

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 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

STAFF PRESENT:

Ray Holliday, County Planner
Todd Steadman, Planner

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 June 13, 2022 meeting.

Mr. Smith made a motion to approve the minutes. Mr. Humphrey seconded.

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

Mr. Stancell called for approval of the minutes of the August 8, 2022 meeting.

Mr. Humphrey made a motion to approve the minutes. Mr. Smith seconded.

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

Public Comments

1 Chairman Stancell asked if there was anyone present who wished to make a public comment. There were no public
2 comments provided.

3
4 **Public Hearings**

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

7
8 **SD-22-0007: SD-22-0007:** Subdivision Review for the creation of a new 99 home single-family subdivision. The subject
9 property is located at 321 Fish Trap Road. The applicant is Freddy Taylor. The property owner of record is Iozzino
10 Eugen Kenneth Trust. *TMS# 5059-09-06-8947.*

11
12 Developer James Curtis and Joe Metters with Ridgewater Engineering spoke about the project.

13
14 There was discussion about adding a secondary/emergency entrance. The developer said that due to limited
15 frontage on Fish Trap there was not going to be a second entrance there but the potential for one was being
16 designed at the end of one of the cul-de-sacs.

17
18 The developer confirmed that all lighting would be dark sky compliant.

19
20 There was discussion about sidewalks and the developer was not sure if they had them in this plan or not but when
21 they do install them they are usually on one side of the street.

22
23 There was discussion about whether the entire site would be clear cut and the developer said that due to the
24 topography most of the site would be clear cut with a fair amount of grading. However, the areas near the creek and
25 stream would leave a 90' buffer.

26
27 There was discussion about the roadway ownership and the role of the HOA. The developer said they typically used
28 a third party entity to run their HOA.

29
30 There was discussion of home size and cost and the current target is 1800-2600 square foot homes in the high
31 \$200's to low \$300's.

32
33 Mr. Stancell asked if anyone else would like to speak or if there were any other questions or concerns related to this
34 project. Hearing none Mr. Stancell called for a motion.

35
36 Mr. Ballentine made a motion to approve the project with the following conditions:

37
38 Approval as presented with the provision of a secondary emergency entrance (or the potential for
39 one), to add sidewalks to one side of the street, for all street lighting to be Dark Sky Compliant, for
40 there to be a buffer of some sort between North Fish Trap Road and the rear of the nine lots abutting
41 North Fish Trap Road, to commit to planting a minimum of 200-2.5" caliper canopy trees, and to have
42 participation in an HOA to be included as part of the deed.

43
44 Mr. Cox seconded the motion. Mr. Stancell called for discussion. There was none so he called for a vote. The motion
45 passed unanimously (5-0).

46
47 Mr. Stancell opened the public hearing portion of the meeting and called for the second case being heard

48
49 **SD-22-0008:** Subdivision Review for the subdivision of an 18.3 acre parcel of land to form a total of 9 lots.
50 The subject property is located on Horsepasture Road. The applicant is Heritage Forest, LLC. The property
51 owner of record is Heritage Forest, LLC. *TMS# 4124-00-93-5181*

52
53 Mr. James Anthon and Roy Costner were present to speak on behalf of the project.

54
55 The applicant addressed the concern about fire protection stating that the Vineyards has assured them they were in a
56 position to provide fire protection and that the sites were all within 1200' of a hydrant.

1
2 There was discussion about the ownership of the road and Mr. Anthony clarified that this was not a DNR road but a
3 private road.
4
5 There was clarification that lots 2A, 4A, and 5A were not buildable lots and were designated septic drain fields for lots
6 2, 4, and 5.
7
8 Mr. Stancell asked if anyone else would like to speak or if there were any other questions or concerns related to this
9 project. Hearing none Mr. Stancell called for a motion.
10
11 Mr. Ballentine made a motion to approve the project as presented. Mr. Cox made a second. Mr. Stancell called for
12 discussion. Hearing none he called for a vote. The motion passed unanimously (5-0)
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14 Mr. Stancell then opened the public hearing session for an item of new business.
15
16 **New Business:** Consideration of renaming the Pickens County Law Enforcement Center located at 216 C
17 David Stone Rd. to the C. David Stone Pickens County Law Enforcement Center.
18
19 There were no public comments.
20
21 Mr. Steadman read the notes from Council that stated that under the advice of County Attorney Les Hendricks, and
22 per Rule 5.9 in Council Rules, that the renaming of the Law Enforcement Center to the C. David Stone Pickens
23 County Law Enforcement Center would need to go to the Planning Commission to be approved and then
24 come back to Council for a public hearing and a vote. This decision to remand the matter to the Planning
25 Commission received unanimous support by Council.
26
27 Mr. Cox made a motion and Mr. Ballentine made a second. Mr. Stancell called for discussion.
28
29 Mr. Smith questioned why this was before the Commission. Staff said all they knew was that Council and the
30 County Attorney had said this was the correct procedure.
31
32 Mr. Smith stated his position that this was not necessary and should not be voted on. There was further
33 debate on this matter.
34
35 It was requested that staff try to provide an explanation for this procedure/process at the next Planning
36 Commission meeting.
37
38 Mr. Stancell called for a vote. The vote was 3 in favor with 2 opposed. The opposed were Mr. Smith and Mr.
39 Humphrey.
40
41 **Commissioners and Staff Discussion**
42
43 There was none.
44
45 **Adjourn**
46
47 There being no additional matters to be taken up by the Commission, Mr. Stancell called a motion to adjourn. Mr. Smith
48 made a motion to adjourn. Mr. Ballentine seconded. Mr. Stancell called for discussion. Hearing none he called for a
49 vote. The motion passed unanimously (5-0).
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51 The meeting was adjourned at 7:38 pm.
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Submitted by:

Secretary

Date

Approved by:

Chairman

Date