

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

August 12th, 2013

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

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

STAFF PRESENT:

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. Ballentine 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 and the County Council representatives whom they represent.

Approval of Minutes

Mr. Wilkie asked for a motion regarding the minutes of the July 8th, 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.

Mr. Wilkie asked staff to announce the first public hearing.

1. SDV-13-002 Subdivision Variance to create one non-conforming lot (less than 0.50 acre) and locate duplex on separate lot of less than 0.50 acre. Sheriff Road, Central.

Mr. Wilkie opened the public hearing and asked if the applicant was present.

The applicant, Todd Newton, Central Land Company, LLC, addressed the commission and gave a very brief overview of his request; that he basically wanted to divide the property as shown in his application and construct a future duplex on one of the tracts.

Mr. Ballantine stated that he would be abstaining from the discussion and action on this request.

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

Mr. Clark opened the discussion asking the applicant to clarify the types of buildings that are located on the property and shown on the plat. The applicant responded stating that one building was a barn that will be torn down and the others are the houses that will remain.

Mr. Clark also asked if the remaining homes were occupied. Mr. Newton stated that both homes were occupied.

Mr. Clark asked if public water is serving the existing homes and if there was a well on the property. Mr. Newton stated that the homes are served by Central water and that there was an old agricultural well on the property that was no longer used.

Mr. Wilson asked if the homes were served by public sewer. The applicant stated that they are not served by sewer but by septic; that public sewer is not available in the area.

Mr. Wilkie asked if there were additional questions.

There being no further questions of the applicant by the commission, Mr. Wilkie asked if there was anyone present that wanted to speak in favor of the application. There being none, Mr. Wilkie asked if there was anyone present that wanted to speak in opposition to the application. There being none, Mr. Wilkie asked staff if they would give a brief overview of the staff recommendation.

Mr. Brink read the staff recommendation; that the recommendation was that the request not be approved; that if the commission wanted to entertain the approval of the request, or portions of the request, that staff would like the commission to consider appropriate conditions. Mr. Brink read those conditions. Mr. Brink further stated staff reasoning behind their recommendation that the request not be approved.

Discussion continued regarding the staff recommendation and scenarios regarding approving the request with modifications and applicable conditions.

With no further questions or additional discussion, Mr. Clark made a motion that the variance request be approved with the following conditions:

1. The existing lot (1.5 acres) be split into two lots allowing the building of one duplex.
2. All lots must be served by the local public water provider and all existing wells must be abandoned and capped – verification of their abandonment must be provided to both Pickens County and SC DHEC.

Mr. Reinert seconded the motion.

Mr. Reinert then made a motion to amend the original motion to modify the proposed condition #1 to read: The existing lot (1.5 acres) be split into two equal lots allowing the building of one duplex.

Mr. Clark seconded the motion to amend the original motion.

Discussion continued on the concept regarding equal lot sizes and allowing for the potential that there may be a need that the two lots not be exactly equal in size.

Mr. Clark withdrew his original motion and offered a substitute motion that the variance be approved with the following conditions:

1. The existing lot (1.5 acres) be split into two equal areas allowing the building of one duplex.
2. All lots must be served by the local public water provider and all existing wells must be abandoned and capped – verification of their abandonment must be provided to both Pickens County and SC DHEC.

Mr. Reinert seconded the motion.

Mr. Wilson offered an amendment to the motion that condition #1 read: The existing lot (1.5 acres) be equally divided allowing the building of one duplex.

Mr. Clark seconded the motion. The motion to amend the substitute motion passed unanimously.

Mr. Wilkie asked for a vote on the substitute motion. The substitute motion passed unanimously.

The variance request was approved with the following conditions:

1. The existing lot (1.5 acres) be equally divided allowing the building of one duplex.
2. All lots must be served by the local public water provider and all existing wells must be abandoned and capped – verification of their abandonment must be provided to both Pickens County and SC DHEC.

Mr. Wilkie asked staff to announce the next public hearing.

2. SD-12-001 Addition of 21 single-family lots and extension of Cliffside Trail in the Keowee Mountain subdivision. Cliffside Trail, Six Mile.
Tax Map # 4152-00-00-5338

Mr. Wilkie opened the public hearing and asked if the applicant was present.

The applicant, Greg Amsden, KM Mountain Top, LLC, addressed the commission and gave a very brief overview of his request; that he is proposing a 21 lot addition to the development; that originally the area of future development was slated for 45 lots but they are proposing a reduction in that number to 21; that 19 lots will be served by the extension of Cliffside Trail and that 2 lots, because of topography, will be served by a private easement that is external to the development.

Mr. Wilkie asked if there were any questions of the applicant.

Mr. Ballentine asked if street lighting is proposed for the new area. The applicant responded that yes, street lighting would be extended to the new area to match what was in the other areas of the development.

There being no further discussion, Mr. Wilkie asked if there was anyone else that wanted to speak in favor or in opposition of the request. There being none, Mr. Wilkie closed the public hearing as called for a motion.

Mr. Clark offered a motion that the request be approved. The motion was seconded by Mr. Ballentine. The motion passed unanimously.

Adjourn

With no additional business before the commission, Mr. Wilkie called for a motion to adjourn the meeting. Mr. Reinert motioned to adjourn and was seconded by Mr. Clark. The meeting adjourned at 7:26 pm.


Chairman

9-9-13
Date