

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 11, 2023

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Emergency Operations Center**

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 January 1, 2023 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.

1 **MEMBERS PRESENT:**

- 2 Gary Stancell, Chair
- 3 David Cox, Vice Chairman
- 4 Clay Counts
- 5 Mike Watson
- 6 Phil Smith
- 7 Bobby Ballentine

8
9 **MEMBERS ABSENT:**

- 10 Jon Humphries

11
12 **STAFF PRESENT:**

- 13 Trad Julian, Planning Supervisor
- 14 Todd Steadman, Planner

15
16 ***Welcome and Call to Order***

17
18 Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of
19 silence and then asked everyone to recite the Pledge of Allegiance.

20
21 Mr. Stancell then asked for the members of the Commission to introduce themselves.

22
23 ***Approval of Minutes***

24
25 Mr. Stancell called for approval of the minutes of the November 11, 2023 meeting.

26
27 Mr. Watson made a motion to approve the minutes. Mr. Cox seconded.

28
29 Mr. Stancell called for a vote. The motion passed unanimously (6-0).

30
31 ***Public Comments***

32
33 Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on
34 the agenda. Hearing none he closed the Public Comments.

35
36 ***Public Hearings***

1
2 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.
3

4 **LU-23-0023:** Review for Murphree Farm Cottages, a campground. The subject property is located at 577 Lakeside
5 Drive, Six Mile. The applicant is J. Michael Murphree. The owner is Murphree Frm, LLC. The Tax map number is 4141-
6 00-23-7154.
7

8 Mr. Julian presented a staff report on the project.
9

10 Brian Murphree – the applicant – then presented the project. He said there was one existing cabin and they planned
11 to add five new cabins over two phases. There would be little soil disturbance or clearing required. They plan to build
12 a higher end product and showed samples of the types of cabins they plan to build.
13

14 The Commission had questions about water sources, fireplaces and firepits, vehicular access, clarified the number of
15 units, asked if there were going to be any amenities (they were told there would be a trial) and if the power was
16 overhead or underground (it is underground).
17

18 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project. There was none.
19

20 Chairman Stancell asked if there was anyone signed up to speak in favor of the project. There was none.
21

22 Chairman Stancell closed the public input session.
23

24 Chairman Stancell called for a motion. Mr. Watson made a motion to approve as presented. Mr. Cox seconded.
25

26 Mr. Ballentine made a friendly amendment to the motion to say that any substantial changes to the plan will require
27 them to come back to the Planning Commission and that building materials be consistent with what was presented by
28 the applicant.
29

30 Chairman Stancell called for a vote. The motion passed unanimously (6-0).
31

32 **LU-23-0024:** Review for a new water treatment plant. The subject property is located at 3874 Walhalla Highway, Six
33 Mile. The applicant is Amy Hopkins. The property owner is Six Mile Rural Community Water District. The tax map
34 number is 4038-00-55-3218.
35

36 Mr. Julian presented a staff report on the project.
37

38 Ms. Hopkins and Troy Rosier – the applicants – then presented the project. They said this would be a 10M gallon
39 facility at first with the ability to grow to 20M gallons. This facility represents a consortium of 5 water utilities (The
40 Pickens Regional Water Authority). They plan to start construction in September of 2024 and have it operational in
41 September of 2026.
42

43 The Commission had questions about draining the lake level down (the applicant said it would not impact the lake more
44 than 1-2 inches per year). They talked about downstream impact and water needs so that the County didn't have a
45 negative impact on the river basins in the lower part of the state.
46

47 The applicant said the cost was \$89M paid for by a mix of grants, low interest loans, and cash reserves with some
48 costs being passed on to the users.
49

50 The applicant verified they had a 40-year lease agreement in place for the land among all 5 entities with the plan to
51 eventually purchase land. And they confirmed that backup power generators were in place.
52

53 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project. There was none.
54

55 Chairman Stancell asked if there was anyone signed up to speak in favor of the project. There was none.
56

57 Chairman Stancell closed the public input session.

1
2 Chairman Stancell called for a motion. Mr. Ballentine made a motion to approve as presented with the requirement that
3 all lighting be Dark Sky Compliant.

4
5 Mr. Cox seconded. Chairman Stancell called for a vote. The motion to amend passed unanimously. (6-0).

6
7 **New Business:**

8
9 There was no new business to discuss.

10 ***Commissioners and Staff Discussion***

11 Richard Ruiz with DTA gave a Power Point presentation on recommendations for Pickens County Impact Fees, what
12 they are, why have them, and what they were offering as options for Pickens County.

13
14 Mr. Ballentine asked why the library fees were so high.

15
16 Mr. Ruiz said it was because there was a lot of interest in funding libraries and there may be a need for new technology
17 with libraries.

18
19 Mr. Ruiz said the fees were based on the Capital Improvement Plan and the average building size in Pickens taken
20 from recent building permits.

21
22 Chairman Stancil asked to clarify that the 100% or 80% option was simply to offer a choice in fees and Mr. Ruiz said
23 that was correct.

24
25 Mr. Julian pointed out that this can be phased in over 2, 3 or 5 years.

26
27 Mr. Steadman asked for clarification that the fee for the individual residences would vary based on home size. Mr. Ruiz
28 said that was correct.

29
30 Mr. Steadman pointed out to the Commission that if they chose, they could recommend that impact fees be waived or
31 lowered for workforce housing.

32
33 The Commission asked DTA to look into the library fees and offer a better explanation for why those numbers are so
34 high and what the money would be used for and they also asked for a breakdown by home size for what the impact
35 fee would be on a 1000, 2000, 3000, 4000, and 5000 square-foot home.

36
37 Chairman Stancil asked staff to ask Council if they could offer insights on if their motivation to do this study was based
38 on slowing down growth, raising revenue, both, or neither.

39
40 Staff asked the Commission to reach out if they had any further questions or concerns that would help them be prepared
41 to vote on this matter at the January meeting.

42
43 Mr. Julian reiterated that the January meeting was being moved to Tuesday, January 9th to avoid a conflict with a
44 Council meeting on the UDSO and Development Maps that the Commission may want to attend.

45
46 Mr. Julian also reiterated that the Commission agreed that were comfortable with the level of variances they were
47 authorized to give and asked staff to point out any matters that were not in conformance with the UDSO and to try to
48 avoid bringing projects to the Commission that did not meet the UDSO standards for which the Commission was not
49 allowed to alter.

50
51 ***Adjourn***

52
53 There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn.
54 Mr. Smith made a motion to adjourn. Mr. Counts seconded. Mr. Stancell called for discussion. Hearing none he called
55 for a vote. The motion passed unanimously. (6-0).

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The meeting was adjourned at 8:35 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date

DRAFT