

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 11, 2024

6:30 pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Council Chambers**

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 Mike Watson

4 Jessica Berryhill

5 Kelsey Crooks

6 Danny Garrett

7

8 **MEMBERS ABSENT:**

9 Bobby Ballentine, Vice Chairman

10 Clay Counts

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 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 February 12, 2024 meeting.

26

27 Mr. Watson made a motion to approve the minutes. Ms. Crooks seconded.

28

29 Mr. Stancell called for a vote. The motion passed unanimously (5-0).

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 Chairman Stancell closed the public comment portion of the meeting.

35

1
2 **Public Hearings**

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

5
6 **LU-24-0001: Saluda River Campground**

7
8 Mr. Julian presented a staff report on the project.

9
10 Cliff Carden – the applicant – then presented the project.

11
12 Carden said he intended to add three more campsites using either a Zome or Nordic-A-Frame structure depending
13 upon what the building code allows.

14
15 Watson asked how the existing single-family structure on-site fits into the plan.

16
17 Carden said it was at the front of the lot and up on a hill and was to be used as a rental.

18
19 Watson asked if there would be a picnic area and Carden said he planned on building a pavilion and pointed out there
20 was an existing septic system he was going to use if DHEC approves.

21
22 Chairman Stancell asked about combining all the properties and Carden said he was willing to do whatever was
23 necessary or recommended.

24
25 Watson asked about planting and screening and Carden said he planned on adding some evergreen screening around
26 the house and other areas.

27
28 Chairman Stancell asked if anyone from the public cared to speak and no one had signed up. Chairman Stancell closed
29 the public input session.

30
31 Chairman Stancell then called for a motion. Mr. Watson made a motion to approve as presented. Ms. Berryhill
32 seconded.

33
34 Chairman Stancell made a motion to amend the motion to approve to include parceling off a lot for the house on a lot
35 that is .5 acres or more, to combine all the other lots into one lot by the end of the year, and to add evergreen plantings
36 around the existing house and other areas needing screening.

37
38 Ms. Crooks seconded the amendment. The Commission voted 5-0 to amend the motion.

39
40 Chairman Stancell then called for a vote on the amended motion. The motion passed unanimously (5-0).

41
42 **LU-24-0003: Blue Valley RV Park**

43
44 Mr. Julian presented a staff report on the project and pointed out that this was intended to be Phase 1 of a larger
45 project.

46
47 Michelle Trubey – the applicant – then presented the project. Trubey said she bought the land to help develop it for the
48 betterment of the community. She was concerned about the drug use and has reached out to the Sheriff's office to see
49 how the park would be protected. She said the site will be gated and monitored and that the guests will be vetted. She
50 has a long list of rules and will impose quiet hours and will not allow alcohol parties. She went on to say that the site
51 will be Dark Sky compliant and heavily landscaped with the intention of keeping as much of the existing vegetation as
52 possible.

53
54 Ms. Crooks asked to see a topo map. Trubey shared one.

55
56 Watson asked about the current construction activity in the area.

1
2 Mr. Garrett asked if there was going to be a site manager or host on site. Trubey said that was her goal, but she wasn't
3 sure when that would occur.
4
5 Stancell asked Trubey what the target demographic was. Trubey said that there would be families, traveling nurses,
6 contractors, retirees, and tourists.
7
8 Ms. Berryhill asked to review a list of the rules and Trubey gave her a copy.
9
10 Watson asked how long people would be able to stay at the park and Trubey said the maximum allowed by the UDSO
11 is 180-days.
12
13 Trubey said each site would be wired for 20, 30, and 50 amps with pads big enough for 40' RV's but that the landscape
14 will dictate exactly how many sites there will be and where they will be and what size they will be.
15
16 Watson asked if there was going to be a public area for congregation and Trubey said that nothing was planned at this
17 time.
18
19 Crooks asked what the long-term objectives were for the project. Trubey said that due to the moratorium and the work
20 on the UDSO she is unsure if the cottage home plan she was considering would still work or be a good idea. She may
21 expand the RV park or may not change a thing. Trubey pointed out that if any changes were made other than the RV
22 park she is presenting then she would have to come back to the Commission for their approval.
23
24 Chairman Stancell asked if anyone from the public cared to speak and had signed up. The following people spoke on
25 the following matters:
26
27 Richard Maloney – Concerned the road widths were not adequate for RVs and was concerned about runoff.
28
29 Steven Brennan – There was nothing to draw people to this site and fears it will attract undesirables.
30
31 Kaitlyn Belt – Grew up in the area. Concerned the UDSO/moratorium may not protect the County.
32
33 Bonnie Wilkinson – Doesn't want to lose the wilderness and wildlife. Pointed out that there are 2 other RV parks with
34 a few miles, and they are not full and they actually have attractions. Concerned this RV park will not prosper and end
35 up having a negative impact on the neighborhood. Suggested using it as music/event venue.
36
37 Taylor Belt – Most of her concerns have been addressed. Would like to see a solid evergreen screen planted as a
38 buffer and for RV's to be further away from adjacent property lines.
39
40 Michael Rogers – Mostly concerned about traffic which is already bad due to the nearby recycling center.
41
42 B.J. Bolding – There are thieves in the area. And a drug problem. And a crime problem. Afraid there will be fights at
43 the RV park. Afraid that criminals will just move from RV park to RV park.
44
45 Kenneth Johnson – Concerns were addressed but wanted to say these should be houses - not RV's.
46
47 Harry Morgan – Lived there for two years. The neighborhood has implemented covenants on some of the land to
48 control new construction. Said campers don't have enough room to pass one another on the roads.
49
50 Robert Pilgrim – Known Trubey for 2-years Likes the freedom of not having restrictions and has no problem with the
51 project.
52
53 Kathy Parrish – The Trubey's are meticulous and thoughtful in their actions and this park would have minimal impact
54 on the surrounding homes and is likely to improve the area overall.
55

1 Carl Spivey – Has RV'd for a long time and is opposed to this project. Concerned about big vehicles coming around a
2 curve.
3
4 Bonnie Hiltner – This land was bought for developments purposes. It does not perk well. Will be a burden on the Sheriff
5 Department. Rules seem too exclusive for a place with no attractions or amenities.
6
7 Jennifer Dewild – Concerned for the safety of her children. Need to do a traffic impact study. Concerned that the
8 Commission does not have enough information to make a decision based on SC law.
9
10 Unknown speaker – Concerned clearing the land will promote erosion and runoff.
11
12 Pollard – No amenities being offered to neighborhood – only paying customers - question how this is a benefit to the
13 neighborhood.
14
15 Mr. Smith – Wildlife in the area will be negatively impacted.
16
17 Unknown speaker – This will attract bears.
18
19 Chairman Stancell then asked Trubey if she wanted to respond to any of the comments. She pointed out that
20 Stormwater and Engineering will ensure there is not a runoff problem. Noise will not be an issue or any worse than it
21 already is out there. She pointed out that RV's don't "fly" up and down country roads as is being claimed – but she
22 does see the locals doing that.
23
24 At this point Chairman Stancell closed the public input portion of the meeting.
25
26 Ms. Berryhill made a motion to discuss the project. Ms. Crooks seconded.
27
28 Watson said he thought the community was strong and together on this and that the RV park is not right for this area.
29
30 Ms. Berryhill thanked people for coming out and participating but was concerned about the lack of a specific draw to
31 this site. Concerned about what happens to the site if the RV park fails.
32
33 Mr. Garrett said he is an RV'er and is not sure he'd camp there due to no draw and the sites being so close together.
34 It really just doesn't seem to fit in with the area.
35
36 Chairman Stancell said he doesn't think it is the job of the Planning Commission to gauge the likelihood of success of
37 a business. If they meet all the standards, they have the right to do something. He also pointed out that campers are
38 some of the nicest people he ever met.
39
40 Watson then made a motion to deny the project.
41
42 Ms. Crooks seconded.
43
44 Chairman Stancell called for a vote. The motion to deny passed 3-2 with Chairman Stancell and Mr. Garrett dissenting.
45
46 **New Business:**
47
48 There was no new business to discuss.
49
50 **Commissioners and Staff Discussion**
51
52 Ms. Berryhill asked if the Commission could re-do their review of the Horsepasture Road/Johnson Drive ruling they
53 made last month. Staff pointed out that the only way to review that project would be if the applicant brought it back.
54
55 Stancell said it was important for the Commission to uphold the standards of the UDSO.

1 Mr. Julian said there was still no agenda for the Council meeting on the 18th then Ms. Fowler clarified that the meeting
2 would be a continuation of discussions from the previous joint meeting with Council.
3

4 Ms. Crooks requested a workshop to discuss the UDSO updates and the Commission settled on the evening of March
5 28th.
6

7 **Adjourn**
8

9 There being no additional matters to be taken up by the Planning Commission, Chairman Stancell called for a motion
10 to adjourn. Ms. Crooks made a motion to adjourn. Mr. Watson seconded. Chairman Stancell called for a vote. The
11 motion passed unanimously. (5-0).
12

13 The meeting was adjourned at 8:41 pm.
14

15 Submitted by:

16 _____
17

18 Secretary

Date

19 Approved by:

20 _____
21

22
23
24 Chairman

Date

DRAFT