

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 9th, 2015

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Welcome and Call to Order

Mr. Cato, presiding official, 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.

Approval of Minutes

Mr. Cato asked for a motion regarding the minutes of the February 9th, 2015 meeting. Mr. Clark motioned to approve the minutes. Mr. Ballentine seconded the motion; motion passed unanimously.

Public Comments

No one was present wishing to address the Commission.

Public Hearing

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

Mr. Brink stated that the first Public Hearing on the agenda, LU-15-001, would not be held this evening. The application was not yet complete and the public hearing notice sign was not placed on the property by the applicant as required.

Mr. Cato called the next item for a Public Hearing.

1. SDV-15-001 Subdivision variance request to allow one additional lot off of a legal, non-conforming Private Road. Site is located at 217 Greer Drive, Six Mile.
Tax Map# 4131-00-40-6363

Mr. Kurt Mechling, applicant and property owner, appeared before the Commission and gave an overview of his request; that he would like to subdivide his property into two parcels, approximately .716 acre and 1.004 acre tracts; that he intends on constructing a home for he and his wife and another home for his parents on the two separate tracts. He further explained the need for the variance request; that since Greer Drive is private and does not have a standard right-of-way or easement width meeting the minimum county requirements, any division of property along this drive required the granting of a variance.

Mr. Brink concurred with the applicant's assessment for the variance requirement and further explained the staff review; that Greer Drive, which serves the subject property from Talton Road, has an undetermined or unrecorded right-of-way width, and is privately maintained. Greer Drive is paved, with a current surfacing of asphalt in good condition. The proposed division of property will create two lots, one under one acre in size and one over one acre in size. Both proposed lots meet minimum standards for buildable lots as defined in UDSO Article 4. Greer Drive does not meet the minimum requirements of a private road as defined by UDSO§1012(c)(2) which requires a minimum right-of-way of fifty (50) feet in width. If this variance request is approved, it will create the 22nd lot on an existing, non-conforming substandard road.

Mr. Brink stated that staff recommends granting of the variance.

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

There being no further comments or questions and no member of the general public present, Mr. Cato closed the public hearings and called for motions.

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

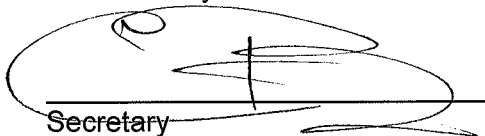
Commissioners and Staff Discussion

No items were discussed

Adjourn

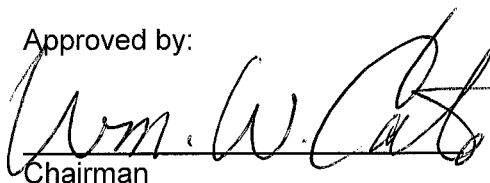
There being no additional matters to be taken up by the Commission, Mr. Clark motioned for the meeting to be adjourned. Motion was seconded by Mrs. Johnston. Meeting was adjourned at 6:45pm

Submitted by:


Secretary

6/8/15
Date

Approved by:


Chairman

06/12/15
Date