

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**June 12, 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 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  
Bobby Ballentine  
Clay Counts  
Mike Watson

**STAFF PRESENT:**

Ray Holliday, County Planner  
Trad Julian, Planning Supervisor

***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 May 14, 2023 meeting.

A motion was made and seconded.

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

***Public Comments***

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

Ms. Dawn Crooks asked questions about buffers and parkways in the setbacks.

1 Planning Staff let Ms. Crooks know that the Matrix on the agenda was information from our UDSO and no changes can  
2 be made on the setbacks.

3  
4  
5 **Public Hearings**

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

8  
9 **LU-23-0014:** Land Use Review for the creation of a wireless telecommunications facility. The subject property is located  
10 at 312 James Mattison Road. The applicant is Jonathan L. Yates. The property owner of record is Minnie Ables  
11 Holcombe. The TMS# is 4095-01-25-1293.

12  
13 Mr. Stancell then asked the applicant, Jonathan L. Yates, to speak on the matter.

14  
15 Mr. Yates stated the project details and the need for wireless communication in the area.

16  
17 Mr. Ballentine then asked about the time frame to start construction.

18  
19 Mr. Yates said they have been given the greenlight and they should start by the end of the year.

20  
21 Mr. Ballentine ask if any carrier could be placed on the tower and at whatever cost they charged.

22  
23 Mr. Yates stated that other carrier could place equipment on the tower but it couldn't be at whatever cost they wanted.  
24 It has to be at the market rate.

25  
26 Mr. Ballentine asked questions about the dirt road and is that the primary access for the site?

27  
28 Mr. Yates said on the site plan it has a gravel road 807 ft from the nearest resident.

29  
30 Mr. Stancell asked about the fenced in area?

31  
32 Mr. Yates answered 60' X 60'. The 225' circle is the proposed fall zone.

33  
34 David Cox asked why does it require so much area for the site?

35  
36 Mr. Yates answered per County ordinance it state that they lease or own the fall zone property.

37  
38 Mr. Ray Holliday made some clarifications about the County ordinance.

39  
40 Mr. Ballentine asked questions about signal quality in certain areas in the County.

41  
42 Mr. Yates stated it might not have the appropriate equipment on the tower.

43  
44 Mr. Stancell thanked Mr. Yates, then asked if there was anyone else.

45  
46 Mr. Stancell closed the Public Hearing.

47  
48 Mr. Ballentine made the motion to accept as presented.

49  
50 Mr. Watson second the motion.

51  
52 Mr. Stancell called for a vote. The motion passed unanimously (5-0)

53  
54 **LU-23-0015:** Land Use Review for the expansion of an existing campground/RV Park. The subject property is located  
55 at 395 Clardy Road in Liberty. The applicant is Blake Volrath. The property owner of record is Blake Volrath. The  
56 TMS# is 4098-00-68-5733.

1  
2 Mr. Stancell asked for a motion to accept the withdraw of LU-23-0015.  
3  
4 Mr. Ballentine made the motion to accept the withdraw  
5  
6 Mr. Watson seconded the motion.  
7  
8 Mr. Stancell called for a vote. The motion passed unanimously (5-0)  
9

10  
11 **New Business:** There was no new business.

12  
13 ***Commissioners and Staff Discussion***

14  
15 Discussion on the Updated Matrix. There were previously unidentified updates on the matrix that did not align with the  
16 UDSO. Mr. Julian is reviewing and modifying the matrix to reflect the current UDSO with changes. An updated matrix  
17 will be presented at the next Planning Commission meeting.  
18

19  
20  
21 ***Adjourn***

22  
23 There being no additional matters to be taken up by the Commission, Mr. Stancell made a motion to adjourn. Mr.  
24 Watson seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed  
25 unanimously (5-0).  
26

27 The meeting was adjourned at 7:25 pm.  
28

29  
30 Submitted by:

31  
32  
33  
34 \_\_\_\_\_  
35 Secretary Date

36  
37  
38 Approved by:

39  
40  
41  
42 \_\_\_\_\_  
43 Chairman Date