

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

November 13th, 2017

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Auditorium

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
Bob Young
Moseley Hamilton
Michael Watson
Brandon Harbin

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Cato, the Presiding Official, called the meeting to order at 6:30 p.m.

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 9th, 2017 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Hamilton seconded the motion. The 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 briefly reviewed the public hearing procedures that will be followed.

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

- 1. SDV-17-003 Kyle Bishop requesting a variance from the Pickens County Development Standards regarding the division of property into less than 0.50 acres in size. Property is located at the corner of Olive Street and Mull Street, Easley.
TMS# 5029-07-67-3945**

Mr. Bishop appeared before the members of the Commission and explained his request for a variance of the development standards related to lot size; that the total tract already had two residential structures, homes, located on it; that, leaving at least ½ acre for each one of them, only left approximately 2/3 of an acre for a third lot; that due to the proposed lot being on a corner with Olive Street and Mull Street, that there would only be approximately 1/3 of an acre left, going by the county requirements; that the property line went to the center of the road and that approximately 1/3 acre was located within the road ROW's; that in order to divide a new parcel for a new home, a variance would be needed.

Mr. Hamilton asked about the driveways to the right of the proposed lot and if the area was in an easement that would also be excluded from the lot size requirement.

Mr. Bishop explained that this drive served a parcel and home located next door and not associated with the new parcel in question.

Mr. Brink further explained that there was no delineated easement for this drive, that it is simply an encroachment; that due to the fact it already exist, the owner of the drive isn't required to now place it within an easement.

Mr. Ballentine and other members of the Commission discussed setback requirements for the new dwelling and setback requirements of SCDHEC for septic tanks and drain fields.

Mr. Brink gave the specifics regarding setbacks that would be expected on the subject "new" parcel; that any dwelling placed on the tract would have to be setback from the front property line a measurement of twenty (20) feet and from the side property lines a measurement of seven (7) feet; that the measurement is made from the front property line, not necessarily from the edge of the ROW, that in this instance, any dwelling, could, in theory be placed right up against the edge of the ROW of Olive Street and Mull Street.

Regarding SCDHEC setback requirements, Mr. Brink explained that the tank itself must be located no closer than five (5) feet to the dwelling and the associated drain field must be located no closer than five (5) feet to any property line.

There being no further discussion, Mr. Cato called for any opposition. There being none, Mr. Cato closed the public hearing portion of the meeting and opened the floor for discussion and additional questions.

There being no additional questions or discussion, Mr. Cato called for a motion.

Mr. Watson motioned that the request not be approved due to the fact that the lot size appeared to be too small to incorporate both the county required setbacks and to meet SCDHEC's septic tank requirements. Mr. Ballentine seconded the motion. The motion to not approve the variance request was approved unanimously.

Commissioners and Staff Discussion

There were no additional items to discuss

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. Motion was seconded by Mr. Hamilton. Meeting was adjourned at 6:50pm.

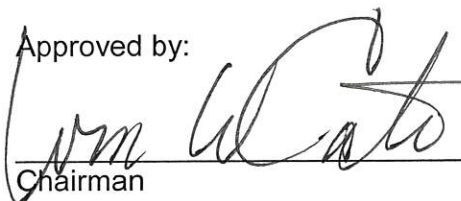
Submitted by:



Secretary

12/11/2017
Date

Approved by:



Chairman

12/11/2017
Date