

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 8, 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 Humphries
- 5 Clay Counts
- 6 Mike Watson

7
8 **MEMBERS ABSENT:**

- 9 Phil Smith
- 10 Bobby Ballentine

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 April 10, 2023 meeting.

26
27 Mr. Watson made a motion to approve the minutes. Mr. Counts seconded.

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

30
31 Chairman Stancell then asked for a motion to amend the agenda in order to take up the matter of a shooting range at
32 the Reserve under New Business. Mr. Counts made a motion to amend the agenda in order to take up the matter of a
33 shooting range at the Reserve under New Business. Mr. Cox seconded. Chairman Stancell called for a vote. The
34 motion to amend the agenda passed unanimously.

35

1 **Public Comments**

2
3 Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on
4 the agenda.

5
6 Carol Johnson asked about guidelines for building in a flood plain or watershed. She also asked staff to consider
7 amending the definition of “watershed” to match that of the EPA.

8
9 Daniel Lee was there representing the Community Alliance for Sustainable Development. He asked that the County be
10 bold in their actions and to consider introducing design and building quality standards, require larger lots, more open
11 space, increased setbacks, and to introduce a tree ordinance.

12
13 Chairman Stancell pointed out that tonight was not the “end of the road” for this work. He stated that the Planning
14 Commission will be making recommendations tonight but that there will be more public input and that the final decision
15 will rest with County Council.

16
17 Mr. Counts pointed out that “we don’t’ get the land back” once it’s developed and that he was leaning towards more
18 protections.

19
20 Mr. Cox pointed out that less development may be better but we can’t stop it. He said the Planning Commission was
21 trying to make positive changes and that one way to look at it is that we either go “up” or “out”. He reminded those in
22 attendance that the role of the citizens is to keep this in the forefront of the mind of the politicians and to engage their
23 representatives.

24
25 **Public Hearings**

26
27 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

28
29 **9A – Section 504 (a) Maximum number of lots.**

30 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Cox seconded.
31 Chairman Stancell called for a vote. The motion passed unanimously (5-0).

32
33 **9B – Section 505 - Open Space Subdivisions**

34 Chairman Stancell called for a motion. Mr. Counts made a motion to approve as presented. Mr. Humphries seconded.
35 There was discussion about what was meant by “adequate lane width” and the pros and cons of adding a minimum
36 width.

37
38 Mr. Counts opened the discussion of amending the ordinance to make the required open space be 40% instead of
39 30%. There was much discussions. Chairman Stancell pointed out that even if it is a well-intended or good idea, every
40 time we change “%” we are taking away some rights from a property owner.

41
42 Mr. Cox made a motion to amend the motion to require 40% open space. Mr. Humphries seconded. Chairman Stancell
43 called for a vote. The motion to amend passed unanimously. (5-0).

44
45 Mr. Cox then made a motion to amend the motion to require four-foot sidewalks along any frontage that has at least
46 one curb cut every 300’. Chairman Stancell called for a vote. The motion to amend passed unanimously. (5-0).

47
48 Chairman Stancell then called for vote on the amended ordinance. The motion to approve passed unanimously. (5-0).

49
50 **9C – Matrix of land use dimensions**

51 Chairman Stancell called for a motion. Mr. Cox made a motion to deny the matrix as presented. Mr. Humphries
52 seconded. There was discussion about the setbacks for open space and the lack of clarity regarding the labeling of the
53 matrix and accessory buildings. Chairman Stancell called for a vote. The motion to deny passed unanimously. (5-0).

1 **9E – Section 603 and Section 606 – Number of parking spaces and landscaping of parking lots**

2 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Counts seconded.
3 There was discussion about how much pervious paving should be required. Mr. Counts made a motion to amend the
4 motion to read “110% of the require parking spaces shall be installed as pervious” instead of “All parking spaced in
5 excess of the minimum shall be installed as pervious”. Mr. Cox seconded. Chairman Stancell called for a vote. The
6 motion to amend passed unanimously. (5-0). Chairman Stancell then called for a vote on the amended motion. The
7 amended motion passed unanimously. (5-0).
8

9 **10A – Section 104 – RV’s as a dwelling unit.**

10 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Counts seconded.
11 Mr. Julian pointed out that the Building Official requested that we remove the language regarding RV smoke alarms
12 adhering to IRC standards due to the fact that the IRC does not regulate RV’s. Chairman Stancell called for a vote on
13 the ordinance with the smoke alarm language removed as requested. The motion passed unanimously. (5-0).
14

15 **10B – Section 302 – Minimum acres for an RV park**

16 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Counts seconded.
17 Mr. Humphries pointed out that in 302(b)1 staff used the numeral “5” whereas the rest of the ordinance spelled out the
18 word “five”. Chairman Stancell called for a vote. The motion to approve passed unanimously. (5-0).
19

20 **10C – Section 315 – Tiny Home Development Standards**

21 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Counts seconded.
22 There was discussion about correcting the numbering/lettering and a request to clarify item 314 (d)3 – g to read that
23 “all lots shall be setback from all adjacent property lines by a minimum of ten (10) feet.” Chairman Stancell called for a
24 vote on the ordinance with the numbering/lettering corrected and the language change as discussed. The motion
25 passed unanimously. (5-0).
26

27 **10D – Section 314 – Townhome development standards**

28 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve as presented. Mr. Counts seconded.
29 There was discussion about changing the numbering, eliminating the redundant language referencing Section IV-14,
30 specifying that required trees be 2.5” in caliper, and increasing the open space requirement to 40% to match that of
31 Open Space Developments. Mr. Watson made a motion to amend the motion as discussed. Mr. Cox seconded.
32 Chairman Stancell called for a vote. The motion passed unanimously. (5-0).
33

34 **11 – Article 10 – Traffic Study Policy**

35 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve. Mr. Cox seconded. There was
36 discussion about changing 500 -1000 to 501 to 1000 and 1000-1250 to 1001-1250 in both tables and to require a
37 speed study for any development over 1000 trips/day. Chairman Stancell called for a vote on the ordinance with the
38 changes discussed. The motion passed unanimously. (5-0).
39

40 **12 – Amendment to Land Use Application regarding Traffic Studies**

41 Chairman Stancell called for a motion. Mr. Cox made a motion to approve. Mr. Counts seconded. Chairman Stancell
42 called for a vote. The motion passed 4-1 with Mr. Humphries casting the dissenting vote. Mr. Humphries went on to
43 say that the reason he voted against the motion was that he felt the Planning Commission should have the benefit of
44 a completed traffic study and an analysis of the study prior to making a decision on a given project.
45

46 Mr. Steadman pointed out the rationale was to protect the community by uniformly requiring traffic studies under certain
47 conditions and to allow the Planning Commission to rule on the land use being proposed while deferring to the County
48 staff that is trained and credentialed in traffic engineering to evaluate the traffic studies and require the developer to
49 adhere to any or all roadway improvements that result from that evaluation.
50

51 **13 – Section 1012 – Removal of Common Drives**

52 Chairman Stancell called for a motion. Mr. Humphries made a motion to approve. Mr. Counts seconded. Chairman
53 Stancell called for a vote. The motion passed unanimously. (5-0).
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56

1 **New Business:** Trad Julian presented the Commission with an overview of the situation stating that:

2
3 The Reserve wants to put in a shooting range.

4 Staff's interpretation of the ordinance is that it is subject to the UDSO. However, there is sufficient "gray area" to err
5 on the side of caution and to allow the Planning Commission to make the call.

6 Referencing Section 305 of the UDSO (which was handed out to the Commission) Mr. Julian pointed out that the
7 following language is critical to the decision:

8 *This section is intended to set standards for the establishment and operation of outdoor shooting ranges and facilities*
9 *receiving remuneration for use of the facility. Such facilities, due to their potential noise impacts and safety concerns,*
10 *merit careful review to minimize adverse effects on nearby properties. All applications for the operation of any facility*
11 *wherein the firearms of any sort are discharged out of doors and such facility is open to the public, whether by*
12 *membership or in general, and remuneration is received for the use of the facility shall be governed by this Section.*

13
14 Mr. Julian pointed out that it is staff's opinion that the facility is receiving remuneration via HOA fees and that it is
15 open to the public via membership (HOA fees) and, therefore, it should be governed by the UDSO.

16 The applicant maintains that this is a private facility and is not open to the public. And the ordinance does say: "This
17 section does not otherwise apply to the general discharge of firearms on private property in accordance with all
18 other applicable laws or regulations."

19 Mr. Julian pointed out that everything the UDSO governs is on private property. And Section 305 (c) of the ordinance
20 further reads that: *It is the intent of this section to accomplish the following: (1) Permitting and compliance. Outdoor*
21 *shooting range facilities shall only be established, expanded, and operated in accordance with valid land use*
22 *approval from the Pickens County Planning Commission.*

23 *Mr. Humphries made a motion to consider the matter. Mr. Counts seconded. Mr. Counts said he felt this should come*
24 *before the Planning Commission. Mr. Humphries agreed. Chairman Stancell expressed his concern that this was not*
25 *something that should require Planning Commission approval.*
26 *Chairman Stancell then called for a vote to bring the matter before the Planning Commission. The motion passed 4-1*
27 *with Chairman Stancell dissenting for the reasons cited above.*

28 **Commissioners and Staff Discussion**

29 Mr. Steadman and Mr. Humphries further discussed the matter of the Traffic Study Policy.

30
31 **Adjourn**

32
33 There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn.
34 Mr. Humphries made a motion to adjourn. Mr. Counts seconded. Mr. Stancell called for discussion. Hearing none he
35 called for a vote. The motion passed unanimously. (5-0).

36
37 The meeting was adjourned at 9:35 pm.

38
39 Submitted by:

40
41 _____
42 Secretary Date

43
44 Approved by:
45
46 _____
47 Chairman Date
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