

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 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
Terry Nation
Michael Watson
Bob Young
Philip Smith

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Officers

As per the adopted By-Laws of the Pickens County Planning Commission, at the first regular meeting after May 31 of each year, the Commission shall elect from its membership a Chair and Vice-Chair. Those elected shall take office at the next regular meeting.

Mr. Cato, the current presiding officer, opened the floor to nominations for Chair.

Mr. Nation nominated Mr. Cato to continue on as Chair.

There being no additional nominations, Mr. Cato closed the nominating period for Chair.

By acclamation, Mr. Cato was elected Chair

Mr. Cato opened the floor to nominations for Vice-Chair.

Mr. Nation nominated Mr. Ballentine to continue as Vice-Chair.

Mr. Smith offered to serve as Vice-Chair if Mr. Ballentine chose not to accept the nomination.

There being no further nominations, Mr. Cato closed the nominating period for Vice-Chair.

By acclamation, Mr. Ballentine was elected as Vice-Chair.

Mr. Cato re-affirmed that Planning Staff will continue to serve as Commission Secretary.

Welcome and Call to Order

Mr. Cato, the Presiding Official, called the meeting to order at 6:37 p.m.

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

Approval of Minutes

Mr. Cato called for a motion regarding the minutes of the May 11, 2020 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 to speak.

Public Hearings

Mr. Brink reviewed the social distancing and access process for the public hearing.

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 first case to be heard.

- 1. SDV-20-0001 Roger Page requesting a subdivision variance from the Pickens County development standards regarding the division of property on a private residential access. The subject tract is located on Spring Point Drive, Easley (Dacusville). The property owner of record is Roger Page.
TMS# 5143-03-10-3257**

Mr. Roger Page addressed the Commission about his need for a variance; that he is confused about why he has to ask for one and why the Planning Commission has to approve a variance.

Mr. Cato asked if any member wished to speak in favor of the request.

Several citizens, names unknown, addressed the Commission in support of Mr. Pages request to be allowed to split his property as indicated.

Mr. Brink gave background on why the variance was required in this instance; that the new proposed lot in question would be an additional lot within the Spring Point development; that staff can only approve developments up to 10 lots; that this new parcel would create the 12th lot within the development; that in addition to the number of lot approval limit placed on staff, the parcel has access only via a shared drive and that Spring Point drive is a private road; that the UDSO requires lots front onto a public road or private road when located within a major subdivision and that all lots utilizing a private road for access must also have Commission approval.

Mr. Watson and Mr. Smith asked questions relative to the shared easement providing access, any neighbor objections to using the easement.

Mr. Holliday provided information to the Commission related to a call of opposition from the neighbor and requesting that the variance and allowance to use the shared easement be denied; that they do not agree with providing access across their property.

Mr. Page provided information (deed) to the Commission regarding the easement and his ability to utilize the easement; that he purchased property with the easement as access.

There being no further questions or discussion. Mr. Cato closed the public hearing for this item.

Mr. Cato called for a motion.

Mr. Cato motioned that the variance and use request be approved. The motion was seconded by Mr. Watson. Motion to approve passed unanimously.

Mr. Cato opened the public hearing for the next item.

**2. SD-20-0002 Subdivision Land Use request to add an additional lot to an existing major subdivision (Liberty Ridge S/D). The subject tract is located on Dream Lane, Liberty. The applicant is A and D Homes (Derek Evatt) and the property owner of record is CAR Investments, LLC.
TMS# 4087-10-36-3849**

Mr. Derek Evatt, applicant, appeared before the Commission and provided specifics on his request; that this in an additional lot that he wants to add to the current development known as Liberty Ridge; that when developments are expanded from a lot size standpoint, Planning Commission action is required; that he is proposing to take one of the existing parcels and split it creating one additional lot; that lot #1 would be .25 acres and lot #2 would be .48 acres; that both will have public sewer; that due to topography and the desire to keep some separation from SC 93, no additional division would happen.

There being no additional presentation from the applicant, Mr. Cato called for a motion or for additional discussion.

Mr. Nation motioned to approve. The motion was seconded by Mr. Watson. Motion to approve the request passed unanimously.

After the vote, a citizen waiting in the lobby appeared with questions.

Mr. Brink stated that the opposition was not called or given a chance to speak.

Mr. Nation motioned that his original motion be rescinded. Mr. Watson seconded the motion to rescind the original motion. That motion passed unanimously.

The citizen, Mr. Alex Pease, was given a chance to speak in opposition.

Mr. Pease stated that he represented approximately 15 other residents of Liberty Ridge and that they were concerned with both driveway locations at the entrance of the development and they were concerned that the clearing of the vegetation along SC 93 would create future noise and privacy issues within the development.

Mr. Watson asked Mr. Evatt how much of the tree line would be removed.

Mr. Evatt stated that a buffer of approximately 15 feet would remain; that the property is fairly steep along SC 93 so there was no need to cut all the vegetation down; that the driveway location would be as far as possible from the entrance from SC 93; that the driveways would accommodate four cars each so there shouldn't be a need to park in the street at that location.

There being no further discussion, Mr. Cato called for the vote once again.

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

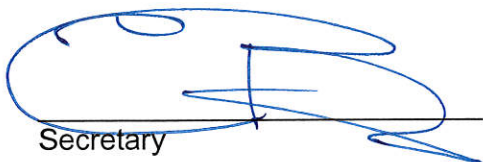
Commissioners and Staff Discussion

There was a brief discussion relative to the Comprehensive Plan process, its delay, and the now virtual engagement process that is being set up and used moving forward.

Adjourn

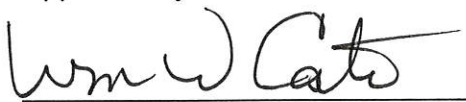
There being no additional matters to be taken up by the Commission, Mr. Nation motioned that the meeting be adjourned. The motion was seconded by Mr. Young. The meeting adjourned at 7:11 pm.

Submitted by:


Secretary

8/10/2020
Date

Approved by:


Chairman

08/10/2020
Date