

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

April 11, 2016

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Bill Cato, Chair
Dennis Reinert
Jo Johnston
Bobby Ballentine

MEMBERS ABSENT:

Bob Young

STAFF PRESENT:

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 informed those in attendance of the recent passing of Commissioner Weldon Clark and that he be remembered during the moment of silence.

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 March 14th, 2016 meeting. Mr. Ballentine motioned to approve the minutes as presented. Mrs. Johnston seconded the motion. Motion passed unanimously.

Public Comments

Mr. Cato called for public comments on any item that is not on tonight's agenda. No members of the public wished to provide comments.

Public Hearings

Mr. Cato opened the public hearing portion of the meeting and called for the first case to be heard.

**1. SD-16-003 Life Church, 10 lot Residential Development located at 199 Thomas Mill Road, Easley.
TMS# 5131-02-97-2044**

Rob McElyea an associate pastor at LifeChurch appeared before the Commission, handed out some additional information, and presented an overview of LifeChurch's request; that LifeChurch is proposing to develop and construct a project containing 10 lots on which will be located 10 individual foster family homes ranging in size from between 3,000 to 4,000 square feet with approximately 8 children in each home. Mr. McElyea went over some of the information handed out that demonstrated the need in Pickens County for foster homes and foster families; that the goal of LifeChurch is not to construct all the homes, but may when funds become available, but to have each home constructed by donors or by other churches or organizations.

Mr. Cato called for others that wished to speak in favor. No one wished to speak, however many individuals signed in as being in favor and in support of the proposal.

Mr. Cato called for anyone in opposition. There were none.

Mrs. Johnston asked about the subdivision of the property or if the homes would all be built on one property.

Mr. McElyea stated that LifeChurch will be acting as the developer and constructing the roads, installing the utilities, and subdividing the property into 10 lots.

Mr. Ballentine asked about the maintenance of the property.

Mr. McElyea stated that the property will be owned by the church, along with the homes; that long term leases would be provided to the foster families provided that they follow the church's requirements regarding fostering children.

Mr. Reinert stated that everything seemed to meet all the county's minimum requirements for a residential development and that he was staggered by the numbers and the need for foster homes in Pickens County.

Mr. Cato asked if there was anything additional from the applicant. There being no additional information, Mr. Cato closed the public hearing and called for a motion.

Mr. Reinert provided the motion to approve the request. The motion was seconded by Mr. Cato. Motion passed unanimously.

Mr. Cato called for and opened the next public hearing.

**2. SD-16-004 Cliffs at Keowee Springs, Proposed 2 lot addition to an existing residential development. The proposed lots are located on Spring Cove Way within the Cliffs of Keowee Springs development, Sunset.
TMS# 4130-00-74-6654 (p/o)**

Mr. Richard Hubble appeared before the Commission and gave a very brief summary of the request; that the Cliffs wished to add two additional lots to the project; that the location of the two proposed lots are on property that is currently owned by a separate entity and is part of the golf course; that the Cliffs has purchased the property for the two lots but has not acquired the

remaining piece; that this remaining piece will be added to the golf course in the future and will not be built on.

Mr. Ballentine asked Mr. Hubble if he would be fine with attaching a condition regarding the remaining piece being unbuildable as recommended by staff.

Mr. Hubble stated that the condition would be fine.

Mr. Cato asked if anyone wished to speak in favor or in opposition to the request. There being none, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that the request be approved, with the following condition:

The remaining parcel (labeled as owned by Carolina Preserve Group, and being 2.10 acres in size) shall be considered as non-buildable until such time it is either combined with other conforming parcels or is approved by the Planning Commission as an additional residential parcel in the existing development.

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

Mr. Cato called for and opened the next public hearing.

**3. SDV-16-001 Wayne Hamlin requesting a variance from the Pickens County Development Standards regarding the division of property on a non-conforming private residential access defined as a Common Drive. Located on Harlow Drive, Liberty, SC
TMS# 4096-00-84-8695**

Mr. Owen Hamlin spoke for the applicant, Mr. Wayne Hamlin, appeared and gave an explanation for the request; that his father desires to divide off a 1.50 acre tract and give to him; that this tract will make the 9th tract off the "common drive" known as Harlow Drive that was originally built to county specifications by Mr. Hamlin; that the easement is 30 feet in some sections and 20 feet in other sections; that there isn't the required 50 feet that is now needed; that they are unable to acquire any additional property; that family uses Harlow Drive.

Mr. Cato asked about a turn-around at the end of the road for emergency vehicles turning around.

Mr. Hamlin stated that there isn't a turn-around but Mr. Hamlin's property is served by the end of the road which circles his house so a vehicle can easily turn around if needed.

Mr. Cato also inquired about the maintenance of the road and the concern that there is not any document that states who is responsible for maintenance; that the Board understands that family members all currently use the road however in the future others may have access especially if some family members sold their property.

Mr. Hamlin stated that he understood the concern but family currently maintains the road.

Mr. Cato asked if they would be agreeable to drafting a maintenance agreement where everyone signs the agreement and that agreement gets recorded.

Mr. Hamlin stated that that shouldn't be a problem.

There being no further questions from the Commission, Mr. Cato called for anyone else wishing to speak in favor of the request or if anyone wish to speak in opposition.

There being none, and there being no additional comments from the applicant, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned for the request be approved with the following condition related to a maintenance agreement for Harlow Drive:

A maintenance agreement must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.

Mrs. Johnston seconded the motion. The motion to approve the request with the above condition passed unanimously.

Mr. Cato called for and opened the next public hearing.

4. Proposed Text Amendments to the Unified Development Standards Ordinance, Ordinance # 415, as amended.

Mr. Brink gave an article by article overview of the proposed text amendments to the UDSO; that for the most part the amendments address grammatical issues, the incorrect labeling of tables and of referenced sections and the like.

Mr. Brink further went over a few of the more detailed changes as they relate to the addition of standards for RV parks and campgrounds and the inclusion of standards for Multi-Family developments and new language at the end of Article 3 dealing with the prohibition of the deposition of coal ash in Pickens County and the use of RVs and storage building as primary, permanent residential dwellings.

Staff and members of the Commission discussed several of the proposed changes in detail, namely the standards for multi-family developments and RV parks and campgrounds.

There being no additional questions from the Commission or comments from the public, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that the proposed UDSO amendments be recommended to County Council for adoption.

Mrs. Johnston seconded the motion. Motion passed unanimously.

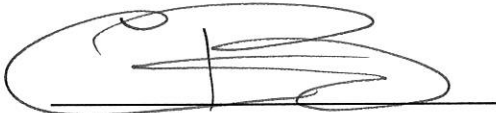
Commissioners and Staff Discussion

No items were discussed.

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 7:46pm.

Submitted by:


Secretary

5/9/16
Date

Approved by:


Chairman

5/9/2016
Date