

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

June 11th, 2012

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING  
Main Conference Room

### **MEMBERS PRESENT:**

Jim Wilkie, Chair  
Bill Cato  
Weldon Clark  
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. Clark 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.

### ***Approval of Minutes***

Mr. Wilkie asked for a motion regarding the minutes of the April 9th, 2012 meeting. Mr. Cato referenced a needed change to the minutes as presented; page 5, paragraph 3, line 3 misspelling of the word benefit.

With no other changes identified, Mr. Ballentine made the motion the minutes be approved with the state corrections; Seconded by Mr. Cato. Motion passed unanimously.

### ***Public Comments***

Mr. Mike Rixman, President of the Highlands HOA appeared before the board inquiring on the progress of Warpath Landing. Staff stated that, at present, no permits or approvals have been issued or been given by planning staff; that there has been no word or communication from the developer on where the project stands.

## **Public Hearings**

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

1. SDV-12-002 Ray Hughes and Debbie Hughes, requesting a subdivision variance to create a non-conforming parcel and a non-conforming mobile home park.  
Zion School Road, Easley  
TMS# 5017-07-68-9621

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.

Ms. Debbie Hughes appeared before the commission and gave a brief explanation of her request; that her father, prior to his recent death, left to his children an approximately 8 acre parcel to be split between his three children; that on parcel, the smallest, will have two home located on it and another, larger parcel will have a small mobile home park on it. The remaining piece in the middle has several commercial type structures on it, but no homes.

Mr. Brink also gave a brief explanation of the reason this plat is appearing before the commission; that one parcel will have more than one dwelling located on it and that another proposed parcel will have a non-conforming mobile home park on it; that the UDSO requires a minimum of 10 acres for a mobile home park; that the existing mobile home park is considered a legal, non-conforming use because of its size prior to the UDSO being adopted; that, because of its non-conformity, it cannot be decreased in size without Planning Commission approval/variance. Mr. Brink also reviewed the staff recommendations; that they were tailored for approval of the variance request, with the exception of the multiple dwellings located on the same tract.

Discussion continued on the request; items discussed centered on the multiple dwellings on the same parcel (proposed Tract A) and a setback encroachment between the proposed Tracts A and B.

Mr. Wilkie asked if there was anyone else that wished to speak in favor of the application or in opposition. There being none, Mr. Wilkie asked for a motion on the request.

Mr. Clark made a motion for approval, with the following conditions:

1. All proposed parcels must be drawn so that all structures meet applicable setback requirements.
2. All on-site septic systems must be located on the same tract on which the served structure is located. If location is not known, a utility easement crossing all properties may be required.
3. Add a reference on the plat with the following certification:  
"Variance #SDV-12-002 granted on June 11<sup>th</sup>, 2012, with applicable conditions"

The motion was seconded by Mr. Cato, 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.

Mr. Brink gave a brief synopsis of the ongoing MPO study as outlined at the previous meeting; that because of the time constraints and quickly moving target dates, staff hasn't had the

opportunity to involve most of the commission up until now; that several meetings and discussions are upcoming; that SCDOT and the FWHA (Federal Highway Administration) has asked that all MPOs submit draft boundaries by August of this year; that staff is looking at several scenarios, including splitting off from GPATS and forming our own countywide MPO.

**Adjourn**

With no additional business before the commission, the meeting adjourned at 7:31pm.

  
Chairman

9-10-12  
Date