PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

August 11, 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.

<u>MEMBERS PRESENT:</u>
Michael Watson, Chairman
Kelsey Crooks, Vice Chairwoman
Jessica Massey
Daniel Brazinski
Tripp Brooks
Jennifer DeWild

<u>MEMBERS ABSENT:</u>
Danny Garrett

<u>STAFF PRESENT:</u>
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 calls for approval of the minutes of the June 09, 2025, meeting.

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

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

Public Comments

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

Public Hearings

LU-25-0006 Ridge at Perry Bend Three at 4215 Calhoun Memorial Hwy Easley, SC 29640

Chairman Watson called for the Ridge at Perry Bend Three action item to be heard.

Mr. Julian called for the applicants to speak on the action item.

Ms. Olivia Jebens and Mr. Rick Dilsavor, the applicants, present their plans to the Planning Commission.

Mr. Julian called for members of the public to speak in favor of the action item.

Ms. Sculley confirms that no one is signed up to speak in favor of the project.

Mr. Julian presented the staff report, noting that the project complies with the standards set by the Unified Development Standards Ordinance. He mentioned that they have been in communication with several County departments to review the site plan. Additionally, Mr. Julian discussed conversations with Pickens County Emergency Services about potential collaboration with the Developer for acquiring a ladder truck necessary for this project.

Mr. Julian called for members of the public to speak in opposition of the action item.

Ms. Sculley called citizen Lisa Moore to speak in opposition to the action item.

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

Ms. Sculley confirmed that no others were signed up to speak against the action item.

Commissioners discussed several topics, including the color scheme of the buildings, available amenities, access routes to and from Highway 123, and the absence of a ladder truck, as mentioned by Pickens County Emergency Services. Mr. Dilsavor stated that the color schemes will be similar to those of the other Ridge apartments located behind Sam's Club and Wal-Mart. Proposed amenities will include a clubhouse, a pool, a walking trail, and additional features that are yet to be determined. Mr. Dilsavor also addressed concerns regarding access from Highway 123, noting that the left turn lane from Greenville and the right turn lane from Easley will provide ample space to alleviate traffic issues.

Ms. Crooks makes a motion to deny the project. Mr. Brooks seconds.

Commissioners expressed concerns about increased traffic on Highway 123 and the unresolved discussions regarding the necessary ladder truck. They also noted that this proposal does not align with the goals and intent of the Comprehensive Plan.

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

SD-25-0002 Havenwood Ridge at 106 Angie Ln Easley, SC 29642

Chairman Watson called for the Havenwood Ridge action item to be heard.

Mr. Julian called for the applicants to speak on the action item.

Mr. Jack Reel, the project engineer, presents the plans to the Planning Commission.

Mr. Julian called for members of the public to speak in favor of the action item.

Ms. Sculley confirms that no one is signed up to speak in favor of the project.

Mr. Julian presented the staff report, noting that the project complies with the standards outlined in the Unified Development Standards Ordinance. He mentioned that they have been communicating with several county departments to review the site plan and ensure it meets all necessary standards. Additionally, Mr. Julian stated that the applicants received a waiver from Pickens County Emergency Services and the County Engineer, allowing for only two entrances instead of three.

Mr. Julian called for members of the public to speak in opposition of the action item.

Ms. Sculley called citizens Buddy Holcombe, Lisa Moore, and Joanne Powner to speak in opposition to the action item.

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

Ms. Sculley confirmed that no others were signed up to speak against the action item.

The commissioners discussed several topics, including the increased traffic on Adger Road and North Old Pendleton Road, the creek levels, and the proximity of proposed developments to the creek. Mr. Reel stated that the traffic study is currently being reviewed by the South Carolina Department of Transportation (SCDOT) and the County Engineer. He noted that the proposed lots are located away from the 50 feet creek buffer and explained that these lots will be built at a higher elevation than the creek. He explains that the difference in elevation will help protect against potential future flooding events from the creek. Commissioners asked if there were other plans showing less density. Mr. Reel stated that this plan shows a less dense plan since it has more opens pace than required.

Commissioners discuss the need for more information before they feel that they can make a decision on the proposal. Ms. Crooks expresses a desire for further discussion on how to address concerns related to traffic and the creek. She also suggests providing the commission with visual renderings to aid in their evaluation.

Ms. Crooks makes a motion to table the proposal for consideration until its next scheduled meeting. Mrs. Massey seconds.

Commissioners request that the applicant return next month with potential builders and project renderings, a clearer amenity package, an access plan from both Adger and N. Old Pendleton Road, a creek preservation plan/trust, watershed study, and an inundation map.

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

New Business

Mr. Julian stated that there are no applications on the September agenda. Furthermore, the only agenda item for the upcoming scheduled meeting will be the Havenwood Ridge agenda item that was tabled during tonight's session.

Commissioners requested that Mr. Julian reach out to SCDOT regarding future improvements in Pickens County.

Commissioners and Staff Discussion

Mr. Julian asks Commissioners if there are any specific items they would like to see added into the Ordinance for Hotels, Motels, and Resorts. Commissioners stated that they would be okay with it just being added to Section 1203 with a definition.

Mr. Julian presented the Commissioners with the revised RV Parks and Campgrounds standards, clarifying regulations to eliminate loopholes.

Mrs. DeWild requested that “campground” is clearly defined in the ordinance.

Mr. Julian mentioned that he will send the updated standards to the Commissioners for their review via email.

Adjourn

There being no additional matters to be taken up by the Planning Commission, Chairman Watson 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 8:32 pm.

Submitted by:

____________________________ _________________________
Secretary Date

Approved by:

____________________________ _________________________
Chairman Date