

AGENDA
Planning and Public Works Committee Meeting
Tuesday, June 23, 2020 at 10:00 am
Anderson Civic Center
3027 Martin Luther King Jr Blvd.
Anderson, South Carolina 29625
M. Cindy Wilson, Presiding

Planning/Public Works Committee

Consisting of three members of Council, functions as a review, oversight and advisory body of subdivision regulations, building and other regulatory codes, the zoning ordinance, transportation, rights of way, building and grounds, licenses and business regulations, community development, and housing authority programs, public works department, and other matters thereto.

1. Call to Order: Chairman M. Cindy Wilson
2. Invocation and Pledge: Mr. Jimmy Davis
3. Approval of Minutes for March 9, 2020
4. Discussion regarding Tiny Home Rules and Regulations Ms. Alesia Hunter
5. Discussion on appropriate measures to protect local farm properties Ms. Alesia Hunter
6. Update and upgrades for County Storm water retention and run-off measures
Mr. John Batson
7. Executive Session:
 - a. Legal Advice Regarding Land Use Issues
8. New Business
9. Citizens Comments
10. Adjournment

Committee Members: M. Cindy Wilson, Chair
Honorable Brett Sanders
Honorable Jimmy Davis

**Minutes
Planning and Public Works Committee Meeting
Monday, March 9, 2020**

The Planning and Public Works Committee Meeting of Monday, March 9, 2020 was called to order at 1:31 pm by Chairman Ms. M. Cindy Wilson. Mr. Brett Sanders and Mr. Jimmy Davis were in attendance for the Planning and Public Works Committee meeting. The Invocation and Pledge of Allegiance was provided by Mr. Jimmy Davis.

The following items were discussed by the committee:

3. Approval of minutes for February 19, 2020:

The requested corrections for the minutes of February include page 1 item number #4 insert the date to read On February 10, 2020 an advisory meeting was held and, remove Ms. Morgan and the Mayor of Belton because they were not in attendance at the solid waste meeting. On page 2, first paragraph Health insert Comma Safety and welfare. On page 2 item number #6 should read The Paws Animal Shelter instead of the paw animal shelter and, also insert use the funding they have on hand for this item. On page 2 item #6 correct the spelling of Parkier Bowie to Parker Bowie.

Mr. Brett Sanders made the motion to accept minutes as corrected and a second from Mr. Jimmy Davis, the committee voted to unanimously to recommend to Full Council.

4. Presentation on Sewer Projects, updates and current conditions, Derrick Singleton:

Anderson County has had many problems due to all the rain. The creek banks have been washing out. A project was just finished at Glen Raven and other areas to add more rock and re-establish the creek banks. At 6&20 there are issues with sludge handling due to all the rain. There are drying beds which have had issues drying out. We may have look at other options to deal with the sludge because the current process involves dumping on top of beds. A secondary option would be to have a company come, pump it out and carry to another treatment plant for processing. Most wastewater plants have sludge handling with belt presses or are rated to land apply.

The Hurricane Creek Pump Station Upgrade Phase I will involve putting in a new wet well. The original wet well was too small and under designed. The new wet well will be 10ft in diameter and 16 ft. deep. This will help with extra holding time, add more volume, the pumps will not come on as much and, there will be a longer run time. This is one of the highest flowing pump station. In addition, a line feed system will be added to help to mask odors and reduce H2S. There is a problem with H2S downstream from the pump station eating up the pipes and manholes. The characteristics of the wastewater are acidic, raising the PH will help so it's not as corrosive on the infrastructure. The company Tugaloo from Westminster is performing the work for this project.

The Hurricane Creek Pump Station Upgrade Phase II project will include adding new pumps, controls and a new force main. The current force main is too small and is causing restrictions to the pumps. The most expensive portion of this project is still in design and will include where it leaves the pump station and crosses Lake Hartwell. If SCDOT will not let the County add another pipe to the bridge on Highway 76 we will have bore under the lake. If we can eliminate replacing this portion it will be a huge savings. The diameter of the current pipe is 12 in. and an upgrade will be 16in. or 18 in diameter. The current line will have to stay in place until the whole project is complete. Anderson Regional also has a water line on this bridge that is the main feed that goes to the Clemson, Pendleton and Central areas. This project has an estimated cost of \$4 - \$5 million dollars for new pumps, a new force main, controls and possibly a new generator.

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The Stone Haven Subdivision project is off of Dixon Road. The original infrastructure was put in, in the early 1970's and Anderson County took it over in 1978-79. When there is an inch of rain or more it requires pumping with additional trucks that are trying to isolate and hit the worst areas first to start the elimination so the pumps can keep up with what comes down the pipe. An estimated cost for this project will be between \$1.2-\$1.5 million dollars. All the current piping in place is clay and will require lining each section and rehabbing the manholes.

The Welpine Sewer Project was sent out for bid, receiving responses from 20 contractors, and a bid of \$1.7 million. The project can be started after a right of way issue can be resolved. An update should be given soon.

The Exit 14 project's design work is complete and staff are currently working on right of way issues and negotiations. This project may possibly be able to go out for bid in the summer.

The next item of discussion was The Pendleton Clemson Wastewater Treatment Plant project. On February 21, 2020, members of council and staff attended a presentation meeting from the Oconee Sewer Authority. If the County implements a policy similar to the Oconee Sewer Authority the authority would own all of the capacity. Aiken County does have a similar sewer authority. Nick Nicholson an attorney from Haynsworth Sinkler Boyd Law Firm in Greenville would draft the documents if a new authority was formed. The first upgrade will consist of adding 1.5 Million gallons. The three entities associated with this project have given a baseline request of what capacities they will need for the projected future build out for the next ten years which includes Anderson County 600,000 capacity, Clemson 500,000 capacity and, Pendleton 400,000 capacity. The cost for the upgrade for Phase I of this project will be \$19 million. There is a Phase II plan that could be implemented as needed to add an additional 1.5 gallons at today's cost of \$16 million.

The department is working with all the local water districts to begin the process of reading, billing, and collecting. Sandy Springs is the only water district not participating at this time.

This item is for information only. No decisions or votes were taken for this item.

5. Capital Improvements of 2020:

The Capital Improvement Plan is a planning tool that is State mandated and is part of budget process to anticipate capital project needs and put things into a maintenance program.

The Airport requests include a firetruck garage and a maintenance shed. The requests are listed in alphabetic order by department. The Airport Master Plan is for \$300,000 and should be completed before building anything else. The Airport department requests will be set aside and addressed after a new airport manager is hired.

The County Facilities Department request is for a generator for the Townsend Building. This item is a request in the upcoming budget year. The generator will be used to hold bond court.

The Fleet Services Department requests include the Fleet Services building that has been planned, bid out and, the builder has been selected. The County is waiting on the final cost estimate for this project. The next request is for a new Fuel Island in Powdersville. The location for this item has changed. There is a possibility it may be placed in the Dolly Cooper Park which would help prevent future crime issues. Anderson County already owns the property and there is already power. This will also allow the deputies to be on beat longer. The Fleet Services department is also requesting a technician work truck that will

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be an addition to the fleet. A department will only place new equipment on this plan not a replacement of any old equipment.

The Library requests on the plan are for 2023. The library has a different budget, a discreet account that is state mandated with a separate levee.

The Paws Animal shelter request is for a medical grade refrigerator in the amount of \$2500-\$4000. The shelter may possibly be able to use funds they have on hand for this purchase. The donations received for the shelter cannot be spent without council approval.

The Roads and Bridges Department request is for a mini excavator and trench box. The Solid Waste Department requests are for the King David Convenience Center, the Parker Bowie Convenience Center, and the Starr Landfill. These projects are all still needed.

The committee is looking at the long range plan to provide the approval or any requested amendments. The first year items in the plan will be in the operating budget voted on this year. During the review of this plan if there are any items coming up for the next 2-3 years council may schedule a meeting with the department heads to find out more details.

The next Planning and Public Works meeting will be held on Friday, March 20, 2020 at 10:00am.

No decisions or votes were taken for this item.

There being no further business, the Planning and Public Works Committee meeting was adjourned at 2:31pm.

_____, Chair

Date

What are Tiny Homes ?

- Stick built
- Less than 400sf
- Permanently attached foundation
- Used as single family dwelling units



Park Model RVs (aka Recreational Park Trailers)

- Trailer-type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use
- Built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400sf in the set-up mode
- Can be towed by a variety of vehicles



What a Park Model RV is not:

- PMRVs are explicitly excluded from being considered or used as a manufactured home under the codes and regulations of the U.S. Department of Housing and Urban Development (HUD) specially because they are a type of recreational vehicle
- Single family Home built for permanent residency
- Building codes or installation codes that stick built or manufactured homes are required to meet

RV Travel Trailers

- Travel trailers can be towed by a variety of vehicles and are made for a variety of uses, from hauling to vacationing to full-time RVing
- Fifth Wheel
- Lightweight Trailer
- Toy Hauler
- Expandable Trailer
- Class A Motorcoach
- Class B, C, Motorhome



Manufactured Home/ Mobile Home

- Homes built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home. Per Department of Housing and Urban Development (HUD)



Individual mobile home:

- Setback – 5 feet from any property line and 30 feet from ROW
- DHEC must approve waste disposal systems (Septic or Sewer) before issued of final subdivision plat or land use permit

➤ Mobile Home Park:

- Minimum acreage is 2 and the number per acre shall not exceed 4 units per acre
- Setback – minimum 5 feet from the park's exterior property lines when buffered
- Entrance setback may be 20 feet when properly buffered
- Roads must be built to county standards
- Parallel parking on one side, road width 24 feet
- Parallel parking both sides, road width 28 feet
- No direct access to a public street or highway. All lots shall access to an interior roadway.
- Mobile home interior lots shall have a minimum of 4,000 sq. ft. and a minimum of 45 feet wide when on public sewer.
- DHEC must approve waste disposal systems (Septic or Sewer) before issued of final subdivision plat or land use permit

Modular Homes

- Modular homes are prefabricated houses that consist of repeated sections called modules. "Modular" is a construction method that involves constructing sections away from the building site, then delivering them to the intended site
- Permanently attached foundation



Single Family Home

- A single unit providing complete independent living facilities for one or more person, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. Per South Carolina Residential Code.



Tiny Homes

- The Code of reference for a site built small house is in the 2018 International Residential Code (IRC) and as a case by case alternate method the 2018 IRC Appendix Q Tiny Houses as allowed by. (2018 IRC Alternate Method per section 104.11.)
- Bare a SC Modular Label (SC Engineered Design constructed in a SC approved manufacturing facility). The unit shall be labeled for Single Family Dwelling Occupancy. (Modular's of closed construction)
- Constructed in a Commercial Facility and be open construction (no concealed framing or mechanical components). Installed on a site built, permitted inspected foundation. Inspections are then required and compliance with the Site built requirements above.

Proposed Camps/RV-Parks

Land Use Regulations

(Including Tiny Homes on Wheels)

- A recreational vehicle that is no more than 400 square feet that is used for recreational camping or seasonal use. It should never be for permanent residence. Per the Recreational Vehicle Industry Association
- Lease Agreement with the regulations of the Park that includes following language:
 - Unlabeled (ANSI 119.5 as amended) units are not permitted on site
 - Occupancy shall be limited per the manufacturer's label only. (ANSI 119.5 as amended)
 - All units shall be installed per the manufacturer's set up instructions and label (ANSI 119.5 as amended) and each unit's set up instructions shall be made available to Anderson County upon request
 - Each unit shall have a current South Carolina vehicle registration, and registration tag shall be affixed to the unit
 - Sheds and other accessory structures, steps/stairs, decks, or other construction (including flatwork) is required to be permitted and approved through Anderson County prior to installation. These appurtenances are only allowed in the areas designated on the approved site plan (690 sf. minimum area per site)

Proposed Camps/RV-Parks Land Use Regulations

- Camps and recreational vehicles (RV) parks shall comply with the following site and design standards:
- Exposed surfaces shall be covered or protected with vegetative growth capable of preventing soil erosion.
- The site shall be developed in a manner that preserves natural features and landscape.
- The following dimensional requirements shall serve as parameters beyond which development shall not exceed.
- No site shall be located less than 150 feet from drinking water supply or 300 feet from a comfort station.
- Maximum density shall not exceed 15 vehicles per acre, with minimum 10-foot separation.
- Setbacks from Arterial Street 50' Collector 40' Local 20' Rear & Side 50'
- Minimum lot frontage 100'
- Maximum height 35'
- Bufferyards shall be required
- Areas designated for parking and loading or for circulation shall be physically separated from public streets. All one-way drives shall be 12' wide, and two-way drives shall be 20' wide, and shall be located at least 150 feet from any street intersection. All interior streets shall be private and not public, and shall be constructed with a 4" compacted stone travel-way approved by Roads & Bridges. Street grades shall not exceed 12 percent.
- Each park site shall be serviced by public water and sewer or other systems approved by DHEC.
- Durable, watertight, refuse containers, with fly-tight covers sufficient to contain all refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites.

End of Presentation