

State of South Carolina    )  
County of           Anderson    )

CORRECTED

ANDERSON COUNTY COUNCIL  
BOARD OF ZONING APPEALS MEETING  
JULY 9, 2020

IN ATTENDANCE:  
HUBERT MCCLURE, CHAIRMAN  
JOHN FARR  
MIKE MILLER  
ALLEN ASHLEY  
DAN HARVELL

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
RHONDA SLOAN  
BRITTANY MCABEE

1                   HUBERT MCCLURE:                   I will go ahead and  
 2 call this meeting to order, Land Use Board of Appeals.  
 3 We one have one absent and one that resigned for  
 4 medical issues. So we will go ahead and get started.  
 5 Let's go ahead. Let us bow our heads and I will do  
 6 the Invocation.

7                   **INVOCATION BY HAROLD MCCLURE**

8                   HUBERT MCCLURE:                   Approval of minutes  
 9 from the last meeting. Does anybody have any  
 10 deletions or additions to the notes? If not, do we  
 11 have a motion?

12                   DAN HARVELL:                   Motion to approve.

13                   ALLEN ASHLEY:                   Second.

14                   HUBERT MCCLURE:                   Motion to approve  
 15 by Mr. Harvell. Second by Mr. Bannister. Sorry.  
 16 Mr. Ashley. All those in favor. And everybody votes  
 17 in favor.

18                   All right. We've got a change to the agenda.  
 19 I'm just going to go through and say it. (A) will be  
 20 -- I'm looking for the address -- Woodfield Road,  
 21 Belton. (B) will be 110 Garren Road. And (c) will be  
 22 3502 Midway Road. That agenda change was made by  
 23 staff.

24                   Okay. So the first thing on the docket is  
 25 applicant Michael Ray Hellams and this is 308  
 26 Woodfield Road. Staff report.

27                   HENRY COPELAND:                   Mr. Chairman, this  
 28 is not an unusual request. The property owner began  
 29 construction of a garage thinking that the existing  
 30 property line was sufficient. Unfortunately the size  
 31 exceeded the six hundred square feet and so therefore  
 32 it's not in compliance. Immediately stopped work for  
 33 the slab. He had the footings in place, but  
 34 (inaudible). The owner of 308 Hellams, excuse me 308  
 35 Woodfield, Mr. Hellams, has property that is located  
 36 in Northview Heights Subdivision. It is roughly one  
 37 hundred and twenty-five feet by a hundred and fifty  
 38 feet square -- nearly square property. It's just  
 39 under half an acre. As you can see by the tax map and  
 40 the aerial photographs, the property is fairly well  
 41 developed to the north and western side and also the  
 42 rear. So that gives the property owner limited area  
 43 to build a garage that is the one thousand one hundred  
 44 and eighty-two square feet. That has necessitated --  
 45 the sides of the garage is necessitated due to the  
 46 fact he has large vehicles and boats which he intends  
 47 to store there.

48                   This is also not a zoned area so therefore there's  
 49 no -- other than the setbacks, that's the only  
 50 requirement that has to be met in this case. The

1 construction took place as he originally submitted the  
2 application for requests for a reduction of the side  
3 yard setback of ten feet to six feet, but the  
4 applicant also submitted a site plan showing that the  
5 actual setback was five feet. So in the effort to  
6 streamline this we have received the request for being  
7 five feet instead of the required ten feet.

8 If again the findings of fact is the Code of  
9 Ordinances requires that the ten foot setback be  
10 adhered to or anything larger than six hundred square  
11 feet or less will require a three foot setback  
12 (inaudible).

13 The existing conditions, as I explained, he had  
14 already started construction.

15 The staff recommends approval for this request for  
16 the following reasons: The front yard, specifically  
17 North and West of the residence towards the existing  
18 driveway utility connections, including the septic  
19 system and drain field, there's little to no area to  
20 construct on that side. The lot is nearly square and  
21 there isn't sufficient land area to accommodate a  
22 detached garage in the rear yard. And the proposed  
23 garage -- excuse me, I stand corrected -- one thousand  
24 one hundred and twenty square feet is intended to  
25 store large vehicles and boats for personal use.  
26 Three bays will open to west fronting the existing  
27 driveway. An offset of twelve feet is necessary in  
28 order to accommodate a turn radius. That's what the  
29 main reason is for the building itself to be closer to  
30 the side right now.

31 The applicant site plan shows the side yard  
32 setback of not less than five feet. The applicant  
33 demonstrated existence of a hardship requiring a  
34 remedy. This request is in line with the spirit and  
35 intent of the Ordinance to grant a variance when a  
36 hardship exists. The board has granted other  
37 variances similar to this request that would be  
38 consistent with this approval.

39 That concludes the staff report, Mr. Chairman.  
40 And if you have any questions we're available.

41 HUBERT MCCLURE: Thank you, staff.  
42 At this time I will open up the public hearing for  
43 Woodfield Road. Is there anyone here speaking against  
44 Woodfield Road?

45 Okay. In that case is Mr. Hellams around here.

46 HENRY COPELAND: Mr. Hellams isn't  
47 here. He was not able to attend due to some health  
48 concerns.

49 HUBERT MCCLURE: Okay. So therefore  
50 since there are no pros and cons I will close the

1 public hearing. Reserve questions for staff at this  
2 time since there are no representative. Is there  
3 anything for staff at this time? Any discussion?  
4 Okay. What's the feeling of the board? Do we have a  
5 motion?

6 JOHN FARR: Motion.  
7 MIKE MILLER: Second.  
8 HUBERT MCCLURE: We have a motion  
9 from Mr. Farr to approve. Second by Mr. Miller. All  
10 those in favor. And it goes forward. Thank you.

11 Next is 110 Garren Road. Staff report.

12 RHONDA SLOAN: Thank you, Mr.  
13 Chairman. Tonight we have a special exception. The  
14 applicant is Mr. Michael Scott Behrends. The property  
15 is located at 110 Garren Road, located in Council  
16 District 7. The TMS number is there for your  
17 convenience. The property is approximately 2.6 acres.  
18 The property fronts on Garren Road, which is  
19 classified as a collector. Currently the property is  
20 zoned as R-A Residential Agricultural and the land  
21 use. It currently has an existing vacant building on  
22 the land. The applicant is requesting to use the  
23 existing building for up to three indoor batting  
24 cages, as well as a business print shop. Any future  
25 outdoor events will need to be evaluated to see the  
26 impact on the adjacent residential neighbors there in  
27 that area. The print shop will be used for screen  
28 printing, forms and applications associated with this  
29 particular land use. There is a gravel parking lot  
30 that will be used. You can park approximately about  
31 eighteen cars. And the metal building is a seventy-  
32 six by thirty-six foot building, approximately twenty-  
33 seven hundred square feet.

34 The finding of facts: Under Chapter 70, Article 5,  
35 Section 76, private recreation is a permitted use in  
36 the Residential Agricultural District.

37 As for staff recommendations, staff recommends  
38 approval of the special exceptions for the following  
39 reasons: Private recreational use is a permitted use  
40 within Residential Agricultural Zoning  
41 classifications. The use is not detrimental to the  
42 public health and general welfare. The use will not  
43 violate the neighborhood characteristics and the hours  
44 of operation would be from four to eight during the  
45 week, and then from nine to five on the weekends. The  
46 applicant will be required to obtain a Commercial Land  
47 Use permit. Also plans will need to be submitted to  
48 Building and Codes for permitting. The applicant is  
49 also supposed to notify SCDOT regarding the new use of  
50 the building. The existing vegetation that surrounds

1 the property will need to remain in place and the  
2 existing septic tank will be used. And the applicant  
3 will need to contact SCDHEC with the changes in use.  
4 And the board has granted other special exceptions  
5 similar to this and it will be consistent with your  
6 approval. That concludes the staff report.

7 HUBERT MCCLURE: Thank you, staff.  
8 At this time we will open up the public hearing for  
9 anyone speaking against this variance. Anyone  
10 speaking against? We have one person. Please address  
11 the microphone, state your name for the notes, please.

12 BARRY PATTERSON: I do understand  
13 that there's going to be new owners there ---

14 HUBERT MCCLURE: State your name  
15 please.

16 BARRY PATTERSON: My name is Barry  
17 Patterson. I live at 1187 Big Creek Road. I  
18 understand it's going to be under new ownership. In  
19 the past we had problems with the building and the  
20 occupants, in the past, because they were open late at  
21 night and I live about, let's see, maybe a hundred to  
22 a hundred and fifty yards from the house. And they  
23 had loud music and the business stayed open past eight  
24 o'clock to ten o'clock.

25 So is it going to be mandated that after eight  
26 o'clock during the week that they can be fined for it?  
27 Or is this going to be mandated where if there's a  
28 violation they can be shut down?

29 We also were kind of wondering about the batting  
30 cages. That building, I don't see that building being  
31 for outdoor or indoor batting cages. The inside of  
32 the building to me doesn't look like it's large enough  
33 for occupancy for a batting cage like that and a  
34 pitching machine, wherever the ball goes. What I want  
35 is just to make sure that that's going to be a  
36 legitimate business. Is it going to be where it's  
37 going to be checked and is it going to be where at  
38 eight o'clock it will shut down and on the weekends at  
39 nine, whatever, or ten, whatever day it is was on the  
40 weekend, are they going to be shut down?

41 Because if they're looking to cause a loud racket  
42 and I can't sleep at night, I can promise you I will  
43 call and have someone come out there and check while  
44 they are still open up there. We are under the  
45 impression it's going to be eight o'clock at night.

46 HUBERT MCCLURE: Thank you, sir.  
47 Anyone else speaking against? Yes, ma'am. Please  
48 state your name and your address please.

49 KIM JOHNSON: My name is Kim  
50 Johnson, and I live at 1199 Big Creek Road. And my

1 concern is that the property adjoins a registered sex  
2 offender's home. And so I'm wondering how that's  
3 going to be addressed?  
4 HUBERT MCCLURE: Staff, can you  
5 elaborate on that? I don't know how that would have  
6 anything to do with it, if it's not the property of  
7 the sex offender.  
8 ALESIA HUNTER: Law enforcement is  
9 responsible for ---  
10 KIM JOHNSON: This would be a  
11 place that children will be going to that. There's no  
12 effect on that?  
13 HUBERT MCCLURE: I guess that would  
14 be something that the Sheriff's Department would have  
15 to address.  
16 ALESIA HUNTER: The Sheriff's  
17 Department would have to address that.  
18 HUBERT MCCLURE: They will have to  
19 address that.  
20 HUBERT MCCLURE: Staff, can you  
21 answer questions of any -- of course, the noise  
22 ordinance, they would be called to address that issue.  
23 And we will get back to you in just a second.  
24 ALESIA HUNTER: Yes, sir, Mr.  
25 Chairman, the gentleman had a question about if the  
26 board does grant approval it will be similar to what  
27 we've done in the past. We will place restrictions on  
28 hours of operations and that information will be  
29 placed on the actual permit. The applicant then will  
30 have agreed to that to do that. The application will  
31 be (inaudible) will alert you all in that community so  
32 put those stipulations on the permit. And the permit,  
33 if there is any violation to the permit it would have  
34 to be corrected before renewal.  
35 HUBERT MCCLURE: Okay. Go ahead.  
36 KIM JOHNSON: So for my  
37 understanding -- okay, this is going to be indoor  
38 batting cage and if they decide to do it on the  
39 outside then you will have another meeting about that.  
40 HUBERT MCCLURE: Staff, that would  
41 be correct; right?  
42 ALESIA HUNTER: Yes, sir. The  
43 application tonight is just for indoor. Ms. Sloan has  
44 mentioned that another application would have to be  
45 evaluated in terms of the outside. We are just  
46 evaluating this for the indoors.  
47 KIM JOHNSON: Okay. All right.  
48 Thank you.  
49 HUBERT MCCLURE: Thank you. Any  
50 others speaking against?

1           Okay. Is Mr. Behrends, is he here today? We  
2 would like to let you have an equal chance to say  
3 something. And if there's any questions for -- is it  
4 Mr. Behrends?

5           MICHAEL SCOTT BEHRENDS: Behrends.

6           HUBERT MCCLURE: If there's any  
7 questions, could you address any of those concerns  
8 that were brought up.

9           MICHAEL SCOTT BEHRENDS: Yes. So I have  
10 been speaking to several of the neighbors around the  
11 ---

12           HUBERT MCCLURE: Just speak up to  
13 the microphone.

14           MICHAEL SCOTT BEHRENDS: I have been  
15 speaking to several of the neighbors around, Teresa,  
16 the lady's name is Teresa. I know they have had some  
17 issues with the building in the past because it was a  
18 pool hall. We purchased the property, my son and I,  
19 who is here, we purchase the property from the owner  
20 so it is now in our name and we own it. Paid cash for  
21 it and we own it. We intend to run this business out  
22 of that.

23           Again, we've agreed with the hours with things  
24 from four to eight; nothing going after eight. Any  
25 violations, we are ready for whatever, whatever needs  
26 to happen.

27           HUBERT MCCLURE: Okay.

28           MICHAEL SCOTT BEHRENDS: But we don't intend  
29 -- we just found out -- I literally just found out  
30 yesterday about the sex offender that butts up to our  
31 property. I was not aware of that ahead of time, but  
32 these will be indoor cages and they will be rented out  
33 to baseball teams. So the coaches will be there along  
34 with someone from -- either myself or my son will be  
35 there at all times when someone's there.

36           HUBERT MCCLURE: Okay. Anything  
37 else you would like to say?

38           MICHAEL SCOTT BEHRENDS: Oh, no, sir.

39           HUBERT MCCLURE: Thank you. So at  
40 this time I will close the public hearing. And if  
41 there's any questions or discussion for staff or Mr.  
42 Behrends we will address that. Are there any  
43 questions at this time?

44           DAN HARVELL: I just have  
45 something I would like I share with the board.

46           HUBERT MCCLURE: Okay.

47           DAN HARVELL: All right. I was  
48 contacted about this last week by Teresa Locke Morgan.  
49 A lot of us know her. She's been incredibly active in  
50 the community and County Council affairs for many,

1 many years and nothing gets past her. She's thorough.  
2 She has talked to Mr. Behrends. She called me today  
3 again and told me that she had full confidence that  
4 everything will be done on the up and up just like  
5 it's specified. And she was perfectly okay with it.  
6 She has been such a strong spokesman for that  
7 community, in defense of the community on numerous  
8 issues mainly down at the landfill for so many years.  
9 I totally trust her judgement on that and I just  
10 wanted to share that with the board.

11 HUBERT MCCLURE: Okay. Thank you.  
12 Anything else from the board? I know it's usually  
13 uncommon for the chairman to make a motion, but I will  
14 make the motion to approve. But I would like to add  
15 to it that if staff would take up the neighboring  
16 properties with the Sheriff's Department. If they  
17 would mention that to the Sheriff. Can you do that,  
18 staff?

19 ALESIA HUNTER: We can mention it.

20 HUBERT MCCLURE: Okay. I think that  
21 needs to be mentioned. And I'm going to make that in  
22 the form of a motion.

23 DAN HARVELL: I will second  
24 that.

25 HUBERT MCCLURE: Second. All in  
26 favor. And that takes care of that.

27 Okay. Next on the agenda. Before I start I do  
28 realize most of y'all are here for this variance. I'm  
29 going to go into teacher mode here. I am going to say  
30 I will not, and this board will not, tolerate  
31 unprofessionalism. Okay. I'm not going to put up  
32 with it. And I don't know any of y'all. I'm just  
33 going to go ahead and say from the past -- in the past  
34 we have had people say all kinds of stuff about each  
35 other and we had to cut it off right there. So if  
36 it's not documented, if it's not on paper, then we  
37 don't want to hear it, okay, because if you don't like  
38 the person or you don't agree with the person, that's  
39 not up to us.

40 Okay. We are here to back up or to negate  
41 whatever we think -- we're here to do what's right.  
42 We do not want to -- you know, we are not doing any  
43 favors for anybody. But at the same time I want also  
44 -- I also want the board, if you have any discussion  
45 outside of the discussion then you need to abstain and  
46 you need to go to the microphone. Okay. Opinions on  
47 the board are not tolerated unless you abstain.

48 And I will ask that the speakers be professional.  
49 I don't want to hear anything about, oh I heard this  
50 and I heard this. No exaggerations. There's a lot of

1 business owners up here. There's a lot of farmers who  
2 owns farmland up here and there's a lot of people --  
3 there's a couple of people that live beside firing  
4 ranges. So I don't want to hear things that come from  
5 outer space. Okay. I appreciate everybody being  
6 professional.

7 Okay, staff report.

8 RHONDA SLOAN: Yes, sir, Mr.  
9 Chairman. Tonight we have a special exception. The  
10 applicant is McConnell Hall Shooting Preserve. The  
11 property owner of the property is Mr. Richard  
12 McConnell. This property is located at 3502 Midway  
13 Road. It's also located in Council District 7. The  
14 tax map number is there for your viewing. The  
15 property is approximately 10.73 acres and it fronts  
16 Midway Road which is classified as an arterial road.  
17 The property is currently zoned an R-A Residential  
18 Agricultural and the land use is for agricultural farm  
19 with animals.

20 The applicant has requested this special exception  
21 to sell farm products such as fruits and vegetables  
22 that's produced on the farm, have events, conduct farm  
23 auctions. Also they would like to use the exhibit  
24 hall for weddings, birthday parties and to also teach  
25 certified NRA gun safety classes. The exhibit hall is  
26 an open air building that's a forty-two by sixty metal  
27 building that is approximately twenty-five hundred  
28 feet. And all the activities that are held are  
29 reserved.

30 Our finding of facts for tonight: Under Chapter  
31 70, Article 5, Section 5-2.2 use permits, the special  
32 exceptions does include the roadside stand for the  
33 sale of crops, produce and fruit. Also under Chapter  
34 70, Article 7, Section 5:5.2, private recreation is  
35 also a permitted use under the residential agriculture  
36 zone. Also food and entertainment may be permitted  
37 provided that it does not cause a nuisance in the  
38 residential district.

39 Before you, you have a picture there. I hope you  
40 can see that. That is an aerial of the property and  
41 the property is there circled. There's another aerial  
42 photo of the property. That picture does show me the  
43 exhibit hall and the barn. And that's just another  
44 one.

45 HUBERT MCCLURE: I have a question  
46 of staff.

47 RHONDA SLOAN: Yes sir.

48 HUBERT MCCLURE: And I don't know if  
49 you know this right off the bat. How many acres are  
50 on this property?

1                   RHONDA SLOAN:                   It's approximately  
2 a little over ten acres.

3                   HUBERT MCCLURE:                   Ten acres?

4                   RHONDA SLOAN:                   Yes, sir. That's  
5 a picture of one of the set-ups for wedding venues.  
6 The shooting preserve permit was originally approved  
7 in July of 2009 and it's renewed annually with the  
8 Department of Natural Resources. And so this does not  
9 -- this permit is not part of the permit application.  
10 That's just there for your information tonight.

11                   And as far as staff recommendations, staff  
12 recommends approval of the special exceptions for the  
13 following reasons: The agricultural use of the  
14 property is in keeping with the existing land use  
15 requirements and the use is permitted. It is in a  
16 residential agricultural zone. The use will not be  
17 detrimental to the public and general welfare. The  
18 use does not violate the neighborhood characteristics  
19 nor adversely affect the surrounding land users. And  
20 as far as the applicant hours of operations, that will  
21 vary to when events are scheduled. However the  
22 applicant is committed to having all events to end by  
23 eleven p.m.

24                   As far as noise, regarding the noise levels, the  
25 applicant must adhere to the noise ordinance which is  
26 found in Chapter 38, Article 2. And the applicant  
27 will be required to obtain a commercial land use  
28 permit. And Building and Codes will not require any  
29 permit because all the buildings are existing and the  
30 activities are all outside. The board has granted  
31 other special exceptions similar to this request that  
32 will be consistent with your approval.

33                   This concludes my staff report.

34                   HUBERT MCCLURE:                   Thank you.

35                   RHONDA SLOAN:                   Yes, sir.

36                   HUBERT MCCLURE:                   At this time I  
37 would like to open up the public hearing. I'm going  
38 to open up the public hearing for those speaking  
39 against. I do realize that the owner's here. Let me  
40 see the owners. Are you here? Okay. You will speak  
41 last, or we'll address questions to you last.

42                   I do ask that anybody speaking be brief, be  
43 professional and to the point. Okay. So we will go  
44 ahead and start with those speaking against. Please  
45 address the microphone and speak your name and your  
46 address, please. Anyone speaking against?

47                   MARK CUTTS:                   My name is Mark  
48 Cutts. I live at 1010 Stringer Road. My property  
49 backs up to the property in question. I want to  
50 address -- there's four different issues here and I

1 want to address each one of them separately. I have a  
2 different opinion on each one of them.

3 The first one is the sale of the farm products.  
4 My concern on that is that's pretty broad. That can  
5 be anywhere from selling fruit, selling tractors, or  
6 selling fertilizer, chemicals. So that's really  
7 broad. I don't have a problem with somebody selling  
8 fruits or vegetables that they produce there. I mean  
9 you see that everywhere in farming communities. I  
10 don't have a problem with that as long as there is  
11 parking to make it so it's not on that road. That  
12 road is very narrow with Midway Elementary School  
13 there just right down the road.

14 Another Subdivision Rivendell down there on the  
15 other end. That road is very busy all the time. And  
16 you're got Vandiver road comes right in there. So  
17 this is a residential neighborhood. There is eight  
18 subdivisions very close to this property. Like I said  
19 that road's very narrow. They are actually doing --  
20 and trying to widen that road a little bit now because  
21 it's so narrow.

22 The commercial business being broad, selling farm  
23 products, you are going to have to have some  
24 deliveries and that means delivery trucks of all  
25 sizes. I personally own a transportation company and  
26 I know what it's like to try to deliver to a place  
27 like that. It's a nightmare. So you are going to  
28 have traffic backed up. If you don't have proper  
29 parking you are going to have people trying to park on  
30 the side of the road wherever they can. It's going to  
31 cause an accident. So my concern as far as selling  
32 farm products is what is it going to be limited too.  
33 Fruits, vegetables, whether they grow it on their farm  
34 or bring it in, as long as they got the parking, the  
35 parking for it, I don't have a problem with that.

36 I'm going to skip to the farm equipment auction  
37 since it's important, too. It's the second issue. I  
38 do have a major concern with that. Have you ever been  
39 to the car auction over there on the other side of 85,  
40 or if you've ever been to Christian's Auction down  
41 there in Calhoun Falls, you know what it's going to  
42 end up looking like, and the amount of traffic it  
43 brings in with tractor trailers, trucks and everything  
44 and you got farm equipment parked on the side of the  
45 road at these auctions. People don't pick up the  
46 stuff. You have to leave it. If you've ever been to  
47 an auction, you know how an auction works. That's  
48 just not something I feel like -- it's a residential  
49 area now. Thirty years ago that was all farm country.  
50 Like I said you've got eight subdivisions really,

1 really close to there. One right across the street  
2 from it. So, I oppose the farm auction. It's not the  
3 proper place for it whatsoever.

4 The gun classes as far as the shooting on the  
5 facility, like I said my property backs up to it.  
6 Until they stopped shooting here recently, let me tell  
7 you, it was a nightmare for us. I got calls from the  
8 house when I was at work from my wife saying you have  
9 got to do something about this. They shot -- they  
10 have a gun range there without the permits for the  
11 last year. And I'm going to tell you they would start  
12 shooting on Thursday mornings at seven o'clock in the  
13 morning and they wouldn't stop until after dark.  
14 Nonstop shooting all day long. My dogs would not go  
15 outside. My neighbors' kids were afraid to go  
16 outside. They were shooting Tannerite which is an  
17 explosive there. And it was all day long. I'm  
18 talking boom, boom, boom. You can imagine that from  
19 seven o'clock in the morning till dark. That's the  
20 way it was from Thursday until Sunday. It's not the  
21 place for it.

22 You've got an elementary school fourteen hundred  
23 yards away. You've got TL Hanna less than eighteen  
24 hundred yards away. You've got a Veterans Medical  
25 Clinic just right up the road. All the shootings can  
26 be heard from these facilities. There's already been  
27 a bullet that went through a window in a lady's house.  
28 Can't prove it came from this place, but that's  
29 something we wanted to avoid and it's not the place to  
30 have a gun range.

31 As far as the weddings, the wedding events, to be  
32 honest with you I don't have a problem with that if  
33 they have the proper parking so they didn't have to  
34 park on the road. The gentleman that's had this  
35 facility for a while and ran it, I think it's been run  
36 properly, but I think they need better parking so that  
37 the people are not parking on the road, as long as the  
38 hours are limited to Friday to noon, Sunday till seven  
39 something like that and the music was cut off at a  
40 reasonable time. We would expect the music to be cut  
41 off. The buildings are there. I personally don't  
42 have a problem with that.

43 My problem is with having a commercial operation,  
44 a farm operation there on that road. And many  
45 residential cars go down that road. And then the gun  
46 range, it's crazy to have a gun range right there.  
47 It's a nightmare. I'm just telling you. It's nonstop  
48 shooting.

49 So, I appreciate it. And I gave my name at the  
50 beginning, so thank you.

1                   HUBERT MCCLURE:                   All right. Thank  
2 you. Anybody speaking against?

3                   MELVIN GREGORY:                   My name is Melvin  
4 Gregory and I live at 123 Steeplechase off of Stringer  
5 Road. I am very much against this kind of a problem  
6 for our area. We are domestic and family oriented.  
7 There are areas where we have children. Some of them  
8 play in the yards. Some of them ride bicycles up and  
9 down the streets. Here lately we have heard gun fire,  
10 and even though I don't adjoin the property, I hear it  
11 consistently. The dogs start barking when they start  
12 firing because they get nervous.

13                   The other issues that I have is the traffic and  
14 the parking on Midway Road. I have seen venues within  
15 the last six months of where they had to park on both  
16 sides of Midway Road. It was hard for traffic to get  
17 -- two-way traffic to go both directions on account of  
18 the parking. Now it is true they are widening the  
19 road and the width of the road will not allow cars to  
20 be parked without being put in the ditch on the side  
21 of the road. The last one they had, it probably was  
22 seventy-five to eighty cars parked on both sides of  
23 the road. And leading into that event that day, they  
24 had some kind of bus that tried to get in that narrow  
25 driveway down to the venue back in the back. It had  
26 to crawl back up several times to get that big limo in  
27 there and this was a bus limo. This wasn't a van like  
28 you see at the airport. This was a big vehicle.

29                   And you know, traffic is going to get bad. And  
30 with increasing the size and redoing the road, the  
31 speed limit right now is probably anywhere from fifty  
32 to fifty-five miles per hour per car and when they get  
33 it repaved it's probably going to be sixty to seventy  
34 -- maybe sixty-five or seventy miles an hour. We've  
35 got several elder citizens that come in and out Autumn  
36 Lane onto Midway Road. They come out Traynum Lane.  
37 They come out Stringer Road turning on Midway Road.  
38 When you see a car coming sixty-five to seventy miles  
39 an hour when you're a senior citizen it's going to be  
40 hard to pull out without causing a real problem.

41                   Also a very serious problem we have, we've got a  
42 special ed -- or a special needs child in our  
43 neighborhood. I don't know what this will mean to him  
44 with this constant shooting. We are talking seven  
45 a.m. to dark. I thought maybe his mom and dad may be  
46 here, but they didn't show up. But they are aware of  
47 the problem and it is a very serious problem to them  
48 because the child cannot speak or hear.

49                   So, again this is a residential area. I want to  
50 keep it that way where we have control over what we

1 are doing and not have our Midway become a commercial  
2 development like Clemson Boulevard or some of the  
3 other major roads in and around the county. This is a  
4 problem.

5 HUBERT MCCLURE: Thank you, sir.  
6 Anyone speaking against? Okay. At this time I would  
7 like to ask -- okay.

8 BRIAN CROMER: My name is Brian  
9 Cromer. My family's property is at 3520 Midway Road.  
10 I live at 103 Fair Oaks Drive very near the car auction  
11 that Mark was referencing. So I wanted to sort of  
12 address how things have been historically.

13 They are asking for several special exceptions  
14 that in our view shifts this from being just being  
15 just sort of a residential agricultural property to  
16 really more of a commercial endeavor. And we think  
17 that that's well beyond what the special exception  
18 laws should be used to do. This is definitely  
19 something that would encroach on our existing  
20 residential and agricultural character of our  
21 neighborhoods.

22 If you look at McConnell Hall's Facebook page --  
23 and I printed these out -- you can see that they  
24 started in -- several years ago having weddings. And  
25 there's a picture they posted on their Facebook page  
26 where you see two hundred chairs at a wedding. I  
27 think in the picture that they posted here there may  
28 have been that many. On their Facebook page, they've  
29 already been engaged in all of these activities and we  
30 have already seen the problems that have arisen.

31 On May 6<sup>th</sup> they're advertising on their Facebook  
32 page for these seasonal fruit boxes. They had  
33 birthday parties on May 1. On March 29<sup>th</sup> they  
34 advertised and said hopefully we can get on with  
35 beautiful spring events soon. They show a picture of  
36 a wedding venue with probably two hundred chairs set  
37 up. There was a baby shower they hosted on March 15<sup>th</sup>.  
38 There was a bus that came in for a luncheon on  
39 February 25<sup>th</sup>. On December 22<sup>nd</sup> holiday celebration.  
40 Another bus on December 3<sup>rd</sup> of last year. They hosted  
41 a wedding on September 29<sup>th</sup> of last year. They have  
42 already had gun classes. This is an advertisement for  
43 their gun class on September 16<sup>th</sup>. Here's another  
44 spread that they have had where they had parties.  
45 This one is from June 30<sup>th</sup>. June 27<sup>th</sup>, another  
46 luncheon where they had buses there. Birthday events  
47 on June 15<sup>th</sup>. A corporate event on June 15<sup>th</sup>.  
48 Graduation events in May of 2019, April of 2019. A  
49 barbeque event in March of 2019. Birthday parties  
50 that they host for folks with axe throwing, shooting

1 lasers and then axe throwing. You will see that  
2 already they've had a lot of the events that they're  
3 asking for special exceptions and we've seen the  
4 problems with noise, parking and traffic, and that's  
5 one of the things that we are concerned about.

6 One thing that wasn't mentioned at these wedding  
7 events was whether alcohol would be served. We have  
8 talked to folks who have had a wedding event out there  
9 and we know that there was alcohol served and so we  
10 have a question of folks who are leaving there on that  
11 very dangerous street if there is alcohol that's been  
12 served on that. So if this were to be granted we  
13 would sort of have a request that alcohol not be  
14 allowed to be served at these events. The noise has  
15 been an issue continually at this and we have proof,  
16 documented evidence on that.

17 I'm not sure if you saw the emails that came in  
18 from other citizens, neighbors who live in that area.  
19 We've got six emails that I was copied. We may have  
20 gotten more. I don't know if y'all have copies of all  
21 the emails from other folks. Yeah, seven folks who  
22 oppose these special exceptions.

23 In our view the County already has several  
24 categories of commercial zoning that would be more  
25 appropriate for the types of businesses that they're  
26 requesting and that this should be a rezoning request  
27 and nothing something where they are trying to  
28 incrementally get commercial activities through the  
29 special exceptions process.

30 If we look at the specific objections to their  
31 activities, we are not opposed to the sale of farm  
32 equipment or products that are produced on their  
33 property. We have no issue with that. We wouldn't  
34 want to have sort of a have farmer's market jockey lot  
35 type environment where people are trucking in a lot of  
36 produce from other places and you have a lot of folks  
37 who are coming in for that. I feel like there are  
38 other venues that are better for that.

39 We talked about the weddings and the parties and  
40 other events. They are all outdoor venues. Weddings  
41 are going to have music. There's going to be a lot of  
42 noise. We've already heard it. And then we don't  
43 understand where the parking -- how are you going to  
44 accommodate two hundred people, guests, plus all the  
45 caterers, staff and all the additional people that you  
46 need. We have already seen they don't have enough  
47 parking. So any consideration of that request should  
48 require them to have specifics with regards to  
49 parking. And I know that the code already has some  
50 very detailed -- county code ordinance already has

1 detail with regards to parking requirements. And we  
2 don't feel like those have been met at the site.

3 With regards to the certified gun classes, these  
4 would be, for instance, a concealed weapons permit.  
5 Each student in those classes is shooting at least  
6 fifty rounds of ammunition. So every single student  
7 you're going to have fifty rounds of ammunition  
8 because there's a test and you have to get thirty-  
9 seven out of the fifty in order to pass the test in  
10 order to get your concealed weapons permit. We  
11 already talked about safety and we know that bullets  
12 have already gone into other people's yard and just  
13 the noise can trigger PTSD for folks who are at the  
14 Veterans Clinic there.

15 Lastly I will discuss the farm equipment auction.  
16 One of the concerns that we have with regards to the  
17 farm equipment auction is -- I live on Fair Oaks in  
18 Williamston near the big car auction and I see all the  
19 time they're bringing in all these cars and large  
20 tractor trailers. And Midway Road is just being  
21 repaved and it needed to be repaved, but if we're  
22 having to bring large tractor trailers to bring in  
23 really heavy farm equipment so it can be at that site  
24 for an auction, that's going to really cause a lot of  
25 issues with regards to that road. That's going to  
26 cause issues with traffic. And it's just going to  
27 really change the characteristics of the neighborhood  
28 if you have farm equipment. Presumably you can have  
29 dozens and dozens of pieces of farm equipment without  
30 having to come for that auction.

31 Another concern is that the petitioner already has  
32 and existing business selling eight step fuel  
33 additive. So a concern that we have is that we  
34 wouldn't want this to be sort of a property where they  
35 would store large quantities of eight step fuel  
36 additive and then sell basically fuel products from  
37 the farm. And that's not specifically asked in the  
38 request, but we are concerned that that would be  
39 something that would be an extension that would be  
40 sort of to say, well we have this permit for farm  
41 equipment; this is just all part of that.

42 So for those reasons we are adamantly opposed to  
43 the special exceptions except for the produce stand  
44 for stuff from their property.

45 HUBERT MCCLURE: Thank you, sir.  
46 MICHAEL MILLER: Mr. Cromer, I have  
47 one questions to ask you. Are you married?  
48 BRIAN CROMER: Yes.  
49 MIKE MILLER: Did you have  
50 champagne at your wedding? You talked about alcohol.

1                   BRIAN CROMER:                   I don't have an  
2     issue with alcohol. And actually I did not. I had to  
3     go the County Administration building in San Diego so  
4     I didn't really have a wedding. But I don't have any  
5     issue with anyone drinking alcohol. I just didn't  
6     know if there was any sort of special permit that  
7     would be required for someone to serve alcohol on  
8     this. And then there's significant issues with  
9     serving alcohol when you have two hundred guests who  
10    are leaving at eleven o'clock at night on a street  
11    where -- you know, you can't -- you don't have -- you  
12    can see as far as that wall maybe and as far as that  
13    wall as you're trying to pull out from that driveway.  
14    I pull out on Vandiver all the time which is just  
15    right across on Vandiver. And there is very, very,  
16    very limited visibility. So our concern with the  
17    traffic and parking is it's going to even be worse.

18                   HUBERT MCCLURE:                   Okay. Thank you.  
19    We're going to touch on that.

20                   Anyone else speaking against? Say your name and  
21    your address, please.

22                   CAROLYN CROMER:                   I am Carolyn Cromer  
23    and I live at 3520 Midway Road. My property and home  
24    are adjacent to the McConnell property. I oppose any  
25    and all exceptions to the zoning of this property at  
26    3502 Midway Road due to the following: More traffic  
27    on this road leads to dangerous conditions for the  
28    people who live in and around this area and must  
29    travel this road to get to and from their homes.

30                   Vandiver Road intersects Midway Road in front of  
31    McConnell's property. When entering Midway from  
32    Vandiver looking to the right is a hill and to the  
33    left is an embankment with plenty of brush and  
34    foliage, shrubbery, plants and trees which prevent you  
35    from getting a clear view of traffic. It's very  
36    difficult to see as far as top of the hill before you  
37    can pull out into the road way.

38                   In addition there are three entrances/exits from  
39    the McConnell property in this area. Midway road is a  
40    state road and is heavily traveled. Many times people  
41    have parked for events sponsored at McConnell's on the  
42    road parking making it dangerous traveling past there.  
43    Very little if any shoulder is available to park on.  
44    Community residents, contractors servicing the  
45    community, visitors, and commuters travel this road.  
46    Adding venues to this area will increase the number of  
47    cars, trucks, etcetera on the road, making it much  
48    more dangerous.

49                   Another issue with the exceptions is the noise  
50    from the guns and explosions. Many times I have sat

1 down to enjoy my afternoon and this is what I've  
2 heard. I want you to listen to what we have to put up  
3 with. I know what it is. I turned it off. I didn't  
4 want to have a problem. I'm sorry, I had the sound  
5 turned off so I wouldn't interrupt. (Playing  
6 recording of firing guns.) This is what we hear all  
7 day long. All day. You can't go in and sit down  
8 without hearing that. How many of you would want to  
9 hear this all day many days of the week. I feel as if  
10 I am in a war zone at times with all of this going  
11 on.

12 While I respect the right to bear arms, I should  
13 not have to hear this by people he is doing business  
14 with. I bet none you would want this by your home. I  
15 have had people working at my house and they left  
16 because they were afraid they would be shot. I should  
17 be able to have the quiet enjoyment of my home.

18 There is a fence between the McConnell property  
19 and my property. McConnell cut that fence so he can  
20 come onto my property to hunt. We put the fence back  
21 up and he cut it again and put a gate there. Earlier  
22 this year when my grandson was at my house on a Sunday  
23 afternoon. He saw a person with a gun in the pasture  
24 close to the McConnell fence line. He confronted the  
25 guy and told him that I didn't allow hunting on my  
26 property. The guy told him the McConnells told him he  
27 could go over the fence there and he was just going to  
28 walk down the lane a bit. Again Phil told him he  
29 couldn't hunt there and he left. When he told me of  
30 this we called the Sheriff's Office. They came out.  
31 I also called the DNR about these acts of trespassing  
32 with a gun. If my grandson had been in the woods or  
33 bushes, the person expecting to find some wild animal  
34 could have shot him. This scared us badly. I should  
35 not have to fear for my safety nor my family's because  
36 of some business he has without it being in a legally  
37 zoned area.

38 We are a residential community and not a  
39 commercial zoned. Gun training and shooting does not  
40 belong in a residential community. When the zoning  
41 laws were being presented to us, the thing was to  
42 protect and preserve the property owners and their  
43 investments. Everyone here has a lot of money tied up  
44 in our property and the value would be less if these  
45 types of exceptions are allowed.

46 I respectfully ask that these exceptions not be  
47 approved because of dangerous traffic conditions,  
48 noise and safety from guns. Thank you.

49 HUBERT MCCLURE: Thank you, ma'am.  
50 Anyone speaking against?

1                   GENE CROMER:                   My name is Gene  
2 Cromer. I'm going to ask you guys, have you ever been  
3 shot at? Okay. Appreciate it. Have you ever had a  
4 mortar round dropping in around you? I have. Have  
5 you ever seen a buddy get his head blown off? Mine  
6 did. I cannot enjoy that property unless I'm drugged.  
7 I have to take Trazodone and Lorazepam. Otherwise I  
8 will have a panic attack. When I go over there I  
9 think I'm back in Nam, 1968.

10               Now I respect the McConnells. I have a lot of  
11 respect for them. But they don't respect us. I went  
12 down there -- there was a man in our pasture down  
13 there hunting with a gun. I walked down there and  
14 told him. I said we don't allow hunting over here.  
15 Well, McConnells said we could. Well McConnells don't  
16 own this property. They have never had the right to  
17 enter that property under any circumstances. They did  
18 cut the fence. They put a gate up without our  
19 permission. And the thing about it is every Sunday --  
20 it's not like it's a Thursday or Friday. It's Mondays  
21 through Sunday. They have them on Sunday. You can't  
22 sit in your backyard or on your porch without bam,  
23 bam, bam. Bam, bam, bam. Well, I'm a nervous wreck.  
24 I get to shaking. Okay. I've heard enough of that.  
25 I've done my part.

26               All I'm asking, look, cut out to gunfire. If  
27 you're going to have club, you're going to have a  
28 weapon, put it in a building. You can't have a  
29 shooting range on ten acres. You cannot. My grandson  
30 is fishing two thousand feet from this shooting range.  
31 And we're afraid to let him shoot there -- I mean  
32 fish there. I mean if you were there next door to  
33 them -- and it don't do any good to talk to them  
34 because they don't respect you. I mean we told them  
35 we didn't want people on our property so what do they  
36 do? They write Carolyn a dirty letter two or three  
37 pages about what a good neighbor she's not. I thought  
38 you were a good neighbor. They don't respect anybody.  
39 They brought this thing before the zoning board and  
40 they had so many people show up, they withdrew it  
41 and then they went ahead and do what they want to. So  
42 now they are back doing it through y'all, thinking  
43 y'all are going to accept it.

44               Well we are asking please, for the sake of the  
45 safety of the community and for our sanity -- I mean  
46 I've had two flashbacks. I have been put into the  
47 hospital because I thought I was back in Nam. And  
48 when I'm over there, I'm just like this, shaking. And  
49 if I don't take drugs, I can't even go over there.  
50 Okay? And I appreciate it. I'm sick and tired of it.

1 I don't want the shooting. I'm done. I'm through.  
2 HUBERT MCCLURE: Thank you, sir.  
3 GENE CROMER: And respect me one  
4 time and ask them to respect me. Are they are going  
5 to to continue to sell (inaudible) fluid? They are  
6 now. They got businesses going that they are not  
7 approved. And everybody here tonight, nobody got  
8 upset, nobody acted like a redneck. We are all  
9 educated people. Everybody here that spoke has  
10 probably got two or three college degrees. He's got  
11 three, she's got two and I've got two. So we don't  
12 mean to be a uproar or a redneck. Okay.  
13 HUBERT MCCLURE: Thank you, sir.  
14 GENE CROMER: We thank you for  
15 your consideration. But think about it before you say  
16 I will recommend to be approved and I second and I  
17 third and we're out the door. Send it back to the  
18 zoning. She didn't get a letter about this meeting.  
19 Nobody got letters. There were no signs. Nobody knew  
20 about it. Take it back to zoning, is the correct way  
21 to do it. Don't backdoor, fellows. Don't allow this  
22 to happen. Okay?  
23 If you were there, Mr. Chairman, and you owned  
24 ninety acres and you couldn't go out your backdoor on  
25 weekends and enjoy your family and your grounds  
26 without being afraid of being shot you'd be up here,  
27 too.  
28 Thank you very much for your consideration. I  
29 didn't knock that down on purpose.  
30 HUBERT MCCLURE: Anybody else  
31 speaking against it?  
32 TYLER SMITH: Hello everybody.  
33 Tyler Smith. I live at 1038 Stringer Road. And the  
34 video they just played of the shooting, that was  
35 pretty mild. I have been out late in the evening,  
36 dark, hearing Tannerite go off, shotguns firing all  
37 through the week. I've got two young kids out in the  
38 yard. And I've had them come run inside, especially  
39 when the Tannerite is going off. So I would  
40 definitely oppose the concealed weapons class. The  
41 gentleman brought up about fifty rounds of shooting.  
42 If you've got twenty people out there shooting, that's  
43 a thousand rounds. So I am curious, what is the  
44 recommended zoning time of the concealed weapons  
45 class?  
46 HUBERT MCCLURE: We will get into  
47 that later.  
48 TYLER SMITH: So yeah, I  
49 definitely oppose the concealed weapons class. We've  
50 already got enough shooting out there like everybody

1 else has said. Adding more shooting more concealed  
2 weapons classes, I find that to just be more of a  
3 nuisance. Thank you.

4 HUBERT MCCLURE: Thank you. Anyone  
5 else speaking against?

6 JIM MCCALLUM: My name is Jim  
7 McCallum. I live on 531 Bowen Road. Lived out there  
8 for over thirty years. Been a great place to live  
9 until about the last two or three years. I want to  
10 tell you I have some of the concerns that everybody  
11 else has expressed. I will be brief because they've  
12 done a good job. Hit every note.

13 I want to speak on behalf of three generations of  
14 people that have lived on Bowen Road; my wife's  
15 family. They couldn't be here tonight because a lot  
16 of them are out of town or either they have some  
17 health issues. And that's what I want to address to  
18 you tonight, is the health concerns regarding the  
19 excessive shooting and that kind of thing.

20 My family has some severe issues going on. Heart  
21 issues, diabetes, immune compromised type situations.  
22 And so I just want to address that to you. As long as  
23 the shooting goes on, it's just gone on too long and I  
24 just want to speak for my family and the children that  
25 are in this area that have to endure that.

26 So we appreciate your consideration of these  
27 comments. Thank you.

28 HUBERT MCCLURE: Thank you, Mr.  
29 McCallum. Anyone else speaking against?

30 Okay. At this time I would like for the  
31 representative from Mr. McConnell, if you would come  
32 up, because there's some things that I would like to  
33 ask. I don't know about the committee, but I would  
34 like to ask.

35 Planning. Can you tell us what steps you've taken  
36 for planning? I mean you've got ten acres. You've  
37 got the buildings. You've got the permits. What  
38 about planning? Have you talked with the DMV? And  
39 have you -- and this staff also. And has DOT been  
40 brought in about the parking? Have you discussed the  
41 parking issues? Can you address that plan?

42 RICHARD MCCONNELL: I'll be happy to.  
43 We've been doing these events out there since 2009.  
44 And I can't recall one where there was parking on the  
45 street. We have the ability to overflow the parking  
46 into our adjacent field. So we have the one field  
47 that was pictured here that can easily hold a crowd of  
48 two hundred, as they stated earlier, without anybody  
49 having to park on Midway Road. Mr. Pickens, who runs  
50 the road company here, graduation party was two years

1 ago. He helped build the sign for us that's down  
2 there at the lower gate right off of that field and we  
3 overflowed that parking in that field to avoid any  
4 cars being on Midway Road. So that's not happened.

5 HUBERT MCCLURE: Have you discussed  
6 anything with DOT as far as ---

7 RICHARD MCCONNELL: I have not because  
8 we've never had an issue with parking. We've never  
9 had an issue with parking. So I'm certainly happy to  
10 address that. I'd be happy to have those folks come  
11 out and look at the property, look at the overflow,  
12 look at the amount of space. But again, we have not  
13 had that issue.

14 HUBERT MCCLURE: What about planning  
15 as far as -- I look at my notes and the number one  
16 thing here is noise. Have you thought of any  
17 considerations as far as planning as far as scheduling  
18 to where noise -- can you talk to the board about  
19 that?

20 RICHARD MCCONNELL: I have. First and  
21 foremost, I also live adjacent to the property at 3412  
22 Midway with my family. And I've got three young kids  
23 as well. I had the great pleasure of talking with Dr.  
24 Stevens who's here at the meeting today. I certainly  
25 appreciate the concern Mr. Cromer has and Mrs. Cromer  
26 has. We have tried to be good neighbors. I respect  
27 them and like them a lot and their whole family. Have  
28 nothing negative to say at all. We have stopped all-  
29 day shooting classes. Okay. That's not on this  
30 application. Now have we had those classes in the  
31 past? We have. We have had guest instructors. Delta  
32 Defense being one of those. Those two days that they  
33 addressed came from this group Delta Defense that was  
34 in Greenville, South Carolina teaching a hand gun two  
35 class. And their assessment of the time of shooting  
36 is accurate. It was shooting all day. And frankly I  
37 understand their concern with that. Okay. We want to  
38 teach concealed weapons permit classes and basic NRA  
39 classes, basic pistol classes. It is accurate that  
40 you have to shoot fifty rounds. But a class on the  
41 gun qualifications of that should not last past an  
42 hour and a half.

43 I will make the commitment here today, and I want  
44 the Cromers to hear this, that for this special  
45 exemption application when we teach the NRA basic  
46 pistol classes and/or the CWP classes, I can assure  
47 you it's not going to be all-day shooting. That has  
48 ceased.

49 And so I have one of our instructors that's with  
50 the Sheriff's Department, Mark Sharp, that's here with

1 me. He's an instructor with me. He has taught at our  
2 facility multiple times. I would love for him to have  
3 the opportunity to come in and echo the same time  
4 frames that I'm talking about even at our largest  
5 classes. We've not had over twenty people at any  
6 class for concealed weapons permit or in an NRA basic  
7 pistol class. I will tell you that we have all  
8 certified instructors. I'm NRA certified in pistol,  
9 shotgun, rifle, carbine and I'm a range safety  
10 officer. We take great care in making sure that we  
11 are doing this safely and correctly. Dr. Stevens had  
12 the opportunity to come down today and actually look  
13 at the berm facility.

14 Sadly we've been accused of even contaminating the  
15 creek in the back with lead. It is laughable.

16 HUBERT MCCLURE: I've got another  
17 question. And I don't mean to cut you off, but I've  
18 got another question right quick. I grew up on going  
19 to auctions. Mr. Cutts mentioned an auction. Is this  
20 an antique farm auction or is this a thirty-six foot  
21 header on a combine? I mean what kind of auction are  
22 you talking about?

23 RICHARD MCCONNELL: We are mainly  
24 focusing on online auctions. There was a flyer that  
25 was dispersed and put in mailboxes. Brian Cromer did  
26 say that we, that we already had a farm auction. I  
27 will concretely tell you we have not had a farm  
28 auction. We have had firearms online auctions. There  
29 were signs put in our second driveway for pickups at  
30 the location.

31 When I filled out the application, Alesia has been  
32 very professional and helpful, she said please put  
33 down everything that you might do related to auctions  
34 at your property. I'm blessed to be partners with  
35 David Meares who has been in the auction business for  
36 forty-two years here. Some farm equipment auctions  
37 have been a discussion where we could put equipment  
38 down in the field and have folks come out and attend  
39 and do that type of auction, but we've not done that.  
40 There's no plans to do that. That was put on the  
41 application because we might do something like that in  
42 the future. But it's not on the docket. And I  
43 certainly can understand the other concern addressing  
44 big equipment and having to come in and having to come  
45 out. Anytime that we've had to have large truck  
46 deliveries and drop-offs, we haven't had an issue with  
47 that and we certainly don't want to block traffic.  
48 Have no intentions to do so. Happy to answer anything  
49 else.

50 HUBERT MCCLURE: Okay. I'm fixing

1 my question. I'm going to ask the staff one  
2 question.

3 ALESIA HUNTER: Yes, sir.  
4 HUBERT MCCLURE: Have y'all  
5 discussed any of this with DOT as far as that?  
6 ALESIA HUNTER: What usually  
7 happens, say if the board approves this, prior to this  
8 continued approval process we will need to contact DOT  
9 to ask for the change. Usually what they do, they  
10 come out look at it and they may require them to do  
11 some improvements.

12 HUBERT MCCLURE: That's what I was  
13 getting at.

14 ALESIA HUNTER: Depending sometimes  
15 they won't, so that's after ---

16 HUBERT MCCLURE: Well the reason I'm  
17 asking is if you do that have trucks and things it's  
18 going to have to have a turning radius.

19 ALESIA HUNTER: They will look at  
20 turning radiuses (inaudible) need approval so we don't  
21 get ahead of the board (inaudible).

22 HUBERT MCCLURE: Okay. I've asked  
23 my questions. I'm going to leave up to the board.  
24 Anybody?

25 DAN HARVELL: I would like to  
26 hear from the instructor.

27 HUBERT MCCLURE: He wants to hear  
28 from the instructor. Do we have any questions for Mr.  
29 McConnell?

30 DAN HARVELL: I do. There was  
31 mention of Tannerite. Can you explain Tannerite?  
32 (Inaudible.)

33 RICHARD MCCONNELL: Yes, sir. Thank  
34 you for asking that question. I would also like my  
35 father to speak on this if possible. The Delta  
36 Defense Group that I told you about that I think  
37 really created a large part of the accurate complaints  
38 that Mr. Cromer and Mrs. Cromer had stated here today  
39 for the all-day shooting. In fact Mrs. Cromer called  
40 me I believe at five thirty that evening and said this  
41 has been going on all day. And I appreciate those  
42 concerns. And that will not happen moving forward  
43 with us teaching those classes. The Delta Defense,  
44 one of the instructors shot Tannerite to raise funds  
45 for his wife that had breast cancer that was going  
46 under breast cancer treatments. I will tell you in  
47 the past we were asked one other time for a gender  
48 reveal whether it was the sex a boy or a girl with a  
49 small birthday party event that we had and a gentleman  
50 asked us to shoot Tannerite. And that one explosion

1 was incredibly loud. I had no idea that it was as  
2 loud as it was. I was not aware and the request  
3 actually came through my father. I wasn't told about  
4 this until a day later. Matter of fact Chad McBride  
5 is the one that contacted me and said are you aware of  
6 Tannerite being shot at your property. And I said no,  
7 sir, I'm not aware of that. Well it happened  
8 yesterday evening and we got inundated with phone  
9 calls. Literally forty, fifty phone calls that came  
10 in.

11 So at that time I asked my father, dad, are you  
12 aware of any Tannerite being shot down here. And he  
13 said, yes, Delta Defense requested to shoot Tannerite.  
14 I thought it was going to be similar to what had  
15 happened in the past, one blast and it would be over  
16 with. But what we came to find out is they shot  
17 multiple pounds of Tannerite down there. If I was a  
18 neighbor and my neighbor did the same thing I would be  
19 complaining as well. I gave Chad McBride my word that  
20 will never happen at our property again.

21 I want to respect my neighbors and I certainly  
22 want to respect the Cromers. I have no intentions of  
23 creating noise issues on an ongoing basis and  
24 Tannerite and shooting of Tannerite would do that.  
25 And I have absolutely -- and I want him to speak on  
26 that as well if he's given the chance.

27 But to answer your questions, yes, Tannerite was  
28 shot. I later found out the next day it was Delta  
29 Defense. It was a fundraiser for breast cancer for  
30 his wife. They shot multiple rounds of it. And I  
31 don't blame Mrs. Cromer for calling me and saying what  
32 in the world is going on. Because it is incredibly  
33 loud and it's unacceptable. And it won't happen at  
34 our property again.

35 DAN HARVELL: Okay. While you  
36 are up here I would like to refer to one person that  
37 made mention of a permit you have expiring.

38 RICHARD MCCONNELL: Well let me speak  
39 on that. You might be talking about our permit for  
40 Department of Natural Resources Shooting Preserve  
41 Permit. Those go through a period of October 1<sup>st</sup>  
42 through March 31<sup>st</sup> every year. That's the shooting  
43 preserve season. Okay. After that they send you a  
44 renewal form. You then fill out, you know, what  
45 species you took, how many quail, how many pheasant,  
46 how many chukar, you fill that report in and you send  
47 it in to the small games department and then they send  
48 you your renewal application each year. Those get  
49 processed in the start of August and September and  
50 they reissue your license again the following year.

1                   DAN HARVELL:                   Okay. So say the  
2 permit expires, are you notified?  
3                   RICHARD MCCONNELL:               No, sir. You are  
4 given -- and I brought five copies or six copies if  
5 you would like to see. You are getting -- once you  
6 have the approval -- and to get through the approval  
7 process, let me just kind of go through that. We have  
8 been through multiple site visits with DNR. We had to  
9 get the House of Representatives and all the Delegates  
10 to sign off on it. I included that paperwork and  
11 asked that y'all get a chance to see that. And after  
12 that is done you're issued a license, once you go  
13 through that. And that approval process for us took  
14 roughly eight months to a year to get done. So after  
15 you are issued that license you operate during that  
16 shooting preserve season and then you renew. So that  
17 period is reciprocity with every existing shooting  
18 preserve that has been approved as a shooting preserve  
19 in the state. That's how it works.  
20                   AUDIENCE:                   May I ask him a  
21 question?  
22                   HUBERT MCCLURE:               No. Questions for  
23 us. This is directly for us.  
24                   DAN HARVELL:                   Okay. I have one  
25 more question. I want to ask staff this. This is not  
26 necessarily for you. But it is mentioned that a sign  
27 did not go out for this particular issue being brought  
28 up here today. Can you explain the difference in  
29 signage for this kind of thing for a special exception  
30 versus other areas? Is there a difference there? Is  
31 there a reason?  
32                   ALESIA HUNTER:               Yes, sir, Mr.  
33 Harvell, there is a difference. Rezoning requires two  
34 thousand feet notification for all property owners  
35 within two thousand feet. A special exception  
36 requires one thousand feet. We did send out notices  
37 and post cards, and we received several calls  
38 concerning those. So notifications were submitted to  
39 the legal advertisement section of Anderson  
40 Independent and we do have a list of all property  
41 owners that we sent.  
42                   Once we sent that out we did have a conversation  
43 with Mr. Cromer to advise him that once we get these  
44 to the US Postal Service, in terms of delivery we have  
45 no control over that. This list is generated from our  
46 GIS Department so addresses that are generated this is  
47 the most current updated information that we have on  
48 the tax bills. So there's a total of -- there was a  
49 total, Mr. Harvell, of twenty-five property owners  
50 that were send post cards and this is within one

1 thousand feet.

2 DAN HARVELL: I just wanted the  
3 people to be assured, you know, that the notifications  
4 that were required by ordinance were sent out.

5 ALESIA HUNTER: Yes, sir, that was  
6 taken care of.

7 HUBERT MCCLURE: You have anything?

8 DAN HARVELL: Nothing else.

9 HUBERT MCCLURE: Okay. Anything  
10 else. Mr. McConnell, we would like to hear from your  
11 safety officer, please. And if you could address your  
12 -- I meant state your name and address and what you  
13 do.

14 MARK SHARP: Yes, sir. Good  
15 evening, Chairman. My name is Mark Sharp. For the  
16 last twelve years I have lived in the Rivendell  
17 Subdivision. Just the last week we moved into Cobb's  
18 Glen. (Inaudible.)

19 Mr. Cromer, I respect your service. I myself am a  
20 thirteen year Army Officer Veteran, a range safety  
21 officer, been in the US ARMY, small arms instructor,  
22 NRA. Not just trainer of the students but other  
23 instructors, both handguns, rifles, shot guns, range  
24 safety officer. I've been through numerous  
25 manufacturing safety courses. I am a certified Police  
26 Officer in the State of South Carolina. I was a full  
27 time sheriff's deputy until last year and I'm still a  
28 standing deputy as a part-time officer.

29 A couple things -- more than a couple of things.  
30 A few things. If you know the area like we all do. I  
31 actually have a couple of copies of that blown up  
32 aerial view on this board here. The entire stand on  
33 Midway Road almost from Midway School, Midway  
34 Elementary School where my daughter attended, all the  
35 way up to Breazeale is heavily wooded. I have heard  
36 gunfire myself almost every single day throughout the  
37 year. Most of the time I can tell you from fact I  
38 know it wasn't coming from the McConnell farm. That  
39 doesn't mean gunfire does not come from there. I'm  
40 not disputing that. My point is we can say to  
41 ourselves, let's eliminate any possible gunfire coming  
42 from the McConnell farm and everybody in this room  
43 will continue to hear rapid gunfire numerous times,  
44 numerous days throughout the year. I myself have  
45 hunted for years across from Rivendell subdivision  
46 across from the stream right there on Midway Road. If  
47 you look at a topographical map from where the berm is  
48 that we're talking about, which is almost five acres  
49 off of Midway Road, the berm faces -- if you're a  
50 clock, if you're looking at a clock and it's twelve

1 o'clock and I'm facing that direction, the berm is a  
2 hundred and eighty degrees from the six o'clock  
3 direction in the opposite direction that would travel  
4 in the direction of fire. It's opposite of Midway  
5 Road. If I'm now staring at the berm that was my six  
6 o'clock and I'm shooting in this direction, it's a  
7 berm and there's a heavily wooded section behind that  
8 berm and it's in the low part of that area in the  
9 country.

10 Furthermore, not just the direction or the path of  
11 the travel of the bullet couldn't possibly do a one  
12 eighty degree and find its way all the way to Midway  
13 Road and beyond. But because the ground there is  
14 below the elevation of Midway Road a round would have  
15 to do something miraculous close to the Lee Harvey  
16 Oswald shooting Kennedy or worse in order to make its  
17 way up to Midway Road. If in fact you are shooting in  
18 direction of the berm.

19 HUBERT MCCLURE: Is the shooting  
20 area in the bottom land?

21 MARK SHARP: Sir?

22 HUBERT MCCLURE: Is it in the bottom  
23 land?

24 MARK SHARP: Yes. It's in the  
25 lower part of the farmland.

26 HUBERT MCCLURE: Shooting towards  
27 the creek or away from the creek?

28 MARK SHARP: Toward the creek.  
29 Toward the creek. But the creek is on the other side  
30 of the berm into the wood line. I have been back  
31 there a hundred times. I have been the primary CWP  
32 instructor on the McConnell farm for the past five  
33 years.

34 Now in respect to Bowen Road, I have lived off of  
35 Bowen Road for twelve years. There is gunfire there  
36 all the time. Bowen Road just up until about a year  
37 or so ago, that large tract of land just before you  
38 get to the end of Bowen Road and get to Midway Road is  
39 just farmland, it's just woods, as is across the  
40 street. Directly across the street from the back end  
41 of Rivendell is a three or four acre tract of land we  
42 have hunted on in the past. Now we're not allowed to  
43 hunt there. I'm not sure, the owner probably just  
44 didn't want anybody else hunting there. There is  
45 constant gunfire coming from that tract directly  
46 opposite of the back end of the Rivendell subdivision  
47 onto Midway Road. That is probably the most likely  
48 path of any bullet that happened to fire in the  
49 direction of Bowen Road and Rivendell Subdivision.

50 When you look at topographical map of the

1 McConnell Farm, and I know you can't see this, but  
 2 over a twenty-seven hundred feet gap exists between  
 3 the berm and Midway Road. Almost five full acres.  
 4 Now for a round, if I'm standing and that's the berm  
 5 and I'm shooting in the direction of the berm, Bowen  
 6 Road is off to my left shoulder in the direction off  
 7 that way to the north, over a half mile away. Between  
 8 myself where I'm shooting and Bowen Road and even  
 9 Vandiver Road, Vandiver Road is heavily wooded. A  
 10 round could not possibly factually travel from that  
 11 berm area all the way back to Midway Road winding its  
 12 way around hundreds of large standing trees,  
 13 hardwoods, and find its way to Midway Road.

14 Finally -- well next to finally -- we are not  
 15 proposing that we continue shooting rifles out there.  
 16 We understand the rifle chatter has been an annoyance,  
 17 perhaps in some minds a safety issue, and I appreciate  
 18 that. I recognize the emotion there. What we are  
 19 asking for is to just confine our activity on the berm  
 20 within ten to fifteen meters of that berm to simply  
 21 conduct the CWP classes. I have been a CWP instructor  
 22 for years. I have never had a class exceed ten  
 23 students because there's just not that much demand.  
 24 But from a safety perspective as a range safety  
 25 officer perspective I wouldn't (inaudible). They do  
 26 fire fifty rounds a piece, plus or minus. Quite  
 27 frankly sometimes we shoot fifty, sixty rounds after  
 28 these do qualify. But again if we limit the use of  
 29 that berm five acres off of Midway Road shooting in  
 30 the opposite direction of Midway Road in the low  
 31 county with a field effective berm with the woods  
 32 behind us, I doubt very seriously if we are going to  
 33 be heard more than a typical gunfire that's happening  
 34 all around that area to begin with.

35 HUBERT MCCLURE: Any other questions  
 36 for the safety officer? Thank you, sir.

37 MARK SHARP: Thank you.

38 HUBERT MCCLURE: At this time I'm  
 39 going to close the public hearing. Is there any  
 40 questions for staff at this time?

41 AUDIENCE: Can I?

42 HUBERT MCCLURE: No. I've closed  
 43 the public hearing.

44 AUDIENCE: Can I follow up?

45 HUBERT MCCLURE: I've closed the  
 46 public hearing. Anybody speaking against?

47 AUDIENCE: You've got some  
 48 information that is not correct

49 HUBERT MCCLURE: I have already  
 50 closed the public hearing.

1                    AUDIENCE:                    That berm is not on  
2    that ten acres.  
3                    HUBERT MCCLURE:                    Okay.  
4                    AUDIENCE:                    It's not on that  
5    ten acres.  
6                    HUBERT MCCLURE:                    Okay.  
7                    AUDIENCE:                    It's not on that  
8    ten acres, sir. It's not on it.  
9                    HUBERT MCCLURE:                    I've closed the  
10   public hearing. Is there anything anyone wants to ask  
11   the staff? Anything you want to ask the staff? We  
12   are good? No discussion?  
13                    ALLEN ASHLEY:                    I will make a  
14   motion.  
15                    HUBERT MCCLURE:                    Okay. What's the  
16   feeling of the board? All right. Nobody's going to  
17   say anything?  
18                    ALLEN ASHLEY:                    Make a motion we  
19   accept it.  
20                    HUBERT MCCLURE:                    Got a motion to  
21   accept. Do we have a second?  
22                    MIKE MILLER:                    Second.  
23                    HUBERT MCCLURE:                    All those in favor  
24   show by uplifted hand. Oh I'm sorry. We've gotta  
25   have discussion. Go ahead and have discussion.  
26                    DAN HARVELL:                    Okay. This may be  
27   a little after the fact, but how many classes do you  
28   intend to have, say within a month's time.  
29                    RICHARD MCCONNELL:                    (Inaudible.)  
30                    HUBERT MCCLURE:                    Address the mic  
31   please.  
32                    RICHARD MCCONNELL:                    As long as I've  
33   been teaching, sir, we've never had more than two  
34   classes within a month's time. It's very -- I don't  
35   see classes every day, every week. It takes a little  
36   time to market the dates and folks to be able to find  
37   out the time that they can come and schedule to come.  
38   Mark, echo that, if you will, please. But we've  
39   really never done more than two a month.  
40                    HUBERT MCCLURE:                    Is that good?  
41                    DAN HARVELL:                    That's the answer  
42   to my question.  
43                    HUBERT MCCLURE:                    Okay. We've got a  
44   motion. We have a second? All those in favor show by  
45   uplifted hands. Three. All those opposed. We've got  
46   one abstention. Mr. Farr abstains. Mr. Harvell  
47   opposed. It's three to one to one. Thank you.  
48   Anything else? Any old business or new business?  
49   Do we have a motion to adjourn?  
50                    ALESIA HUNTER:                    Mr. Chairman.

1                   HUBERT MCCLURE:                   Yes.  
2                   ALESIA HUNTER:                   We do. Stefine's  
3 going to come forward. Stefine's got some stuff for  
4 this meeting and is going to speak to you.  
5                   STEFINE CHASTAIN:                   Good evening. You  
6 have with you a calendar in regards to the upcoming  
7 board meetings. As we know COVID has made us change  
8 everything. So in August the only date that we have  
9 is the originally scheduled August 13<sup>th</sup>. September, I  
10 think it is originally scheduled for the 10<sup>th</sup>. The  
11 only meeting availability is the 17<sup>th</sup>. On October you  
12 actually have about three choices. We suspect that we  
13 are going to have a cancellation on the 8<sup>th</sup> for the  
14 Civic Center. I can confirm this next week. My  
15 suggestion is to -- if you guys would allow to go with  
16 the original date of the 8<sup>th</sup>. If for some reason that  
17 is not available to go with the 12<sup>th</sup>. That is your  
18 decision. You also have a possibility of the 26<sup>th</sup>.  
19                   As far as November, you have two possible  
20 meetings. I highly suggest that we go with the  
21 meeting on November 23<sup>rd</sup>. That is the Monday before  
22 Thanksgiving. The reason is that the Planning  
23 Commission will be meeting on that Tuesday. In  
24 December you have two choices, as well. You have one  
25 on Monday the 14<sup>th</sup> and Monday the 21<sup>st</sup>. I highly  
26 suggest we go with the 14<sup>th</sup> just because it's closest  
27 to the date that it was moved ---  
28                   HUBERT MCCLURE:                   Which month?  
29                   STEFINE CHASTAIN:                   It's December. If  
30 you -- you do have a calendar.  
31                   HUBERT MCCLURE:                   I've got -- I'm  
32 looking at my calendar. I have it on the 10<sup>th</sup>. But  
33 you said move it ---  
34                   STEFINE CHASTAIN:                   Due to the COVID  
35 situation and having meetings at the Civic Center, a  
36 lot of the events have shifted the schedule,  
37 unfortunately. So we have to pick new dates.  
38                   HUBERT MCCLURE:                   16<sup>th</sup> and 17<sup>th</sup> or  
39 what?  
40                   STEFINE CHASTAIN:                   So it will be --  
41 for December it's the 14<sup>th</sup> or 21<sup>st</sup>. However, December  
42 -- August is tentatively scheduled. September is  
43 shifted a week if you have nothing on the 14<sup>th</sup>, but  
44 unfortunately that date was unavailable. October you  
45 have a choice of two, but your normal schedule on  
46 October 8<sup>th</sup> will probably be available. And November,  
47 the only available you can meet is the November 23<sup>rd</sup>  
48 or 24<sup>th</sup>. However, I'm trying to get the Planning  
49 Commission on the 24<sup>th</sup>. If you guys would allow and  
50 have a quorum for the 23<sup>rd</sup>.

