PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 08, 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
Jennifer DeWild
Danny Garrett

<u>MEMBERS ABSENT:</u>
Tripp Brooks

<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 August 11, 2025, meeting.

Ms. Crooks made a motion to not approve the minutes, Mrs. Massey 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

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

Chairman Watson called for the Havenwood Ridge action item to be taken off the table.

Ms. Crooks made a motion to take the action item off the table. Mr. Brazinski seconded.

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

Mr. Jack Reel and Mr. Les Hendricks, representatives of the applicants, present the requested information to the Planning Commission.

The commissioners held a discussion with Mr. Reel covering several key topics. They reviewed the proposed builder, the mockup of the homes to be constructed, the amenities offered, entrances to the subdivision, offsite road improvements, and measures for protection from the creek.

Mr. Reel confirmed that Meritage will be the homebuilder and presented four home options, with sizes ranging from 1,500 to 3,500 square feet. The starting price for these homes will be approximately $350,000 to $450,000.

Mr. Reel introduced the amenity package, which includes a pool, a pool house with restrooms, and a pump room. While Mr. Reel mentioned that additional recreational amenities may be added in the future, he clarified that no other structural additions will be made for amenities.

For the entrances, Mr. Reel explained that the N Old Pendleton entrance will feature both right and left outbound lanes along with a 15-foot inbound lane. The Adger Road entrance will have a 50-foot right-of-way, as required by the County Engineer.

Mr. Reel discussed the developer's commitment to improving and widening Anderson Highway, which includes creating a left-turn lane on Adger Road. To enhance flood protection from the creek, the project will include detention ponds that provide ample protection for the homes. He also noted the requirement of a 50-foot buffer zone from the creek, which cannot be disturbed.

Ms. Crooks inquired with Mr. Reel about the number of crossings planned over the creek. Mr. Reel replied that there will be a total of three crossings: likely one bridge and two culverts. These structures will be analyzed and evaluated by the Corps of Engineers and the County to ensure compliance with all requirements. Mr. Reel and Mr. Hendricks also mentioned that the maintenance of the roads and bridge will be funded by the HOA's capital reserve.

Mr. Hendricks stated that the proposed project complies with all standards in the Unified Development Standards Ordinance and exceeds them to benefit future residents of the development.

Mr. Brazinski makes a motion to approve the proposed subdivision as presented in August along with the additional plans as presented on September 8th, 2025. Mr. Garrett seconded.

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

Commissioners have requested Planning Staff to reach out to the Stormwater Department to see what they would recommend regarding a preservation plan for the creek and who would manage that during the development review process.

New Business

No new business at this time.

Commissioners and Staff Discussion

Mr. Julian presented the Commissioners with the revised standards for RV Parks and Campgrounds, as well as the inclusion of Hotels, Motels, and Resorts in Article 12. Mrs. DeWild requested a clear definition of "campground" to be included in the ordinance. In response, Mr. Julian stated that he would add a definition for "campground" and send it to the Commissioners via email, along with a definition for “hotels, motels, and resorts”.

Ms. Crooks requested a clear definition for “solar farms” in our ordinance. Mr. Julian stated that he will begin researching to find language to add in regard to solar farms.

Commissioners and staff deliberate procedural matters.

Mr. Julian mentioned that the ordinances under review by the Commissioners will be included in the next Agenda.

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. Brazinski seconded. Chairman Watson called for a vote. The motion passed unanimously. (6-0).

The meeting was adjourned at 8:43 pm.

Submitted by:

____________________________ ____________________________

Secretary Date

Approved by:

____________________________ ____________________________

Chairman Date