

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

June 11, 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  
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 May 14, 2018 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 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-18-0001 Land Use approval for an expansion of an existing Major Residential Subdivision (greater than 10 lots) located on Mt. Olivet Road, Six Mile. Applicant is Marty Pilgrim and the owner of record is Richard Masters.  
TMS# 4049-20-82-7184**

Mr. Rick Shirley and Mr. Richard Masters, property owners, appeared before the Commission and briefly overviewed the project; that the prospective buyer of the property, Mr. Marty Pilgrim, wished to have approval for the division of the property as proposed before he will close on the purchase; that the proposal is to take one of the original lots and divide it into two additional, three total, tracts; that the proposed division would create additional lots beyond what Planning Staff could approve.

Mr. Brink further explained the nature of the request and why it was coming before the commission and that there was a discrepancy between the application, letter of intent, and submitted sketch plan that the applicant needed to address.

Mr. Shirley explained that they were requesting that the remaining acreage of tract 5 and tract 4, approximately 4.84 acres, be permitted to be subdivided into three tracts of equal size, or as close to it as possible.

Mr. Cato asked the applicants if manufactured homes or site built homes were going to be placed on the tracts.

Mr. Masters stated that the homes built would be site built with a minimum of 1500 square feet in size.

There being no additional presentation by the applicants, Mr. Cato opened the floor for anyone that wished to speak in favor of the request.

There being no one present wishing to speak in favor of the request, Mr. Cato opened the floor to those wishing to speak in opposition to the request.

No one spoke in opposition.

There being no further discussion, Mr. Cato called for a motion.

Mr. Ballentine motioned that the request be granted with a three (3) lot maximum. Mr. Watson seconded the motion. The motion to approve with the lot maximum passed unanimously.

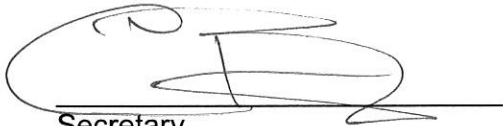
## ***Commissioners and Staff Discussion***

There were no additional items to discuss

## ***Adjourn***

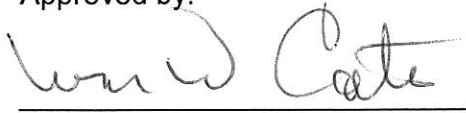
There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. Motion was seconded by Mr. Hamilton. Meeting was adjourned at 6:40 pm.

Submitted by:

  
Secretary

7/9/2018  
Date

Approved by:

  
Chairman

7/19, 2018  
Date