PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 13, 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, 2024 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.

<u>MEMBERS PRESENT:</u>
Michael Watson, Chairman
Kelsey Crooks
Jessica Massey
Danny Garrett
Daniel Brazinski
Tripp Brooks

<u>MEMBERS ABSENT:</u>
Jennifer DeWild

<u>STAFF PRESENT:</u>
Trad Julian, Senior Planner
Sydney Sculley, Planner

Electing Planning Commission Officers

Mr. Julian, the Senior Planner of the Planning Staff, called the meeting to order on behalf of the Chair and initiated the election for Planning Commission Officers.

Ms. Crooks motions for Micheal Watson to be made Chair. Mrs. Massey seconds the motion.

Mr. Julian calls for a vote. The motion passes unanimously (6-0).

Mrs. Massey motions for Kelsey Crooks for Vice Chair. Mr. Garrett seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

Ms. Crooks motions for Jessica Massey for Secretary. Mr. Garrett seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

Call to Order

Chairman Watson 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 December 9, 2024, meeting.

Mrs. Massey made a motion to approve the minutes, Ms. Crooks seconded.

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

Public Comments

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

Ms. Kara Forward spoke regarding her concerns regarding the RV Park section of the Unified Development Standard Ordinance. Ms. Forward expressed interest in wanting the Planning Commission to take this section of the Unified Development Standard Ordinance back to County Council for changes.

Chairman Watson asked if there were any others present who wished to make public comment regarding an item not on the agenda. Mr. Julian confirmed that no others were present who wished to make public comments regarding an item not on the agenda.

Chairman Watson closed the public comment portion of the meeting.

Public Hearings

LU-24-0009 – Land Use Review for a 22 site RV Park off Haywood Road in Easley, SC.

Chairman Watson opened the public hearing portion of the meeting and called for the Hagan 22 Site RV Park action item to be heard.

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

Mr. Jeffery and Mrs. Teresa Hagan, the applicants, presented their plans to the Planning Commission.

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

Mr. Julian informed the Commissioners that there were no members of the public who signed up to speak in favor of the action item.

Chairman Watson called for Planning Staff to give their report to the Commission.

Mr. Julian reports that the action item meets the standards of the Unified Standard Development Ordinance, concluding the Staff Report.

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

Mr. Julian called citizen Margaret McJunkin 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 asked Mr. and Mrs. Hagan several questions about the site management plans for the RV Park. Mr. and Mrs. Hagan explained that the RV Park will be staffed by family members, will adhere to fire safety regulations, and will coordinate with SCDOT to ensure that entrance and exit from the park onto the main road are safe, pending approval.

Mr. Brooks makes a motion to approve as submitted. Mr. Brazinski seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

SDV-24-0003 – Subdivision Variance off April Valley Lane in Pickens, SC

Chairman Watson called for the April Valley Subdivision Variance action item to be heard.

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

Mr. Scott Patterson presented his plans to the Planning Commission.

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

Mr. Julian informed the Commissioners that there were no members of the public who signed up to speak in favor of the action item.

Chairman Watson called for Planning Staff to give their report to the Commission.

Mr. Julian reports that the action item does not meet the private road standards specified in Article 10, Section 1012(c) of the Unified Standard Development Ordinance, concluding the Staff Report.

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

Mr. Julian called citizen Myron McCall 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.

Commissioners discuss the possibility of applicants using the shared driveway easement on the north side of the property. Commissioners also discuss the difficulties of hardship variances. Mr. Patterson expressed that he was unaware of the easement on the northern side of the property.

Chairman Watson and Commissioners asks for clarification from Planning Staff if granting this variance would allow for further subdivision of the remaining 14 acres of the applicant's property. Mr. Julian replied no, the applicant would have to return to the Planning Commission since the access is on a private road.

Ms. Crooks makes a motion to deny. Mr. Garrett seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

LU-24-0010 – Greenville Pickens Speedway Multi-Use Park Phase 2 in Easley, SC

Chairman Watson called for Phase 2 of the Greenville Pickens Speedway Multi-Use Park action item to be heard.

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

Mr. Austin Horvat, the engineer, and Mr. Philip Wilson, the developer, presented their plans to the Planning Commission.

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

Mr. Julian informed the Commissioners that there were no members of the public who signed up to speak in favor of the action item.

Chairman Watson called for Planning Staff to give their report to the Commission.

Mr. Julian reports that Planning Staff have been working with the applicant to ensure that the buffer requirements against residential properties will be met where applicable, pending approval.

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

Mr. Julian called citizen Chris Hale 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 asks for clarification regarding road access to the project and increase of traffic on Highway 124. Mr. Wilson states that they are working with SCDOT to widen Highway 124 to mitigate the increase in traffic.

Mr. Brooks makes a motion to approve as submitted. Mrs. Massey seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

LU-24-0011 – Greenville Pickens Speedway Multi-Use Park Phase 3 in Easley, SC

Mr. Philip Wilson, the developer, presented his plans to the Planning Commission.

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

Planning Staff informed the Commissioners that there were no members of the public who signed up to speak in favor of the action item.

Chairman Watson called for Planning Staff to give their report to the Commission.

Mr. Julian reports that this action item was split into multiple phases due to the size of the project. Mr. Julian also clarified that the project will go through a complete development review process if approved by the Planning Commission.

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

Mr. Julian called citizens Mark Blackwell, Brandon Langston, and Connie Wilson 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 ask for clarification on the land's intended use, as the information presented in the plans are conflicting. Mr. Wilson explains that the current plans for phase 3 of the multi-use park aim to honor the Speedway and establish a retail space where citizens can pay tribute to its history. Chairman Watson inquires about the timeline for the racetrack's demolition. Mr. Wilson responds that it will take place in 12 months unless someone comes forward to purchase the racetrack.

Mr. Brooks makes a motion to deny. Mr. Brazinski seconds the motion.

Chairman Watson calls for a vote. The motion passes unanimously (6-0).

New Business

Mr. Julian requested a one-time allowance to approve a driveway easement off Highway 11.

The Planning Commission denied this request. This request will be heard at the next Planning Commission meeting.

Commissioners and Staff Discussion

Mrs. Massey requested a workshop for the Commission and Planning Staff to meet before the next Commission meeting.

Commissioners agreed on February 3rd for a Planning Commission Workshop.

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. (6-0).

The meeting was adjourned at 9:19 pm.

Submitted by:

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Secretary Date

Approved by:

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Chairman Date