

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 12, 2022

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 by January 1, 2022 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
David Cox, Vice Chairman
Phil Smith
Jon Humphrey
Bobby Ballentine
Clay Counts
Mike Watson

STAFF PRESENT:

Ray Holliday, County Planner
Todd Steadman, Planner
Trad Julian, Planning Supervisor
Les Hendricks, County Attorney

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 November 14, 2022 meeting.

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

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

Public Comments

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda. There were no public comments provided.

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2 **Public Hearings**
3

4 Mr. Stancell made a call for a motion to change the agenda. Mr. Ballentine made a motion to remove item SD-22-0009
5 from the agenda at the request of the applicant and at the request of the applicant to move item SD-22-0012 from a
6 Public Hearing/Action Item to Commission and Staff Discussion.

7
8 Mr. Cox seconded.
9

10 Mr. Stancell called for discussion and hearing none called for a vote. The motion passed unanimously (7-0).

11
12 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

13
14 **LU-22-0011:** Land Use Review for a communication tower on a 10-acre parcel of land. The subject property is located
15 at 401 Six Mile Road in Six Mile. The applicant is ETS Construction. The property owner of record is Duke Energy.
16 The TMS# is 4059-00-86-4317.

17
18 Mr. Stancell asked if any citizens wished to speak on the matter.

19
20 Lynne Beacham spoke about damage to the Six Mile Mountain Road due to construction.

21
22 Eric Dickerson spoke on behalf of the project and said they were aware that damage was occurring and that they
23 were going to return the road to its original condition or better upon completion of the project.

24
25 Mr. Stancell called for a motion. Mr. Smith made a motion to accept the project as presented. Mr. Cox seconded. Mr.
26 Stancell called for discussion and Mr. Ballentine suggested the motion be amended to say that all parties would
27 share equally in the ongoing maintenance of the road. That was put into the form of a motion which did not pass after
28 there was discussion that the requirement of shared maintenance was already in a contract with the property owners.
29 Mr. Stancell then called for a vote on the original motion. It passed unanimously (7-0)
30

31 **LU-22-0012:** Land Use Review for an electrical substation on a 17.4-acre parcel of land. The subject property is located
32 at 299 N. Fish Trap Road in Easley. The applicant is Richard Hiner. The property owner of record is Duke Energy
33 Carolinas, LLC. The TMS# is 5059-09-06-9341
34

35 Mr. Stancell asked if any citizens wished to speak on the matter. No one came forward.
36

37 Richard Hiner spoke on behalf of the project and provided a brief overview and pointed out that they were in
38 agreement with the staff recommendations to provide a vegetative buffer along Fish Trap Road, to keep lighting to a
39 25' height and be Dark Sky compliant, and to allow for future vehicular access to the 10-acres at the rear of the
40 property.
41

42 Mr. Stancell clarified that the substation would be fenced and Mr. Hiner said that it would be.
43

44 Mr. Stancell then called for a motion. Mr. Cox made a motion to approve the project as submitted. Mr. Smith
45 seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (7-
46 0).
47

48
49 **New Business:** There was no new business.
50

51 **Commissioners and Staff Discussion**
52

53 In an effort to have citizens have their concerns be voiced and for the Commission and Lenhardt Road applicants to
54 hear those concerns, the Commission opened the floor to speakers:
55

56 Clay Poole

1 Had questions about the origin of Open Space Development, the Comp Plan and the UDSO. He also wanted to know
2 who was going to pay for the improvements and utilities required and if the County was going to invoke imminent
3 domain.
4

5 Laura DeVito:
6 Expressed her concerns about the quality of Ryan homes.
7

8 Mike Mansuetti:
9 Concerned about density of the project and the impact on utilities and emergency services.
10

11 Heather Cook:
12 Said she did not think this project was in line with the mission statement of the Planning Commission. She was also
13 concerned about the maintenance of the roads.
14

15 Mitch Green:
16 Said the project was not compatible with the surrounding communities and that no natural buffers exist.
17

18 Daniel Lee:
19 Said we need to be looking at the pattern of growth in the County. This is not an isolated project or circumstance. He
20 said it may be time that we consider zoning of some sort.
21

22 Andrews Jones:
23 Expressed concern over the volume of traffic and traffic safety.
24

25 Michael Tinsley (sp?):
26 Concerned about air quality, road widths and ROW's and who was going to pay for all of the roadwork that is required.
27

28 David Bearden:
29 Concerned about the ability to provide the infrastructure this project will require. Said this is a Countywide issue. He
30 was also concerned about how this was going to affect his property values and crime rates.
31

32 Mr. Cox interjected and said that without zoning project such as this are going to be hard to control and that at very
33 least we needed to update the UDSO.
34

35 Gary Berryhill:
36 Asked the Commission to consider the heritage of the area.
37

38 Jeff Haynes:
39 Said that the quality of life in his neighborhood and across Pickens County was going down. He reiterated that traffic
40 is a problem and will get worse with this project.
41

42 Mark Berryhill:
43 Shared information about the cultural heritage of the area. Said that he does not see how Easley water and sewer can
44 get to this project without crossing his property and that that will never happen.
45

46 Jessica Berryhill Massey:
47 She had a long list of questions regarding how the County was going to enforce the UDSO, protect streams, control
48 stormwater, provide and maintain buffers, and in general increase the staffing necessary to manage a project like this.
49

50 Applicant Kevin Tumblin spoke to say they were there to listen and will take all of the comments into account.
51

52 Mr. Watson said that in order to provide the protections the citizens were seeking that some sort of zoning would be
53 required.
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55 Mr. Stancell thanked everyone for coming out and participating and pointed out that the Planning Commission is bound
56 by State and County laws that sometimes limits what they can do.

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Mr. Ballentine said he was concerned about the amount of amenity space being provided for the proposed project and that it seemed inadequate.

Councilman Wilson spoke and said that some sort of controls need to be put into place and that we had some success with protecting Highway 11. He pointed out that if we make changes in the rules on how we develop land it will affect everyone but that he and Council would be working on updating the UDSO.

Adjourn

There being no additional matters to be taken up by the Commission, Mr. Stancell called a motion to adjourn. Mr. Smith made a motion to adjourn. Mr. Cox seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (7-0).

The meeting was adjourned at 8:03 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date

