

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

Monday, March 14, 2011

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Dr. DeWitt Stone, Jr., Chair
Charles "Hub" Smith
Weldon Clark
Dennis Reinert
Bill Cato

STAFF PRESENT:

Chris Brink, Community Development Director
Nathalie Schmidt, County Planner

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

Introduction of Members

Each member of the Commission introduced themselves.

Approval of Minutes

Mr. Clark made the motion to approve the minutes for the Planning Commission meeting on February 14, 2011. The motion was seconded by Mr. Cato and passed unanimously.

Public Comments

None

Public Hearings

1. LU-11-002 Large scale outdoor recreation land use request for soccer fields and facilities on Crosswell School Road, Easley. Tax Map# 5049-10-45-7838

Jeff Skeris, with Anders Inc, introduced himself and the land owner, Anthony Anders. Mr. Skeris referred to the staff report for background info and summarized the proposal to add three soccer fields, amenities, and leave a few acres for future development. This last area was intended to be used for a dirt race track, but they understand that current codes do not allow the use within one mile of a residence.

Jack Addington, the adjacent land owner spoke in favor of the soccer fields.

Dr. Stone asked if anyone would like to speak in opposition. One man asked whether the dirt track was out and Mr. Skeris confirmed it. Dr. Stone asked for a show of hands if the dirt track was the main concern for those in opposition to the project. Four people raised their hands but otherwise remained silent.

Chris Brink told the commission that staff recommended approval of the proposed recreational use.

Steven Duncan, of Kay Acres, added a comment that the soccer games on Sunday afternoon are very loud even as far as his backyard.

Dr. Stone closed the hearing and invited commissioners to comment. Mr. Reinert asked about the Duke easement and the playground area mentioned in the letter of intent but not yet shown on the site plan. His concern was the proximity to the railroad tracks crossing the property and he wondered if fencing or signage had been thought about. Mr. Skeris and Mr. Anders assured that they would do what was needed to maintain safety. Mr. Hub Smith echoed the importance of safety on the site.

Mr. Cato asked about lacrosse and Mr. Skeris said that different groups have so far expressed interest in using the fields, only for soccer, on Sundays and during the week in summertime.

In response to noise issues, Mr. Anders said that they had already installed over 150 evergreen trees that are 6 feet tall. The intent is to plant trees around the perimeter

Mr. Clark asked about other users such as church groups. Mr. Skeris said that they would target such groups, and that the fields may also be open to the general public at certain hours.

Mr. Clark made the motion to approve the proposed recreation use as recommended by staff and it was seconded by Mr. Cato. The motion passed unanimously.

Dr. Stone called a short break to allow people to step out.

New Business

None

Commissioners and Staff Discussion

1. Amendments to update the Unified Development Standards Ordinance (UDSO) –
Mr. Brink told the commission that staff is collecting a list of items that need minor revision or corrections, hopefully to be compiled by the end of summer. Mr. Brink said this update is part of the annual (or otherwise regular) process to clean up the standards. It is not meant to add or change anything substantially. Major changes will occur after the comprehensive plan is adopted and being implemented, sometime next year.
2. Comprehensive Plan Update –
Ken Roper, County Attorney, was expected to give an update to the Planning Commission based on County Council proceedings so far, but was absent.

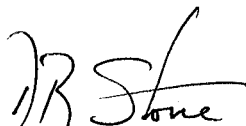
Mr. Brink gave an update on the Hickory Hollow cell tower site, which was under mediation between Optima Towers and the adjacent property owner. The suit has been settled and the height of the tower has been reduced by 50 feet.

Mr. Cato mentioned attending the recent Pickens Countywide Stormwater Consortium luncheon about SMS4s, in early March.

Dr. Stone asked the commissioners if they could meet in two weeks if they needed to meet with Mr. Roper. He will talk to Mr. Roper and follow up with the group if necessary.

Adjourn

Mr. Clark made the motion to adjourn. Meeting adjourned at 7:02 pm.



Chairman



Date