

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

June 9th, 2014

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Board Room**

MEMBERS PRESENT:

Jim Wilkie, Chair
Bill Cato
Weldon Clark
Dennis Reinert
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. 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.

Addition to Agenda

By unanimous consent, the agenda was amended to reflect an addition after "New Business" – Election of Officers – this becoming agenda item VI, and remaining items renumbered appropriately.

Approval of Minutes

Mr. Wilkie asked for a motion regarding the minutes of the April 14, 2014 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Clark 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. LU-14-004 Proposed junkyard expansion at existing non-conforming site.
Located at 1075 Earls Bridge Rd, Easley.
Tax Map# 5112-00-39-7692

Mr. Wilkie opened the public hearing.

Ms. Deborah Reed, property owner and applicant, appeared before the Commission and explained the approval that the facility was asking for; that they have added an onsite scale house and improved entrance; that since the current facility existed before the county placed standards on such uses, it is considered non-conforming and any improvements or additions to such facilities require Planning Commission approval; that they made application with the county building codes office for power to the scale and scale house but were directed to this process first; that due to a change in how material is now weighed, an onsite scale is needed.

There were no additional comments from the applicant, nor was any one present that wished to speak in opposition.

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

Mr. Ballentine asked if it was an expansion of the use or a simple addition to the existing facility.

Mr. Brink clarified that the use is not expanding beyond its current property boundaries; that the scale and scale house would be located within the current property lines; that, because of the non-conforming status of the facility, Planning Commission approval is needed when it seems to be just a simple addition of a scale.

There being no further comments or questions, Mr. Wilkie closed the public hearing and called for a motion.

Mr. Cato made the motion to approve the request. Motion was seconded by Mr. Reinert. Motion passed unanimously.

Mr. Wilkie opened the second public hearing.

2. LU-14-005 Communications tower land use request for Faulk and Foster Real Estate, Inc. Proposed site is located on Connelly Rd, Marietta.
Tax Map# 5114-00-53-5047

Mr. Jim LaVant, zoning specialist from Faulk and Foster, the applicant, appeared before the Commission and gave a brief overview of the request; that they are proposing erecting a self-support tower, 250 feet in height; that it will be lighted according to county standards; that a balloon visual test was conducted to provide visual references from several of the adjoining properties and a visual representation was produced from that test; that there is no cell coverage in the proposed area and after the tower is constructed and activated, coverage will now be provided; that now there will be adequate "hand off" from one tower to the next.

There being nothing further from the applicant and no one else to speak either in favor or in opposition to the request, Mr. Wilkie closed the public hearing and asked if there were any questions, comments, or motion from the members.

Mr. Cato made the motion to approve the request. Motion was seconded by Mr. Clark. Motion to approve the request was unanimous.

Election of Officers

Mr. Wilkie opened the floor for nominations for Chairman.

Mr. Ballentine nominated Mr. Wilkie.

There being no additional nominations offered, nominations were closed.

By unanimous consent, Mr. Wilkie was elected Chairman.

Mr. Wilkie opened the floor for nominations for Vice-Chairman.

Mr. Ballentine nominated Mr. Cato.

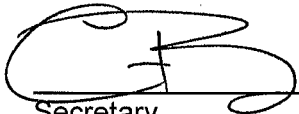
There being no additional nominations offered, nominations were closed.

By unanimous consent, Mr. Cato was elected Vice-Chair.

Adjourn

There being no further items for consideration, Mr. Clark motioned that the meeting be adjourned. Meeting was adjourned at 6:54 pm.

Submitted by:


Secretary

7/14/14
Date

Approved by:


Chairman

7-14-14
Date