

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 14th, 2014

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

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

STAFF PRESENT:

Ken Roper, County Attorney
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. 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 June 9, 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 and to announce the first public hearing.

Mr. Brink gave a brief summary of the published public hearing procedures and announced the first public hearing.

1. LU-14-006 Telecommunications tower land use request for American Tower Corporation. Proposed site is located on the west side of Highway 178, Sunset. *Tax Map# 4166-00-22-4925*

Mr. Wilkie opened the public hearing.

Mr. Jonathan Yates, representing American Tower and AT&T, appeared before the Commission and gave a very brief summary of the applicant's request. Mr. Yates explained the need for a tower in the proposed location and reviewed the approval standards; that American Tower and AT&T is proposing a 195 foot monopole wireless communications tower on property being leased from the SC Baptist Convention in the Rocky Bottom community; that the property is currently vacant and is heavily wooded; that the tower location on the property exceeds all of the setback requirements of the county, specifically the setbacks from adjoin residential property and from adjacent roadways; that the site affords the opportunity to utilize the existing vegetation as buffer but will be supplemented by vegetation around the equipment enclosure; that the tower will not have to be lighted because of the height.

Dr. and Mrs. Bowen, nearby residents, also appeared before the Commission and spoke in favor of the request; that cell coverage is almost nonexistent in the area, that for safety of all the residents in the community as well as for campers at both the RA camp and the SC Camp for the Blind, a tower is desperately needed in this location; that they are concerned with the aesthetics of the tower, however the need for service far outweighs the look of the tower itself.

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.

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

Mr. Clark made the motion to approve the request. Motion was seconded by Mr. Wilson. Motion passed unanimously.

Mr. Brink announced and Mr. Willkie opened the second public hearing.

2. LU-14-007 Telecommunications tower land use request for American Tower Corporation. Proposed site is located at 144 Pace Bridge Road, Marietta. *Tax Map# 5125-00-99-0441*

Mr. Jonathan Yates, representing American Tower and AT&T, again appeared before the Commission and gave a very brief summary of the applicant's request. Mr. Yates explained that this request is almost identical in nature to the first request; that a tower was needed in the area to fill a gap in coverage; that American Tower and AT&T is proposing a 195 foot monopole wireless communications tower on property being leased from James Pierce; that the property is currently vacant and is heavily wooded; that the tower location on the property exceeds all of the setback requirements of the county, specifically the setbacks from adjoin residential property and from adjacent roadways; that the site affords the opportunity to utilize the existing vegetation as buffer but will be supplemented by vegetation around the equipment enclosure; that the tower will not have to be lighted because of the height.

Mr. James Pierce, property owner, appeared before the Commission and offered only general comments and that the tower be approved.

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

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

**Honoring of Medal of Honor Recipients from Pickens County
(County site/facility/structure)**

Mr. Brink presented the request from County Council; that the Planning Commission review a proposal that certain buildings/facilities be named in honor of the Medal of Honor recipients from Pickens County; that per Council rules and policy, such proposals to name buildings, structures, or other County sites be first sent to the Planning Commission for discussion and concurrence before Council takes final action.

The list of facilities was discussed as presented by County Council; that list being as follows:

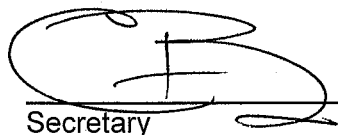
Liberty Magistrates Building – William Alexander McWhorter
Six Mile Fire Station – Furman Leon Smith
Concord Fire Station – Charles Hayward Barker
Liberty Fire Station #2 – James Donnie Howard

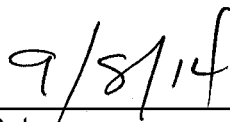
Mr. Ballentine made a motion of concurrence, seconded by Mr. Clark. Motion passed unanimously.

Adjourn

There being no further items for consideration, Mr. Clark motioned that the meeting be adjourned. Meeting was adjourned at 7:03 pm.

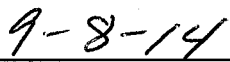
Submitted by:


Secretary


Date

Approved by:


Chairman


Date