

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 10th 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, Secretary
Danny Garrett
Daniel Brazinski

MEMBERS ABSENT:

Jennifer DeWild
Tripp Brooks

STAFF PRESENT:

Ray Holliday, Planner
Sydney Sculley, Planner

Welcome and 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 January 13, 2025, meeting.

Vice Chairwoman Crooks made a motion to approve the minutes, Secretary Massey seconded.

Chairman Watson called for a vote. The motion passed unanimously (5-0).

Public Comments

Chairman Watson asked if there were anyone present who wished to make a public comment regarding an item not on the agenda. Chairman Watson closed the public comment portion of the meeting.

Public Hearings

Request for Access Exclusion for Single-Family Residence at TPM# 4165-00-30-8068

1 Chairman Watson opened the public hearing portion of the meeting and called for the Request for Access Exclusion
2 for single Family Residence at TPM# 4165-00-30-8068 item to be heard.

3
4 Chairman Watson called for the applicants to speak on the action item.

5
6 Kiera Ellison a representative from the dealership providing the home to the applicant spoke to the commissioners
7 about the applicant of the property needing access from Hwy 11 to have a driveway.

8
9 Vice Chairwoman Crooks makes a motion to approve as submitted. Mr. Watson seconds the motion.

10
11 Chairman Watson calls for a vote. The motion passes unanimously (5-0).

12
13 **SDV-25-0001– 101 Lot Single-Family Subdivision**

14
15 Chairman Watson called for the 101 Lot Single-Family Subdivision action item to be heard.

16
17 Chairman Watson called for the applicants to speak on the action item.

18
19 Mr. Thom Craft and Mr. Wesley White of Ridgewater Engineering, the applicant and applicant representative, presented
20 their plans to the Planning Commission.

21
22 Vice Chairwoman Crooks called for members of the public to speak in favor of the action item.

23
24 The Commissioners learned there were no members of the public who signed up to speak in favor of
25 the action item.

26
27 Chairman Watson calls for members of the public speaking in opposition of the action item.

28
29 Koty Porter spoke in opposition of the project due to traffic safety concerns.

30
31 Tim Cothran spoke in opposition of the project due to infrastructure concerns, traffic safety concerns and tax increase
32 concerns.

33
34 Alison Fuller spoke in opposition with concerns about the number of homes and traffic safety concerns.

35
36 Vice Chairwoman Crooks asks if there are any other members of the public to speak against the action item.

37
38 Chairman Watson called the applicant to readdress commissioners and concerns.

39
40 Mr. Wesley White noted that they are working closely with county staff and engineers on the subdivision entrances and
41 that the infrastructure improvements will be paid for by the developer. Mr. White shared that the traffic study provided
42 showcases a minimum four-to-five-year buildout.

43
44 Mr. Danny Garrett asked for staff comments.

45
46 Mr. Ray Holliday responded that the applicant has met with multiple departments and that the applicant has met all
47 requirements. Mr. Holliday shared that the applicant would have to apply for an encroachment permit through the roads
48 and bridges department and that the county engineer will make sure the application meets their standards.

49
50 Mr. Craft spoke in saying that he would be willing to work with the neighboring houses to address entrance concerns
51 to the subdivision.

52
53 Mr. Holliday responded that the county engineers would work with the applicant on the entrances to the subdivision.

1 Vice Chairwoman Crooks readdressed those that spoke in opposition stating that their road safety concerns can still
2 be addressed with the County Roads and Bridges Department and that the commission could help pass along the
3 concerns they vocalized.

4
5 Mr. Garrett makes a motion to approve as submitted. Vice Chairwoman Crooks seconds the motion.

6
7 Chairman Watson calls for a vote. The motion passes unanimously (5-0).

8
9 **New Business:**

10
11 A representative from EMS was scheduled to speak with the commissioners about a new project being
12 built within the County. Mr. Holliday said the representative did not show to speak and that the commission
13 will be asked to provide feedback on the new project. Plans will be sent to commissioners to review and
14 feedback should be sent to staff by February 24th, 2025.

15
16
17 ***Commissioners and Staff Discussion:***

18
19 Secretary Massey asked the rest of the commissioners in attendance if they were planning for the rescheduled
20 workshop from February 3rd, 2025 to March 31st, 2025. Commissioners agreed.

21
22 Secretary Massey asked Mr. Holliday if the last set of ordinances passed by the County Council were updated on the
23 County website.

24
25 Mr. Holliday responded that all the updated ordinances can be found on the County website.

26
27 Chairman Watson asked staff about vacant mobile homes and properties with excess trash. Chairman Watson asked
28 if anyone is appointed to addressing those concerns.

29
30 Mr. Holliday responded that Codes Enforcement now has three to four members, and those concerns fall under their
31 domain.

32
33 Vice Chairwoman Crooks asked staff about a constituent complaint about a property that is not following code and is
34 building shack like structures to rent as housing. The constituent spoke to Vice Chairwoman Crooks that they have
35 reached out to Codes Enforcement and other departments since November 2024 and no action has been taken on
36 the complaint.

37
38 Mr. Holliday stated that Codes Enforcement is the responsible agency for a complaint of that nature.

39
40 Secretary Massey asked for Ms. Kara Forward to speak on RV and tiny homes ordinances.

41
42 Ms. Forward addressed staff and commissioners about the UDSO pertaining to tiny homes and RVs. Ms. Forward
43 asked if ordinances pertaining to both tiny homes and RVs were going to be updated.

44
45 Mr. Holliday responded that he was not aware of any items mentioned to be reviewed by staff.

46
47 Ms. Massey asked staff who should be contacted to receive an update about RVs and tiny homes. Mr. Holliday
48 responded that County Council would be the point of contact. Mr. Holliday responded that commissioners can also
49 forward recommendations to County Council.

50
51 Mr. Garrett asked staff if tiny homes require a permit. Mr. Holliday responded there is nothing in the ordinances that
52 address tiny homes. Tiny homes currently fall under conventional subdivision use and require a building permit.

Adjourn:

There being no additional matters to be taken up by the Planning Commission, Chairman Watson called for a motion to adjourn. Vice Chairwoman Crooks made a motion to adjourn. Mr. Brazinski seconded. Vice Chairwoman Crooks called for a vote. The motion passed unanimously. (5-0).

The meeting was adjourned at 7:18 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date