

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 8th, 2014

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Jim Wilkie, Chair
Weldon Clark
Dennis Reinert
Bob Ballentine

STAFF PRESENT:

Ken Roper, County Attorney
Chris Brink, Community Development Director
Marshall Brown, County Planner

Welcome and Call to Order

Mr. Wilkie, presiding official, called the meeting to order at 6:35 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 July 14, 2014 meeting. Mr. Ballentine motioned to approve the minutes with corrections; the applicable corrections being found on page 1, line 26 Mr. Brown was not present at this meeting. 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-14-008 Telecommunications tower land use request for Freedom Tower Company. Proposed site is located at 524 Sunset Community Road, Sunset.

Mr. Wilkie opened the public hearing.

Mr. Joseph Sugg, representing Freedom Tower, appeared before the Commission and gave a very brief summary of the applicant's request. Mr. Sugg explained the need for a tower in the proposed location and reviewed the approval standards; that his company is proposing to construct a 250 foot self-supported wireless communications tower on property owned by the Thrower family on Sunset Community Road in the Sunset community; that the property is currently vacant and is heavily wooded and approximately 36 acres; that the tower location on the property exceeds all of the setback requirements of the county; that this tower site will be leased primarily by Verizon Wireless but with accommodations for an additional 5 carriers; that this particular area of US 178/SC 11 has poor to non-existent coverage and this tower will fill in that gap; that the tower has been over designed with a zero fall radius.

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. Reinert. Motion passed unanimously.

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

2. SDV-14-002 Subdivision Variance to allow 2 additional lots off of a legal, non-conforming private residential access. Site is located at 214 Weaver Creek Trail Road, Pickens.
Tax Map# 4197-00-73-7781

Mr. and Mrs. Tardungo, applicants and property owners, appeared before the Commission and gave a detailed summary of their variance request and distributed photos of the road in question, Weaver Creek. Mr. Tardungo explained that this request is based on a request from his bank in trying to secure funding for the construction of their home; that because of the size of the parcel, approximately 30 acres, the bank will not provide funding for the construction; that the bank is requiring a parcel be created that is 2 acres or less. Mr. Tardungo also explained that since they were going through the process of requesting a variance for their home site that he felt it appropriate to also ask for the necessary variances so that a home site could be reserved for their daughter and son-in-law as well; that this tract would be 1 acre in size.

There being nothing further from the applicant, Mr. Wilkie asked if there were any questions from the Commission.

There being no questions at this time, Mr. Wilkie asked if there were any members of the public that wished to speak.

Ms. LaVista Sutherland, Mr. David Kobler, and Ms. Nancy Anderson spoke in favor of the request.

Mr. Wilkie asked if anyone present wished to speak in opposition.

Mr. Mike Fontayne spoke in opposition and stated that Ms. Sutherland and Ms. Anderson are not residents of Weaver Creek Trail.

Ms. Mary Nettles appeared before the Commission and spoke in opposition to the request; that the area is not appropriate for development and subdivisions and that the requirements of the ordinance must be met; that development of the property would be harmful to her way of life and be harmful to the wildlife in the area. Ms. Nettles presented pictures for the Commission to review.

Mr. Brian Bisch appeared and spoke in opposition; that he was fine with one home and one additional lot but not any more than that.

Ms. Georgia Cannon appeared and spoke in opposition.

Mr. Dennis Chastain spoke in opposition.

Mr. Wilkie asked if there were any further comments. There being none, he provided Mr. Tardungo a time for rebuttal.

Mr. Tardungo spoke about the concerns of the residents and dispelled the perception that he was building a development on his property.

Additional time was given for discussion between staff, the Commission, the applicant, and those in opposition.

Mr. Tardungo was given additional time for rebuttal. He once again tried to dispel the belief that he was coming in with a large development and clearing all the trees.

There being no further discussion, questions, or comments, Mr. Wilkie closed the public hearing.

Mr. Clark motioned that the variance request be approved.

Additional questions and discussion between staff and members of the Commission continued.

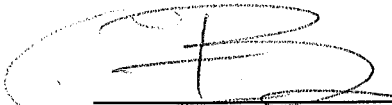
Mr. Reinert seconded the motion to approve.

The motion passed, with three in favor (Clark, Reinert, Wilkie) and one opposed (Ballentine).

Adjourn

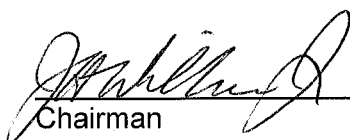
There being no further items for consideration, Mr. Clark motioned that the meeting be adjourned. Meeting was adjourned at 7:44 pm.

Submitted by:


Secretary

11/10/14
Date

Approved by:


Chairman

11/10/14
Date