

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

April 18, 2022

SC HWY 11 Corridor Study

**Public Hearing and
Recommending Resolution Consideration**

6:00pm

**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, 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, Vice Chairman
Phil Smith
Bobbie Langley
Jon Humphrey
Matthew Kutilek

STAFF PRESENT:

Les Hendricks, County Attorney
Allison Fowler, Community and Tourism Development Director (via telephone)
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 6:00 p.m.

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

Mr. Ballentine asked for the members of the Commission to introduce themselves.

Public Comments

No one wished to speak during this time.

Public Hearings

Mr. Ballentine went over the procedures that will be followed for the SC 11 Study public hearing.

Mr. Ballentine opened the public hearing portion of the meeting.

Public Hearing and Comment Period on the SC HWY 11 Corridor Study

Mr. Ballentine opened the floor to Appalachian Council of Governments (ACOG) staff to provide a brief overview of the study and its findings.

Lance Estep, ACOG, presented the Commission background and highlights on the study and study process and the final reports and recommendations from the study.

Mr. Brink stated for the Commission and for those in attendance that a copy of the presentation is also on the County website.

Mr. Ballentine opened the floor for anyone who wished to speak or provide comments.

Wally Saitta –

- If nothing is done, then money will control what happens along SC 11
- Would like for Pickens County to consider buffers between properties along SC11

John McConnell –

- Lives across from Table Rock State Park
- All received owner and citizen input and comments should be the baseline for any development guidelines being considered
- SC 11 needs specific and detailed guidelines

Chris Lupo –

- Questions if protection is actually needed
- Is interested on how any future development process would work
- Any additional standard placed on property along SC 11 could take either property or property value from the owner

Teresa Lewis –

- Make sure property value is not lost for individual owners – especially for commercial owners
- A lot has been invested and property was purchased for commercial use and wants the ability to continue commercial use – whatever is planned

Greg Ramsey –

- Represents Freedom Biker Church
- Wants free, unrestricted use of property for what was intended when purchased
- Does not agree with being told what can be and cannot be done with their property

Scott Dempsey –

- Lives on Pack Park Road

- Bought property to be able to use unrestricted
- Likes protection but still wants free use as intended

Rick Synakowski –

- Our home and has concerns with what is happening in the area
- Does not like tiny homes in the area being used as residences or rentals
- Traffic and safety along SC 11 needs to be considered
- No campgrounds should be permitted along SC 11 and no sheds
- Growth is contributing to the destruction of scenic views
- No commercial, industrial, or additional residential uses should be allowed in order to protect existing residences

Melanie Synakowski –

- Slice of heaven and appreciates existing local business as they are
- Against existing business from expanding or growing
- Against turning SC 11 into something so congested and unappealing
- No RV Parks or Campgrounds

Kevin Keller –

- Lives on Dorothy Lane
- ROW and intersections not wide enough to safely take care of traffic safety
- Property value is based on existing area; crime increases will cause property values to fall
- Has questions on use of tiny homes in the area as Airbnb rentals, should be disallowed

Elizabeth Allen –

- Lives on Stone Peak Drive
- Traffic is very dangerous on SC 11
- Thanked County staff and ACOG for being proactive in looking out for SC 11
- Wanted to know next steps
- Realizes protection will be a continual process

With no one else wanting to speak, Mr. Ballentine closed the public hearing/public comment period at 7:03pm

Mr. Stancell addressed the Commission and public; that while the plan and study is not required, there must be a way to compensate property owners for the loss of use based on any standard that may be implemented along SC 11

Mr. Smith addressed the width of the corridor and stated the moratorium expires in September, based on when Council officially adopted the moratorium or when design guidelines are implemented; whichever come first; that the study is looking at high level recommendations but the specific standards will be looking at much more specific concerns.

Ms. Langley agreed in principle with the study and its findings but would like to add that all constituents must be heard but that Council must accomplish the study and plan via the UDSO.

Mr. Stancell questioned ACOG relative to the traffic counts along SC 11 vs the accident rates along the same stretch and if that is comparatively high.

Mr. Estep could not provide direct guidance or insight as to the vehicle trips and the accident rates.

With no additional questions, Mr. Ballentine moved to new business.

Consideration of a Resolution Recommending Adoption of the SC HWY 11 Corridor Study by the Pickens County Council.

Mr. Ballentine read the *Resolution Recommending Adoption of the SC 11 HWY 11 Corridor Study by Pickens County Council*, for the record.

Mr. Ballentine called for a motion.

Mr. Stancell motioned that the resolution be passed. Mr. Humphry seconded the motion.

The motion passed with 5 in favor (Ballentine, Langley, Smith, Humphry, Kutilek) and one opposed (Stancell).

Commissioners and Staff Discussion

Mr. Ballentine asked if there were any items for discussion.

Mr. Brink informed the members of the Commission and the public that this evening would be his last Planning Commission meeting; that his last day with Pickens County would be April 29th; that he has enjoyed the past 16 years working with such great Planning Commissions and it has been an honor serving the citizens of Pickens County.

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 7:25pm

Submitted by:


Secretary

5/9/2022
Date

Approved by:


Chairman

5/9/2022
Date