



AGENDA
CITY OF PICKENS PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
TUESDAY, September 8 2026
5:30 PM

- I. Opening Comments and Establishment of a Quorum
- II. Approval of Minutes – June 9, 2026
- III. Addenda to Agenda
- IV. Public Hearings
 - A. Rezoning Application PR-26-0001
 - a. Review of application
 - b. Applicant Presentation and Questions
 - c. Public input
 - d. Vote
- V. Addenda
- VI. Adjourn



City of Pickens Planning Commission
Regularly Scheduled Meeting
June 9, 2026 5:30 PM
Meeting Minutes

Members Present:

Megan Thomas
Caroline Rogers
Candice Heatherly

Staff Present:

Jeffrey Guilbault

Ms. Thomas opened the meeting, and a quorum was established.

Review of May 12, 2026 Meeting Minutes

Ms. Thomas asked whether everyone had reviewed the minutes from the May 12, 2026, meeting and whether there were any revisions. Ms. Rogers noted that Mr. Craft had abstained from voting on the annexation request, so the vote should be 3-0-1 instead of 4-0. Mr. Guilbault agreed to make the change to the minutes. Ms. Rogers made a motion to approve the minutes as corrected. Ms. Heatherly seconded the motion, and the board voted 3-0 to approve the May 12, 2026, meeting minutes.

Public Hearing – City of Pickens Draft Comprehensive Plan

Mr. Guilbault stated that the first item for discussion was the public hearing for the draft comprehensive plan. There was no staff report for this hearing. Ms. Thomas asked if anyone from the public wished to comment on the draft plan. There were no members of the public who wished to provide comments about the plan.

Ms. Vissage stated that the City Council had seen the plan in a work session and added a couple of goals to those previously identified by the Planning Commission. She also stated that the City Council could make additional changes as it goes through the required two readings.

With no further comments from the commission, Ms. Heatherly made a motion to recommend approval of the comprehensive plan. Ms. Rogers seconded the motion. The vote was 3-0 to approve the draft comprehensive plan.

Public Hearing – Spinx PDD

Mr. Guilbault stated that the City of Pickens had received a request to annex and zone PDD, Planned Development District, approximately 14.79 acres of land located at 2914, 2916, 2918, 2920,



and 2932 Gentry Memorial Highway. The property is the proposed home of a new Spinx gas station, the Stockade building, and other vacant parcels. This is a 100% annexation request from the property's owners.

Mr. Guilbault explained that the next step in the process was approval of the PDD regulations for the property. Mr. Guilbault explained that the site was divided into three tracts, with Tract A allowing the Spinx gas station/convenience store, Tract B (the Stockade), and Tract C allowing uses according to the GBD General Business District guidelines. The PDD document also allows two billboard signs on the site. Mr. Guilbault explained that these were existing signs on the site, with one being moved because of the Spinx project.

Ms. Thomas asked if anyone from the public had any comments about the proposed PDD document for the site. Ms. Hostetler, a resident of John Street behind the Spinx property, had concerns about sight lighting. She was concerned that the store lighting would negatively affect the surrounding single-family homes along John Street. Mr. Riese, with Spinx, assured her that a lighting plan would be submitted with the construction drawings. He stated that the lighting plan will show the lighting pattern for the project and that the proposed lighting should not affect neighboring properties. Ms. Thomas asked if the City had lighting regulations in place. Mr. Guilbault said he would check, but he did not think there were specific lighting regulations.

No other members of the public requested to speak on the matter.

There was general discussion among the Commission about the PDD process and the site-specific development plan. Ms. Rogers asked about the landscaping standards. Mr. Guilbault explained that the language was taken from the standard zoning ordinance and reflected the Bufferyard 1 requirements. Ms. Rogers also asked about the billboard language. Mr. Guilbault explained that there were two existing billboards on the site, with one being moved because of the Spinx development. The language allows the two billboards to remain, but no others can be added to the site.

Ms. Rogers asked about the Stockade building and who was responsible for maintaining it. Mr. Guilbault explained that Spinx had agreed to keep the building and, as long as they own the property, they would be required to maintain it. Ms. Rogers asked if Spinx could provide assurances that the building would remain. Mr. Guilbault stated he would ask Spinx to provide a letter to that effect.

Ms. Thomas asked about the allowed uses in Tract C. At the previous meeting, it was discussed that this tract would be for open space so that any proposed use would be required to come before the Planning Commission for approval. The draft PDD document calls for it to follow GBD General Business District requirements. Mr. Guilbault stated that, after discussion with Spinx, the proposal was changed to meet GBD requirements because it was in accordance with the existing corridor and the comprehensive plan.



Following the discussion, Ms. Rogers made a motion to recommend conditional approval of the request with a letter from Spinx regarding the status of The Stockade and with a change in the Tract C permitted uses to open space only. The motion was seconded by Ms. Heatherly. The motion was approved 3-0.

With no other business on the agenda, Ms. Rogers made a motion to adjourn the meeting. Ms. Heatherly seconded the motion. The motion to adjourn was approved by a 3-0 vote.

Meeting adjourned.

DRAFT



Property Rezoning
EPO-I5I

Balance
\$0.00

Applicant	Application #	Submitted	Issued	Starts
Matt Chappell	EPO-I5I	Aug 12, 2026	--	--

Expires	Identifier
--	4181-20-81-5542

Applicant Information

APPLICANT

Matt Chappell

✉ mchappell9@icloud.com

☎ (864) 636-2309

🏠 219 Pendleton St, Pickens, SC 29671

📍 *Same as mailing address*

Property Owner if Different From Applicant

PROPERTY OWNER IF DIFFERENT FROM APPLICANT

City of Pickens

✉ tobriant@pickenscity.com

☎ (864) 878-6421

 219 Pendleton St, Pickens, SC 29671

 *Same as mailing address*

Property Information

Parcel ID

4181-20-81-5542

Address

N/A

Current Use of Property

Multi-Family Residential(>/=3)

Lot Dimensions

3.6 acres

Property Characteristics

Vacant lot bordering Hwy 178 - Moorefield Memorial Hwy

Proposed Zoning

Planned Development District

Proposed Use of Property

Business

Reasons for request/supporting information and justification to be listed in the staff's report and evaluation

Property is being marketed for sale and the city wishes to be able to explore all options for future use.

Copy of the current plat of the property

MMH Plat.pdf

MMH Satview.pdf

Acknowledgement

Signature

Matt Chappell

Date

Aug 12, 2026

Internal Notes

☐ Approved

☐ Denied

Fees

Property Rezoning	\$50.00
Administrative Waive	-\$50.00
TOTAL	\$0.00
PAID	\$0.00
BALANCE DUE	\$0.00

Transaction Log

08/12/2026

Payment

Other

\$0.00

Communication

August 12, 2:58 PM

Payment Required

There are fees due that require your immediate payment. Please click below to pay online.

Property Rezoning [EPO-I5I]

Balance \$50.00

August 12, 2:58 PM

Your application for a Property Rezoning has been successfully submitted. The reference number for your application is EPO-I5I

Please keep a copy of this email as record of your application. Staff may use the reference number when communicating with you.

Thank you,

City of Pickens

Workflow

1. Payment Received - COMPLETED

Assignee: Matt Chappell

2. Initial Application Received - COMPLETED

Assignee: Matt Chappell

3. Application is forwarded to the Planning Commission - ACTIVE

Assignee: Matt Chappell

4. Planning Commission meets and makes a recommendation to council - INACTIVE

Assignee: Matt Chappell

5. Council considers application - INACTIVE

Assignee: Matt Chappell

6. Issue Permit - INACTIVE

Assignee: Matt Chappell

Appendix

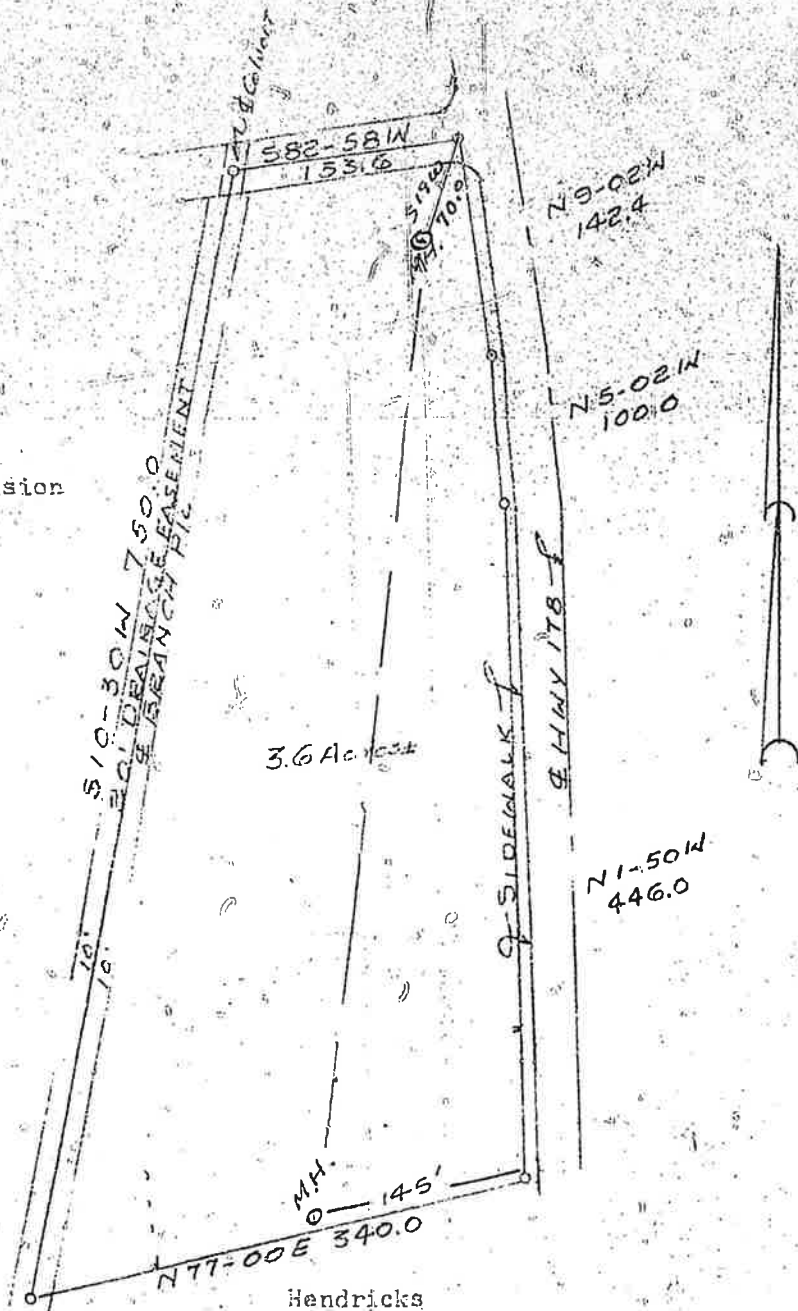


MMH Plat.pdf



MMH Satview.pdf

Sunset
Subdivision



Property
of
Roy Dalton

State of South Carolina
County of Pickens

The above tract of land is located approx. 0.5 miles South
of Pickens, S. C.

Scale: 1" = 100'

Date: 1/17/72

Surveyed by:

T. Craig Keith

Reg. No. 1712

Index:

J. S. Dalton ✓
Ann D. Winchester
Allison Dalton ✓
Charles Dalton ✓

he within document was filed

or record on the 27 day of

Jan. 1981 and recorded

book #23 page 522

Clerk of Court and R.M.C.
Pickens County, S. C.



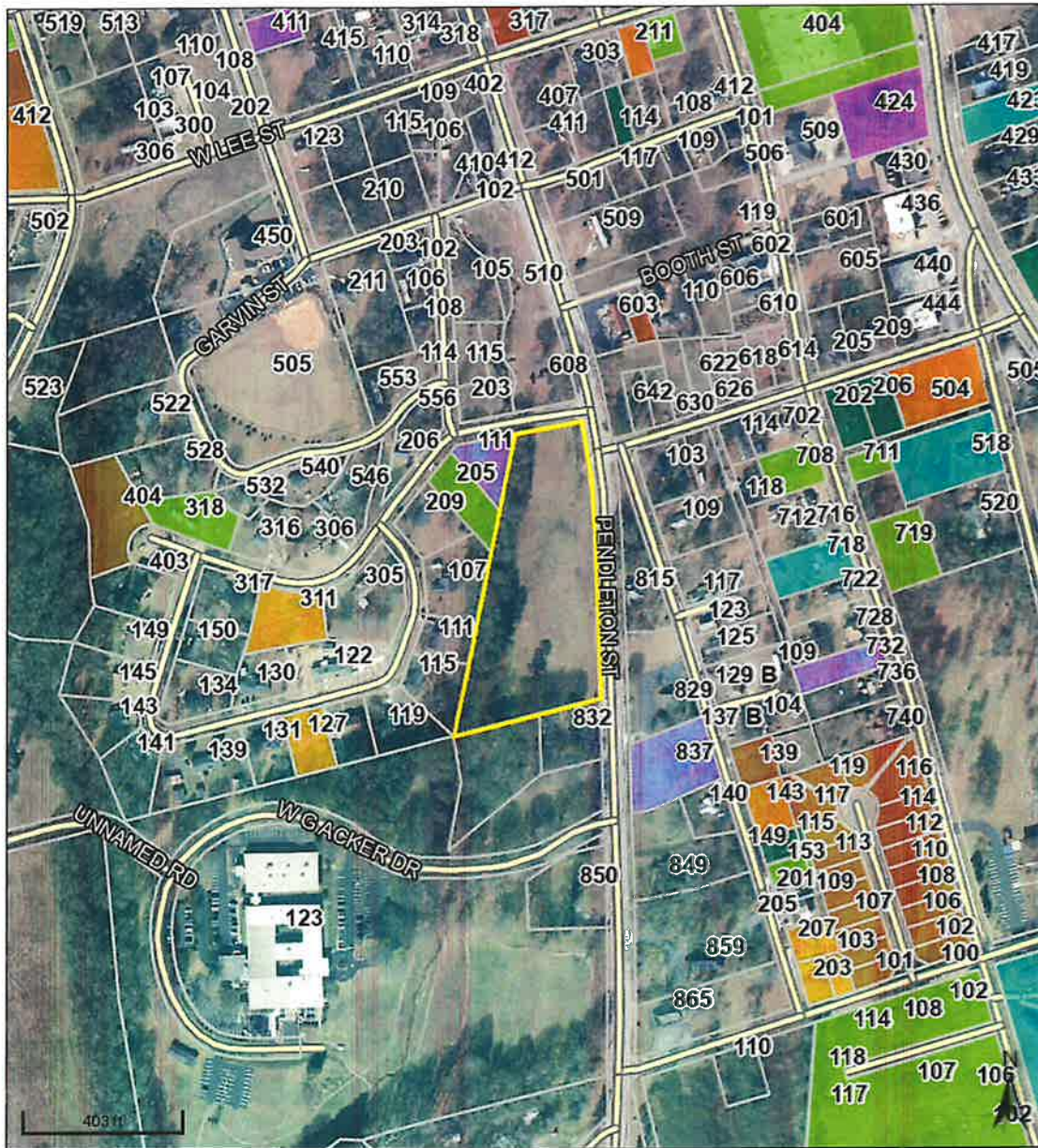
522

33471

FILED



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Yearly Sales
 - 2026
 - 2025
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
- Roads

Date created: 8/12/2026
Last Data Uploaded: 8/12/2026 8:46:08 AM

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