

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**Monday, April 9, 2012**

**6:30pm**

**PICKENS COUNTY ADMINISTRATION BUILDING  
Main Conference Room**

**MEMBERS PRESENT:**

Jim Wilkie, Chair  
Bill Cato  
Weldon Clark  
Dennis Reinert  
Henry Wilson  
Bob Ballentine

**STAFF PRESENT:**

Ken Roper, County Attorney  
Chris Brink, Community Development Director  
Marshall Brown, County Planner

***Welcome and Call to Order***

Mr. Wilkie, presiding official, called the meeting to order at 6:30 p.m.

Mr. Cato provided the evening's invocation.

Mr. Wilkie led the recital of the Pledge of Allegiance.

***Introduction of Members***

Each member of the Commission introduced themselves. This being the first meeting as a Planning Commission member, Mr. Ballentine gave a brief introduction of himself.

***Approval of Minutes***

Mr. Wilkie asked for a motion regarding the minutes of the January 19<sup>th</sup>, 2012 meeting. A motion was made by Mr. Clark to approve; motion seconded by Mr. Cato. Motion passed unanimously.

***Public Comments***

There were none.

## **Public Hearings**

Mr. Wilkie opened the public hearing portion of the meeting and gave a brief summary of the public hearing procedures.

1. SDV-12-001 Travis Lancaster, Seeking relief from Section 1012(b)(3) of the Pickens County UDSO as it relates to division of property on a substandard residential access easement located on Jameson Road, Dacusville.  
TMS# 5112-03-42-1126

Mr. Wilkie called the first public hearing to order; gave a brief introduction of the case; asked if the applicant wished to address the commission.

Travis Lancaster appeared before the commission and gave an explanation of his request; that his mother, Ms. Susan Whitworth had given him 1.50 acres so that he could build a home for his family; that the 1.50 acres is located off a 25 foot easement; that the county requires, because of the overall number of lots located on the easement, a minimum easement width of 50'; that he is unable to acquire any additional easement.

Mr. Wilkie asked if there was anyone else that wished to speak in favor of the application. There being none, Mr. Wilkie asked if there was anyone in attendance in opposition.

Ms. Melissa Crow, daughter of an adjacent property owner, stated that they own the home immediately next to the Lancaster property and that they share the private road; that they are concerned that the 25 foot drive will increase to 50 feet; that they would rather the easement width stay at 25'; that they are opposed of increasing the easement.

Ms. Crow clarified that they are not opposed to allowing the Lancasters' using the existing easement; they are opposed to being made to increase it to 50 feet.

An unidentified nearby property raised a question regarding the naming of the private road and the requirement that her address will be changed.

Mr. Brink clarified that yes, because of the number of dwelling/homes/lots/ located off the private drive, that the road would now have to be named and anyone using the drive for access would be required to change their address to the appropriate addresses given by the County E911 office. He advised the property owner to contact the county E911 office if she had additional questions.

There being no additional public comments, Mr. Wilkie closed this portion of the public hearing.

Mr. Wilkie asked if there were any questions from the commission.

There being none, Mr. Clark made the motion to approve the request with the staff recommended conditions. The staff recommended conditions being:

1. The remainder of the tract owned by Susan L. Whitworth (part of TMS 5112-03-42-1126) must be surveyed and a plat presented for approval. All required notations regarding private access and Planning Commission case information must be placed on the plat, as well as the plat for Travis Lancaster.
2. Further division of the tract currently labeled as TMS 5112-03-42-1126 is prohibited unless all requirements of the UDSO are met as they apply to private residential access.

Mr. Cato seconded the motion. Motion was passed unanimously.

2. SD-12-001 Keowee Investment Properties, Proposing a 240 Lot Residential Development located on Cofferdam Road/Gap Hill Road.  
*TMS# 4039-00-57-3572, et.al.*

Mr. Wilkie called the next public hearing to order; gave a brief introduction of the case; stated that this particular case (subdivision) has been before the Planning Commission on numerous occasions; that the "vested right" or previous approvals have expired, necessitating it being brought before the commission an additional time.

Mr. Greg Saad, applicant/property owner, appeared before the commission and gave a very brief overview of the project; that it is approximately 600 acres; that it will consist of a maximum of 240 lots.

Mr. W.C. Dunn, a proponent for the request, appeared before the commission and voiced his support for the project and stated that he was in favor of the project development that was originally proposed several years ago.

There being no additional public comments in favor of the project, Mr. Wilkie asked if there was anyone opposed.

Mr. Tim Lollis, adjacent property owner, spoke in opposition of the request. He stated his issues with the sufficiency of the road system to handle the additional traffic, especially on Sue Craig Road, impact on wildlife and destruction of habitat, environmental impact, especially Hurricane Creek which shares a common border, and light pollution from street lights and lights on homes.

Having no further comments, Mr. Paul Foster, for the applicant, addressed the commission. He stated that the entrance on Sue Craig road was a secondary entrance as required by the County; that it will primarily be used for emergency access and may even stay gravel.

Discussion continued between the applicant, adjacent property owners, and the commission, centered on issues of access on Sue Craig Road.

There being no additional comments addressed to the commission, Mr. Wilkie asked if there were questions from the commission.

Mr. Clark made a motion for approval.

Mr. Reinert asked what exactly was being submitted for approval; that not all the lots were being shown on the plans presented.

Mr. Brink explained that the entire project, 240 lots, was being presented for approval; that the applicant has shown only a portion of the lots that will be developed in Phase I.

Mr. Cato asked about the provision of water to the project; that the staff report stated there wouldn't be a burden on infrastructure, such as water.

Mr. Brink stated that according to the water provider, Six Mile Water, that there is sufficient water capacity to serve the proposed lots.

Discussion continued between the applicant and the commission on topics such as minimum lots size, stormwater control, and erosion control measures.

Mr. Wilkie allowed addition comments from the public.

Mr. Randy Rice appeared before the commission and asked if there would be additional public presentations and commission approvals for the project; that he is a nearby property owner and would like to have additional input and review of the project.

Mr. Wilkie explained the project approval process; that tonight, the commission was approving the land use of the property for a subdivision and that plans and designs are on file with the county; that anyone is welcome to examine what has been submitted for approval beyond what is submitted to the planning commission.

Discussion between the applicant and Mr. Rice continued; addressing specific concerns that he had regarding the project. Discussion changed to include Mr. Lollis with his concerns regarding street lighting.

There being no further questions or comments from either the public or the commission, Mr. Wilkie asked if a member would like to offer a motion.

Having a motion for approval already being given by Mr. Clark, the motion was seconded by Mr. Reinert. Motion passed unanimously.

3. LU-12-001 SBA Network Services, Inc., Wireless Communication Facility  
located at 119 Independent Lane, Pickens  
TMS# 4171-00-12-3960

Mr. Wilkie called the next public hearing to order and gave a brief introduction of the case.

Mr. Fred Womble, SBA Network Services, appeared before the commission and gave an overview of the request; that the tower currently exists at 160 feet; that they would like to add 10 feet to the height of the tower; that the county requires any change to an existing tower be brought before the commission for approval.

Mr. Wilkie asked for questions or comments.

There being none, he called for a motion.

Mr. Clark made a motion for approval. The motion was seconded by Mr. Wilson. The motion passed unanimously.

### ***Commissioners and Staff Discussion***

Mr. Wilkie opened this section of the agenda by explaining that this time on the agenda will be used to discuss several ongoing issues and projects that the commission is undertaking as well as discuss any issue any member of the commission feels important.

Tonight, discussion will center on Mr. Clark's research on wastewater recycling and wastewater discharge, discussion/coordinated planning with our municipalities, and the recent charge by the County Council to look at creating a county MPO.

Mr. Clark gave a summary of his research on wastewater recycling and briefly went over his material handed out to each commission member.

Discussion evolved into other areas of infrastructure, such as roads, water, and general wastewater facilities.

Mr. Wilkie initiated discussion regarding contact with our municipal planning commissions and encouraging coordinated planning within the county. Mr. Ballentine stated that he would work immediately to contact the Chair of the Clemson Planning Commission. The commission discussed what topics would need to be addressed with the other commissions; that this would be a step to lay the ground work for a truly coordinated planning effort in Pickens County.

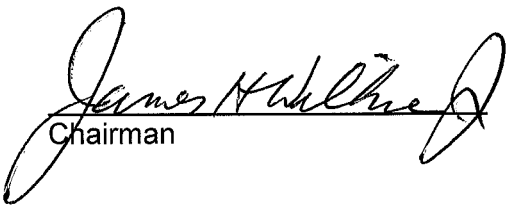
Mr. Wilkie gave the commission an update on the coordination process as it relates to EPA and the Twelve Mile Creek; that the coordination process with EPA has just started; that coordination allows, without going to court, to have frank discussion government to government; that there appears to be a real willingness on the part of EPA to work with the county to address county concerns.

Mr. Wilkie expressed his appreciation of the willingness of the planning commission to undertake coordination; that because of the time critical nature of the process, the commission hasn't yet been involved as needed; that the commission hasn't been ignored in this process; that the timing of current discussions hasn't lent itself to include the entire commission; that a good process has been initiated and the commission will be incorporated in the future.

Mr. Brink gave a brief overview of MPOs (metropolitan planning organizations) and explained that County Council has charged the planning commission to look at what is involved in establishing an MPO and the benefit of establishing one for Pickens County. He went over the process needed to establish an MPO; how population numbers play a part in what an MPO looks like; that an MPO is the money funnel from the Federal Government for transportation; that an MPO is very planning intensive, from both a County/member stand point (comprehensive planning) as well as from an MPO stand point.

**Adjourn**

With no additional business before the commission, the meeting adjourned at 8:21pm.

  
Chairman

9-10-12  
Date