

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 14th, 2015

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Administration Building Auditorium**

MEMBERS PRESENT:

Bill Cato, Chair
Weldon Clark, Vice Chair
Dennis Reinert
Robert Ballentine
Jo Johnston
Bob Young

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 October 12th meeting. Mr. Ballentine motioned to approve the minutes. Mr. Clark seconded the motion. Motion passed unanimously.

Mr. Cato asked for a motion regarding the minutes of the November 9th meeting. Mr. Clark motioned to approve the minutes. Mr. Ballentine seconded the motion. Motion passed unanimously.

Public Comments

No one was present to address the Commission.

Public Hearings

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

Mr. Cato called for the first Public Hearing item.

1. LU-15-005 Seven (7) Site RV Park on 7.438 Acres located on Jessie Lane/Dan Ross Road, Six Mile.
TMS# 4048-00-35-3570/4048-00-35-4166

Mr. Cato stated that the Planning Commission has received correspondence from the applicants of this Land Use item requesting the application be withdrawn from consideration.

Mr. Ballentine provided a motion that the request for withdrawal be accepted. Mr. Clark seconded the motion. The motion passed unanimously.

Mr. Cato called for the next Public Hearing item.

2. 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.
TMS# 4192-14-34-0370

Mr. Holder, applicant, appeared before the Commission to present his request and to entertain questions from members of the Commission. Mr. Holder stated that he was asking for the two variances in order to place an additional dwelling/manufactured home on property he owns for one of his children; that one child, a daughter, occupies one manufactured home on the property, identified on the submitted plat as Tract B, and that the additional home will be placed on Tract A; that he owns all the property around these requested tracts and that he is in the process of combining and cleaning up the several parcels he owns. Mr. Holder further explained that the "remaining" pieces of the overall tract he is wanting to divide into three will, in the future, be combined into the rest of the property he owns.

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.

Mr. Charles Wolfe, a nearby resident, appeared before the Commission to ask additional questions of the applicant relating to the number of homes Mr. Holder will be adding and the time frame when all his proposed lots will be built on.

Mr. Holder stated that he really only wants one additional home and that that home should be placed before the end of the year; that home will be for a family member/child.

Mr. Ballentine and Mr. Cato asked Mr. Holder to address the issue of the number of lots, especially the "remaining" pieces and who, besides his property, accesses/uses the 40' easement.

Mr. Holder stated that all the property he owns will be combined into a single parcel for agricultural purposes. Regarding access to the private drive, only the Parsons' currently, besides him and his daughter's manufactured home, access the private drive.

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

Mr. Cato called for a motion on the request.

Mr. Clark made a motion to approve the variance request as presented in the application. Mr. Cato seconded motion. Motion passed with five (5) in favor and one (1) in opposition.

Old Business

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, appearing on behalf of the applicant, gave the members of the Commission an update on the original request; that all the requested corrections/issues with the plan as presented in October have been addressed; that the lot sizes have been increased to meet the county minimum requirements, resulting in a decrease in the number of lots to 18; that the setbacks have been adjusted to meet the county requirements; that the issues with individual, on-site stormwater collection systems has been addressed and those systems will not be provided or required.

There being no comments from the Commission, Mr. Clark provided the motion to approve the request. Motion was seconded by Mr. Reinert. Motion passed unanimously.

Commissioners and Staff Discussion

Mr. Brink distributed the meeting schedule for 2016 and stressed the importance of member attendance; that applicants rely on the printed meeting schedule and any delay in the review, consideration, and approval of their requests could cause either personal or financial hardships.

Adjourn

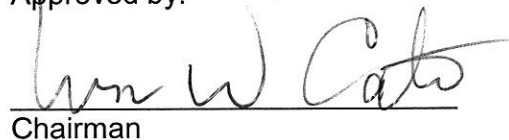
There being no additional matters to be taken up by the Commission, Mr. Clark motioned for the meeting to be adjourned. Motion was seconded by Mr. Young. Meeting was adjourned at 7:05pm

Submitted by:


Secretary

1/11/16
Date

Approved by:


Chairman

1/11/16
Date