

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**February 12, 2024**

**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 meeting was provided January 1, 2024 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, Chairman  
3 Bobby Ballentine, Vice Chairman  
4 Mike Watson  
5 Clay Counts  
6 Jessica Berryhill  
7 Kelsey Crooks  
8 Danny Garrett

9  
10 **MEMBERS ABSENT:**

11 None

12  
13 **STAFF PRESENT:**

- 14 Ray Holliday, Planner  
15 Todd Steadman, Planner

16  
17 ***Welcome and Call to Order***

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

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

23  
24 ***Approval of Minutes***

25  
26 Mr. Stancell called for approval of the minutes of the January 9, 2024 meeting.

27  
28 Mr. Ballentine made a motion to approve the minutes. Mr. Watson seconded.

29  
30 Mr. Stancell called for a vote. The motion passed unanimously (7-0).

31  
32 ***Public Comments***

33  
34 Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on  
35 the agenda. Hearing none Chairman Stancell closed the public comment portion of the meeting.

1  
2  
3 **Public Hearings**

4  
5 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

6  
7 **SDV-23-0001:** Subdivision of lots on Johnson Drive.

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

10  
11 Jeff Beck – the applicant – then presented the project.

12  
13 Chairman Stancell asked if there was anyone signed up to speak in favor of the project. There was no one.

14  
15 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project. There was no one.

16  
17 Chairman Stancell closed the public input session.

18  
19 The Commission, staff, and the applicant spent considerable time discussing the situation and exploring possible  
20 options. The focus of the discussion centered on the UDSO standards and who owned and/or was responsible for  
21 Horsepasture Road.

22  
23 There was concern about a precedent being set to allow a common drive to emanate from a private road. Based on  
24 the fact that Horsepasture Road was in very good condition and not typical of most private drives in the County, the  
25 Planning Commission felt there were unique factors which provided a rationale and justification for deviation from the  
26 standards.

27  
28 Chairman Stancell called for a motion.

29  
30 Mr. Ballentine made a motion to approve the subdivision proposal as presented with the following conditions to be met  
31 prior to approval of the subdivision:

- 32
- 33 • The lots would be subdivided as shown on the plat with no further subdivisions allowed.
  - 34 • Johnson Drive shall be upgraded to the UDSO standards of a common drive.
  - 35 • There must be a maintenance agreement in place and recorded for Johnson Drive.
  - 36 • There must be a maintenance agreement in place and recorded for Horsepasture Road up to the marina.

37  
38 Mr. Counts seconded.

39  
40 Chairman Stancell called for a vote and the amendment passed unanimously (7 - 0).

41 **Vote on text changes to UDSO, Planning Commission By-Laws and Rules of Procedure.**

42  
43 Mr. Steadman presented a staff report on the proposed changes to the UDSO, Planning Commission By-Laws, and  
44 the Public Hearing Procedures, pointing out that the changes only affected the order in which projects were addressed  
45 during Planning Commission meeting - putting the staff report first, then the applicant, then public input.

46  
47 Mr. Ballentine suggested that the Commission vote on each of the three items separately.

48  
49 Mr. Steadman then presented the proposed changes to the UDSO.

50  
51 Mr. Ballentine made a motion to approve the changes as presented.

52  
53 Ms. Berryhill seconded.

54  
55 Chairman Stancell called for a vote. The vote passed unanimously. (7-0).

1 Mr. Steadman then presented the proposed changes to the Planning Commission By-Laws..

2

3 Mr. Counts made a motion to approve the changes as presented.

4

5 Mr. Ballentine seconded.

6

7 Chairman Stancell called for a vote. The vote passed unanimously. (7-0).

8

9 Mr. Steadman then presented the proposed changes to the Public Hearing Procedures.

10

11 Mr. Ballentine made a motion to approve the changes as presented.

12

13 Mr. Watson seconded.

14

15 Chairman Stancell called for a vote. The vote passed unanimously. (7-0).

16

17 **New Business:**

18

19 There was no new business to discuss.

20 **Commissioners and Staff Discussion**

21 There was none.

22 **Adjourn**

23

24 There being no additional matters to be taken up by the Planning Commission, Chairman Stancell called for a motion  
25 to adjourn. Mr. Counts made a motion to adjourn. Mr. Ballentine seconded. Chairman Stancell called for a vote. The  
26 motion passed unanimously. (7-0).

27

28 The meeting was adjourned at 8:01 pm.

29

30 Submitted by:

31

32 \_\_\_\_\_

33 Secretary

\_\_\_\_\_ Date

34

35 Approved by:

36

37 \_\_\_\_\_

38 Chairman

\_\_\_\_\_ Date

39