

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 10th, 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
Bob Young
Terry Nation
Bobby Ballentine
Moseley Hamilton
Michael Watson

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Officers

Mr. Cato opened the meeting up for nominations and election of officers.

Mr. Cato opened the floor for nominations for Chairman.

Mr. Nation provided a nomination of Mr. Cato for Chairman

There being no additional nominations, Mr. Cato called for a vote for Chairman.

The election of Mr. Cato was unanimous.

Mr. Cato opened the floor for nominations for Vice-Chairman

Mr. Nation provided a nomination of Mr. Ballentine for Vice-Chairman

There being no additional nominations, Mr. Cato called for a vote for Vice-Chairman.

The election of Mr. Ballentine was unanimous.

Welcome and Call to Order

Mr. Cato, the Presiding Official, called the meeting to order at 6:35 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.

Mr. Cato welcomed the newest members of the Commission and offered thanks to County Council for filling all seven seats of the Commission.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the June 12, 2017 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Nation 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-17-002 Wayne Hamlin requesting a variance from the Pickens County Development Standards regarding the division of property on a non-conforming private residential access defined as a Common Drive. Located on Harlow Drive, Liberty, SC
TMS# 4096-00-84-8695**

Mr. Wayne Hamlin appeared before the Commission and presented the variance request; that in 2016 he and his family appeared before the Commission and were granted a subdivision variance provided that a maintenance agreement for Harlow Drive be signed by all property owners and be recorded; that only six(6) of the family members, or those that use the easement known as Harlow Drive, agreed to sign the maintenance agreement; that they are re-appearing before the Commission so that they can be permitted to move forward with the proposed small lot division using the maintenance agreement as it has currently been signed.

There being no additional comments from the applicant and no one speaking in opposition, Mr. Cato closed the public hearing.

Mr. Ballentine, Mr. Cato, and Mr. Watson all posed questions to the applicant regarding the maintenance agreement; who didn't sign the agreement, would those signing the agreement be willing to take up the remaining share of the maintenance of Harlow Road, who currently maintains the road.

Mr. Hamlin stated that the remaining users would be willing to take up the slack in the road maintenance and that he and other family members currently maintain Harlow Drive; not those that didn't sign the agreement.

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

Mr. Young motioned that the variance be approved with the allowance to use the agreed upon and signed maintenance agreement as presented by the applicant. The motion was seconded by Mr. Nation. Motion passed unanimously.

Mr. Cato called for and opened the next public hearing.

**2. LU-17-006 Land Use approval for a Large Scale Project (recreation) and Campground located on Hughes Bend Road, Six Mile. Applicant and property owner of record is Pinnacle Partners of the Carolinas, LLC.
TMS# 4037-00-68-5491**

Mr. Jim Anthony appeared before the Commission and presented his request for a recreation use and campground; that he is proposing to develop an outdoor recreation facility with kayaking, canoeing, paddle boarding, climbing walls, ropes course, bike and hiking trails for use of churches and other non-profit organizations; that a portion of the property would be set aside and developed for camping, with bath houses, platforms, cabins, fire pits, etc.; that his target is to simply get kids outdoors and participating in activities other than sitting playing video games.

There being no additional questions or anyone wishing to speak in opposition, Mr. Cato closed the public hearing and opened the floor to questions.

Mr. Ballentine asked if there would be permanent residences on site.

Mr. Anthony stated that there would not be any permanent residences; that there may be additional cabins provided for staff or a site supervisor when the camp and property is being used, but there will be no permanent dwellings.

Mr. Ballentine asked how the property would be accessed from Old Seneca Road.

Mr. Anthony stated that the property uses Hughes Bend Road, a county maintained, gravel road for its only access.

An unknown, nearby resident asked if the property was located in a flood area.

Mr. Anthony stated that the property is not in any flood area.

Mr. Hamilton asked if the campground would allow RV's.

Mr. Anthony stated that no RV's would be allowed; that the camp sites would not be setup for RV's, tent sites only.

Mr. Watson asked if the terrain was steep and if it was wooded.

Mr. Anthony responded that the property was timbered approximately 1 year ago, all pine; that hardwoods were left; that the property has some areas of steepness but most of the site is relatively gently rolling.

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

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

Commissioners and Staff Discussion

Staff presented a letter to the Commission from Ms. Shelley Smith, a neighboring property owner to the Glassy Mountain project heard at the last meeting; that Ms. Smith felt that since her property bordered the Glassy Mountain property that she should have been given an opportunity to speak; that since she was not given that opportunity she wanted to at least write a letter explaining her position and opposition to that case.

Mr. Brink also presented proposed changes to the *Public Hearing Procedures*; that these would be for consideration at the next Commission meeting.

Mr. Watson was given an opportunity to introduce himself to his fellow Commission members.

Adjourn

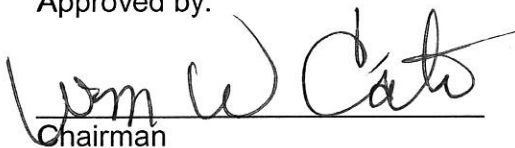
There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Ballentine. Meeting was adjourned at 7:05pm.

Submitted by:


Secretary

9/11/17
Date

Approved by:


Chairman

9/11/2017
Date