PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

June 09, 2025

6:30 pm

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 meeting was provided January 1, 2025 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:
Michael Watson, Chairman
Kelsey Crooks, Vice Chairwoman
Jessica Massey
Danny Garrett
Daniel Brazinski
Tripp Brooks
Jennifer DeWild

MEMBERS ABSENT:
None

STAFF PRESENT:
Trad Julian, Senior Planner
Sydney Sculley, Planner

Welcome and Call to Order

Chairman Watson, 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.

Chairman Watson then asked the members of the Commission to introduce themselves.

Approval of Minutes

Chairman Watson called for approval of the minutes of the February 10, 2025, meeting.

Ms. Crooks made a motion to approve the minutes, Mr. Brazinski seconded.

Chairman Watson called for a vote. The motion passed with 6 votes, Mr. Brooks abstaining.

Public Comments

Chairman Watson noted that there was no one present who wished to make a public comment regarding an item not on the agenda. Therefore, Chairman Watson closed the public comment portion of the meeting.

Public Hearings

Electing Planning Commission Officers

Chairman Watson opened the public hearing portion of the meeting with the Election of new Planning Commission Officers.

Mr. Garrett motions for Michael Watson to remain as Chair. Ms. Crooks seconds the motion.

Chairman Watson calls for a vote. The vote passes unanimously (7-0).

Mr. Garrett motions for Kelsey Crooks to remain as Vice Chair. Chairman Watson seconds the motion.

Chairman Watson calls for a vote. The vote passes unanimously (7-0).

Mrs. Massey motions for Planning Staff to be made Secretary. Chairman Watson seconds the motion.

Chairman Watson calls for a vote. The vote passes unanimously (7-0).

LU-25-0002 Novel Woods Campground at 913 Whitmire Rd Easley, SC 29640

Chairman Watson called for the Novel Woods action item to be heard.

Chairman Watson called for the applicants to speak on the action item.

Mr. Nick and Mrs. Ashley Nardone, the property owners, present their plans to the Planning Commission.

Commissioners discuss the septic system and water source for the project, road surface, and the potential phasing of the project. Mr. Nardone explained that the campground will be served by Easley Combined Utilities and that recycled asphalt will be used for the road surfaces. The project will be implemented in phases. Mr. Nardone mentioned that they will start with the construction of two cabins, a camp store, and two artist studios. Mr. Nardone also mentioned that at least one cabin will be accessible for individuals with disabilities (ADA compliant).

Chairman Watson called for members of the public to speak in favor of the action item.

Mr. Julian calls for David Dalholt, Jordan Grescamp, and David Huizenga to speak in favor of the project.

Chairman Watson asks if there are any other members of the public to speak in favor of action item.

Mr. Julian confirmed that no others were signed up to speak in favor of the action item.

Chairman Watson called for members of the public to speak in opposition of the action item.

Mr. Julian called citizen Mike Whitmire to speak in opposition to the action item.

Chairman Watson asks if there are any other members of the public to speak against the action item.

Mr. Julian confirmed that no others were signed up to speak against the action item.

Chairman Watson and the Commissioners discussed the project setbacks with the Planning Staff, clarifying that the front setback will be 20 feet. Commissioners also discussed the complexities of land use, including various commercial aspects of the property.

Mr. Brooks makes a motion to approve, with the condition that the size and square footage of the Artist Studios are included on the site plan along with the staff recommendation that RV sites cannot replace any of the cabins if approved, unless the plan is brought back before the Planning Commission for further review. Mrs. Massey seconds.

Chairman Watson calls for a vote. The motion passes unanimously (7-0).

LU-25-0003 The Tableview Campground at 265 Liberia Rd Pickens, SC 29671

Chairman Watson called for The Tableview action item to be heard.

Chairman Watson called for the applicants to speak on the action item.

Mr. Rick and Mrs. Kristen McDonald, the property owners, presented their plans to the Planning Commission.

The Commissioners discussed the septic system, road surface, and the potential phasing of the project. Mr. McDonald mentioned that he has been in contact with the Department of Environmental Services (DES) and plans to have one septic tank serving each cabin, which will then connect to a central system. Mr. McDonald also noted that the road will be made of gravel. The McDonalds expressed their intention to phase the project, starting with the construction of three cabins. Additionally, Mr. McDonald stated that he has been in constant contact with Planning Staff to ensure his project meets all standards.

Chairman Watson called for members of the public to speak in favor of the action item.

Mr. Julian called for Mable Clarke to speak in favor of the action item.

Chairman Watson asks if there are any other members of the public to speak in favor of action item.

Mr. Julian confirmed that no others were signed up to speak in favor the action item.

Chairman Watson calls for members from the public speaking in opposition of the action item.

Mr. Julian called citizen Jan Mejia to speak in opposition to the action item.

Chairman Watson asks if there are any other members of the public to speak against the action item.

Mr. Julian confirmed that no others were signed up to speak against the action item.

Chairman Watson and Commissioners discuss the continued complexities of cabin-only campgrounds.

Mr. Brooks makes a motion to approve, with the condition recommended by staff that RV sites cannot replace any of the cabins if approved, unless the plan is brought back before the Planning Commission for further review, as well as the addition of primitive sites. Ms. Crooks seconds.

Chairman Watson calls for a vote. The motion passes unanimously (7-0).

LU-25-0004 String Light Cottages Campground at 2940 Walhalla Hwy Six Mile, SC 29682

Mrs. Lauren O'Connell and Mrs. Blaire Fritz, the property owners, presented their plans to the Planning Commission.

Commissioners discussed several aspects of the cottage development. Topics included whether the cottages would be constructed on-site, the incorporation of ADA-compliant units, the presence of kitchens in each cottage, the types of road surfaces to be used, and the proposed construction phasing. Mrs. O'Connell and Mrs. Fritz confirmed that all cottages will be built on-site. Mrs. O'Connell indicated that a limited number of these cottages will be ADA-compliant and that each unit will have its own kitchen. Mrs. O'Connell also stated that the road surface will be gravel and emphasized that all cottages will be constructed at once.

Chairman Watson called for members of the public to speak in favor of the action item.

Mr. Julian stated that there is no on present to speak in favor of the action item.

Chairman Watson calls for members from the public speaking in opposition of the action item.

Mr. Julian informed the commissioners that he received an email opposing this project and proceeded to read it aloud to the Commission.

Chairman Watson asks if there are any other members of the public to speak against the action item.

Mr. Julian confirmed that no others were signed up to speak against the action item.

Mrs. DeWild expresses her concerns about finding it difficult to view the project as a campground. Mrs. DeWild also raises concern regarding the proximity to the Oconee Nuclear Station and the absence of an evacuation plan.

Mr. Julian informed the Commissioners that while this Land Use application is the last on the agenda, this was the first concept of this type brought to Planning Staff and discussed the reasons why Staff determined why this fell under the RV Parks and Campgrounds standards.

Mr. Brooks makes a motion to approve, with the condition that the applicant collaborates with the Pickens County Emergency Services Department to develop an Emergency Evacuation Plan, along with the staff recommendation that RV sites cannot replace any of the cabins if approved, unless the plan is brought back before the Planning Commission for further review. Mr. Garrett seconds.

Chairman Watson calls for a vote. The motion passes 6-1, Mrs. DeWild voting to deny.

New Business

There was no new business to discuss.

Commissioners and Staff Discussion

Ms. Crooks requested a workshop for the Commission and Planning Staff to meet before the next Commission meeting to discuss RV Parks, Campgrounds and Annexation.

Commissioners agreed on July 14th for a Planning Commission Workshop.

Mr. Brazinski asked Mr. Julian to get some clarification on the Planning Commission's role in County Council's resolution on annexation.

Adjourn

There being no additional matters to be taken up by the Planning Commission, Chairman Watson called for a motion to adjourn. Ms. Crooks made a motion to adjourn. Mr. Brooks seconded. Chairman Watson called for a vote. The motion passed unanimously. (7-0).

The meeting was adjourned at 9:50 pm.

Submitted by:

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Secretary Date

Approved by:

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Chairman Date