

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 11th, 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
Terry Nation
Bob Young
Moseley Hamilton
Michael Watson

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 November 13th, 2017 meeting. Mr. Nation motioned to approve the minutes as written. Mr. Watson 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. LU-17-008 Land Use approval for a new 199' wireless communication tower at 3363 Walhalla Highway (SC 183), Six Mile. Applicant is Faulk and Foster, PC on behalf of Verizon Wireless. The property owner of record is Tim D. Mauldin.
TMS# 4049-00-44-5344**

Mr. Jim LaPann, of Faulk and Foster, LP representing Verizon Wireless, appeared before the Commission and gave an overview of their request for a new wireless communication tower to be located on property owned by Tim Mauldin; that the proposed tower would be a 199 foot tall non-lighted monopole tower located on the property in such a way that the base of the facility would not be seen. Mr. LaPann went over the radio frequency map showing current and proposed conditions and proposed tower coverage; that this information is used by Verizon's engineers to identify needs within their network and to pinpoint potential sites for new towers.

Mr. Cato asked how many potential users could be located on the tower.

Mr. LaPann stated that per county requirements, five additional users must be permitted to use the tower.

There being no additional comments from the applicant and there being no one in attendance in favor of the proposed use, Mr. Cato called on anyone wishing to speak in opposition.

Ms. Betsy Masters addressed the Commission as an opponent of the proposed tower; that she was a neighbor and adjacent property owner; that the tower would be obtrusive to the surrounding area and to her and her family in particular; that she has Verizon wireless service and there is not a lack of coverage in the area.

Mr. Sam Hudson addressed the Commission as an opponent; that he was a neighbor and adjacent property owner; that he was opposed to being able to see the tower and that he wanted to know the difference between a pole and a tower.

Mr. Rick Masters, an adjacent property owner, appeared in opposition. He stressed his concern for how close the tower would be to his property.

Mr. Tom Smith, not being in favor of the tower nor in opposition asked why no consideration was given by Verizon to locate the tower on the Big Boys Toys site; that this site was considered in the past by other providers but due to the development constraints of the site, approvals were not given.

There being no additional comments or any further citizens wishing to speak in opposition, Mr. Cato called for rebuttal by the applicant.

Mr. LaPann addressed the question regarding the site mentioned earlier; that that site was not suitable for Verizon with their network; that it may have been ideal for a different carrier but not his client; that the site acquisition team did not identify this site as meeting their needs.

Mr. LaPann addressed the visual nature of the facility; that yes, the tower would be visible, however the base of the facility would not.

Mr. Hamilton asked if the tower would be lighted.

Mr. LaPann stated that due to the height of the proposed tower, neither the FAA nor Pickens County requires the tower be lighted; that at 200 feet, lighting is required.

Mr. Cato asked the applicant how close was the nearest home.

Mr. LaPann stated that the nearest home is approximately 621.24 feet; that is to nearest residential property line.

There being no additional comments or questions. Mr. Cato Closed the public hearing.

Mr. Cato called for a motion.

Mr. Young motioned that the request be approved with the staff recommend condition. That condition being:

- 1. Prior to Development Permit approval, the proposed tower site must be separated from all current residential uses located on the subject property. Separate plats must be presented for approval and recorded that place the existing residences on separate tracts from the wireless facility.*

Mr. Hamilton seconded the motion. The motion to approve, with conditions, passed unanimously.

Mr. Cato opened the public hearing called for the next case to be heard.

- 2. SD-17-008 Harborside S/D, 55 Lot Residential Development located on Gap Hill Road, Six Mile. The proposed development is located on approximately 89 acres. The property owner of record is GHW Acquisitions, LLC and the applicant is Lakewood Capital Group. TMS# 4140-00-00-3274, 4039-00-79-2800**

Mr. Josh Garrison appeared on behalf of the applicant, Mr. Earl Sullivan. Mr. Garrison explained that there was an additional acreage purchased from an adjoining property owner, approximately 1.00 acre, and that they were appearing in order for this additional acreage to be added to the previously approved request; that nothing was changing from what was originally approved, other than the boundary of the development.

There being no additional comments, Mr. Cato called for those that were in opposition.

Mr. Chris Kempton appeared before the Commission; that he and his wife are neighbors to the new sister development under construction just down the road and that they share a boundary with this property as well, approximately 16 lots will border their property; that they are concerned with the quality of the development in terms of erosion compliance; that the developer has not kept up with his erosion controls; that their concerns were addressed to the stormwater department with no apparent resolution.

Mr. Garrison addressed the stormwater issues; that during construction, an unusual rain event occurred that they couldn't design for; that all measures were being taken, under the guidance of the county stormwater staff, to make sure the site is in compliance.

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

Mr. Hamilton motioned that the request be approved. The motion was seconded by Mr. Nation. Motion passed unanimously.

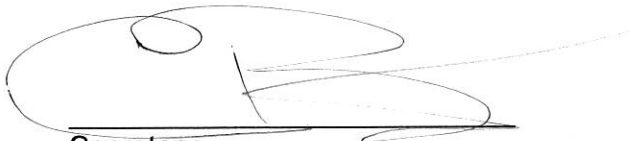
Commissioners and Staff Discussion

There were no additional items to discuss

Adjourn

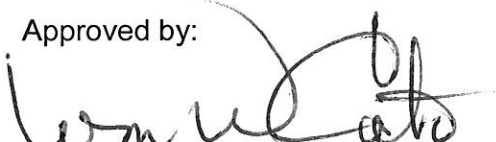
There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Hamilton. Meeting was adjourned at 7:19pm.

Submitted by:


Secretary

1/8/18
Date

Approved by:


Chairman

01/08/2018
Date