

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 8th, 2013

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:

Chris Brink, Community Development Director

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 May 20th, 2013 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 asked staff to give a brief overview of the hearing procedures.

1. SDV-13-001 Subdivision Variance to create 2 additional lots on existing private Shared Driveways/Common Drives, Joni Lane and Flyroot Trail, Pickens.
Tax Map # 5116-00-30-1543

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, Paulino Mejia (Tony), addressed the commission and gave a brief overview of his request; that his dad had recently passed and in his will he had given both his sister and himself a portion of his property; that in order to have the property approved by the county so that the Probate Judge would sign off on the transfer, variances would be needed from the county requirements for lots on easements; that both Joni Lane and Flyroot Trail do not meet county requirements for the size of the easements for the number of lots that are currently and that are proposed in this variance request.

Mr. Wilkie opened discussion of the application to commission members.

Mr. Clark asked the applicant if he had read the staff recommended conditions. The applicant took a moment to review the conditions and had questions regarding condition # 2; that the condition requiring the remainder of the larger tract be surveyed would be difficult because that piece was being given to other family members that he had originally only surveyed what was going to him and his sister; that the other family members should be required to survey their pieces.

Staff was amenable to removing the proposed condition #2.

Mr. Clark made a motion to approve the request, with staff conditions #1 and #3.

Those conditions being:

1. Only one (1) dwelling shall be placed on each of the proposed parcels noted as Parcel "A" and Parcel "B" as shown on the Survey for Janice Mejia and subject to this variance request.
2. (Staff Recommended Condition #3) Further division of the tract currently labeled as TMS #5116-00-30-1543 (the remainder of the tract owned by Jimmy Ray Anders) and the placement of additional dwellings upon said tract is prohibited unless all requirements of the UDSO are met as they apply to private residential access and the parcel is properly subdivided.

Mr. Ballentine asked staff if it had been discussed with the applicant the requirement that cul-de-sacs be provided.

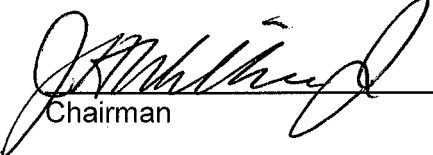
Mr. Brink stated that he had briefly discussed with Mr. Mejia that at some point before either the approval of the requested plat or before the construction of any homes that some sort of turn around would have to be constructed at the ends of both Flyroot Trail and Joni Lane; that the local fire department had consulted with the applicant in the need for such turn-a-rounds for emergency access; that through the staff level review and approval processes, the turn-a-rounds would be constructed by the applicant/property owners.

Mr. Clark's motion was seconded by Mr. Ballentine.

Motion passes with unanimous approval.

Adjourn

With no additional business before the commission, Mr. Wilkie called for a motion to adjourn the meeting. Mr. Clark motioned to adjourn and was seconded by Mr. Cato. The meeting adjourned at 6:48 pm.



Chairman

8-12-13
Date