

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**April 15th, 2013**

**6:30pm**

**PICKENS COUNTY ADMINISTRATION BUILDING  
Council Chambers**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

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

Mr. Wilkie led the introduction of members of the Planning Commission board and the County Council representatives whom they represent.

***Approval of Minutes***

Mr. Wilkie asked for a motion regarding the minutes of the September 10th, 2012, meeting. Mr. Ballentine made the motion the minutes be approved; Seconded by Mr. Clark. Motion passed unanimously.

***Public Comments***

No one from the public present had signed up for comment.

***Public Hearings***

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

1. LU-13-001 Recreation of 1.00 acre or greater (RV Campground) land use request for Jimmy and Edith Hendricks. Proposed site is located at 164 Stewart Road, Six Mile.  
*Tax Map# 4049-00-71-1494*

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. The applicant did not wish to address the commission at this time.

Mr. Wilkie opened discussion of the application to commission members. Mr. Reinert asked a question regarding sewage disposal on the property, and whether or not there would be sewerage or a septic system in place. It was confirmed that there would be a septic on site. Mr. Ballentine wished to confirm the overall objective of the RV sites. It was confirmed that the overall objective is to rent RV sites to seasonal employees of Duke Energy.

Mr. Wilkie raised discussion of the staff report's recommendation of approval with conditions, asking commission members to discuss the conditions. Mr. Clark asked Mr. Hendricks about the progress of his project and if he had any utility connections already set up. Mr. Hendricks indicated that he has water connections on site and that there was only one meter. Mr. Clark asked Mr. Hendricks if the conditions suggested by planning staff would be unduly burdensome, to which Mr. Hendricks indicated they would not. Mr. Cato asked if this would be permanent use or temporary, to which Mr. Hendricks indicated they would be temporary.

Mr. Clark motions to approve the project with the conditions suggested by planning staff:

1. Use shall be limited to the area depicted on the applicant-submitted site plan.
2. No more than three (3) RV sites may be provided.
3. Individual units may not be separately metered; only one meter for the distribution of water and only one meter for the distribution of power to the campground is to be provided.

The motion was seconded by Mr. Ballentine. Motion approved unanimously.

2. LU-13-002 Communication Tower land use request for Highwood Towers, LLC.  
Proposed site is located on Wisteria Way, Easley.  
*Tax Map# 5150-01-26-7858*

Mr. Wilkie opened discussion of the second case and gave a brief introduction of the case; asked if the applicant wished to address the commission. Mr. Allen representing Highwood Towers, LLC, addressed the commission and introduced the property owners on which the proposed tower would sit.

Mr. Allen gave a brief description of the wireless communication tower proposal.

Mr. Clark asked about the proximity of power transmission lines and whether or not they were outside of the tower fall zone.

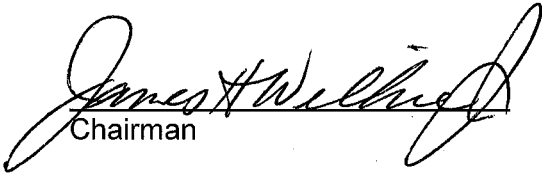
Mr. Wilkie asked if any members of the public wished to speak in opposition or favor of the proposed tower. There were none. Mr. Wilkie asked Mr. Allen if the issue with cell phone coverage in the area was due to terrain, which Mr. Allen affirmed.

Mr. Clark made a motion to approve the proposal as presented; seconded by Mr. Ballentine. Motion approved unanimously.

Mr. Wilkie moved to close the planning commission meeting.

**Adjourn**

With no additional business before the commission, the meeting adjourned at 7:30 pm.

  
Chairman

5-20-13  
Date