

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**August 8, 2022**

**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, 2022 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:**

Gary Stancell, Chair  
David Cox, Vice Chairman  
Phil Smith  
Jon Humphrey

**STAFF PRESENT:**

Ray Holliday, County Planner  
Todd Steadman, Planner

***Welcome and Call to Order***

Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of silence and then asked everyone to recite the Pledge of Allegiance.

Mr. Stancell then asked for the members of the Commission to introduce themselves.

***Approval of Minutes***

Mr. Stancell called for approval of the minutes of the June 13, 2022 meeting.

Mr. Humphrey made a motion that the approval of the minutes be tabled in order for staff to make some corrections regarding who was in attendance and who was attributed to certain statements and questions.

Mr. Cox seconded the motion to table approval of the minutes until the next meeting. The motion passed unanimously (4-0).

***Public Comments***

Chairman Stancell asked if there was anyone present who wished to make a public comment. There were no public comments provided.

***Public Hearings***

Mr. Stancell opened the public hearing portion of the meeting and called for the first case being heard.

1 **SD-22-0006:** Subdivision Review for the expansion of an existing residential  
2 development by creating three new lots. The subject property is located at the  
3 northeast corner of the intersection of Highway 93 and Sherwood Road. The  
4 applicant is Terry Sutton. The property owner of record is Sutton and Sons, Inc.  
5 TMS# 5008-10-47-8362

6  
7 Terry Sutton introduced himself and expressed his desire to modify an existing vacant lot at the corner of Sherwood  
8 Road and Highway 93 to form three residential lots to join Whispering Pines Phase 2. This lot had previously been  
9 identified as future commercial development.

10  
11 There was discussion about where the curb cut would be on the lot abutting Highway 93 and Mr. Sutton said they  
12 were not pursuing a curb cut onto 93 but would instead request a curb cut on Sherwood. Mr. Sutton said that Roads  
13 and Bridges could not tell him in advance what their position would be on a curb cut but they would only respond  
14 once an encroachment permit request was submitted. Mr. Sutton said they shaped that lot to allow a curb cut as far  
15 from 93 as possible.

16  
17 There were no other questions or concerns related to this project.

18  
19 Mr. Smith made a motion to approve the project as presented. Mr. Cox seconded the motion. The motion passed  
20 unanimously (4-0).

21  
22 **Commissioners and Staff Discussion**

23  
24 Commissioners asked about the frequency of large residential subdivision permits in the County and if things were  
25 slowing down. Staff reported that their observation was that things were not slowing down but remaining steady if not  
26 increasing. This was followed by discussion about where development was occurring and that there seemed to be a  
27 lack of development in the area north of Highway 183.

28  
29 The Commissioners discussed issues with the road conditions on Highway 183 and when that might be addressed as  
30 well as funding in general for State roads. Mr. Steadman said that he would look into the status of DOT funding for  
31 roads in Pickens County and report back to the Commission.


32  
33 Commissioners asked about ROW's in Pickens County and staff reported that the standard ROW is 50' but that it is  
34 rare that a ROW is a consistently even swath of 50' ROW.

35  
36 **Adjourn**

37  
38 There being no additional matters to be taken up by the Commission, Mr. Smith called a motion to adjourn. Mr.  
39 Humphrey seconded the motion. The motion passed unanimously (4-0).


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41 The meeting was adjourned at 6:48 pm.

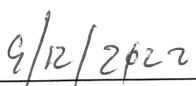
42  
43 Submitted by:

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47 \_\_\_\_\_  
48 Secretary

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51 \_\_\_\_\_  
52 Date

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54 Approved by:

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58 Chairman

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61 \_\_\_\_\_  
62 Date