

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 9, 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, 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.

MEMBERS PRESENT:

Gary Stancell, Chair
Bobby Ballentine, Vice Chairman
Mike Watson
Phil Smith
Jessica Berryhill
Kelsey Crooks

MEMBERS ABSENT:

Clay Counts

STAFF PRESENT:

Trad Julian, Planning Supervisor
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 December 11, 2023 meeting.

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

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

Public Comments

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda.

1
2 Craig Roy asked the Commission to try to move the UDSO changes along and said he was OK with reasonable impact
3 fees.

4
5 Chairman Stancell asked if anyone else would like to speak and hearing none he closed the Public Comments.

6
7 Chairman Stancell then stated that the Commission needed to elect a Chair and a Vice Chair and opened the floor for
8 nominations. Mr. Ballentine nominated Mr. Stancell as Chairman. Mr. Watson Seconded. Mr. Stancell asked for a vote.
9 The vote was 5-0 with Mr. Stancell abstaining.

10
11 Chairman Stancell then called for nominations for Vice-Chair and Mr. Watson nominated Mr. Ballentine. Ms. Crooks
12 seconded. Mr. Stancell asked for a vote. The vote was 5-0 with Mr. Ballentine abstaining.

13
14 **Public Hearings**

15
16 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

17
18 **LU-23-0018:** Two Pole Barn Style Shelters at 7700 North Highway 11, Sunset, SC.

19
20 Mr. Julian presented a staff report on the project and stated that the project meets all Highway 11 overlay standards.

21
22 Bob Bean – the applicant – then presented the project. He said he had taken over an existing business and that he
23 just wanted to protect his merchandise and give prospective buyers a sheltered area in which to shop.

24
25 The Commission had questions about the distance from the road edge, how boats would be moved, the height of the
26 shed, verification that there was no lighting or plumbing, and that there were no sides. There was discussion about the
27 cable that blocked the drive at night and there was verification that an engineer was involved.

28
29 The applicant reiterated that there would not be any new paving.

30
31 Ms. Berryhill asked about the signage and it was explained that they do not meet Highway 11 standards but that they
32 were grandfathered in.

33
34 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project.

35
36 Kirby Colson – Lives nearby. Said there had been no new commercial developments along that stretch of Highway 11
37 in decades. He said he thought that the facades of these buildings exceeded the limit allowed. He asked the
38 Commission to consider a vegetative screen. And he said that page 63 of the Comprehensive Plan says that Highway
39 11 should be screened vegetatively.

40
41 Chairman Stancell closed the public input session.

42
43 Chairman Stancell called for a motion. Mr. Watson made a motion to approve as presented. Mr. Ballentine seconded.

44
45 Ms. Berryhill said she felt the project was a little out of character for the area and that some sort of vegetative screen
46 would be appropriate.

47
48 Mr. Bean said they'd been doing business here for 20-years.

49
50 Mr. Watson verified that this would not be for boat storage and asked if we could require a fence or something to make
51 it more decorative.

52
53 Mr. Bean said he'd be glad to put up a fence if he was allowed to.

54
55 Me. Berryhill reiterated her desire to see a vegetative screen planted.

1 Ms. Berryhill made a friendly amendment to the motion to say that the approval is conditional on planting a vegetative
2 buffer to adequately shield the boats from Highway 11.
3
4 Ms. Crooks seconded the amendment.
5
6 Chairman Stancell called for a vote and the amendment passed unanimously.
7
8 Chairman Stancell then called for a vote on the amended motion. The motion passed unanimously (6-0).
9
10 **LU-23-0025:** Review for Sunset Marina at 900 Gap Hill Road, Six Mile.
11
12 Mr. Julian presented a staff report on the project.
13
14 John Hamilton – representing the applicant – then presented the project. He said that they were only here due to a
15 technicality as this was approved once before. He said he has all necessary DOT and DHEC approvals. He pointed
16 out that this has been a marina for 40-years and that this will be a public place. He then went through a Power Point
17 presentation to share what the project will look like.
18
19 Mr. Watson had questions about the number of public boat ramps (1) and concerns about “traffic jams” when multiple
20 boats need to get out of the water. He pointed out that this really is a private facility not a public one.
21
22 Mr. Ballentine clarified the differences between what was originally approved years ago and what is being presented
23 now.
24
25 Mr. Watson asked about the amount of excavation required for the drain field.
26
27 Dylan Lee – Engineer for the project – said that there would be minimal excavation for the drain field and that they
28 were working to correct some storm water issues and pointed out that the boat storage building would be barely visible
29 due to the elevation changes.
30
31 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project.
32
33 Tom Green said he was not opposed to the marina, but he was opposed to the RV park that was originally part of the
34 project. He was concerned that the Commission was in effect approving an RV park when they approved the marina.
35
36 Chairman Stancell asked if there was anyone signed up to speak in favor of the project.
37
38 JC Lindsey – Said he was all for the site getting cleaned up and adding some amenities.
39
40 Ryan Smith – The marina has had a bad reputation and he was glad to see it getting fixed up.
41
42 Ronnie Morgan – Good to have another restaurant near Six Mile.
43
44 Craig Roy – Everyone I know is in favor of this project.
45
46 Chairman Stancell closed the public input session.
47
48 Mr. Ballentine asked about the location of the fuel pumps and Mr. Hamilton explained them.
49
50 Ms. Berryhill asked about the point source pollution mitigation.
51
52 Mr. Hamilton said he believed they had met all Duke requirements which were pretty restrictive but that he would be
53 glad to plant any vegetative buffers required and allowed.
54
55 Chairman Stancell called for a motion. Mr. Ballentine made a motion to approve the project with the condition that the
56 applicant plant any vegetative buffers required and allowed and that there needs to be a Class 1 buffer along the

1 eastern property line which abuts vacant land, there needs to be a Class 4 buffer along the southern property line
2 which abuts a residential use, there needs to be a Class 2 buffer along any borders where the property abuts a road,
3 the project shall be Dark Sky compliant, all conditions of Section 410 of the UDSO must be met, and that that the fuel
4 tanks are properly contained.

5
6 Mr. Watson seconded. Chairman Stancell called for a vote. The passed unanimously. (6-0).

7
8 **LU-23-0026:** Driveway access through Highway 11 Buffer to Parcel #4164-00-29-2962.

9
10 Mr. Julian presented the case.

11
12 Seth Nichols – the applicant – explained that all he wanted was permission to install a driveway to a single-family home
13 he wanted to build for himself.

14
15 Members of the Commission verified the proposed route of the driveway.

16
17 Mr. Ballentine went over the guidelines the applicant had agreed to and the applicant reiterated that he was willing to
18 follow the guidelines.

19
20 The guidelines are:

21 The driveway cut shall be in the 20'-25' range.

22 The finished paved drive will be in the 10' -12' range.

23 The applicant shall not cut down any more trees than necessary.

24 All banks and cuts will be stabilized through seeding, sodding, or mulching.

25 The drive will be gravel initially (and it may stay that way in perpetuity) but the applicant intends to pave the drive once
26 all construction traffic is finished.

27
28 Chairman Stancell asked if there was anyone signed up to speak in favor or opposition of the project. Hearing none he
29 closed the public input session and called for a motion.

30
31 Mr. Watson made a motion to approve the project as presented.

32
33 Mr. Ballentine seconded the motion with the amendment that the guidelines be adhered to.

34
35 Chairman Stancell called for a vote. The motion passed unanimously (6-0).

36
37 **Impact Fee:**

38
39 Mr. Julian reminded the Commission of their role in making a recommendation to Council and pointed out that all the
40 questions the Commission have asked about the impact fees had been answered and that a representative from DTA
41 was present to answer any additional questions.

42
43 Chairman Stancell asked if there was anyone signed up to speak in favor or opposition of the impact fees. Hearing
44 none he closed the public input session and called for a motion.

45
46 Mr. Smith made a motion to send the report to Council to do with it what they want.

47
48 There was not a second.

49
50 Mr. Ballentine made a motion to recommend that Council implement the proposal at least to the 80% level.

51
52 Mr. Watson seconded the motion.

53
54 An unnamed citizen/builder then spoke up that this was going to hurt the small developers.

55
56 Another unnamed citizen spoke out saying that the County needed to impose a fee.

1
2 Chairman Stancell called for a vote. The motion passed 4-2 with Ms. Crooks and Mr. Smith voting against.

3
4 **New Business:**

5
6 There was no new business to discuss.

7 ***Commissioners and Staff Discussion***

8 Staff asked if the Commission had any thoughts on how to recognize the service of Commissioners Cox and
9 Humphries. Mr. Ballentine suggested a letter from Council.

10 ***Adjourn***

11
12 There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn.
13 Mr. Ballentine made a motion to adjourn. Mr. Smith seconded. Chairman Stancell called for a vote. The motion passed
14 unanimously. (6-0).

15
16 The meeting was adjourned at 8:33 pm.

17
18 Submitted by:

19
20 _____
21 Secretary Date

22
23 Approved by:

24
25 _____
26 Chairman Date
27