

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 11, 2016

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Administration Building Auditorium**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Bobby Ballentine
Bob Young

STAFF PRESENT:

Ken Roper, County Attorney
Ray Holliday, County Planner
Chris Brink, Community Development Director

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 December 14th meeting. Mr. Clark motioned to approve the minutes with one correction needed; the correction being on Page 2, Line 28, changing the word on to one. Mrs. Johnston seconded the motion. Motion passed unanimously.

Public Comments

Ms. Pree Hamilton and Mr. Lewis Lollis spoke to the Commission regarding their concerns with the proposed MRR Pickens C&D Landfill possibly accepting and disposing of Coal Ash in the facility and the impact the storage of coal ash will have to the area, its residents, and the environment.

Public Hearings

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

Mr. Cato called for the first Public Hearing item.

1. LU-16-001 Verizon Wireless requesting Land Use approval for a new 170' wireless communication tower at 446 Lenhardt Road, Easley.
TMS# 5120-14-42-8765

Mr. James LaPann, representative of Verizon Wireless, applicant, appeared before the Commission to present the request. Mr. LaPann briefly went over the specifics of the request; that Verizon Wireless proposes to construct a 170' communication tower on the subject property; that Verizon's engineers had identified a void in their coverage that needed addressing and the proposed tower and location filled the coverage need; that as sited, the tower would be located approximately 700' from the closest residential dwelling and that the site provides screening of the base of the facility; that the proposed tower site meets all the requirements of Pickens County.

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

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

Mr. Paul Conley spoke to the Commission in opposition and to ask questions regarding where on the subject property the tower was being located and that towers have been proven to harm property values.

Mr. Keith (last name?) appeared with concerns that the tower isn't needed, that he is a Verizon customer and he has service in his neighborhood; that he works for AT&T and works implementing cell tower locations and this site isn't needed.

There being no further comments or questions, Mr. LaPann was given an opportunity to address the concerns of the citizens.

Mrs. Johnston asked if it would be appropriate to table the request to allow the applicant to speak directly to the neighbors, and come back later in the meeting to take action on the request.

Mr. Cato affirmed that any motion would be acceptable at this time.

Mrs. Johnston made a motion to table the request, allowing the applicant and neighbors a chance to speak before action is taken. The motion was seconded by Mr. Clark. Motion failed, two members in favor and two opposed.

Additional citizens appeared before the Commission in opposition.

Mr. Kip Bagley spoke in opposition and asked about the application and material contained in the application and if there was adequate information about the esthetics of the tower, the value of homes in the area and the tower's impact, safety, and health.

Ms. Wendy Bagley also appeared before the Commission and spoke in opposition and addressed her concerns with fire safety of the tower and what would happen in the case of a lightning strike and a fire created by such a strike.

Mr. LaPann was once again given a chance to address the concerns of the neighbors. Mr. LaPann again stated that the tower request meets all the requirements as set out by Pickens County.

Mr. Cato closed the Public Hearing and called for a motion.

Mr. Clark motioned that the request be approved. Motion was seconded by Mr. Reinert. Motion passed unanimously.

Mr. Cato called for the next Public Hearing item.

2. SD-16-001 Magnolia Ridge, 40 Lot Residential Development located on Saluda Dam Road, Easley. Project is located on approximately 29.22 acres.
TMS# 5140-13-02-7737/5140-13-02-6097

Mr. Derek Evatt, applicant, appeared before the Commission to present his request and to entertain questions from members of the Commission. Mr. Evatt explained his request and proposed residential project, Magnolia Ridge; that he is proposing approximately 40 lots, which will more than likely be several less than that; that the project sits on the same property that once was used as a mulch processing yard; that all lots will be greater than ½ acre and all streets will be paved with curb and gutter; that lots will be served by public water, Easley Combined, and individual septic systems.

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.

Although not opposed to the request, Karen and Rickey Romano appeared before the Commission with questions regarding what was being proposed and that anything is better than what was on the property before.

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 request. Mrs. Johnston seconded the motion. Motion passed unanimously.

Commissioners and Staff Discussion

There were no items requiring Commission or Staff discussion.

Executive Session

Mrs. Johnston motioned that at this time, the Planning Commission enter into Executive Session in order to receive legal advice regarding a proposed landfill. Mr. Reinert seconded the motion. The motion passed unanimously.

Public Session Reconvened

Mr. Cato called the public portion of the meeting back to order.

Action on Executive Session Item

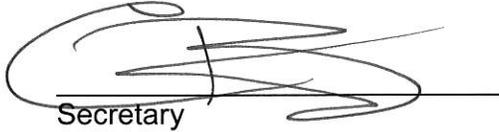
Mr. Clark motioned that a letter be sent to MRR Pickens, LLC addressing Planning Commission concerns with the Land Use approval given to MRR Pickens, LLC for a C&D landfill and violation of that approval.

Mrs. Johnston seconded that motion. Motion passed unanimously.

Adjourn

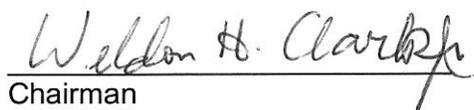
There being no additional matters to be taken up by the Commission, Mrs. Johnston motioned for the meeting to be adjourned. Motion was seconded by Mr. Reinert. Meeting was adjourned at 7:42pm.

Submitted by:


Secretary

2/8/16
Date

Approved by:


Chairman

Feb/8/2016
Date