

# **PICKENS COUNTY PLANNING COMMISSION**

## **MINUTES**

**of**

**March 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:**

Bill Cato, Chairman  
Robert Ballentine  
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 October 8th, 2018 meeting. Mr. Ballentine motioned to approve the minutes as submitted. Mr. Young 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-19-0001 Subdivision Land Use to add a lot within the "Quail Haven" S/D, originally identified as a proposed pool and recreation site for the development, as a numbered buildable lot within the development. The property owner of record is Inocencio Hernandez-Chavez. The applicant is Inocencio Hernandez-Chavez. TMS# 4059-17-20-3172**

Mr. Hernandez-Chaves, applicant, appeared before the Commission, and made a very brief presentation of his request; that he purchased the formally proposed pool and recreation site for Quail Haven; that he would like to make it as a numbered, buildable residential lot within the development so that he could place a single family dwelling on the property.

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. Hamilton asked how many lots were being proposed or contemplated in the future.

Mr. Hernandez-Chavez stated that they were not planning on splitting the lot.

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

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

Mr. Hamilton motioned that the request be approved. Mr. Young seconded the motion. The motion to approve passed unanimously.

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

- 2. SD-19-0002 Subdivision Land Use for a 18 lot residential development located on Hinton Road, Easley. The proposed development is located on approximately 39 acres. The property owners of record are Robert Edward Hinton, III and Rebecca B. Hinton. The applicant is Distinguished Design, LLC (David Hazel). TMS# 5130-19-51-4888**

Mr. David Hazel, applicant, appeared before the Commission and presented the proposed subdivision plan to the members; that the development will consist of 18 total lots, with 7 fronting on Hinton Road and the remaining 11 fronting onto a proposed roadway to be constructed with the development; that the 1<sup>st</sup> phase of the project will be the lots fronting onto Hinton Road and the second phase being the lots fronting onto the new road.

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. While no one was present that wished to speak in opposition, several nearby residents wished to ask questions.

Mr. Kevin Autry, 140 Hinton Road, asked several questions relative to traffic impact and the impact of the new SC 153 extension, water service to the project, and what lot restrictions would be in place and what were the minimum home sizes.

Mr. Autry was concerned with the amount of increased traffic coming out at a very difficult intersection (Hinton Road and Saluda Dam Road) and how the subdivision entrance would also be coming out at a very dangerous area of Hinton Road; that current water pressure in the area was of a concern and how would additional homes impact existing residents; that home sizes need to be comparable with those in the area.

Mr. Hazel stated that SCDOT and the county road department would be responsible for dictating how and where entrances would be allowed and that traffic would be managed by them; that water would be provided by Easley Combined Utilities and they have stated to him that there was adequate water to serve the development and that he was aware that he would be responsible for adding larger water lines if ECU required; that there was going to be a HOA and Restrictive Covenants and that homes would start at approximately \$300,000.

Mr. Ballentine asked if there were any restrictions proposed to only allow stick built homes and if the proposed road would be private and would there be a maintenance agreement put in place.

Mr. Hazel stated that the proposed covenants would only permit stick built/site built homes and that the roads would be private and meet all the requirements put in place by the county.

Mr. Tony Gilstrap stated his concern with the proposed road location that would be less than 20 yards from his front door and that he would be looking directly at it from his front porch.

Mr. Gilstrap also asked what the proposed construction timeline would be for the development.

Mr. Hazel stated that the first seven lots should happen fairly soon and that the remaining phase could be a year or more away.

There being no additional presentation from the applicant or from those wishing to speak in opposition, Mr. Cato closed the public hearing and opened the floor for a motion.

Discussion continued and centered on the access onto Hinton Road for the new, proposed road and its impact on traffic and the nearest neighbor.

Mr. Cato called again for a motion.

Mr. Ballentine motioned to approve the request with conditions. The applicable conditions being:

1. *A Home Owners Association (HOA) and Restrictive Covenants must be established for the proposed development.*
2. *The applicant shall work with the adjacent property owner, Tony Gillstrap, to provide relief regarding the proposed alignment of the development's entrance.*

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

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

3. **SDV-19-0001 Floyd L. Wilcox, Jr is requesting a subdivision variance from the Pickens County development standards to allow an additional residential dwelling on a tract which is less than 1.00 acre. The subject tract is located at 216 Owens Circle, Central.  
TMS# 4076-14-34-4706**

Mr. Brink explained that the applicant had requested, VIA a phone call, that he be allowed to withdraw his variance request.

Mr. Ballentine motioned that the request be withdrawn as requested by Mr. Wilcox. The motion was seconded by Mr. Watson. The motion passed unanimously.

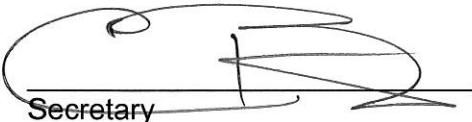
***Commissioners and Staff Discussion***


Mr. Brink gave a brief update on the new Comprehensive Plan process and that a RFP was out to solicit a third party consultant's assistance on the plan.

***Adjourn***

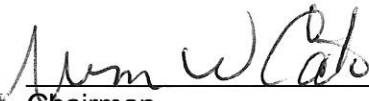
There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned for the meeting to be adjourned. The motion was seconded by Mr. Young. The meeting was adjourned at 7:15 pm.

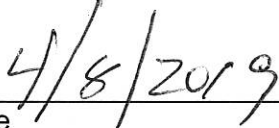
Submitted by:

  
Secretary

  
Date

Approved by:

  
Chairman

  
Date