

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 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 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.

1 **MEMBERS PRESENT:**

- 2 Gary Stancell, Chair
- 3 David Cox, Vice Chairman
- 4 Bobby Ballentine
- 5 Clay Counts
- 6 Mike Watson
- 7 Jon Humphrey

8
9 **STAFF PRESENT:**

- 10 Ray Holliday, County Planner
- 11 Trad Julian, Planning Supervisor

12
13 ***Welcome and Call to Order***

14
15 Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of
16 silence and then asked everyone to recite the Pledge of Allegiance.

17
18 Mr. Stancell then asked for the members of the Commission to introduce themselves.

19
20 ***Approval of Minutes***

21
22 Mr. Stancell called for approval of the minutes of the June 12, 2023 meeting.

23
24 Bobby Ballentine made the motion to approve the minutes.

25
26 Clay Counts seconded the motion.

27
28 Mr. Stancell called for a vote. The motion passed unanimously (5-0).

29
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.

35

1 Mrs. Jessica Massey spoke the last time she was at the Planning Commission on Dec. 12 about West Ridge and how
2 they formed a group called Community Alliance for Sustainable Development. She wanted to read some of the main
3 topics. Setbacks are a big issue in reducing the density. They subject a 20-yard setback front and rear and 15-yard
4 setback on the sides. This would be for not only the esthetic but for the safety for emergency vehicles. The tree
5 ordinance they would like to structure it off of Charleston's tree ordinance and no clear cutting. For a single-family and
6 2 family residential properties, any tree over 24 inches would be protected unless it is pines or sweet gum tress. In
7 enforcement of this issues the would like two additional full time Code officers. They would like a traffic study are not
8 lead by the developers. The group would like to see more amenities in the larger developments like West Ridge. The
9 group would like to use local builders if at all possible instead of national builders. She wants to see the money stay in
10 our community.

11
12

13 **Public Hearings**

14

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

16

17 **SDV-23-0005:**

18

19 Mr. Stancell then asked the applicant, Mrs. Hicks, to speak on the matter.

20

21 Mrs. Hicks stated the request details and personal reasons for the request.

22

23 Mr. Watson asked if there were any questions.

24

25 Mr. Ballentine reinforced the requirements for the maintenance of a public drive and motioned to approve.

26

27 Mr. Humphrey seconded the motion to approve.

28

29 Mr. Watson asked if an emergency vehicle could make it through the roadway. Mrs. Hicks confirmed that the road was
30 accessible for emergency vehicles.

31

32 Mr. Watson asked about the conformity of the proposed structure with the existing structures and Mrs. Hicks voiced
33 approval from neighbors regarding the mobile home that would be placed on the parcel.

34

35 Mr. Ballentine spoke about the verbiage requirement for the plat regarding a shared drive.

36

37 Mr. Ballentine clarified that the motion was to approve the proposed variance with the stipulation of a road maintenance
38 agreement being filed with the register of deeds and the required verbiage being added to the plat.

39

40 Motion and second to the motion were verified.

41

42 Vote passed unanimously.

43

44 Mr. Stancell closed the Public Hearing.

45

46 **New Business:** There was no new business.

47

48 **Commissioners and Staff Discussion**

49

50 Discussion and review of the Updated Matrix. Mr. Stancell reminded the matrix is just a tool that reflects the contents
51 of the UDSO and should be updated with any UDSO changes moving forward.

52

53 Mr. Counts expressed his desire to ensure that setbacks are addressed at a later planning commission meeting.

54

55 Mr. Julian reminded the commission about the upcoming public meetings regarding UDSO changes.

56

1 Mr. Stancell confirmed that 7/18 is the last planned public meeting at this time for input regarding UDSO changes.

2

3 Mr. Counts inquired about the end date of the moratorium which is October 6, 2023.

4

5 Mr. Ballentine and Mr. Watson departed the meeting. The remainder of the commission and staff continued to discuss
6 UDSO changes.

7

8 Mr. Counts highlighted the topics of the most recent citizens for sustained development meeting.

9

10 Mr. Humphrey commented on the lack of manpower available to enforce current development and stormwater
11 requirements.

12

13 Mr. Cox verbalized concerns he had heard from citizens regarding overbuilding and infrastructure capability.

14

15 Mr. Stancell voiced his disagreement with Mr. Cox's perception and stance on the goals of land use and reinforced the
16 purpose of the committee.

17

18 After various members of the committee voiced their opinions about the restriction of land use and goals, this porition
19 of the meeting ended.

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. Cox
24 seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (4-
25 0).

26

27 The meeting was adjourned at 8:00 pm.

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30 Submitted by:

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Secretary

Date

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38 Approved by:

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Chairman

Date