

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 13, 2020

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, 2020 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
Bobby Ballentine
Bob Young
Terry Nation
Michael Watson
Phillip Smith

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 December 9, 2019 meeting. Mr. Nation motioned to approve the minutes as submitted. Mr. Watson seconded the motion. The motion passed unanimously.

Public Comments

The following citizens signed up to speak and appeared before the Planning Commission to speak in opposition to a planned re-development of a manufactured home park on Dan Ross Road, Six Mile

Ed Grant, Tammy Drake, Garrett Newbuer

The following individuals signed up to speak but did not speak.

Donna Ross, Roy Smith, Stan Summerall, Jeremiah Boothe, Freda Summerall,

Public Hearings

Mr. Cato 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-19-0008 Subdivision Land Use for a 49 lot, single-family residential development, Hinton Farms (re-designed), located on Hinton Road, Easley. The proposed development is located on approximately 36.50 acres. The applicant and property owner of record is Distinguished Design, LLC. TMS# 5130-16-51-4888**

Mr. David Hazel appeared before the Commission and stated that he was available for any questions; that the project is being redesigned due to economics; that fire services would benefit with the planned water improvements; that the project would have street lighting paid for through a HOA.

Mr. Cato asked if there was any one else wishing to speak in favor.

There being none, Mr. Cato opened the floor for anyone wishing to speak in opposition to the request.

Mr. Kevin Autry, nearby property owner on Hinton Road, appeared before the Commission and stated that he was in opposition to the original 18 lots that were proposed and now he adamantly opposed to the additional lots; that the additional lots would cause public water issues such as availability and pressure; that Croswell School cannot handle additional children and that the school is being added on to just to take care of the existing school population.

There being no additional persons appearing to speak either on behalf of the proposal or in opposition to the request, Mr. Cato opened the floor for questions.

Mr. Ballentine asked about the existing house on the property and from where would it access the public street.

Mr. Hazel stated that that is the home of the previous property owners, the Hinton's and that that house would remain and would access the new street being constructed in the development.

Mr. Hazel also explained that new water service (6') would be run from Saluda Dam Road to at least the entrance to the proposed development; that Easley Combined Utilities would specify how the line would be run.

Mr. Autry gave information regarding SCDOT traffic counts for the area.

Mr. Smith asked when the project would be ready and lots sold.

Mr. Hazel stated that the target was 2021 to early 2022.

Mr. Autry asked what the proposed lot sizes would be.

Mr. Hazel stated that the minimum lot sizes are ½ acre.

There being no additional questions or discussion, Mr. Cato closed this public hearing and called for a motion.

Mr. Ballentine motioned that the land use request be approved. The motion was seconded by Mr. Young. The motion to approve passed unanimously.

Commissioners and Staff Discussion

There was a brief discussion relative to the Comprehensive Plan process.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Ballentine motioned that the meeting be adjourned. The motion was seconded by Mr. Nation. The meeting adjourned at 6:54 pm.

Submitted by:


Secretary

2/10/2020
Date

Approved by:


Chairman

02/10/2020
Date