



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 8 September 2016

6:30 PM

Council Chambers

This meeting's notice was published in the Post and Courier newspaper.

I. Call to Order

This meeting was called to order by Commissioner Black at 6:36 PM.

II. Roll Call

In attendance were Commissioners Heyward, Moore, Prioleau, Smalls, Stewart, Wolf and Black, Planning/Zoning Administrator Holton and Clerk-Treasurer White.

III. Invocation/Pledge of Allegiance

Invocation was given by Commissioner Prioleau; followed by the Pledge of Allegiance.

IV. Adoption of Agenda

Commissioner Moore made the motion to accept the agenda as prepared; Commissioner Stewart seconded and all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Stewart made the motion to approve the August 11, 2016 minutes as prepared; Commissioner Prioleau seconded and all voted in favor.

VII. Old Business

None

VIII. New Business

Planning/Zoning Administrator Holton explained that the Commission had given the applicant (1) one year from September last year to park a travel trailer on their property. The applicant is seeking an extension of that request. He said that the ordinance states that it is permissible for (1) one year and can be up to (3) three years total when a home is being built. The applicant has not applied for a permit to place a mobile home on the property or to begin any type of construction. It has been brought to his attention that there may be some extenuating circumstances as to why the applicant is asking for an extension. His recommendation is to have the applicant set a goal or to have some type of time constraint for this process. Commissioner Wolf stated that he was contacted by the neighbor of the applicant who has some issues about this. He asked the applicant if the request was granted why he couldn't move the camper to placate his neighbor. He asked the applicant how many acres he had. Donald Trueblood, the applicant, answered that he has (8) eight acres. He said

that the camper is located where it is because it is the only place where running water and the septic system is available to drain the camper. He has to have the camper near his dwelling to be able to do this. Commissioner Wolf asked with having (8) eight acres, how is the applicant unable to move the camper. Commissioner Wolf commented that it is reasonable that the neighbor does not want to look at a camper that is placed on the property line; it is against the ordinance and he doesn't understand why the situation can't be mitigated. A legitimate compromise would be to move the camper. Also, in the year that has been given, there have been no conceptual plans. Mr. Trueblood said the way his land is situated it would be difficult to move the camper. If it was moved it would be a distance from his home and water would not be available. Commissioner Wolf asked how the camper is accessing plumbing at this time. Mr. Trueblood explained that he has a pump that goes to the camper that is attached to a hose that directly pumps into the septic line. Commissioner Wolf suggested purchasing a hose that would extend another 100ft that would allow the camper to be moved. Applicant, Jillene Chavis, said that her parents live in the camper. The reason why they are asking for the extension is because her father had a stroke and they have had tremendous medical bills. The money that they had put aside to build a home has gone to these bills. Commissioner Heyward asked the applicants if they have spoken with the neighbors. They stated that they are not on speaking terms due to other issues. Commissioner Heyward asked the applicants how close are they to the neighbors. Mr. Trueblood said that they are very close. Commissioner Heyward asked the applicants if they are financially able to purchase the hose to fix the problem. Mr. Trueblood said that this would be another bill for him but feels that it is something that he could do. Commissioner Black asked Mr. Trueblood if he has plans to build a home or put a structure there. Mr. Trueblood answered yes and that he had plans to be further along in the process by now but financial setbacks has not allowed him to do so. He mentioned that the camper is in an ideal location for his father-in-law who has to have physical therapists visit the home and the accessibility is very convenient. Commissioner Prioleau asked the applicant when and if he builds a house, would he move the camper. Mr. Trueblood answered that he would move the camper where the mobile home is once he builds. Commissioner Prioleau asked the applicant if he has started any construction. Mr. Trueblood answered that he has done nothing. He has tried to get loans but they have all fallen through and is currently waiting on a loan from the USDA. Commissioner Prioleau asked if the camper is the only structure on the property. Mr. Youngblood said that there is the mobile home that he and his family are living in and it is inadequate to accommodate his in-laws. Commissioner Prioleau mentioned that Charleston County School District is auctioning 24 x 60 modular buildings. The buyer will have to move the structure which would cost anywhere from \$2500-\$3000 but this would provide a building that he could work with. If he is willing to do the work, it is doable without getting into debt; the cost would be approximately \$15,000 and auctions are held every (3) three months. Commissioner Wolf asked the applicant to show him his house on the aerial photograph; and they looked at where the camper was situated on the property and other available spaces. Commissioner Smalls asked where on Dixie Plantation Road is the property located. Mr. Trueblood said that his property is about a block away from the school. Commissioner Smalls also asked where the camper is in regards to the neighbor's property. He showed her on the photograph where the camper sits (facing the neighbor's property). Commissioner Stewart made the motion to extend the applicant's request for (6) six months and

after (6) six months the camper will be moved to a location that is convenient for everyone and the applicant will provide a plan to move forward with construction. Commissioner Heyward asked where the camper will be moved. Commissioner Stewart answered that the camper will be moved to another area on the property where it is close to the septic tank, near the house, which means that the water pump will have to be extended. Commissioner Wolf seconded the motion and all voted in favor.

IX. Adjournment

The meeting was adjourned at 7:14 PM.

**Prepared by:
Tynetta White
Clerk-Treasurer**