

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 10th, 2014

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Board Room**

MEMBERS PRESENT:

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

STAFF PRESENT:

Chris Brink, Community Development Director

Due to a meeting overlap, the February 10th Public Hearings and Planning Commission meeting were moved to the Board Room adjacent to the Planning offices.

Welcome and Call to Order

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

Mr. Wilkie asked those in attendance to join in a moment of silence.

Mr. Wilkie asked the members of the Commission to introduce themselves and to state which County Council member they represent.

Approval of Minutes

Mr. Wilkie asked for a motion regarding the minutes of the December 9th, 2013 meeting. Mr. Clark motioned to approve the minutes as written. Mr. Wilson seconded the motion; motion passed unanimously.

Public Comments

No one was present wishing to address the Commission.

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-14-001 Subdivision Variance to allow 1 additional lot off a legal, non-conforming Common Drive. Site is located on Rabbit Trail, Easley.
Tax Map# 5039-20-80-6449

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

Mr. James Cole, property owner and applicant appeared before the commission and stated that a year ago or so he sold a portion of the larger lot without having it platted and recorded; that the owner has been living on the property for a while; that planning staff informed him when he did bring the plat to have it recorded, that because of the nature of the road (dirt) the planning commission would have to approve the division of the property as a variance.

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

There being no questions, Mr. Wilkie asked for anyone who wished to speak in opposition to the application.

There being no one in attendance in opposition, Mr. Wilkie asked staff to explain the nature of the request and the standards in the UDSO.

Mr. Brink, referred to the staff report and outlined the standards in the UDSO for the type of road (sub-standard, non-conforming private residential access) that on the particular type of road as Rabbit Trail, no more than 10 homes/lots may exist on or have access to the road until it is brought up to the next classification (Private Road); that currently there exist 12 lots and 15 dwellings on the road; that the roadway is located in an easement of 20 feet in width, far below the 50 feet minimum requirement and the road fails to meet minimum construction requirements that would permit additional lots and dwellings.

Mr. Reinert asked if the road itself is 20 feet.

Mr. Brink confirmed that the easement itself is 20 feet, however the road itself varies in width, and is below the minimum requirement of 14 feet to serve the existing lots; that it would actually have to be brought up to minimum county road standards of a 22 foot paved surface in a 50 foot ROW.

Mr. Reinert asked about the maintenance of the road.

Mr. Brink stated that the road is not county maintained; that the owners living along the road must maintain it; that its condition would make it seem as if it hasn't been maintained in quite some time.

Mr. Clark asked about emergency vehicle access to properties on the road and how do they turn around.

A neighboring property owner residing at 117 Rabbit Trail stated that any emergency vehicle coming down Rabbit Trail must turn around in a driveway; that there hasn't been a need for a fire truck; that there have been instances where an emergency vehicle has blocked Rabbit Trail.

Mr. Cole stated that there are 16 foot wide homes down this road; that access wasn't a problem.

Mr. Cole asked the commission if it would be possible to approve the variance and lot as he has it with a stipulation that the remaining piece would not allow it to be built on or sold until such time Rabbit Trail is improved.

Mr. Wilkie asked staff to address this question.

Mr. Brink stated that the planning commission could attach a condition to an approval that would allow the variance to be granted with such a stipulation; that the condition would need to require the appropriate notations to be included on any respective recorded deed and plat.

Mr. Wilson asked for verification that such a stipulation would follow the stranded lot until such time the road is improved.

Mr. Brink answered in the affirmative; that any attached condition would have to be released by the commission once that road is improved.

Members of the commission continued some discussion regarding the variance request, the nature of the road, and clarification of the request.

Mr. Wilson motioned that the variance not be granted based on the terms heard. Mr. Clark seconded the motion. The motion passed with three in favor (Wilson, Clark, Cato) and one not in favor (Reinert).

Mr. Wilkie called for the next public hearing.

2. LU-14-001 Land Use request for CMI Recycling to operate a recycling center. Site is located on Odom Road, Easley.
Tax Map# 5049-16-83-6559

The applicant was not present for the public hearing. No presentation was made on the applicant's request.

Mr. Wilkie asked if anyone wanted to speak in opposition of the request.

Carl Michaels spoke in opposition and asked several questions regarding the request; what type of traffic would the use generate; if large trucks would be coming to the property; that the use would appear to be an eyesore coming into Pickens County; if any screening was being proposed for the property; where would the scrapyards be accessed from, Hwy 123 or Odom Road.

Mr. Brink gave a brief overview of the application and tried to answer the appropriate questions based on the materials in the application.

Mr. Brink stated that there were no variances requested from the standards applicable to the proposed use.

Ms. Curry and Ms. Burdett asked questions regarding the application; turn arounds, traffic, theft, noise, value decline of adjacent properties, signage, etc.

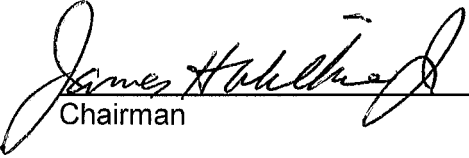
Mr. Brink further described the next steps for development of the proposed use if approval is granted by the planning commission.

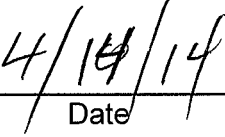
There being no further questions or discussion, Mr. Wilkie called for a motion.

Mr. Clark made a motion that the request be denied, seconded by Mr. Wilson. Motion passed unanimously.

Adjourn

There being no further items for consideration, Mr. Clark motion that the meeting be adjourned. Motion was seconded by Mr. Wilson. Meeting was adjourned at 7:07pm.


Chairman


Date