

# **PICKENS COUNTY PLANNING COMMISSION**

## **SPECIAL CALLED MEETING**

### **MINUTES**

**of**

**February 23, 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  
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 January 9, 2017 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Hamilton seconded the motion. The motion passed unanimously.

Mr. Cato called for a motion regarding the minutes of the January 23, 2017 meeting. Mr. Hamilton motioned to approve the minutes as written. Mr. Ballentine seconded the motion. The motion passed unanimously.

Mr. Cato called for a motion regarding the minutes of the February 13, 2017 meeting. Mr. Nation motioned to approve the minutes as written. Mr. Ballentine 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.

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

- 1. SD-17-002 Old Bethlehem School Road S/D, 14 Lot Residential Development located on Old Bethlehem School Road and Old Liberty Road, Pickens. The proposed development is located on approximately 10.593 acres. The property owner and applicant is Distinguished Design, LLC. TMS# 4190-17-00-2769**

Mr. David Hazel, owner/developer, appeared before the Commission and gave a very brief overview of his proposed project; that the project will consist of 14 larger tracts, with single family homes/no rentals, with price range between \$200,000 and \$250,000, no mass grading of the site, no townhomes, no mobile homes.

Several members of the public, Ms. Angela Esuary, Mr. William Ellenburg, Mr. Greg Raines, Mr. Phillip Smith, and Mr. Tom Thrasher, appeared before the Commission in opposition and to ask questions.

Ms. Esuary questioned the use of shared driveways; that an owner of a \$200,000 home would not buy a house that uses a shared driveway; that she was concerned with the quality of home that the builder is known for.

Mr. Ellenburg also questioned the potential quality of the homes and overall development; that according to online reviews, the quality produced by the developer seems to be sub-par; that he was concerned with the use of septic tanks in the development and the value of the homes with such systems.

Mr. Raines, too, questioned the quality of the development and protection of property values of the existing neighbors to the rear; that the property being developed is known to have hidden springs which could impact the location of septic systems; that he had concerns with the additional stormwater impact.

Mr. Raines also questioned the proposed size of the homes and if there were any planned stipulations on the type of homes being built.

Mr. Smith also had concerns with stormwater being run onto neighboring properties; that a large drainage ditch runs through the middle of the property which overflows with heavy rains.

Mr. Thrasher questioned the suitability of the property for residential since a portion of the property seems to hold water and that septic systems would be an issue due to those conditions.

There being no additional comments from the public, Mr. Cato open the floor to questions from the Commission.

Mr. Ballentine asked staff if copies of the application were sent to other reviewing agencies and if any responses were received.

Mr. Brink stated that no responses were received from any outside agency.

Mr. Hamilton asked about the use of shared driveways and who will maintain the driveway.

The applicant, Mr. Hazel, and Mr. Ballentine addressed this issue; that the County's development ordinance lays out strict guidelines for the use and maintenance of shared driveways and such maintenance will have to be noted and recorded with any associated deed of the future tracts.

Mr. Nation asked the applicant what type homes would be built in the development.

Mr. Hazel stated that the project will consist of site built homes and that some may possibly be "spec" homes.

Mr. Hazel further stated that the homes, based on the final lot topography, could either be built on crawl space or slab construction with some homes even being on full basements; that home sizes are anticipated being 1500 to 2200 square feet; that he is willing to impose restricted covenants for the development outlining the type and size home allowed in the project.

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

With no further comments or questions, Mr. Ballentine motioned that the application for the subdivision be approved with conditions. The conditions being:

1. Development shall be limited to site built or modular single family residential dwellings only.
2. Development must be governed by private restrictive covenants.

Motion to approve with conditions was seconded by Mr. Young. Motion passed unanimously.

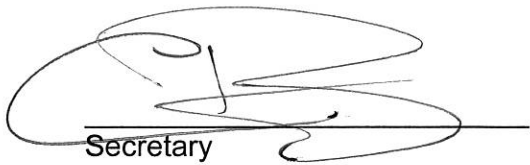
### ***Commissioners and Staff Discussion***

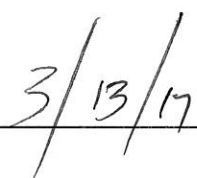
There were no additional items discussed.

### ***Adjourn***

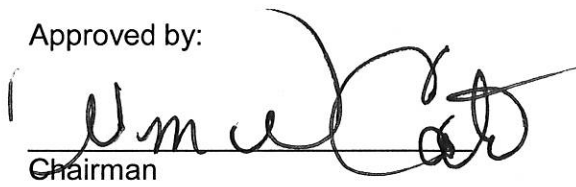
There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Young. Meeting was adjourned at 7:00pm.

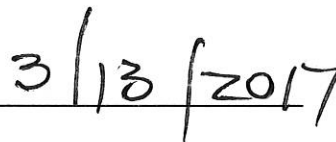
Submitted by:

  
Secretary

  
Date

Approved by:

  
Chairman

  
Date