

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

January 8, 2018

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  
Robert 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 December 11th, 2017 meeting. Mr. Hamilton 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 members of the public in attendance.

## **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 case to be heard.

- 1. SD-17-009 Jennifer Kolesar, applicant, is requesting the addition of one lot, identified as "reserved" on the respective final plat for Quail Creek, to be added as a numbered, buildable lot in the residential development known as Quail Creek. Property owners of record are Keith K. and Jennifer L. Kolesar.  
TMS# 4089-08-79-7531**

Ms. Kolesar, applicant and property owner, appeared before the Commission and presented her request; that her and her husband own an adjacent lot in Quail Creek; that lot was identified and labeled on the recorded plat by the developer as "reserved" with no other lot identification; that as labeled and identified, the lot was not included in the original developed lots as buildable; that she would like to construct a small shed on this lot and needs the "reserved" reference removed and this lot included in the buildable lot count for Quail Creek.

There being no additional presentation by the applicant, Mr. Cato opened the floor for questions from the Commission.

Mr. Ballentine asked the applicant what types of homes were located in the development.

Ms. Kolesar stated that the homes were all single family homes, site built, no manufactured homes.

Mr. Watson asked staff why a recommendation was being made to give the lot in question a lot number and to remove the lot notation "reserved".

Mr. Brink stated that the lot in question, as noted, was not considered a buildable lot within the original development and on the corresponding final plat; that in order for it to be considered buildable, it would have had to be identified as a numbered lot in the development, in similar fashion as the other lots; that for it to be considered as a buildable lot, it will need to be added to the original development and identified with an appropriate number.

Mr. Ballentine stated that he was concerned with what could happen in the future on the lot, especially since it is the first lot when entering the development and it fronting on US 178. He would be concerned that something could be placed there, in the future, which would not be in keeping with the rest of the existing development.

There being no additional presentation by the applicant and no additional questions from the Commission, Mr. Cato closed the public hearing portion of the meeting.

Mr. Ballentine offered a motion to approve the request, with conditions. The conditions being:

- 1. Upon approval and prior to recording, the lot in question must be surveyed and placed on a recordable plat to be approved and recorded with the Register of Deeds. The new survey must strike "reserved" from the lot and replace this notation with an appropriate lot number (#40).*
- 2. No Commercial Development is permitted on the subject tract.*
- 3. No Manufactured Homes or Mobile Homes are to be permitted on the subject tract.*

Mr. Watson seconded the motion. Motion passed unanimously.

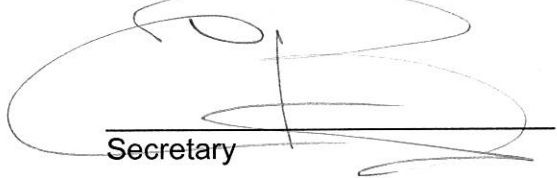
**Commissioners and Staff Discussion**

There were no additional items to discuss

**Adjourn**

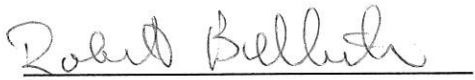
There being no additional matters to be taken up by the Commission, Mr. Nation motioned for the meeting to be adjourned. Motion was seconded by Mr. Ballentine. Meeting was adjourned at 6:45 pm.

Submitted by:

  
Secretary

3/12/18  
Date

Approved by:

  
Chairman

3/12/2018  
Date