

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

October 11, 2021

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, 2021 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, Chairman

Gary Stancell

David Cox

Michael Watson

Bobbie Langley

Jon Humphrey

#### **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.

#### ***Approval of Minutes***

Mr. Ballentine called for a motion regarding the minutes of the September 13, 2021 meeting.

Mr. Watson motioned to approve the minutes. Mr. Cox seconded the motion. The motion to approve the minutes passed unanimously.

#### ***Public Comments***

No one signed up or was otherwise present to speak.

#### ***Public Hearings***

Mr. Ballentine briefly went over the procedures that will be followed for this evening's public hearings.

Mr. Ballentine opened the public hearing portion of the meeting and called for the 1<sup>st</sup> case being heard.

- 1. SD-21-0012 Subdivision Land Use and Variance for a one (1) lot addition to an existing Major Subdivision (Laurel Ridge S/D) served by a roadway defined as a minimum maintenance road (Laurel Ridge Drive, Pickens). The proposed new lot is comprised of approximately 2.2 acres of a larger 14 acre tract. The applicant is Kimberly A. Collett. The property owner of record is Kim Collett Revoc Living Trust.  
TMS# 4196-00-87-9629**

Ms. Kim Collett, property owner and applicant, appeared before the Commission and presented her request; that she has resided on the property for approximately six years; that she is a widow who now needs to downsize; that her home is too large for just one person and would like to either rent it out as an AirBandB or sell it but would like to build her a smaller home on the tract she would like to subdivide to stay on her property.

Mr. Watson asked for clarification on where proposed lot would be in relation to the tax map that was presented with the application.

Mr. Collett provided clarification and pointed out the proposed lot lines in the material she presented; that she didn't want to have an expensive survey done not knowing if her variance would be approved.

Mr. Carmino Zannini appeared before the Commission to ask questions; that he is building next to 311 Laurel Ridge at 319 Laurel Ridge; that he has no issues with what Ms. Collett is doing but would like assurances that she wouldn't be able to further subdivide, or future owners subdivide the larger tract in the future.

Ms. Collett stated that it wasn't her intent for the larger tract to ever be divided further and that she would place in the deed such stipulation.

With no further questions, presentation, or others that wanted to speak either for or against, Mr. Ballentine closed the public hearing and called for a motion.

Mr. Stancell motioned that the variance request be approved.

Mr. Cox seconded the motion.

Mr. Watson asked if it would be appropriate to set a minimum lot size of two (2) acres and if so he would offer a motion to amend the original motion to approve.

Mr. Stancell seconded the motion to amend the original motion.

The motion to amend, adding a minimum lot size of two (2) acres passed unanimously.

Mr. Ballentine called for a vote on the original motion, as amended. The motion to approve, as amended, passed unanimously.

Mr. Ballentine opened the public hearing for the next case to be heard.

**2. LU-21-0007 Land Use approval for a 20 site RV Park and Campground on approximately 7.4 acres of a larger 42 acre tract The subject property is located at 2555 Moorefield Memorial Highway, Pickens. The applicant is Louis Iozzino. The property owners of record are Louis Iozzino and Rhonda Butterfield  
TMS#s 4174-00-57-6219**

Mr. Louis Iozzino and Ms. Rhonda Butterfield appeared before the members of the Commission and gave an overview of their proposed Campground; that the site was previously timbered but they are working with the Forestry Commission to reforest a portion of the tract and through the consultation with the forestry commission, they identified the area being proposed for the campground as unsuitable for re-forestation with pine; that was the reason for the proposed campground going where it is proposed.

Mr. Iozzino indicated that he will be living on the balance of the tract with home construction to start sometime in the future; that the road serving the larger tract will also be used as fire access to adjacent properties; that they have applied for only 20 sites but the plans show 21 sites in case they have to move one or two due to topography.

Mr. Iozzino noted compliance with all SCDHEC septic requirements and identified areas on the site where trees would be saved and left undisturbed.

Mr. Watson asked about trash receptacles.

Mr. Iozzino stated that they would have bear proof containers similar to what the state parks have.

There were no additional questions from the Commission and no members of the public were present. Mr. Ballentine closed the public hearing and called for a motion.

Mr. Humphrey motioned that the request be approved, with 20 sites.

Mr. Cox seconded the motion.

Mr. Cox asked about rental rates for the proposed campground.

Mr. Iozzino stated that tent sites would range from \$20 to \$30 and RV sites would start at \$35 to perhaps \$50.

With no additional questions, Mr. Ballentine called for a vote on the motion.

The motion to approve passed unanimously.

***Commissioners and Staff Discussion***

Staff updated the Commission on the Comp Plan process as well as upcoming meetings for the SC 11 Corridor Study.

***Adjourn***

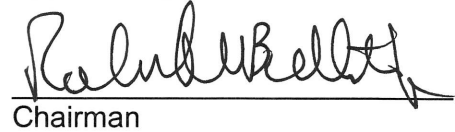
There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was adjourned at 7:15pm.

Submitted by:

  
Secretary

11/8/21  
Date

Approved by:

  
Chairman

Nov 8, 2021  
Date