

PICKENS COUNTY PLANNING COMMISSION

SPECIAL CALLED MEETING

MINUTES

of

January 23, 2017

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

NOTICE OF MEETING AND PUBLIC HEARING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided by January 1, 2017 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice, pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

MEMBERS PRESENT:

Bill Cato, Chairman
Bobby Ballentine
Moseley Hamilton
Terry Nation
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 6:30pm

Mr. Cato asked those in attendance to join in a moment of silence and for the 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 called for a motion regarding the minutes of the October 10, 2016 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Hamilton seconded the motion. Motion passed unanimously.

Public Comments

Mr. Cato called for public comments on any item that is not on tonight's agenda.

There were no comments offered.

Public Hearings

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

- 1. SD-17-001 Fishtrap Road S/D, 99 Lot Residential Development located on Fishtrap Road, Easley. The proposed development is located on approximately 38.04 acres. The property owner is Joan Allen Kirkland and the applicant is Gene Iozzino – Granite Development, LLC.
*TMS# 5059-09-06-8947***

Jonathan Nett, project engineer, and Gene Izzino, owner/developer appeared before the Commission. Mr. Nett gave a brief description of the project; that it is a “medium density” development; that other permits and approvals will be needed going forward; that it is a 99 lot single-family development with roads that will be turned over to the county of maintenance; that the project will be served by both public water and public sewer, that the lot sizes range from just over 8,000 square feet (the county minimum) to over 14,000 square feet; that the property will be surrounded by a vegetative buffer. Mr. Nett made himself available for any questions.

Mr. Izzino introduced himself as the owner and project developer; that he has some developments in Powdersville and that this project will be similar to those.

Members of the public, Ms. Betty Bishop and Mr. Benny Bishop, appeared before the Commission to ask questions pertaining to the location of the entrance of the development.

Mr. Nett spoke directly to the Bishops and answered that and several other questions related to the project; lot sizes, types of homes.

Mr. Izzino explained the situation with the existing manufactured home that is located on the property; that that home is in a life estate and it will remain as long as the current residents are there; that the development will be built around them until such time the home is vacated.

Mr. Hamilton asked a question regarding the lots in the flood plain.

Mr. Nett stated that as soon as a surveyor provides them with an accurate topographic survey lot lines will be adjusted so that no lot is located within the flood plain.

There being no additional presentation by the applicant and no additional questions from members of the Commission, Mr. Cato Closed the Public Hearing and called for a motion.

Mr. Nation motioned that the land use request be approved. Motion was seconded by Mr. Young. Motion passed unanimously.

Old Business

- 1. SD-15-001 Addition of 7 single-family lots to an existing subdivision, The Groves on the Ridge. Site is located at Arrowhead Drive, Central.
*Tax Map# 4055-05-29-1589 et al***

Mr. Brink explained the reason this was being placed on the agenda; that at the 2015 Public Hearing on this item, the Commission had closed the hearing and discussed the request. The Commission, due to not enough information being presented by the applicant in his application, tabled further action until such time the applicant could provide additional plans. The applicant, Mr. Alan King, had provided a detailed survey for one of the requested lots in the original application and asks that this lot to be considered for approval.

Mr. King appeared before the Commission and presented a plat for the single lot and asked that this lot be approved.

Mr. Ballentine motioned that this single lot, identified as Lot "50B", be approved as presented. Mr. Hamilton seconded the motion. Motion passed unanimously.


Commissioners and Staff Discussion

Mr. Brink stated that the Planning Commission should meet every month; that there might not be land use requests or other items needing action but there should always be something for discussion, such as the Economic Development element of the Comprehensive Plan that was left incomplete; that unless otherwise notified, there will be a meeting every month as posted.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Ballentine. Meeting was adjourned at 6:55pm.

Submitted by:


Secretary

1/23/17
Date

Approved by:


Chairman

2/23/17
Date