

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

November 11, 2019

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, 2019 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:

Bobby Ballentine, Vice-Chairman
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. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

Mr. Ballentine asked each of the members to introduce themselves and identify which County Council district they represent.

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the October 14, 2019 meeting. Mr. Nation motioned to approve the minutes as submitted. Mr. Watson seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or wished to speak.

Public Hearings

Mr. Ballentine reviewed the public hearing procedures that will be followed.

Mr. Ballentine opened the public hearing portion of the meeting.

Mr. Ballentine called for the first case to be heard.

- 1. LU-19-0005 Baker, Donelson, Bearman, Caldwell, and Berkowitz, PC on behalf of Cellco Partnership d/b/a Verizon Wireless requesting Land Use Approval for a 194' Wireless Communication Tower/Facility. The subject property is located on Jones Mill Road, Central (Six Mile). The property owners of record are Joyce B. Jewell, William F. Jewell, Andrea Sheriff, and Karen Hodge. TMS# 4047-00-09-8188**

Mr. Nick Steinhouse appeared before the Planning Commission and presented the proposed cell tower and provided very basic information regarding the proposed use; that the tower would be a monopole/single pole construction 194' tall to the tip of the lightening arrestor; that no lighting is required since it is below 200 feet in height; that the tower would be located on a ½ acre leased area; that the site is heavily wooded and the facility will sit adjacent to Duke Energy's transmission lines.

There being no additional persons appearing to speak on behalf of the proposal, Mr. Ballentine asked if anyone wished to speak in opposition. There being none, Mr. Ballentine opened the floor for questions.

Mr. Ballentine asked was the tower intended to fill a lapse or gap in coverage in the area.

Mr. Steinhouse stated that in the packet were coverage maps but yes, the tower is needed to fill in a gap in the coverage in the immediate vicinity.

Mr. Watson asked what the anticipated coverage area for the tower was.

Mr. Steinhouse indicated that the anticipated coverage area is approximately 8 miles.

Mr. Ballentine called for any additional questions or comments.

There being no additional questions, Mr. Ballentine closed the public hearing for this item and called for a motion.

Mr. Hamilton motioned that the proposed wireless facility be approved as presented.

The motion was seconded by Mr. Young. The motion passed unanimously.

Mr. Ballentine called for the next public hearing.

- 2. SD-19-0006 Subdivision Land Use for a 21 lot, single-family residential development, Whispering Pines, Phase II, located on Greenville Highway (SC 93), Sherwood Road, Amsterdam Road, and Woodbury Road, Liberty. The proposed development is located on approximately 5.89 acres. The property owner of record is Artistic Builders, Inc. The applicant is Terry Sutton. TMS# 5008-10-47-9102, 5008-10-47-5094**

Mr. Terry Sutton, applicant and project developer appeared before the Commission and offered to answer any questions that the Commission had; that the project will be Phase 2 of the

Whispering Pines Subdivision; that the property was reserved by the original developer for a second phase but it was never started; that this new phase will have approximately 1,200 to 1,600 square foot homes with a price range of \$140,000 to \$180,000; that all the lots will front on existing streets; that all utilities are already in place so no new construction would be required.

Mr. Nation asked what type of foundation the homes would have.

Mr. Sutton indicated that the home would be built on a slab foundation.

Mr. Watson asked if the homes would have garages and if street lightening is proposed.

Mr. Sutton stated that the homes would have 2 car garages and since the roads exist, as well as utilities, there is no proposal or requirement to include street lights.

Mr. Watson asked about water and sewer.

Mr. Sutton stated that Pickens County is the public sewer provider and the water is provided by Easley-Central Water.

Mr. Ballentine asked for additional questions.

There being no additional questions, Mr. Ballentine asked if anyone wished to speak in opposition to the subdivision request. No one appeared to speak in opposition.

Mr. Ballentine closed the public hearing for this case and called for a motion.

Mr. Hamilton motioned that the subdivision request be approved with the following condition:

- 1. The out parcels that are not shown as being part of the residential project being proposed, shown on the submitted sketch plan as being .42 acres and .39 acres, shall not be graded or cleared within 30' of the adjoining property lines of the lots within the proposed residential project. The goal being that any required buffer separating a proposed or future commercial use and residential use is preserved prior to those parcels being developed.*

Mr. Nation seconded the motion and the motion passed unanimously.

Mr. Ballentine called for the next public hearing.

3. UDSO Text Amendments related to the county development standards for Renewable Energy Systems – Solar Farms.

Mr. Brink presented this item to the Commission as a review request from County Council; that Council has been working on proposed language relative to Solar Farms for approximately a year and had directed staff to draft language for consideration; that after research and review from various sources, including from counties in South Carolina and in neighboring states, staff has presented the draft language to council and in turn is presenting it to the Planning Commission for review and a recommendation; that staff has continued to review the proposed language and has placed before the Commission some minor changes for consideration.

Mr. Brink went section by section in reviewing the proposed language with the Commission.

Mr. Ballentine asked if any member of the public wanted to speak either for or against the proposed language.

Ms. Debbie Garrett appeared before the Commission and spoke in favor of the proposed language; that she strongly encourages the Commission to approve the language that is being presented; that due to the potential of a like facility being located very near to her home, some language is needed in the county ordinances to offer some measure of protection for property owners in the county.

Ms. Nancy Cartee appeared before the Commission and also spoke in favor of the proposed language being recommended to County Council; that she too is concerned with these solar farms not only impacting her but other owners across the county as well; that without some language or guidelines in county ordinances, property owners in the county are left unprotected; that in addition to what is being proposed, Ms. Cartee also asked that issues such as chemicals used on the property be considered and looked at; standards requiring panels to be manufactured in the United States as opposed to elsewhere where quality control is lacking; that these facilities produce noises typically when the panels adjust according to the angle of the sun; that vegetation control not be allowed by the use of chemicals.

Mr. Ballentine thanked Ms. Garrett and Ms. Cartee for their comments and assured them that their comments would be forwarded to County Council.

There being no additional questions or comments and no one else present to speak either for or against the proposed draft language, Mr. Ballentine closed the public hearing for this item.

Mr. Ballentine called for a motion.

Mr. Watson motioned that the draft language, presented by staff with the most recent changes, be presented to County Council as a recommendation for adoption.

Mr. Nation seconded the motion.

The motion passed with four (4) in favor – Watson, Nation, Ballentine, Hamilton and one (1) opposed – Young.

Commissioners and Staff Discussion

Mr. Brink, in the interest of time, indicated that the discussion affected only one Commission member (Hamilton) and that he would discuss training options with him after the meeting.

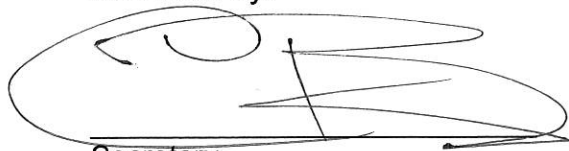
Mr. Brink introduced Mr. Eric Lusher and Ms. Lauren Blaszyk, of Pond and Company, the firm chosen to undertake the Comprehensive Plan project.

Mr. Lusher provided a PowerPoint presentation for the Commission and provided an overview of the planning process and schedule that would be undertaken over the next 12 months.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine adjourned the meeting at 7:38 pm.

Submitted by:



Secretary

12/9/19
Date

Approved by:

Wm W Cato
Chairman

12/8/2019
Date