehensive as amended with the additional changes mentioned.

Ms. Langley motioned to approve the draft 2022 Pickens County Comprehensive Plan with the additional changes and edits.

Mr. Cox seconded the motion.

The 2022 Draft Comprehensive Plan, February 2022 version, with the additional changes referenced was adopted.

New Business

1. Consideration of a Resolution Recommending Adoption of the 2022 One Pickens County Comprehensive Plan by the Pickens County Council.

Mr. Ballentine opened the floor for a motion on Resolution # 2022-0001 recommending adoption of the 2022 One Pickens County Comprehensive Plan by Pickens County Council.

Mr. Stancell motioned that the resolution be approved as presented. Mr. Humphrey seconded the motion. The resolution to forward the draft plan to County Council passed unanimously.

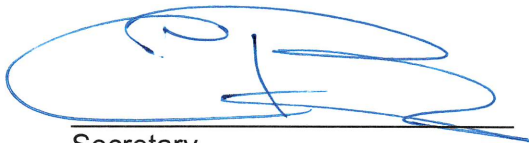
Commissioners and Staff Discussion

There were no additional discussion items.

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 7:42pm

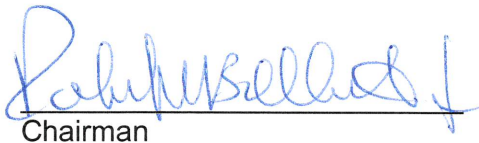
Submitted by:



Secretary

3/14/2022
Date

Approved by:



Chairman

3/14/2022
Date

Due to technical issues with the meeting recording device, an audio recording of this meeting is not available.