

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

**of**

**September 14th, 2015**

**6:30pm**

**PICKENS COUNTY ADMINISTRATION BUILDING  
Main Conference Room**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Ken Roper, County Attorney  
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.

***Approval of Minutes***

Mr. Cato asked for a motion regarding the minutes of the August 10th, 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 opened the public hearing portion of the meeting.

1. LU-15-004 Six (6) Site RV Park on 2.50 Acres located at  
204 Dan Ross Road, Six Mile.  
TMS# 4048-00-24-4898

Ms. Donna Ross, applicant, appeared before the Commission to present her request for a six (6) site RV park to be located on her property; that her husband recently passed; that she would like to have the rental income; that she would be renting the sites, primarily, to Duke Energy workers during outage maintenance periods.

Mr. Ballentine asked if she was aware of staff recommended conditions.

Ms. Ross stated that she was and that she was fine with them.

Mr. Cato asked for any further questions. There being none. Mr. Cato closed the public hearing.

Mr. Clark motioned that the request be approved with the conditions recommended by staff. Those conditions being:

1. Use shall be limited to the general area depicted on the applicant submitted site plan.
2. No more than 6 RV sites may be provided and placement of manufactured homes or other single family residential structures upon the permitted sites shall be prohibited.
3. No site may be located closer than 10 feet to any property line and all sites must be buffered from adjacent properties by a minimum of 10 feet of existing vegetation.
4. Individual sites may not be separately metered; only one meter for the distribution of water and one meter for the distribution of power to the RV park/campground is to be provided.

Mrs. Johnston seconded the motion. Motion to approve with conditions passed unanimously.

### ***Old Business***

Resolution for Recommendation of the Draft, 5 Year Update to the 2010-2030 Pickens County Comprehensive Plan.

Mr. Brink explained why this is being considered as old business; that a public hearing was held on the draft updates to the comprehensive plan and the resolution at the last Planning Commission meeting; that, due to absences at that meeting, approval of the updates and the resolution were placed on the table for consideration at tonight's meeting.

Mr. Ballentine motioned that the consideration of the draft comprehensive plan updates and the resolution sending those update to County Council be removed from the table.

Mr. Clark seconded the motion. Motion passed unanimously.

Mr. Ballentine motioned that the updates to the comprehensive plan and the forwarding resolution (Resolution 2015-001) be approved. Motion was seconded by Mr. Clark. Motion passed unanimously.

### ***Commissioners and Staff Discussion***

Staff mentioned and reminded members of the Commission of the upcoming training sessions for continuing education credits; upcoming sessions on September 28<sup>th</sup> and October 26<sup>th</sup>.

### ***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 6:57pm


*These minutes were prepared using notes taken by staff. Due to technical difficulties with the recording equipment, no audio recording of this meeting was made.*

Submitted by:

  
Secretary

10/12/15  
Date

Approved by:

  
Chairman

10/12/15  
Date