

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 12th, 2015

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Building Auditorium

MEMBERS PRESENT:

Bill Cato, Chair
Weldon Clark, Vice Chair
Dennis Reinert
Robert Ballentine

STAFF PRESENT:

Chris Brink, Community Development Director
Ray Holliday, County Planner

Welcome and Call to Order

Mr. Cato called the meeting to order at 6:30 p.m.

Mr. Cato asked those in attendance to join in a moment of silence and recital of the Pledge of Allegiance.

Mr. Cato asked each of the members to introduce themselves and identify which County Council district they represent.

Approval of Minutes

Mr. Cato asked for a motion regarding the minutes of the September 14th, 2015 meeting. Mr. Ballentine motioned to approve the minutes. Mr. Clark seconded the motion. Motion passed unanimously.

Public Comments

No one was present to address the Commission.

Public Hearing

Mr. Cato briefly went over the Public Hearing procedures.

Mr. Cato opened the public hearing portion of the meeting.

1. SD-15-002 Table Rock View Estates, 19 Lot Residential Development located on SC HWY 11, Pumpkintown. Project is located on approximately 42.3 acres.
TMS# 5106-00-29-7069

Wesley White, applicant's representative, appeared before the Commission and gave an overview of the proposed development. Mr. White explained to the members of the

Commission that Mr. and Ms. Leonard own approximately 42 acres on SC Highway 11; that originally they had proposed developing 10 lots but have increased the proposed project to 19 lots, necessitating Planning Commission approval. Mr. White further explained that the property could be developed with more lots; however the Leonards wished to keep the lots larger in size. The applicant is aware of the staff report and concerns and will address and correct the project plans; that they wished for the approval not be tabled; that the lot sizes will be increased to meet the minimum county requirements; that the setback issue was just a clerical error and those will be adjusted accordingly.

Regarding the use of on-site, individual lot stormwater collection and retention chambers, Mr. White explained that the goal was to address the stormwater quantity issue by not constructing several retention/detention ponds throughout the project; that stormwater would be collected on each individual lot in these chambers and released back into the ground, similar to how septic systems function.

Mr. Cato asked if there was anyone else to speak in favor of the request.

There being none, Mr. Cato asked if anyone wished to speak in opposition.

Ms. Jan Johnson and her husband Brad appeared before the Commission; that they own property that is adjacent to the proposed development; that the Leonards originally had assured them that only 10 lots were going to be developed; that the property has been totally disturbed/scared with a recent timber harvesting/land clearing operation; that since the land clearing has taken place, their property has been inundated with water runoff. The Johnsons also raised concerns with the increase in traffic and access to Highway 11 and the increase in runoff and additional septic systems.

Mr. Greg McFarland and his wife Angelina appeared before the Commission and addressed their concerns with the source of water and that the area does not have adequate groundwater to serve the proposed development.

There being no further comments from the public, Mr. Cato opened the floor for the applicant to address some of the concerns and questions of the public.

Mr. White stated that SCDOT has already looked at the proposed entrance onto SC Highway 11 and have issued the appropriate permit. Regarding the issue of stormwater and water runoff, Mr. White stated that the property was cleared for SCDHEC; that they require the areas for potential septic systems be cleared to facilitate testing.

Mr. Reinert asked staff if the County Engineer had concerns with the provision of on-site, individual stormwater collection systems.

Mr. Brink explained that Curtis Burgess had concerns with these systems from a County infrastructure standpoint and collecting and detaining stormwater from public roads on individual lots. He had additional concerns regarding the maintenance of these systems and if homeowners would be prepared and advised of the maintenance needs these systems require. A letter was to be included with the staff report from Mr. Burgess outlying his concerns but one was not provided to planning staff.

There being no further comments from the applicant or the public, Mr. Cato closed this public hearing.

Mr. Cato called for a motion on the request.

Mr. Ballentine made a motion to table the approval until such time the issues identified by staff have been addressed and re-presented to Planning Commission for consideration.

Mr. Clark seconded the motion. Motion passed unanimously.

Mr. Cato called for the next public hearing.

2. SDV-15-002 Robert Pierson requesting variances from the subdivision requirements as they relate to the division of property via a non-conforming residential access defined as a "Common Drive", minimum lot sizes for lots with access (2) via a "Common Drive", and number of lots allowed to have access via a "Common Drive". Property is located at 512 Old Shallowford Bridge Road, W.E. Ellenburg S/D, Sunset.
TMS# 4122-02-95-8130

Mr. Robert Pierson, applicant, appeared before the Commission and gave background and information on the request; that there are currently 11 original lots that were part of the Ellenburg property; that some have been subdivided since the creation of the original lots; that the road, Old Shallowford Bridge Road, doesn't meet the current county minimum requirements for width and number of lots located on the road, it does have a substantial gravel base with a surface of crushed, recycled asphalt; that he wishes to subdivide the lot located at 512 Old Shallowford Bridge into two parcels, each less than one (1) acre, with one of those tract to build a home for his parents.

Mr. Clark asked the applicant if the road and end of the road was adequate for fire truck or ambulance access.

Mr. Pierson responded that ambulances have traversed the road in the past and that there are adequate pull-off areas and driveways where a fire truck wouldn't block access or would otherwise be able to turn around.

Mr. Ballentine asked if there was a maintenance agreement for the private section of Old Shallowford Bridge Road.

Mr. Pierson stated that there currently is not a written maintenance agreement; that the property is all owned by family members and that they all share in the maintenance of the road when the road needs it.

Mr. Cato also stated his concerns with future maintenance of the roadway.

There being no further question or comments from the public, Mr. Cato closed this public hearing.

Mr. Cato called for a motion.

Mr. Clark made a motion to approve the variance requests. Motion was seconded by Mr. Reinert.

Mr. Ballentine provided an amendment to the original motion, the amendment being that a written maintenance agreement be required. The proposed amendment to the original motion failed due to the lack of a second.

Mr. Cato called for a vote on the original motion. Motion passed 3 in favor, 1 opposed.

Mr. Cato called for the next public hearing.

3. SDV-15-003 Scott Holder requesting variances from the subdivision requirements as they relate to the division of property via a non-conforming residential access defined as a "Common Drive" and minimum lot sizes for lots with access (5) via a "Common Drive". Property is located at 134 Northfield Drive, Pickens.

The applicant was not present. The Planning Commission chose not to conduct the public hearing until such time the applicant can appear.

Several members of the public were in attendance with concerns with the request.

Commissioners and Staff Discussion

No items for discussion.

Adjourn

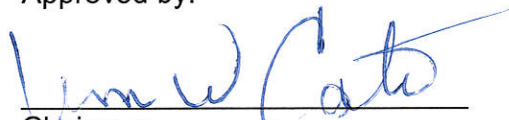
There being no additional matters to be taken up by the Commission, Mr. Clark motioned for the meeting to be adjourned. Motion was seconded by Mr. Reinert. Meeting was adjourned at 7:20pm

Submitted by:


Secretary

11/9/15
Date

Approved by:


Chairman

12/14/15
Date