

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

September 10, 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

#### ***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 July 9th, 2018 meeting. Mr. Hamilton motioned to approve the minutes as written. Mr. Ballentine seconded the motion. The motion passed unanimously.

Mr. Cato called for a motion regarding the minutes of the July 19<sup>th</sup>, 2018 meeting. Mr. Ballentine motioned to approve the minutes as written. Mr. Harbin 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.

Mr. Kurt Mechling appeared before the Commission to speak about private drives and in particular Greer Drive; a private road on Lake Keowee. Mr. Mechling pleaded to the Commission for assistance and guidance on improving Greer Drive to minimum county standards; that the road, in some areas, does not even have the minimum required right-of-way; that without a right-of-way or easement, it would be possible for others along the road to deny access through their property to others.

### ***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. LU-18-0005 Land Use approval for a Large Scale Project – Commercial/Retail (capable of generating more than 1,000 average daily vehicle trips) located at the southeast corner of Calhoun Memorial Hwy (US 123) and Turner Hill Road. Applicant is the Spinx Company, Inc. and the owner of record is Randy Reeves.  
TMS# 5049-14-43-3349, 5049-14-43-2319, 5049-14-43-2260**

Mr. Norman Hamilton, Site Design, and Mr. Greg Minton, Spinx, appeared before the Commission and gave an overview of the proposed Spinx station and convenience store at US 123 and Turner Hill Road; that this would be a state of the art facility with approximately 6000 sq feet and a tunnel car wash; that approximately 25-30 jobs will be created; that the store will be served by sewer rather than septic.

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.

Mr. Cato opened the floor for questions from members of the Commission.

Mr. Ballentine asked the applicant about signage proposed at the location.

Mr. Minton stated that a monument sign will be erected and provided photos of the sign to the Commission.

There being no further discussion, Mr. Cato closed the public hearing and called for a motion.

Mr. Hamilton 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. LU-18-0006 Land Use approval for a Structural Fill Land Fill located at Powder Mill Road and Saluda Circe Drive, Central. Applicant and the owner of record is Brian Galloway.  
TMS# 4048-16-93-6363**

Mr. Brian Galloway, applicant and property owner, appeared before the Commission and briefly described the proposed project; that he wishes to use the area on his property for a short term

structural fill landfill to fill in a depression or hole on his property to make it easier to maintain; that no structures are going to be built.

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.

Mr. Ballentine motioned that the request be approved with the conditions recommended by staff, as well as one additional condition. The applicable conditions being:

- 1. In addition to the requirements set forth by SCDHEC for such uses, Pickens County Planning must be notified by the applicant/property owner when the developed facility has been closed.*
- 2. Any change in SCDHEC classification of the proposed landfill will require resubmittal to and reconsideration of the proposed use by the Planning Commission.*
- 3. The SCDHEC required stream setback must be demarcated for reference by the county code enforcement official.*
- 4. Issuance of permits for construction of any structure upon any area filled will be prohibited; unless a structural engineer has certified to the satisfaction of the county building official that the site has been appropriately compacted according to the standards listed in the current editions of the International Building Code or the International Residential Code.*

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

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

- 3. SD-18-0004 Subdivision Land Use for a 31 lot residential development located on SC Highway 88 and Felicia Lane, Central. The proposed development is located on approximately 147 acres. The property owner of record is L & M Livestock, LLC and the applicant is Great Southern Homes.  
TMS# 4074-00-88-4842, 4074-00-88-1097, 4074-00-77-3805**

Mr. Chris Emde appeared before the Commission and presented his proposed project; that they are requesting to develop approximately 147 acres into 31 single family residential lots.

With no further presentation by the applicant, Mr. Cato asked if anyone wished to speak in favor.

There being no one present to speak in favor of the proposal, Mr. Cato called on those wishing to speak in opposition.

There being no one present to speak in opposition, Mr. Cato closed the public hearing and asked if there were any questions from members of the Commission.

Several members of the Commission discussed with Mr. Emde the nature of the roads and the county requirements for construction and upgrading the roads to minimum standards.

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

Mr. Ballentine motioned that the request be approved with the conditions presented by staff. Those conditions being:

1. *Combined subject parcels (identified TMS numbers on the application) shall constitute one project/residential subdivision.*
2. *Minimum lot sizes shall be 1.00 acre (43,560 square feet).*
3. *Maximum lot count shall not exceed 31.*
4. *All roads, both existing and/or planned, must either be brought into compliance with existing minimum county road standards or otherwise be constructed to minimum county standards.*
5. *The respective termini for both Leland Drive and Felicia Lane must be contained (located) within the subject project and be constructed according to minimum county requirements or as otherwise permitted by the county engineer.*
6. *As to the greatest extent practical, any lot fronting onto SC 88 that is not provided access to an interior roadway (Leland Drive or Felicia Lane) shall utilize shared driveways with its neighboring lot.*

Mr. Nation seconded the motion and the motion to approve, with conditions, passed unanimously.

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

4. **SDV-18-0001 Debbie Hughes requesting a change of condition from a previously approved subdivision variance. Previously approved variance was listed as SDV-12-002. Property is located on Zion School Road, Easley. Property owner and applicant is Debbie Hughes.  
TMS# 5017-07-68-9621**

Ms. Debbie Hughes appeared before the Commission and described the changes to the survey and the desire to revise the approved survey from the previous variance request.

Mr. Cato called for anyone wishing to speak in favor of the request or for anyone wishing to speak in opposition. There being none, Mr. Cato closed the public hearing and asked for comments or questions from the Commission.

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

Mr. Nation motioned that the request be approved. The motion was seconded by Mr. Hamilton and the motion passed unanimously.

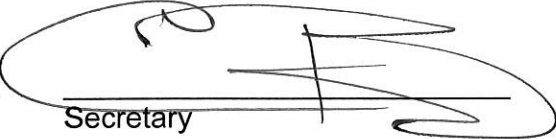
#### ***Commissioners and Staff Discussion***

There were no additional comments or discussion.

#### ***Adjourn***

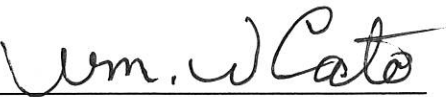
There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. Motion was seconded by Mr. Hamilton. The meeting was adjourned at 7:15 pm.

Submitted by:

  
Secretary

10/8/18  
Date

Approved by:

  
Chairman

10/08/2018  
Date