

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 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, 2018 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
Robert Ballentine
Bob Young
Terry Nation
Moseley Hamilton
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 September 10th, 2018 meeting. Mr. Hamilton motioned to approve the minutes as submitted. Mr. Ballentine seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or wished to speak.

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. SD-18-0005 Subdivision Land Use for a 80 lot residential development located on Old Bethlehem School Road, Pickens. The proposed development is located on approximately 54 acres. The property owners of record are Roy McJunkin and George Gee. The applicant is Distinguished Design, LLC (David Hazel). TMS# 4089-08-99-7566, 4099-05-08-2947**

Mr. David Hazel, applicant, and Ms. Stephanie Gates, engineer, appeared before the Commission, however no presentation was made; they were available for questions if there were any.

Mr. Cato asked if anyone else was present that wished to speak in favor of the request. No one wished to speak.

Mr. Cato asked if anyone wished to speak in opposition of the request. No one wished to speak.

Mr. Cato closed the public hearing for this item and opened the floor for Commission discussion.

Mr. Ballentine asked the applicant and engineer to verify that the roads would be constructed to minimum county standards with curb and gutter.

Mr. Hazel and Ms. Gates verified that the roads built in the development would be with curb and gutter.

Mr. Hamilton asked how Stormwater run-off would be handled in this project.

Mr. Gates stated that the appropriate infrastructure would be installed including the necessary detention ponds.

Mr. Ballentine asked if street lights were being proposed.

Mr. Hazel stated that, at this time, no street lights are being planned.

There being no additional presentation by the applicant and no additional Commission discussion, Mr. Cato called for a motion.

Mr. Ballentine motioned that the request be approved. Mr. Harbin seconded the motion. The motion to approve passed unanimously.

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

- 2. SDV-18-0002 Donald and Bobbie Gilstrap requesting a subdivision variance from the Pickens County development standards to allow a commercial property to have no public road frontage; to be served by a private residential access only. The subject tract is located at 5413 Moorefield Memorial Highway and Bobbie Lane, Liberty. TMS# 4089-08-88-0321**

Mr. Cato explained that a letter had been presented to the Commission by the applicant asking that the item be allowed to be withdrawn.

Mr. Ballentine motioned that the case be withdrawn as requested. The motion was seconded by Mr. Young. The motion passed unanimously.

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

**3. SDV-18-0003 John Metz requesting a subdivision variance from the Pickens County development standards regarding the division of property on a non-conforming private residential access. The subject tract is located at 220 Greer Drive, Six Mile. The property owners of record are Sandra Lee, Calvin Greer, Macy Greer, Patricia Greer, Maximilian Greer, and Curtis Greer.
TMS# 4131-00-40-2499**

Mr. Metz, applicant, appeared before the Commission and presented his Subdivision Variance request to the Commission; that the request is to be allowed to subdivide the property at 220 Greer Drive; that the intent of the division is to help the property owner, Eddie Greer, stay on his property by purchasing the entire tract, dividing it, then provide the remaining piece for Mr. Greer.

Mr. Metz stated that, while Greer Drive is a private access, the road is adequate to serve the property and that no one will be denied access to Greer Drive as a result of the division.

Mr. Metz presented and read four letters to the Commission of property owners that are in favor of the variance but could not be present to speak; the first letter from James Lynn, David Whitmire, Thomas Hall, Thomas Brennan, and Marvin Elrod; the second letter from Harold and Glenda Winchester, the third letter from Michael Stone, and then a fourth letter from Tzvetomir Ivanov.

Mr. Cato asked if there was anyone that wished to speak in favor of the request.

There was no one present that indicated they wished to speak in favor; however one individual wished to ask a question.

Mr. Justin Chastain of 103 Greer Drive asked the Commission if the applicant wished to become part of the Peninsula Home Owner's Association and meet all the requirements they have to regarding Greer Dive.

Mr. Metz stated that it was not the intent to join the Peninsula HOA; that the lots past that development currently are not part of an HOA but perhaps this will be a driver to for a separate HOA for the rest of the lots along Greer Drive.

Mr. Chastain stated that in the past, owners in the Peninsula were denied having their parcels spilt and that now it seems unfair that this request is being made.

Ms. Deborah Morgan, neighbor to Eddie Greer, spoke in favor of the request to spilt the parcel and allow Eddie to stay in his home.

There being no additional individuals wishing to speak in favor, Mr. Cato opened the floor to opposition.

Mr. Kurt Mechling appeared before the Commission in opposition; that there isn't a road maintenance agreement or easement covering Greer Drive; that he has worked toward obtaining a maintenance agreement/easement agreement but that he has run into opposition or resistance to his efforts.

Mr. Mechling presented material to the Commission for review and asked that this information become part of the record.

Mr. Hamilton asked Mr. Mechling how many people are located or own property past the property in question.

Both Mr. Mechling and Mr. Metz explained ownership of the parcels located past the Greer tract.

Mr. Cato read into the record a letter in opposition from Carol Sommerville owner of 213 Greer Drive.

Mr. Cato provided an opportunity for additional owners to speak regarding the variance request.

Mr. David Corl, 113 Shady Cove, spoke regarding how the road agreement proposal was not handled properly by Mr. Mechling; that it appeared to be ok but had to be handled the right way.

Mr. Brennan spoke regarding the ability to finance his property and that being on a private drive didn't hinder him from being able to secure funding to purchase his home.

Ms. Metz spoke on easements and rights-of-way; that everyone must pass over property of others to reach their individual tracts; that it seems more appropriate to work toward easements after the variance is granted.

Mr. Mechling spoke on his approach on obtaining a road agreement and easements.

Mr. Metz addressed the variance specifically; that the request is specifically to ask that the Greer property be allowed to be split and divided so that they can move forward with the purchase.

Mr. Hamilton expressed his concerns with fire access and emergency access with the current condition and width of the road.

Mr. Cato asked what Eddie Greer's interest was in the variance request.

Mr. Metz and Mr. Greer addressed the financial workings and planned transaction for the property.

There being no additional presentation of the applicant and no one wishing to speak further on the request, Mr. Cato closed the public hearing.

Mr. Cato asked for additional discussion or for a motion.

Mr. Ballentine motioned that the request be approved, with conditions. The conditions being:

1. *Prior to plat approval and recording, the maintenance of the private road must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.*
2. *The following plat certification shall be placed upon every plat for every lot utilizing a private road (clarified to mean only the plats subject to the eventual division of the Greer tract subject to this variance request):*

The private road and associated right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and right-of-ways shown upon the plat shall not be accepted for

maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended.

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

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

4. UDSO Text Amendments related to the development standards for multi-family residential projects.

Mr. Brink presented the proposed UDSO text amendments to the Commission; that the proposed amendments would increase the density allowances for multi-family development when located in applicable areas of the county; that when a proposed development is located on a four-lane road with water and sewer being provided, the density is allowed to be increased from 8 units per acre to 16 units per acre.

Mr. Ballentine motioned that the text amendments be approved and recommend to County Council for adoption. The motion was seconded by Mr. Harbin. The motion passed unanimously.

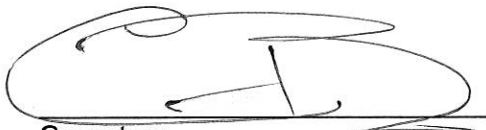
Commissioners and Staff Discussion

There were no additional comments or discussion.

Adjourn

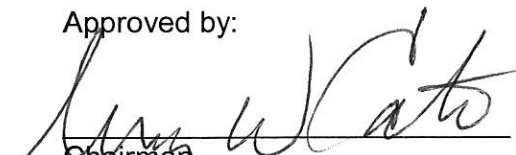
There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. The motion was seconded by Mr. Nation. The meeting was adjourned at 7:45 pm.

Submitted by:


Secretary

3/11/19
Date

Approved by:


Chairman

MAR 11, 2019
Date