

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 19, 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
Moseley Hamilton
Michael Watson
Brandon Harbin

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Officers

Chairman

Mr. Cato opened the floor for nominations for Chairman.

Mr. Nation nominated Mr. Cato for Chairman.

There being no further nominations offered, the nomination period was closed. Mr. Cato was unanimously elected Chairman.

Vice Chairman

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

Mr. Hamilton nominated Mr. Ballentine for Vice Chairman.

There being no further nominations offered, the nomination period was closed. Mr. Ballentine was unanimously elected Vice Chairman.

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.

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the June 11, 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 first case to be heard.

- 1. SD-18-0002 Land Use approval for a change to an existing Major Residential Subdivision (common area and marina) located on Gap Hill Road, Six Mile. Applicant and the owner of record is GHW Acquisitions, LLC.
TMS# 4130-00-70-8875**

Mr. Josh Garrison, applicant's representative, appeared before the Commission and gave an overview of the proposed addition to the Harborside development; that in December 2017, the Commission had approved the initial development layout with 55 lots; that the change they are requesting is to add a common area and small marina to the previously approved development; the overall lot number will not be changing.

There being no additional presentation by the applicant, 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 closed the public hearing and called for a motion.

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

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

**2. SD-18-0003 Land Use approval for an expansion of an existing Major Residential Subdivision (greater than 10 lots) located on Freedom Forest Drive and E. Freedom Wood Drive, Liberty. Applicant is Kevin Gaines and the owner of record is Robert C. Owen.
TMS# 4077-20-90-7638**

Mr. Kevin Gaines, appearing on behalf of the property owner, Mr. Owen, appeared before the Commission and provided a brief overview of the request; that the owner wishes to subdivide his existing lot to place an additional home on it; that the property is located in the Freedom Forest residential development, a manufactured home subdivision, and that the covenants do not restrict the number of lots nor the minimum size of lots; that the proposed new lot would be approximately .55 acres with the remaining parcel decreasing to .52 acres; that due to the fact the property is located in a development with more than ten (10) lots already, Planning Commission approval is required.

Mr. Watson asked if the request was to add two lots.

Mr. Gaines stated that the request was to only add one (1) additional lot to the development, essentially taking the existing lot and splitting it into two parcels.

Mr. Cato opened the floor for anyone wishing to speak in favor of the request. There being no one present, Mr. Cato asked if anyone wished to speak in opposition. With no one present to speak, Mr. Cato closed the public hearing and called for a motion.

Mr. Ballentine motioned that the request be approved creating one additional lot. The motion was seconded by Mr. Nation. The motion to approve the request passed unanimously.

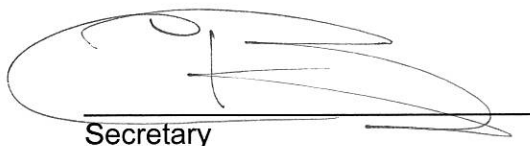
Commissioners and Staff Discussion

Mr. Brink reminded Mr. Harbin and Mr. Watson of their upcoming Orientation training.

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. Harbin. Meeting was adjourned at 6:55 pm.

Submitted by:


Secretary

9/10/18
Date

Approved by:


Chairman

9/10/2018
Date