

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

MEMORANDUM

To: Members, Pickens County Planning Commission

From: Christopher J. Brink, AICP
Director

Date: January 28, 2021

RE: February 8, 2021 Meeting

The Pickens County Planning Commission will have their regularly scheduled meeting on February 8th, 2021 in the Main Conference Room of the Administration Building.

Due to ongoing COVID concerns, access to this meeting may be limited or restricted.

There will be a traditional worksession prior to the meeting at 6:00pm.

The meeting agenda and packet is attached for your review.

Please email me (chrisb@co.pickens.sc.us) **AND** the Vice Chairman, Mr. Ballentine (bobbyb@heirloomsandcomforts.net) or call 864-898-5989 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival.

Thank You!

MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

BOBBIE LANGLEY, District 2

GARY STANCELL, District 3

PHILIP SMITH, District 4

JON HUMPHREY, District 5

DAVID COX, District 6

MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA **Work Session**

Pickens County Administration Building
Main Conference Room
222 McDaniel Avenue
Pickens, South Carolina

February 8, 2021
6:00 pm

1. Discussion of By-Laws, relative to election of officers
2. Review of agenda items – Staff

**BY-LAWS
PICKENS COUNTY PLANNING COMMISSION
ADOPTED
JANUARY 19, 2012**

The following policies are adopted by the Pickens County Planning Commission to facilitate the transaction of business and the exercise of its powers as enumerated in Pickens County Ordinance No. 226, dated April 17, 1995 and the enabling legislation stated therein.

Statement of Purpose

The Pickens County Planning Commission, as authorized by the above cited ordinance, has as its purpose to provide plans and programs to assist County Government in the efficient utilization of the resources of Pickens County in order to benefit present and future generations of its citizens.

SECTION 1.0 Membership

1.1 Selection

The membership of the Commission shall be composed of seven (7) members that are citizens of Pickens County appointed by County Council voting in Council duly assembled, with one (1) member being nominated by each of six (6) Councilmen. One (1) member shall be appointed at-large by a majority of Council.

Upon the initial establishment of the Planning Commission, those members nominated by Councilmen from Districts One and Two and the at-large member shall serve for terms of two (2) years; those members nominated by Councilmen from Districts Three and Four shall serve for terms of three (3) years; and those members nominated by Councilmen from Districts Five and Six shall serve for terms of four (4) years. After the initial appointment, all members of the Planning Commission shall serve for a term of (3) years.

1.2 Resignation

If a Planning Commission member shall resign his term before it is expired, the Chairman of Pickens County Council shall appoint a member to complete the unexpired term. If a member of the Planning Commission shall have completed his term, he shall continue serving until such time as Pickens County Council formally appoints a replacement.

No duly appointed member may be absent for more than three consecutive meetings, without justifiable cause as viewed by a majority of the Commission. Absence in excess of three consecutive announced meetings without justifiable cause as viewed by a majority of the Commission will be considered to constitute

voluntary resignation and the position shall be reported as vacant to the County Council.

1.3 Continuation

When a member of the Planning Commission shall have completed his term, he/she shall continue serving until such time as the Pickens County Council formally appoints a replacement.

SECTION 2.0 Officers

2.1 Election

At the first regular meeting after May 31 of each year, the Commission shall elect from its membership a Chair and a Vice-Chair. Those elected shall take office at the next regular meeting.

2.2 Tenure

The officers shall serve from the date of their election until June 30 of the following year or until their successors have been elected.

2.3 Duties

The Chair shall normally preside at all meetings of the Commission. In the absence of Chair, the Vice-Chair shall preside. In the absence of both, the senior member present shall serve as acting chair. The individual presiding shall vote only to accomplish decision on motions that have occasioned a tie vote.

The Chair shall appoint committees, designate committee chairmen and perform all other duties that are normally considered a function of the office of Chair.

2.4 Recording Secretary

The Planning Staff shall designate a person to serve as a recording secretary at all meetings of the Commission.

SECTION 3.0 Meetings

3.1 Meetings and Public Hearings

The Planning Commission shall meet on the Second Monday of each month, convening at 6:30 p.m. When a scheduled meeting falls on a legal holiday as recognized by the State of South Carolina and Pickens County Council, the meeting shall be held on the following day.

Public hearings, when required for certain types of agenda items, will be held in conjunction with the regular meeting of the Commission. Items requiring a public hearing will be listed in the agenda of the Planning Commission and such hearings will be conducted when those items arise on the agenda.

All public hearings will be conducted according to the adopted "Pickens County Planning Commission Public Hearing Procedures"; as attached to these adopted by-laws as reference.

3.2 Special Meetings

Special meetings may be held at the call of the Chair or of an acting chair, provided that notice of such meetings shall be given to all members at least forty-eight (48) hours before the meeting.

3.3 Work Sessions

The Planning Commission may hold work sessions for internal educational, training, or for general discussion of planning related topics or items. At these sessions, no official actions may be taken. Members of other county boards, members of county staff, and professional planning and legal experts may be invited to participate in works sessions. Work sessions will be open to the public; however, public questions or comments will be heard only if solicited by the Chair. Public comment on the issues discussed during a work session will be received at the next regular meeting of the Commission.

3.4 Agenda

At the direction of the Chair, the County Planning Staff will prepare an agenda for each scheduled meeting, special meeting, and work session. Commission members who wish to add items to the agenda shall notify the County Planning Staff at least 10 working days before the meeting. Such agendas will be distributed to the Commission Members, all Pickens County news media, and any interested parties who request notification prior to the meeting date. The agenda will also be posted at the meeting place at least 24 hours prior to the meeting. Matters not on the agenda may be suggested by any member of this commission after the matters listed on the agenda have been considered; a majority vote is required to add an item to the agenda during a meeting.

3.5 Quorum

In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public

hearings without a quorum shall be scheduled for the next regular or special meeting.

3.6 Voting

Voting shall be by voice and shall not be recorded by yeas and nays unless such a record is requested at the time the vote is taken, by a member of the Commission.

3.7 Conflict of Interest

No member shall vote on or participate in the discussion of any issues on which they have a personal, professional or financial interest in. The commission reserves the right to make recommendations to County Council where there may be any personal, professional, or unethical conflicts of interest.

3.8 Proxy

When a member is unable to attend a meeting or must leave a meeting before a vote is taken, his proxy shall be accepted and used for voting as he directs, but only under the following circumstances:

- (a) The proxy shall be in writing and bear the signature of the absent member; and
- (b) The proxy shall clearly and specifically state the member's vote; and
- (c) The proxy shall contain a statement that the absent member is well informed as the facts of the question to be voted upon; and
- (d) If the question is one on which a hearing has been held, the proxy shall contain a statement that the member was present at the hearing.

3.9 Staff Reports

During the consideration of a citizen's request or other action item at a scheduled or special meeting, the report and recommendation of the Planning Staff on the matter involved shall be presented to this Commission immediately after the petitioner is heard.

3.10 Public Access

All meetings of this Commission shall be open to the public except as specified in section 3.11 below.

3.11 Executive Session

This Commission may convene in executive (closed) session at any time a motion to convene in this status is carried, providing the item to be discussed is qualified as one from which the public may be barred under the Freedom of Information Act and,

provided the requirement for public disclosure is met at the termination of the session.

3.12 Parliamentary Procedure

All meetings of this Commission shall be governed by *Roberts Rules of Order* except when such rules of order are in conflict with these By-Laws.

SECTION 4.0 Committees

4.1 Special Committees

The Chair of this Commission may create committees, without limit as the number of members, to study matters which in his/her judgment would benefit the work of the Commission. He/She shall designate one member of each special committee as its chair. Each committee shall bring its findings and recommendation to the full Commission for official action. If the committee is not unanimous in its findings, minority reports may be presented also.

4.2 Committee Meetings

Each committee shall meet at the call of its chair. On request by committee chair, the designated staff personnel shall issue notice of meetings.

4.3 Quorum; Ratification

A simple majority of its members shall constitute a quorum of any committee.

SECTION 5.0 Suspension and Amendment

5.1 Suspension of By-Laws

These by-laws may be suspended for the duration of a single meeting by a simple majority vote of the members present, providing the number present constitute a quorum as specified in Section 3.5.

5.2 Amendment


These by-laws may be amended as follows:

The By-Laws may be amended at any regular meeting of the Planning Commission by a two-thirds vote of the entire commission, provided that the amendment has been submitted in writing at the previous regular meeting of the commission.

SECTION 6.0 Enactment

These By-Laws shall become fully enforced and binding upon their formal adoption by the Pickens County Planning Commission.

Adopted: This 19th day of January, 2012


Chair, Pickens County Planning Commission

1-19-12
Date

Attested By:


Director, Dept. of Community Development
Secretary of the Commission

1/19/12
Date

Commissioners

Jim Wilkie, Chair
Bill Cato, Vice Chair
DeWitt Stone, Jr.
Charles "Hub" Smith
Weldon Clark
Dennis Reinert
Henry Wilson

MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

BOBBIE LANGLEY, District 2

GARY STANCELL, District 3

PHILIP SMITH, District 4

JON HUMPHREY, District 5

DAVID COX, District 6

MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

Pickens County Administration Building
Main Conference Room
222 McDaniel Avenue
Pickens, South Carolina

February 8, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
January 11, 2021
- IV. **Public Comments**
Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.
- V. **Public Hearings**
 1. SDV-20-0006 Randall Molloseau requesting a subdivision variance from the Pickens County development standards regarding the division of property on a private residential access. The subject tract is located on Smith Memorial Highway, Six Mile. The property owner of record is Tony Stephens.
TMS# 4048-00-70-1884
 2. SDV-21-0001 Debbie Blair requesting a subdivision variance from the Pickens County development standards regarding the placement of a second dwelling on a parcel less than 1.00 acres in size. The property is located at 642 Golden Creek Road, Liberty. The property owner of record is Debbie Blair.
TMS# 4078-16-72-8751
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 11, 2021

6:30pm

This meeting was held virtually using *Zoom Video Webinar*

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 meetings was provided by January 1, 2021 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:

Bobby Ballentine, Vice-Chairman (Presiding Official)
David Cox
Gary Stancell
Bobbie Langley
Jon Humphrey
Michael Watson

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance (flag was presented by Mr. Stancell from his virtual location).

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the December 14th, 2020 meeting. Mr. Watson motioned to approve the minutes as submitted. Ms. Langley seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Old Business

Mr. Brink provided a brief overview on how the meeting would be conducted via the virtual meeting process.

Mr. Brink gave background information regarding the old business item and why the item was tabled and why it was being re-introduced on the agenda as old business.

Draft

1 Mr. Ballentine asked for a motion to remove the case from the table.

2
3 Mr. Watson motioned to remove the item from the table. The motion was seconded by Mr.
4 Stancell. The motion to remove from the table passed unanimously.

5
6 **1. LU-20-0007 Land Use approval for a Kennel – Dog Day Care at 167**
7 **Merck Road, Central. The applicants are Freda Merck and James**
8 **McCall. The property owner of record is Freda Merck.**
9 **TMS# 4065-09-16-1866**

10
11 Freda Merck, James McCall, and Austin Fowler were all present via the zoom webinar and
12 provided information on the revised item and gave a general background on the proposed
13 overall use; that the Planning Commission in September asked for the item to be tabled so that
14 a more detailed plan could be presented that reflects the actual size and location of the
15 proposed facility in relation to surrounding properties; that SCDHEC has approved the septic
16 tank permit and SCDOT has conditionally approved the encroachment permit.

17
18 Ms. Langley asked about outside exercise areas, outside runs noted on the plans.

19
20 Mr. McCall stated that there will be outside areas for the boarded dogs to play but no dog would
21 be kept outside nor have a run located outside; that the play area/exercise area would be
22 relocated whenever the facility expands; that the entire facility will be surrounded by a security
23 fence and privacy fence as required for privacy and buffering.

24
25 Mr. Watson asked about the proposed detention pond and if that was required by the county
26 and about septic on the site.

27
28 Mr. Fowler stated that the pond was required by SCDOT to keep runoff off of the State Right-of-
29 Way.

30
31 Mr. McCall stated that the facility would be served by septic, both for animal waste and domestic
32 waste; that SCDHEC has sized the system according to the number of dogs the facility is
33 designed to accommodate.

34
35 Ms. Langley asked about the number of employees.

36
37 Ms. Merck stated that initially there would be 2 employees but more would be brought on as the
38 facility and business expanded.

39
40 Mr. Ballentine asked about buffering.

41
42 Mr. McCall stated that the kennel would be surrounded by both a security fence and stockade
43 type fence as well as a row or two of Leyland Cypress as required by the county; that existing
44 trees and vegetation would also be worked into the buffer area.

45
46 Mr. Watson asked if any entrance lighting was planned.

47
48 Mr. McCall noted that there are no plans to place any lighting at the entrance with Madden
49 Bridge Road; that the sign may be lighted with small landscape lighting but nothing larger than
50 that.

51
52 Mr. Ballentine noted that the staff recommended a condition that would prohibit the outside
53 boarding of dogs and the breeding of animals at the facility.

54
55 Mr. Humphrey noted a discrepancy in the number of parking spaces.

1 Mr. Fowler indicated that the number would be adjusted to 11 spaces as opposed to 12 as
2 noted on the plans.

3
4 Ms. Langley asked about required vaccines for dogs entering the boarding facility.

5
6 Ms. Merck indicated that all animals boarded at the facility must be up to date on all shots and
7 that proof of vaccination must be presented.

8
9 There being no additional comments, questions, or presentation, Mr. Ballentine called for a
10 motion.

11
12 Mr. Watson motioned that the proposed use be approved with conditions. Mr. Watson read the
13 proposed conditions.

- 14
15 1. *The outdoor housing and boarding of dogs and the breeding of dogs shall be*
16 *prohibited.*
17 2. *The kennel facility shall be sized and located according to the submitted site*
18 *plan.*
19 3. *Any change to the operation which increases the size of the facility and/or*
20 *changes its location in such a way that decreases its distance to adjacent*
21 *residential uses shall require re-submittal to the Planning Commission for review.*
22

23 Mr. Cox seconded the motion to approve, with the conditions read.

24
25 The motion to approve with conditions passed unanimously.

26
27 **Commissioners and Staff Discussion**

28
29 Mr. Brink gave a very brief update on the Comprehensive Plan and the upcoming Advisory
30 Committee meeting and encouraged everyone that can, attend the zoom webinar meeting.

31
32 Mr. Brink also thanked and welcomed the newest members of the Planning Commission.

33
34 **Adjourn**

35
36 There being no additional matters to be taken up by the Commission, Mr. Watson motioned that
37 the meeting be adjourned. The motion was seconded by Ms. Langley. The meeting was
38 adjourned at 7:07 pm.

39
40
41
42 Submitted by:

43
44
45
46 _____
47 Secretary

46 _____
47 Date

48
49
50
51 Approved by:

52
53
54 _____
55 Chairman

54 _____
55 Date

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SDV-20-0006 Staff Report

Planning Commission Public Hearing: February 8, 2021 6:30 PM

The following report constitutes the assessment and evaluation by Planning staff on the above mentioned request.

Applicant: Randall Molloseau
109 Brian Road
Central, SC

Property Owner(s): Tony Stephens
680 Smith Memorial Highway
Six Mile, SC

Property Location: Creek Bend Drive/Smith Memorial Highway

Acreage: 2.00 acres of a larger 7.33 acre tract

Tax Map Number: 4048-00-70-1884

County Council
District: 2

Land Use Request: N/A

Variance Request(s) from
Planning Commission: Variance from the Pickens County development standards related
to a division of property off a Private Residential Access.

Request Background:

The subject property is located on Creek Bend Drive, a private residential access (private road), off of Smith Memorial Highway in Six Mile. The applicant is requesting a variance to allow the division of a parcel; creating an additional tract with sole access from a non-conforming private residential access (lot number/construction/agreements) classified as a private road.

Current Property Use:

The proposed subject tract (portion of the larger) is currently vacant

Utilities & Infrastructure

Transportation:

The nearest public road that the property is served by is Furman L. Smith Memorial Highway; a SCDOT maintained roadway (S-124).

Water:

N/A

Sewerage:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A


Other Reviewing Agencies:

N/A





SDV-20-0006




State Roads




County Roads



Private

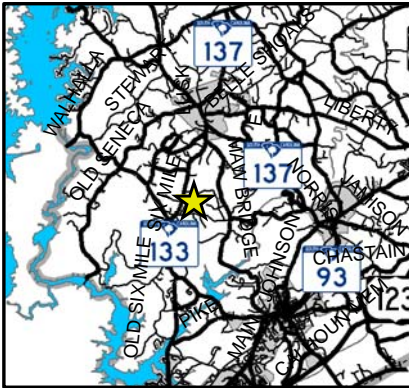


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 65 130 260
Feet

Randall Molloseau
Division of Property off
A Private Residential Access
Known as Creek Bend Drive



Staff Analysis:

Analysis is based on UDSO Section 1012 for private residential access standards (Private Roads):

UDSO Section 1012(c) – Private Roads

- (1) *The maximum number of lots which may be served by a private road shall be governed by Article 4 of this ordinance.*

The variance request is to allow a new lot, over the number permitted to be approved by staff, to be created within a development served by a "private road".

- (2) *The private road shall be located within a designated right-of-way of at least fifty (50) feet in width and that right-of-way shall be owned and controlled by a homeowner's association or other entity responsible for the road's maintenance.*

Creek Bend Drive is located only within a designated easement rather than a true fee simple Right-of-Way (ROW). The easement width is 40' according to various surveys. The ROW, being non-existent, is not otherwise owned by a HOA or other entity responsible for maintenance.

- (3) *All lots must meet minimum Development Ordinance requirements for minimum frontage onto the private road.*

The proposed parcel, as well as the remainder, will have the minimum required road frontage.

- (4) *Minimum lot size shall be governed by Article 4.*

The proposed parcel, as well as the remainder, meets the minimum required size for a buildable parcel - .50 (1/2) acre.

- (5) *The private road cannot originate from a shared driveway or from a common drive. The private road may originate and connect to another private road provided that road meets the minimum requirements listed in this section.*

N/A

- (6) *The maintenance of the private road must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.*

No maintenance agreement is noted, recognized, or recorded with the County.

- (7) *The following plat certification shall be placed upon every plat for every lot utilizing a private road:*

"The private road and associated right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and right-of-ways shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."

This certification will need to be affixed to the plat by the surveyor of record.

- (8) *All subdivisions utilizing private roads for access must be approved by the Planning Commission in accordance with the procedures listed in Article 12.*

One of the reasons this item is being brought before the Planning Commission.

- (9) *Only those lots approved by the Planning Commission and platted with the private road may utilize said road.*

Again, one of the reasons this item is being brought before the Planning Commission.

(10) The private road must be named; said name shall be approved by Pickens County E-911 staff.

Road is named – Creek Bend Drive

(11) Construction standards.

The private road shall be constructed in accordance with the respective requirements for a public, local residential street.

Creek Bend Drive was not constructed according to current minimum requirements. No record of when Creek Bend was constructed or if the applicable standards of the time (if any) were followed.

Recommendation:

As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*

Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.

Thank!!
Chris
and



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

- ☒ Land Use Review / Subdivision Review
☐ Subdivision Variance

Case No.: _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant Randall Malloseau

Mailing Address 109 Brian Rd

Telephone 864-506-5171 Email rmalloseau@seneca.sc.us

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record Tony M. Stephens

Mailing Address 1680 Smith Memorial Hwy

Telephone 864-506-1870 Email _____

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property Smith Memorial Hwy

Existing Land Use Recreation/Ag Proposed Land Use SAME

Tax Map Number(s) plat # 4048-00-70-1884

Total Size of Project (acres) 2

Number of Lots 1

Utilities:

Proposed Water Source: ☐ Wells ☐ Public Water Water District: n/a

Proposed Sewer: ☐ Onsite Septic ☐ Public Sewer Sewer District: n/a

July 2020

Page 1 of 8

Application for Land Use Review

Pickens County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No
If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

- I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:
- ☐ IS subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
 - ☐ IS subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
 - ☐ IS NOT subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANT(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Signature of Applicant

Date

12/3/20

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.

Signature of Owner(s)

Date

12/3/20

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____
Pre-Application meeting held with _____ on _____
Application Forwarded to (date):
DHEC _____ ☐ N/A
County Engineer _____ ☐ N/A
SCDOT _____ ☐ N/A
Local VFD _____ ☐ N/A
School Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____
Deadline for Notice to Paper _____ to run _____
Letter of Hearing Sent to Applicant _____
Sign Placement Deadline _____
Planning Commission Action(date) _____
☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____
Notice of Action to Applicant _____



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

We are requesting two acres of plat # 4048-00-70-1884.
The use and development of the land will not change.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The land will remain as it is with original owner.

- (C) Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

yes

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Property will remain as Ag use and will require no water, sewer, or electric services.

- (E) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

N/A

- (F) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

No change will occur with the property.

December 31, 2020

Pickens County Planning Commission
222 McDaniel Avenue, B-10
Pickens, SC 29671

Re: Letter of Intent

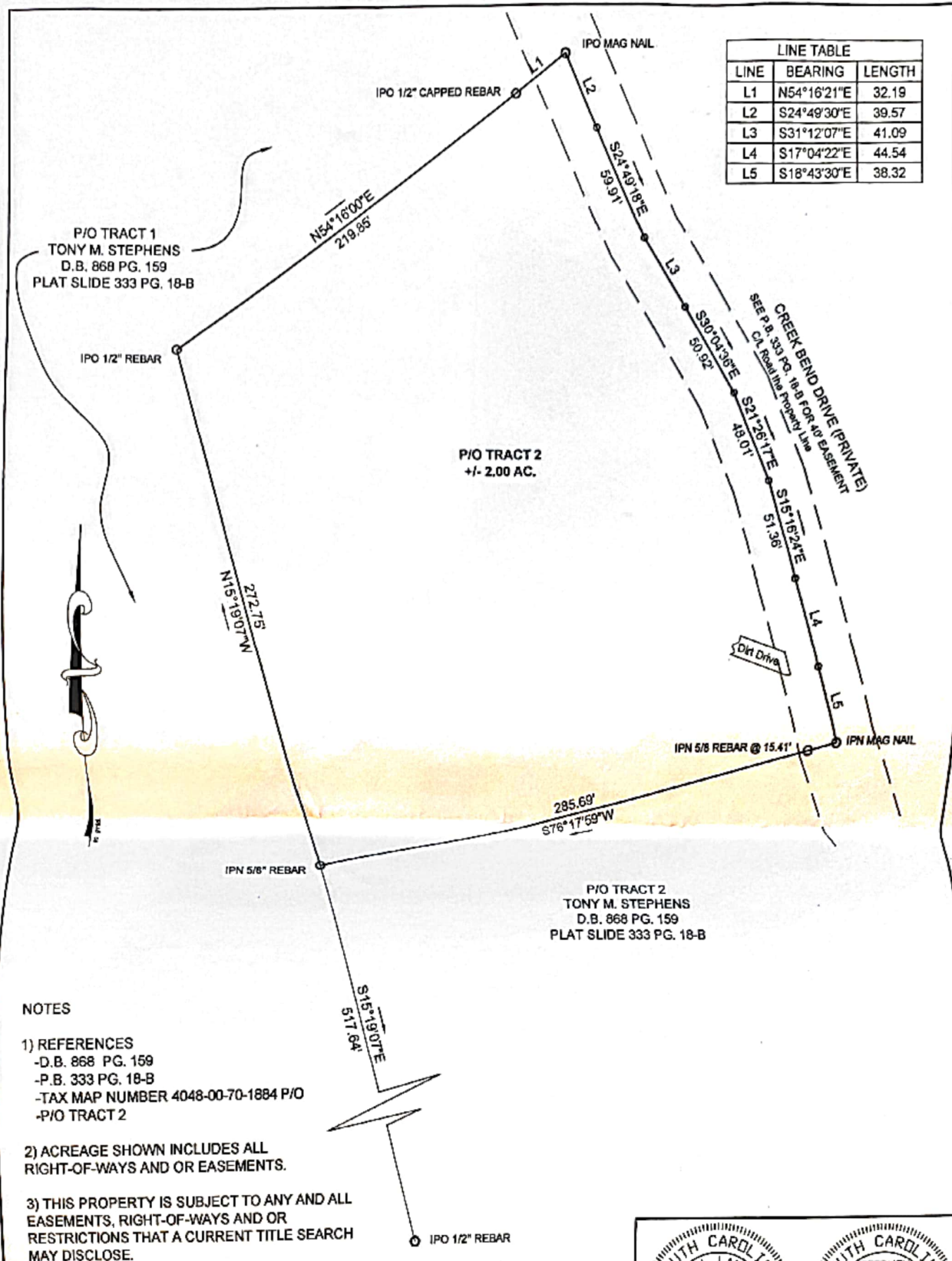
To: Whom It May Concern

We, Randall and Melonie Molloseau, are in the process of purchasing land from Mr. Tony Stephens. The total acreage is 49.26 which consists of 44.24 acres from plat # 4048-00-71-3593, 3.02 acres from plat # 4048-20-71-6005, and 2.0 acres from plat # 4048-00-70-1884. Currently plat # 4048-00-70-1884 consists of 7.33 total acres. A survey was performed to break out the 2.0 acres from the total. When it was sent to the Planning Department, it was rejected due to a Private Drive, Creek Bend Drive, that runs along the edge of the property. These 2.0 acres currently consists of trees and vegetation with no access to sewer, water, or electricity. Once purchased, this land will remain as is. The plan for the land is to grow timber. Currently, there is a right of way contract between Mr. Tony Stephens, Mr. David C Hendricks, and Mr. Mark A. Hendricks for the maintenance of the private drive. It is our intention to enter into an updated right of way contact with the individuals listed above. All parties have been in contact and are agreeable on this issue. We are in need of the Planning Commission to allow the survey to be recorded to break out the 2.0 acres. This will allow our purchasing of the total 49.26 acres to be completed.

Thank you.

Randall and Melonie Molloseau
109 Brian Road
Central, SC 29630
Cell# 864-506-5171

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N54°16'21"E | 32.19 |
| L2 | S24°49'30"E | 39.57 |
| L3 | S31°12'07"E | 41.09 |
| L4 | S17°04'22"E | 44.54 |
| L5 | S18°43'30"E | 38.32 |



BOUNDARY SURVEY FOR

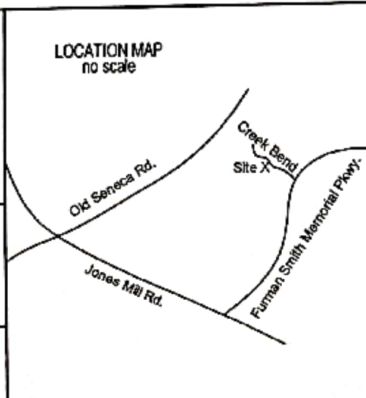
RANDY MOLLOSEAU

PICKENS COUNTY, SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOCIATES, INC.
1432 W. MAIN ST.- WEST UNION, S.C.- 29696
(864) 718-1120

DATE: 09-18-2020 JOB NUMBER: 20-013-A

0 50 100 150
SCALE: 1"=50'



SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 19881
STEPHEN R. EDWARDS

SOUTH CAROLINA
STEPHEN R. EDWARDS & ASSOC. INC.
INC. NO. C02104
CERTIFICATE OF AUTHORIZATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Stephen R. Edwards
STEPHEN R. EDWARDS PLS NO. 19881

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

SDV-20-0006 Staff Report

Planning Commission Public Hearing: February 8, 2021 6:30 PM

The following report constitutes the assessment and evaluation by Planning staff on the above mentioned request.

Applicant: Debbie Blair
642 Golden Creek Road
Liberty, SC

Property Owner(s): Debbie Blair
642 Golden Creek Road
Liberty, SC

Property Location: 642 Golden Creek Road

Acreage: 0.80 Acres

Tax Map Number: 4078-16-72-8751

County Council
District: 4

Land Use Request: N/A

Variance Request(s) from
Planning Commission: Variance from the Pickens County development standards related
to number of dwellings on a tract or parcel – accessory dwellings
– Section 104(d)(2) of the UDSO

Request Background:

The applicant is requesting a variance from Section 104(d)(2) relative to accessory dwellings on a parcel and the minimum lot size adequate/required for the second such dwelling. The applicant is requesting to have the second dwelling for a family member (child) requiring care.

Current Property Use:

There is currently one (1) single family residence located on the property – with public water service and septic.

Utilities & Infrastructure

Transportation:

The property is served and has direct access to Golden Creek Road, a Pickens County maintained road.

Water:

Central Easley

Sewerage:

Septic

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

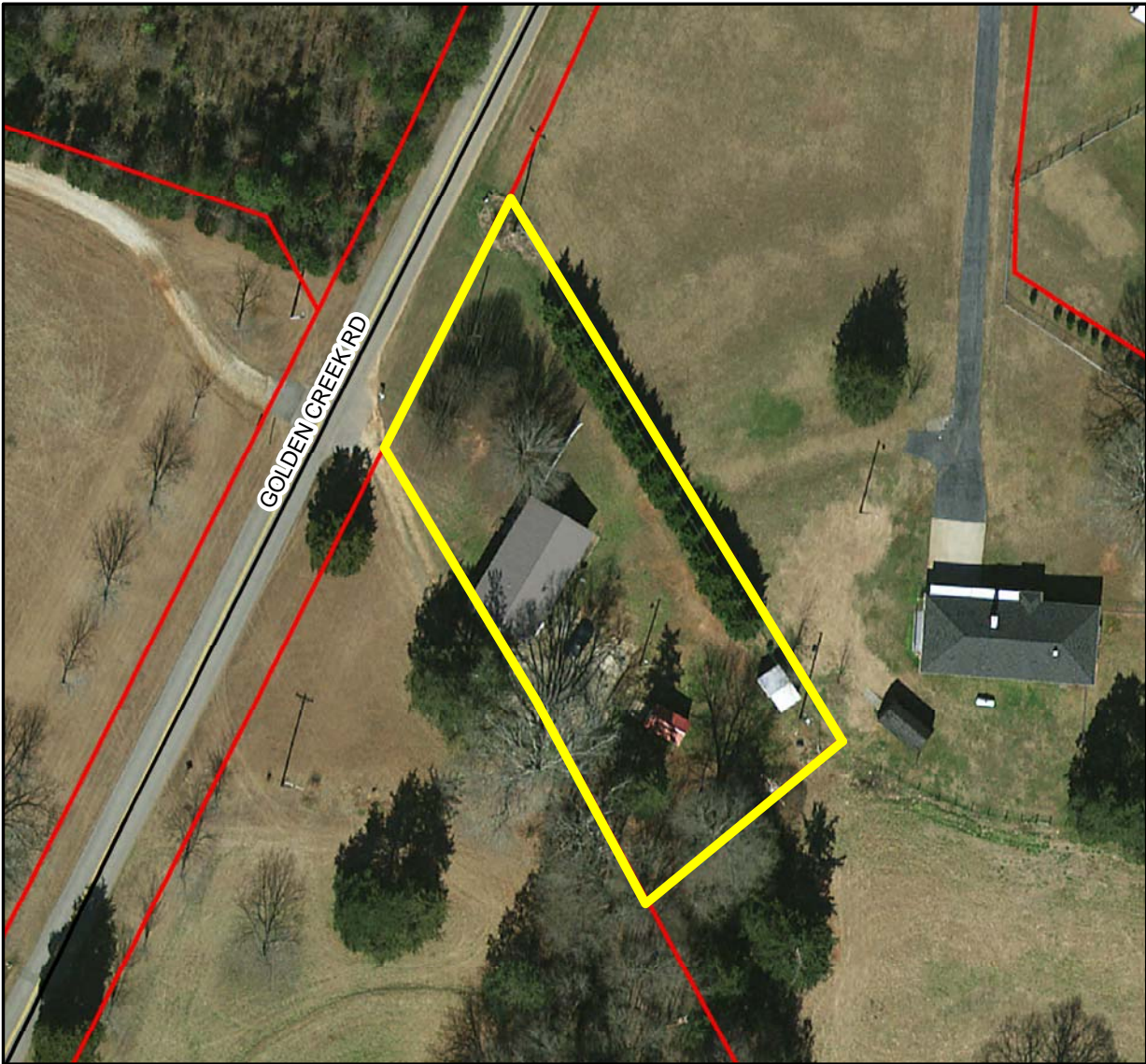
N/A

Other Reviewing Agencies:

N/A

SDV-21-0001

General Site

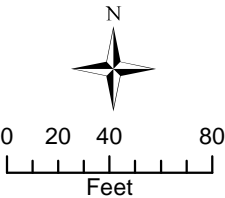


SDV-21-0001

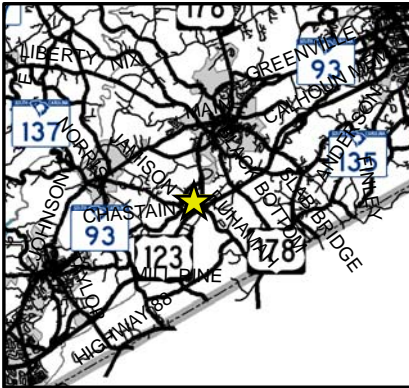
- State Roads
- County Roads
- Private



Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



Debbie Blair
2nd dwelling on a parcel
Less than 1.00 acre



Recommendation:

As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*

Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☐ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: _____ - _____ - _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant Debbie Blair

Mailing Address 642 Golden Creek Road Liberty SC 29657

Telephone 864-650-4137 Email debbieb.blair@gmail.com

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record Debbie Blair

Mailing Address 642 Golden Creek Rd Liberty SC 29657

Telephone 864-650-4137 Email debbieb.blair@gmail.com

Authorized Representative Jim ALDRIDGE DBF

Mailing Address 5232 CALHOUN MEMORIAL Hwy Easley, S.C. 29640 ALL LOWER CASE

Telephone 864-386-1136 Email JAMES.ALDRIDGE@CLAYTONHOMES.com

Address/Location of Property 642 Golden Creek Lane Liberty SC 29657

Existing Land Use _____ Proposed Land Use _____

Tax Map Number(s) 4078-16-72-8751

Total Size of Project (acres) .80 Number of Lots 1

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: _____

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: _____

REQUEST FOR VARIANCE (IF APPLICABLE):Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☐ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☐ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANT(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Dei B. Be
Signature of Applicant

11/24/2020
Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.

Dei B. Be
Signature of Owner(s)

11/24/2020
Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/ACounty Engineer _____ ☐ N/ASCDOT _____ ☐ N/ALocal VFD _____ ☐ N/ASchool Board _____ ☐ N/A

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

yes

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

NO

- (C) Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

yes

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

NO

- (E) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

yes

- (F) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

yes

To Whom it may concern:

I, Debbie Blair, live at 642 Golden Creek Road Liberty, SC 29657. I am applying for intimate health due to having to take care of my disabled child. He is unable to take care of himself but would still like some independence. The size of acreage for my property is .80 or more. We are wanting to put 1 new building on the property with a size of 14x60. There currently is 1 building already on the property. Currently we have a septic tank already on the property and will need to add 1 more. The property has public water.

Debbie Blair

11/24/2020

4078-16-72-8751

