

Minutes
Planning and Public Works Committee Meeting
Tuesday, June 23, 2020

The Planning and Public Works Committee Meeting of Tuesday, June 23, 2020 was called to order at 10:00 am 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 March 9, 2020:

Mr. Brett Sanders made the motion to approve the March 9, 2020, Planning and Public Works Committee minutes as submitted with a second from Mr. Jimmy Davis. The committee voted unanimously 3-0 to recommend to Full Council.

4. Discussions regarding Tiny Home Rules and Regulations, Alesia Hunter:

Ms. Alesia Hunter presented the packet of information which includes the definitions of Tiny Homes, Park Model RV's, RV Travel Trailers, Manufactured /Mobile Homes, Modular Homes, and Single-Family Homes and the requirements for permitting.

A tiny home is described by the International Residential Code as a stick-built house that is built and constructed on-site. It is not wheeled in or transferred into the facility. It is permanently attached to a foundation and is described as a single-family dwelling unit that is 400 square feet or less. It is constructed on-site by a licensed contractor.

A Park Model RV is a travel type RV that is designed for a temporary camping and recreational use. It is not designed for a permanent single-family dwelling. It is built on a single chassis mounted on wheels and can be towed by a variety of vehicles. It does not exceed 400 square feet. It is not a single-family home and is not designed for permanent residency. A Park Model RV is not required to follow the building or installation codes that stick-built or manufactured homes are required to meet such as foundation, electrical, or HVAC restrictions.

Anderson County does not currently have an ordinance for the un-zoned areas that will keep someone from living in a camper. In zoned residential single-family districts campers can be stored at properties but they cannot be lived in. Temporary can be defined as 6 months or less and any items that are left for over 180 days are considered permanent by the standards used by both the counties and the State.

An RV Travel Trailer is a fifth wheel, lightweight travel trailer. It is a Class A Motorcoach, but there are also some Class B and C motorhomes. It can be used for recreational, vacation, and beach purposes. It can be towed by a variety of vehicles used for hauling.

A manufactured home or mobile home has to be at least 320 sq. ft. on a permanent chassis and is constructed to meet HUD standards. If it is older than 1976 it does meet HUD standards and is required to be set-up according to code with piers, tie-downs, landings, and decks. The electrical meter must be set on a pedestal and cannot be set on the home due to safety and fire prevention. A mobile home park must be a minimum of 2 acres with 4 mobile home units per acre. Each mobile home interior lot is 4000 square feet and a minimum of 45 feet wide when on public sewer. A 4-acre park can have 8 mobile homes. The roads in a mobile home park are required to be built to County standards.

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Modular homes are prefab homes that are constructed in a factory just like a single-family home and are brought to the site and set on a permanent foundation with a crane. Under the International Residential Code, Modular homes are already adopted. These homes are delivered to a permanent foundation and meet all of the same standards as single-family homes. An advantage of building a modular home is that everything is constructed inside to avoid damage. A Single-Family Home is constructed from the ground up and is approved by the International Residential Code.

In 2018, Anderson County adopted an Appendix Q which states how to construct a Tiny Home. It has to be built to include one means of egress, one window, and the ceilings have to be at least six feet in height. Greenville and other counties have adopted the Appendix Q and the International Residential Code.

When a modular home is set up in the County it is required to be certified by the State. The State will provide a South Carolina Modular label that will be placed on the home so that when Anderson County staff go to permit, they will look for this label to ensure the modular home meets the South Carolina Modular Standard Engineering practices.

The guidelines presented are recommendations to the Council for the approval of proposed Camps/RV-Parks Land Use Regulations. The Anderson County staff have spoken with Greenville, Spartanburg, Oconee, Pickens, and Cherokee County and this is the basic language they use for proposed RV Parks. A recreational vehicle can be no more than 400 square feet and any length over 8 feet will be considered a mobile home set on a permanent foundation. When a permit is obtained the Building and Codes Department inspectors will go out to inspect the sites. The registration and requirements for set-up is a standard language for parks and RV's everyone has adopted. Flatwork is an accessory to a unit itself or it may also be known as minor architectural features or add-ons. Each added item will have to be permitted. Mr. Jimmy Davis recommended to include the lot site so that it will be written as 690 square feet minimum area per lot site. All of the one-way drives shall be 12' wide and two-way drives shall be 20' wide. Mr. Jimmy Davis recommended to changing the 60-gallon containers to 90-gallons containers for trash pickup. The 90-gallon containers are a standard size that will allow standard roller-carts versus several trash cans. There is approved language for Tiny Homes, Modular Homes, and Single-Family but there is no language approved for RV Parks.

Mr. Brett Sanders made the motion to send the proposed Camps and RV Park Land Use Regulations to the Planning Commission with a second from Mr. Jimmy Davis. The committee voted unanimously 3-0 to recommend to Full Council.

In un-zoned areas, there are no restrictions for what can be done if there is sewer. If someone wants to build tiny homes it would be treated as a normal subdivision with ½ acre minimum per lot. The structure itself will meet and be regulated by the International Residential Code but the County can adopt minimum standards to establish setback and buffers, lot area, lot density. If there is sewer it can go down to 8000 square feet per lot.

The Planning Commission looks at a comprehensive plan of the surrounding areas that will be adversely impacted such as traffic, citizen concerns, and schools that are a different set of guidelines than the County who looks at all technical aspects during this process. Mr. Jimmy Davis encourages the Planning Commission to have a workshop separate from their regular meetings to review the information presented to Council about the definitions of Tiny Homes, RV Parks, Mobile, and Modular homes and the Proposed Camps and RV Parks Land Use Regulations. The committee requested the Planning Commission's record

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of attendance for the last 12 months. Mr. Jimmy Davis requested that the Planning Commission Chairman use a roll call vote to include yea or nay or yes or no instead of raising hands.

5. Discussion on appropriate measures to protect local farm properties:

In local farm communities, there have been issues with trespassing or items being thrown over fences that could potentially harm farm animals and livestock. Anderson County is a strong farming County with a strong agricultural economy. The County is top in the State for goat production, first or second for cattle, second for horses, and one of the top counties for timber. In 2017, an additional setback was adopted to include a 20 foot rear setback only in the residential single-family districts. On unzoned properties with septic and public water, there is a minimum setback of 10 feet on the side and rear but if there is sewer the side setback drops down to 8 feet. The setbacks do help and a berm with fencing or vegetation may be another consideration. The committee can work on rules to provide compatible quality measures and protection for everyone without trying to stop the development. It may be useful to have a workshop with the Farm Bureau, Extension Services, landowners and developers to look at this. Ms. M. Cindy Wilson requested that the committee receive a copy of existing measures for development adjoining farms or agricultural to see what is in place now and what could be adjusted for further discussion in a future meeting.

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

6. Update and upgrades for County Storm water retention and run-off measures, Ms. Alesia Hunter, Mr. Holt Hopkins:

There have been issues this year with the roads washing out and homes flooding due to previous measures that are no longer working. Staff has discussed what can be done to protect downstream homes and properties. The design criteria is based on a 2 to 10 year storm plan and if it is changed to a blanket policy it will affect everything that happens in the County. Anderson County would be the only County to do this. The County currently follows the State and Federal guidelines with some of the Storm Water Management that is related to the FEMA and Flood Plain Management.

When developers do develop, they have to consider the watershed which is called pre-imposed development. The County could increase the size of the current 2-10 year storm as an option. The Planning Commission was looking into requiring developers to leave in more trees as natural vegetation to create a minimal impact of development. The County encourages developers to leave in as much natural vegetation as possible but sometimes it cannot happen due to sewer designs. If a site is suitable staff could go out with the Planning Commissioners to see what amount could be left in through conservation.

In February through May in one area, there was a thin line of unusual rainstorms. Mr. John Batson had the weather service and Wofford Engineering put together a model. This model met the 10-year requirements because it was less than a 10-year storm but the problem was that the ground was saturated all spring and the run-off from the storms acted like a 50-year storm that is why the flooding occurred. Mr. Holt Hopkins is meeting with SCDOT to go look at their pond to make sure it is maintained and functioning properly. SCDOT is following the same standards of State and Federal guidelines. The County would have to decide how far, how strict, and how much capacity should be put into those ponds versus the cost of doing it for everybody. The County would have to check on jurisdiction issues with the Federal and State. The retention permits are issued by the state agencies DHEC and Corps of Engineers. I

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the County builds something it is supervised by DHEC. The County can change our rules for us but not for DHEC. The County can request permits and information from DHEC.

This year the County has experienced lots of rain and run-off that met the minimum standards. An area that could be looked at is an impervious area meaning if there is an acre you could not cover more than 80% with asphalt or rooftops. It will be difficult to prevent these issues that are being dealt with and allow development. The County could implement tighter restrictions. Hilton Head does have some tighter restrictions that include parking lots with open, catch spaces, and vegetation for the water to run into as well as more rain pockets. There have been some issues with ditches and culvert being stopped up. These maintenance issues were due to all of the rain making it a struggle to keep the pipes and ditches clean.

Ms. Alesia Hunter spoke with the other Counties concerning this issue. Anderson County experienced a record high of rainfall. Anderson County has only been part of the EMS4 program since 2007. The older developments were permitted and inspected, and pre-imposed development were all handled by DHEC. There was so much development going on in 2004, 2005, and 2006 DHEC couldn't keep up with the pace of all the inspections so some things got dropped and they couldn't keep up with some of the developers providing maintenance. Anderson County joined the Storm Water Management program in 2007 when Mr. John Batson was hired. When the County was not under the EMS4 program the minimum DHEC standards were followed. Now there is a water quality standard that is enforced.

Some of the options the County can consider are reducing the impervious areas, encouraging the developers to leave in as much vegetation as possible to cut down on the amount of run-off, and the amount of roads to be cleared and graded. Mr. Randall Arendt showed us how to cut down on Stormwater run-off. It can be done on an individual basis. Before a subdivision is developed staff can go out to the site and do a site analysis to see what areas are critical or what areas need to be preserved. The Committee and staff would like to take time to further discuss this item with Mr. Johnathon Batson.

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

9. Citizens Comments:

The Committee heard comments from the following citizens:

Mr. Chandler Reed, spoke about Tiny Homes, RV's, County road standards, and septic tanks.

10. Adjourn:

Mr. Brett Sanders made the motion to adjourn with a second from Mr. Jimmy Davis. The Planning and Public Works Committee voted unanimously 3-0 to adjourn.

There being no further business, the Planning and Public Works Committee meeting adjourned at 11:35am.

Planning and Public Works Committee

M. Lindsey Wilson, Chairman

25 August, 2020 Date