

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 9th, 2016

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Board Room**

MEMBERS PRESENT:

Dennis Reinert
Jo Johnston
Bobby Ballentine
Bob Young

MEMBERS ABSENT:

Bill Cato

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Presiding Officer

Due to the absence of the Chairman and the vacancy in the Vice-Chairman seat, the present members of the Planning Commission voted on the temporary appointment of a presiding officer.

Mr. Brink opened the floor for nominations for a temporary Presiding Officer.

Mrs. Johnston offered to nominate Mr. Ballentine as Presiding Officer.

There were no additional nominations. Due to the absence of any additional nominations, Mr. Ballentine was elected as the Presiding Officer for the May 9th meeting of the Commission

Welcome and Call to Order

Mr. Ballentine called the meeting to order at 6:35 p.m.

Mr. Ballentine asked those in attendance to join in a moment of silence.

Mr. Ballentine asked each of the members to introduce themselves and identify which County Council district they represent.

Approval of Minutes

Mr. Ballentine asked for a motion regarding the minutes of the April 4th, 2016 special called meeting. Mr. Reinert motioned to approve the minutes, seconded by Mrs. Johnston. Motion passed unanimously.

Mr. Ballentine asked for a motion regarding the minutes of the April 11th, 2016 meeting. Mrs. Johnston motioned to approve the minutes as presented. Mr. Reinert seconded the motion. Motion passed unanimously.

Public Comments

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

- 1. SD-16-005 Proposed 10 lot Residential Development known as Heritage Forest, with variances, located on Horse Pasture Road, Sunset. Property owner is Carolina Preserve Group, LLC. Variances include creating a common drive with access to an existing, non-conforming private road, lot sizes less than 1.00 acre when served by private well and septic, and lot sizes less than 1.00 acre when served by a common drive.
TMS# 4124-00-94-6206**

Mr. William Dennis, on behalf of the applicant, appeared before the Commission to present the item; that the applicant wishes to develop 10 residential lots on property he owns which is located on Horse Pasture Road, a substandard, private road located off of Cleo Chapman Highway, a private road itself; that the proposed lot sizes range from just over .50 acres in size to a couple over 3 acres. Mr. Dennis explained the need for the stated variances; that Horse Pasture Road is private but does not meet the minimum county construction standards for private roads; that the lots sizes are off-set by the fact that several of the lots less than the 1.00 acre minimum have well sites located elsewhere in the development.

Mr. Jim Anthony, the applicant and property owner, appeared before the board to further explain the lot size variance request and the location of the private wells that will serve the smaller lots. Mr. Anthony explained that SCDHEC has already approved the well locations and the potential locations of the on-site septic systems; that all, so far, meet SCDHEC's minimum requirements regarding setbacks for other lots and from Lake Keowee.

Mr. Anthony also went over the nature of the interior roads; that they will be paved to minimum county requirements for private roads and that a bridge that traverses Cane Creek will be upgraded and improved according to the specifications of a licensed engineer; that a maintenance agreement will be in place to cover not only the newly constructed roads but also the unpaved portion of Horse Pasture Road; that the prospective new lot owners will also participate in the maintenance of Cleo Chapman Highway.

Mr. Reinert and Mr. Ballentine offered questions to the applicant concerning the sizes of the lots located closest to the "point" of the property and if such sizes offer protection to Lake Keowee and why is a septic drainfield located on an adjacent lot and within 50' of the lake.

Both Mr. Anthony and Mr. Dennis addressed the questions; that the lot sizes have been taken into account with SCDHEC in the design and location of the water wells and septic locations, that in order to maximize the lots that have dock access to the lake, the sizes of some were proposed to be smaller than the 1 acre minimum and be concentrated in the "point" area; that the septic drain field extending beyond the lot line was ok with SCDHEC but there was an error on the plat that showed it encroaching into the 50' lake setback.

Mr. Ballentine asked about the two lots that do not have the minimum required road frontage.

Mr. Anthony stated that a cul-de-sac will be provided which will provide all lots with the minimum road frontage.

Mr. Ballentine asked for any additional questions or comments or if anyone wished to speak in opposition.

There being none and no additional comments from the applicant, the public hearing was closed.

Members of the Commission and the applicant continued to discuss the issue with the lot sizes less than 1 acre.

Ms. Johnston motioned that the request be approved. Motion was seconded by Mr. Young.

Mr. Reinert asked would it be agreeable to perhaps attach conditions to the approval to address the issues of maintenance for Horse Pasture Road and the construction of the roads in the proposed subdivision.

Mr. Ballentine offered a condition to address septic drainfields near the lakeshore.

Mr. Brink drafted the following for consideration by the Commission:

1. *Maintenance agreements for both the unpaved portion of Horse Pasture Road serving the proposed development and the proposed road from Horse Pasture Road into the proposed development is required. The maintenance agreements must be mutually agreed upon by the respective property owners and these maintenance agreements shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.*
2. *The proposed future road serving the proposed development, from Horse Pasture Road into the proposed development, must be paved to minimum county standards for a private road classification.*
3. *All septic systems and their associated drain fields must be outside of the fifty (50) foot Lakeshore Setback.*

Mr. Reinert motioned to amend the motion with the provided conditions. The motion to amend the standing motion was seconded by Mrs. Johnston. Motion to amend the standing motion passed unanimously.

Mr. Ballentine reviewed the original motion as amended. The motion to approve, as amended to attach conditions, 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 7:06pm.

Submitted by:


Secretary

7/11/16
Date

Approved by:


Chairman

7/11/2016
Date