

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

February 10, 2020

6:30pm

### PICKENS COUNTY ADMINISTRATION BUILDING Administration Building Auditorium

**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  
Terry Nation  
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 January 13, 2020 meeting. Mr. Ballentine motioned to approve the minutes as submitted. Mr. Nation seconded the motion. The motion passed unanimously.

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

No one signed up to speak.

#### ***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-19-0007 Subdivision Land Use and associated variance for a 5 lot, single-family residential development on SC Highway 133, Central. The proposed development is located on approximately 2.89 acres. The variance request is to develop the proposed lots on a shared driveway. The applicant is Southern Creek Construction. The property owners of record are Gerry Dukes and Bhuvanesh Goswami.  
TMS# 4055-05-09-1865, 4056-17-00-1045**

Mr. Boyce Dunn, applicant, appeared before the Commission and presented his request; that they are working with the current property owners to develop their two tracts for residential lots; that the two lots will be divided into 5 tracts, each being approximately ½ acre in size; that they are interested in developing the lots utilizing a shared driveway but SCDOT will only allow one access point onto SC 133; that the variance part of the request being made is to allow all five lots to utilize the shared driveway rather than the maximum of three which is the county minimum.

There being no further presentation by the applicant, Mr. Cato asked if anyone wished to speak either for or against.

Ms. Martha Baker asked if the developer had any idea of the square footage being proposed and the number of floors proposed.

Mr. Dunn presented drawings of the proposed dwellings; that they would be similarly sized, priced, and designed like those on Azalea Drive in Clemson.

Ms. Maggie Erickson asked what the anticipated timeframe for construction was.

Mr. Dunn stated that they had hoped to start development/construction soon, within the next several months.

Ms. Erickson asked where the new entrance would be in relation to Greystone.

Mr. Dunn stated that the entrance would be to the south of the Greystone entrance; that the entrance location would be up to SCDOT.

There being no further discussion or questions, Mr. Cato closed the public hearing portion of the meeting and asked if there were any additional questions or discussion.

Mr. Watson asked if lighting was proposed, especially at the entrance, and if the utilities would be underground.

Mr. Dunn said that there were no plans for lighting but that he would consider it for the entrance and that all utilities would be underground.

There being no additional questions or discussion, Mr. Cato called for a motion.

Mr. Ballentine motioned that the request be approved, with conditions. The conditions being:

- 1. The shared driveway must be named.*
- 2. The shared driveway shall be located within an easement of at least twenty (20) feet.*
- 3. The maintenance of the shared driveway must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded*

with the Register of Deeds and individually noted within the respective deeds.

4. The following plat certification shall be placed upon every plat for every lot utilizing a shared driveway:

*"The shared driveway and associated easement or right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and right-of-ways shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."*

The motion to approve the request, with the stated conditions was seconded by Mr. Nation. The motion passed unanimously.

### **Commissioners and Staff Discussion**

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

### **Adjourn**

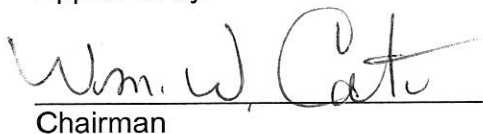
There being no additional matters to be taken up by the Commission, Mr. Nation motioned that the meeting be adjourned. The motion was seconded by Mr. Ballentine. The meeting adjourned at 6:52 pm.

Submitted by:

  
Secretary

3/9/2020  
Date

Approved by:

  
Chairman

MARCH 10 2020  
Date