

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

Monday, February 14, 2011

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Dr. DeWitt Stone, Jr., Chair
Weldon Clark
Dennis Reinert
Bill Cato

STAFF PRESENT:

Chris Brink, Community Development Director
Nathalie Schmidt, County Planner
Ken Roper, County Attorney

Dr. Stone, presiding official, called the meeting to order at 6:30 p.m.

Introduction of Members

Each member of the Commission introduced themselves, beginning with new member Bill Cato, who shared his experiences around the country before settling in Pickens County in 1976, and loving it ever since.

Approval of Minutes

Mr. Clark made the motion to approve the minutes for the Planning Commission meeting on December 13, 2010. The motion was seconded by Mr. Reinert. Mr. Cato did not vote but identified corrections to be made to the minutes and included in the approval.

Public Comments

None

Old Business

1. SD-10-003 Subdivision of 19.5 acres known as Tract 2 of Enon Acres, Redfern Court, Easley. Tax Map: 5009-18-40-9947

This project was withdrawn by the applicant after the public hearing was closed on December 13th, and before the commission took final action on the request. Mr. Clark made the motion to accept the applicant's withdrawal for Tract 2 of Enon Acres, seconded by Mr. Reinert. The motion passed 3-0.

Public Hearings

1. SD-10-004 Subdivision of 33.9 acres known as Tract 3 of Enon Acres, Redfern Court, Easley. Tax Map: 5009-18-40-9947

This project was withdrawn by the applicant at the same time as Tract 2 of Enon Acres, and after the public hearing had been advertised. Dr. Stone opened the hearing and asked if anyone wished to speak. No one came forward and Dr. Stone closed the hearing. Mr. Clark made the motion to accept the applicant's withdrawal for Tract 3 of Enon Acres, seconded by Mr. Reinert. The motion passed 3-0.

2. SDV-11-001 Subdivision Variance for one-acre lot with three existing homes to be subdivided into three new nonconforming lots, Railroad St, Pickens. Tax Map # 4191-11-56-5288

Dr. Stone opened the hearing and invited the applicant to speak. Ms. Jeanie L. Chastain stated that she wanted to subdivide to sell the homes and that she was getting too old to care for them.

Staff's recommendation was stated as approval with two (conditional) 'options' regarding the individual septic systems for each house. The first option would be to place a broad cross-utility easement over all three new parcels in order to allow each property owner access to septic system repair areas across boundary lines, if needed. The second option, as recommended by the Department of Health and Environmental Control as the only way to know for sure, would be to dig up septic lines and then make sure boundary lines do not cut these areas away from the property served.

Dr. Stone clarified the options and asked Ms. Chastain if she knew where the lines were located for each house. There was some confusion about shared lines vs. cross easement and then about the reason for the cross easement. Some time was spent in explanation for the applicant and staff reiterated that the conditions were precautionary measures for the current and future land owners.

Mr. Clark made the motion to approve the subdivision variance with the condition to add a cross utility easement over all three parcels on the plat to be approved by staff. Mr. Cato seconded the motion and it passed 3-0.s.

3. SDV-11-002 Subdivision Variance for one new lot on a substandard Private Road, Cheyenne Trail, Liberty. Tax Map # 4096-00-63-2798

Dr. Stone opened the hearing and the applicant, Greg Hayes, described his request and said that the road was well maintained and was used by Clemson logging trucks as well as residents.

Staff recommended approval but cautioned that the road would need to be improved at some point, as more parcels are added. Mr. Hayes agreed that a minimum maintenance agreement with the county would be a good idea, though difficult to achieve.

Mr. Clark made the motion to approve the request and Mr. Reinert seconded the motion. The motion passed 3-0.

4. SDV-11-003 Subdivision Variance to create a fourth lot on an existing private Shared Driveway, Buddy's Trail, Easley. Tax Map # 5141-01-37-4486

The hearing was opened and Charlie Musselwhite gave a brief presentation. He said the 20-foot access easement known as Buddy's Trail has been recorded with the land since 1978. He had a letter from the property owner that is not currently willing to deed more land to make the easement 50-foot wide as well as an agreement from some of the users of the easement for its continued maintenance.

Neighbors Karen Hill, Ben Hooker, Bruce Gaston, W. Judson Musselwhite, and Cindy and Mike Lathem attended the hearing in support of the applicant. They were also interested in learning about private road standards as they affect their properties.

Staff recommended approval with the conditions that a turnaround be provided for emergency vehicles and the 911 address be posted where the personal driveway splits from Buddy's Trail.

Mr. Reinert made the motion to approve the request with staff recommendations for conditions. Mr. Clark seconded the motion and it passed unanimously.

5. LU-11-001 Landfill land use request for the Saluda Lake Restoration project (dredged material), Red River Road, Easley. Tax Map # 5142-00-55-3652

Joel Ledbetter, general manager of Easley Combined Utilities, presented along with Doug Lawson, the project engineer with Design South. He described that the landfill would really just be topsoil (320,000 cubic yards) laid on top of the property up to about nine feet high, with berms to prevent it from going back into the river.

Shirley Booker spoke on behalf of about 18 families on Red River Road to ask whether there would be a lot of truck traffic or pollution. There are a lot of kids in the neighborhood. Clarence Bowens, another neighbor, had similar questions.

Mr. Ledbetter responded that there would be no pollution. There will be truck traffic for a duration between 12 and 18 months. Mr. Lawson added that this would be the limit to the traffic (18 months), likely Monday thru Friday 8am to 5pm. The contractor will do repairs to the road.

Mr. Bowens asked about the dredging and Mr. Ledbetter clarified that it will be happening in the northern part of Saluda Lake. Ms. Booker asked about the shooting range on the property. Mr. Ledbetter said that that has been for employees only and will cease when the landfill begins.

Staff recommended approval with no conditions.

Mr. Cato raised the issues of setting definitive hours for truck hauling in the Red River Road neighborhood and the potential odor nuisance. Mr. Ledbetter said that the dredged material would sit for 1-2 days at the transfer site to be sure it can be hauled without dripping of the trucks and that the smell should dissipate somewhat during that time.

Mr. Cato also said that road repair stipulations should be put in writing. The applicants assured him that they would be held responsible for fixing a county road and offered to provide the standards.

Ms. Booker brought up the school bus pick-up and drop-off times in the mornings (6-6:30am) and afternoons (various). She didn't want truck traffic to interfere with children on the road.

Mr. Ledbetter clarified that the landfill and dredging process would be a one-time endeavor until the lake needs to be dredged again.

Reggie Booker, also a resident from Red River Rd, noted that the county road was only recently fixed from the time when a sand company damaged it during operations from the Saluda River.

Mr. Clark made the motion to approve the landfill request with the conditions that there be no trucks on the road before 8am or after dark, and the company shall consult with the school district with regard to return bus trips. Mr. Reinert seconded the motion and it passed unanimously.

New Business

None

Commissioners and Staff Discussion

There was some discussion about where the Comprehensive Plan draft was going under County Council.

Staff invited commissioners to an upcoming luncheon seminar by the Pickens County Stormwater Consortium.

Next commissioner training will be conducted by staff again and will happen in April or May.

Adjourn

Mr. Cato made the motion to adjourn and Mr. Clark seconded. Meeting adjourned at 7:31pm.

DB Stone
Chairman

3/14/11
Date