

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 10, 2023

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 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 Jon Humphrey
- 5 Mike Watson
- 6 Bobby Ballentine

7
8 **MEMBERS ABSENT:**

- 9 Phil Smith
- 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 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 September 27, 2023 meeting.

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

28
29 Mr. Ballentine discussed several items related to parliamentary procedure.

30
31 Mr. Stancell called for a vote. The motion passed unanimously (5-0).

32
33 ***Public Comments***

34

1 Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on
2 the agenda. No one spoke up so Chairman Stancell closed the Public Comments.

3
4 **Public Hearings**

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

7
8 **LU-23-0022:** Land Use Review for the Development of an RV Park with 8 sites. The property address is 308 Oolenoy
9 Church Road, Marietta, SC. The owner and applicant is Norbert Crabtree. The TMS number is 5115-00-24-1859.

10
11 Chairman Stancell asked for the applicant to present his case.

12
13 Mr. Norbert Crabtree addressed the Commission. He said this was all a misunderstanding. He explained the history of
14 how the situation got to where it is, how he came to town, how the project started, and how Covid messed it all up. He
15 said he was suffering from long-term Covid and can prove it and that it has affected his memory.

16
17 He then read a letter he received from Todd Steadman from January of 2023 which outlined the ways in which this
18 project is not in compliance with the UDSO.

19
20 He said he was working on AD compliance and would have it done "this week".

21
22 He said he has SCDOT approval for an encroachment permit.

23
24 He said he does not have DHEC approval and that they told him what he needed to do was have a licensed septic
25 contractor inspect the two systems to verify they are suitable for the use and that he has had that done.

26
27 He said he tore down a bathhouse because it was illegal.

28
29 He said all sites are properly metered for water and power.

30
31 He talked about how his neighbors can't be seen from his property and therefore no screening is necessary.

32
33 He said he as a taxpayer and paid \$17,000 in income taxes last year and at least \$5000 in property taxes and that the
34 police have never been to his house.

35
36 Mr. Ballentine asked about the number of sites currently on the property and what he was asking for. There was
37 confusion because the application said 10 sites, his letter said 8, and his site map showed 7.

38
39 Mr. Crabtree said he wanted 8 sites and has 7 but would accept seven sites.

40
41 Mr. Humphrey and Mr. Crabtree went over the drawing to verify that there are 5 campers occupied, one camper not
42 occupied, and one other vacant site.

43
44 Mr. Watson had several questions about the sites and what was going on in the various buildings.

45
46 Chairman Stancell then asked if anyone wished to speak in favor of the project.

47
48 Kylie Haberman spoke about this being a nice community, a special place and it was peaceful and safe. She said it
49 was nice and spread out and it was clean and that Mr. Crabtree took good care of the tenants and the property.

50
51 Richard Steele spoke and said he helped take care of the property and did a lot of the work. He helps keep the water
52 pump running. He said it was a good, quiet place and that he has been a builder since he was 15-years old.

53
54 Chairman Stancell asked if anyone wished to speak against the project and no one came forward. Chairman Stancell
55 Closed the public input session and asked for a motion.

1 Mr. Ballentine made a motion to approve 7 sites plus the barn once all conditions of the January 26 letter have been
2 met.
3
4 Mr. Cox seconded.
5
6 Chairman Stancell called for discussion.
7
8 Mr. Ballentine said that even though no citizens were opposed it did not appear that the project met the standards of
9 the UDSO.
10
11 Chairman Stancell called for a vote and the motion passed unanimously (5-0).
12
13 **SD-23-0016:** Subdivision Review for the creation of a 24-lot Open Space Subdivision for
14 new single-family homes. The subject property is located at the two intersections of Arial
15 Street and Church Street. The applicant is James Martin. The TMS# is 5009-08-88-7589.
16
17 Chairman Stancell asked the applicant to present.
18
19 James Martin spoke and said that the Doodle Trail was an important part of this project and
20 that they would not do anything to harm it and hopefully would enhance it.,
21
22 He said the proposed homes would face the trail and the back sides of all the homes would orient towards the common
23 open area. There was a sidewalk connection to the Doodle Trail that would connect to all of the homes.
24
25 He said the SCDOT did not require a traffic study or any road changes and that per the County engineer the developer
26 would be responsible for any damages that were made to the road during construction and that they plan on using the
27 old school parking lot as the laydown yard and construction parking area.
28
29 He said storm water drainage was a big deal and that the existing pond was not working right and they expected to
30 have to do some pipe replacement.
31
32 He said the project was previously approved for 22 lots and he was asking for 24 and that they met all the standards
33 of the UDSO.
34
35 He said there were three types of builders: A, B, and C. This would be a "B" type builder doing homes in the \$150 -
36 \$250 per square foot range.
37
38 The applicant asked why there needed to be access to the open area.
39
40 Mr. Steadman said it was need for maintenance and repairs.
41
42 Mr. Martin said he could widen the path to 10'-12' and that the HOA will be taking care of the access lane, the pond,
43 and common open area.
44
45 Mr. Ballentine asked what would occur in the open area.
46
47 Mr. Martin said there was a lot of topography and they weren't completely sure but there would be trees for sure and
48 maybe some open green space but it would be passive recreation.
49
50 Mr. Watson asked about adding a light at Arial and Church.
51
52 Mr. Martin said none was needed.
53
54 Mr. Ballentine asked about sidewalks around the perimeter.
55
56 Mr. Martin said it had not come up since they were adding sidewalks to the interior but he was willing to look at it.

1 Mr. Ballentine asked about lighting and pointed out that the County prefers Dark Sky Compliant Lighting.
2
3 Mr. Martin said that the plans had not gone that far but that all lights would be Dark Sky Compliant.
4
5 Chairman Stancell asked if anyone was there to speak in favor of the project. No one came forward.
6
7 Chairman Stancell asked if anyone wished to speak in opposition to the project.
8
9 Linda Galloway spoke and said that the roads were narrow. She said where people cross over Church Street it gets
10 dangerous. It's a nice quiet neighborhood. They have deer. It's dark. The homes are old. She does not want to see this
11 project happen and feel the roads will have to be widened and that the project simply does not fit in.
12
13 Erica Andrews spoke and asked it was a Section 8 subdivision (Mr. Martin said it was not). She had heard that they
14 were going to have an HOA and asked if it would include the houses already there (Mr. Martin said there would be an
15 HOA but only for the new homes unless the adjacent neighborhood wished to become a part of it). Ms. Andrews went
16 on to say they have a lot of wildlife including deer and bear and asked the Commission to please consider everything
17 as their neighborhood would not be pleasant anymore. She feels like they are being forgotten.
18
19 As no one else wanted to speak Chairman Stancell closed the public input portion of the hearing.
20
21 Chairman Stancell called for a motion.
22
23 Mr. Ballentine made a motion to approve the project as presented with the conditions that all storm water issues get
24 resolved and the access to the open space area be widened to at least 10'. Mr. Watson seconded.
25
26 Mr. Cox feels like this project falls short of the standards we want and does not reflect the changes being made in the
27 UDSO.
28
29 Mr. Humphrey clarified that Mr. Cox's concern was with the width of the road.
30
31 Mr Ballentine pointed out that all repairs or damage to the existing road would be the responsibility of the developer.
32 He said he knew this area and like the way this project was laid out.
33
34 Mr. Watson said he had driven the property and only passed one car when he was there and they had no trouble
35 passing one another on the road.
36
37 Mr. Cox said he feared that some people would end up using the street as parking and that was a problem.
38
39 Mr. Watson asked about the width of the lots.
40
41 Mr. Cox expressed his continued concern about parking.
42
43 Mr. Martin said the UDSO required parking for two cars and that this requirement had been met.
44
45 Mr. Cox verified that there were no garages being proposed and that parking will be in the drive.
46
47 Mr. Martin shared a site plan that showed how a carport will be used and how two cars will fit onto the site. He went
48 on to say that people only park in the street when the roads are wider but when they are a 20' width most people don't
49 feel comfortable parking in the street.
50
51 Ms. Galloway spoke again about a sewer issue she has at her home and how the smell is really bad and that parking
52 on the road happens all the time.
53
54 Chairman Stancell called for a vote.
55
56 The motion passed 4-1 with Mr. Cox voting against the motion.

1
2 **NOTICE OF ACTION: SDV-23-0006 and SDV-23-0007:** Subdivision Variance Request for private road access to a
3 .94 and a 2.11-acre tract of land. The subject property is located at 131 Clover Hill Trail, Liberty SC. The TMS#'s are
4 4078-07-69-2613 and 4078-07-69-2612. The applicant is John Haltiwanger.

5
6 Chairman Stancell asked the applicant to present their case.

7
8 Lee Martin (daughter of Mr. and Mrs. Haltiwanger) spoke and said that her family wanted to subdivide some land and
9 add two new lots and add two new curb cuts to Hayfield Lane which is a private road.

10
11 Mr. Ballentine asked if the UDSO standards had been met.

12
13 Mr. Steadman shared the staff report with Mr. Ballentine which said that the road was substandard.

14
15 Chairman Stancell then asked if there was anyone there to speak for or against the project and no one came forward.

16
17 Chairman Stancell closed the public input session.

18
19 Mr. Ballentine asked for clarification regarding what was occurring on the site(s) now.

20
21 Mr. Haltiwanger said that the road currently serves six lots and five homes. The road is about 3500' long and that none
22 of the other property owners object to the requested variance.

23
24 Mr. Ballentine made a motion to approve the project with the condition that they have a maintenance agreement written
25 and recorded for all properties served by Hayfield Lane.

26
27 Mr. Watson seconded.

28
29 Chairman Stancell asked what the maintenance agreement needed to say.

30
31 Mr. Ballentine said it would be up to the owners.

32
33 Mr. Haltiwanger said the road is currently drivable.

34
35 Chairman Stancell called for a vote.

36
37 The motion passed unanimously (5-0).

38
39 ***New Business***

40
41 There was no new business.

42 ***Commissioners and Staff Discussion***

43
44 The issue of parking standards was discussed and the consensus is that the Commission should consider making
45 some updates.

46
47 There was discussion about having standards versus simply not liking a plan or project.

48
49 There was discussion about requiring plans and renderings in an application if the Commission is not in a position to
50 enforce them.

51
52 Staff suggested that they bring the Commission some ideas related to parking at the November meeting.

53 ***Adjourn***

1 There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn.

2

3 Mr. Ballentine made a motion to adjourn.

4

5 Mr. Humphrey seconded.

6

7 The motion passed unanimously (5-0).

8

9 The meeting was adjourned and 9:10.

10

11 Submitted by:

12

13 _____

14 Secretary

15

Date

16 Approved by:

17

18

19 _____

20 Chairman

Date

DRAFT