

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: February 25, 2021

RE: March 8, 2021 Meeting

The Pickens County Planning Commission will have their regularly scheduled meeting on March 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

March 8, 2021
6:00 pm

1. Review of agenda items – Staff

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

March 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**
February 8, 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. **Old Business**
 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
- VI. **Public Hearings**
 1. LU-21-0001 Land Use approval for a RV Park and Campground. The subject property is located on Gap Hill Road, Six Mile. The applicant is Mountain Lakes Marina, LLC. The property owner of record is Nimmons Bridge Smith Estates, LLC.
TMS#s 4130-00-61-4015, 4130-00-61-0769
- VII. **Commissioners and Staff Discussion**
- VIII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 8, 2021

6:30pm

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 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)
Phil Smith
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.

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the January 11, 2021 meeting. Mr. Stancell 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.

Public Hearings

Mr. Ballentine opened the public hearing portion of the meeting and called for the first case to be heard.

Draft

1 **1. SDV-20-0006 Randall Molloseau requesting a subdivision variance**
2 **from the Pickens County development standards regarding the**
3 **division of property on a private residential access. The subject**
4 **tract is located on Smith Memorial Highway, Six Mile. The property**
5 **owner of record is Tony Stephens.**
6 **TMS# 4048-00-70-1884**
7

8 Mr. Randall Molloseau appeared before the members of the Planning Commission and provided
9 background information on his subdivision/variance request; that he currently has a purchase
10 agreement for approximately 43 acres on Creek Bend Drive but is wanting to purchase an
11 additional smaller 2.00 acre tract for fruit trees; that he has a mortgage with Mr. Stephens but
12 will be purchasing the property outright; that there is no intention to use the property for anything
13 else except for agriculture.
14

15 Mr. Watson asked about the construction (asphalt) and maintenance of the road; reading a
16 portion of the Letter of Intent referencing road maintenance.
17

18 Mr. Molloseau indicated that there was a right-of-way agreement signed by Mr. Stephens and
19 Mr. Hendricks outlining access along Creek Bend Drive and maintenance of that portion of the
20 road.
21

22 Mr. Ballentine asked if anyone was present to speak in favor of the request.
23

24 There being none, Mr. Ballentine then called for anyone wanting to speak in opposition.
25

26 Mr. Tom Hendricks appeared before the Commission on behalf of his brother David, an
27 adjacent property owner and user of Creek Bend Drive both in opposition to and to provide
28 information relative to the lack of a signed and agreed upon maintenance agreement; that a
29 right-of-way contract for maintenance does not exist as Mr. Molloseau stated; that there is no
30 recorded maintenance agreement that David Hendricks has signed or acknowledges; that due
31 to a property owner dispute the access to Creek Bend Drive at Henry Merck Road is gated and
32 locked; that his brother David paved the roadway at his own expense and has maintained it
33 himself without any agreement.
34

35 Mr. Watson asked about the gate Mr. Hendricks mentioned.
36

37 Mr. Hendricks stated that Henry Merck Road is a county minimum maintenance road and near
38 where Creek Bend Drive intersects, there is a locked gate that was put up in a dispute with
39 adjacent property owners by the owner on which whose property Creek Bend Drive crosses;
40 that this has caused issues for owners along Creek Bend Drive particularly regarding
41 emergency access.
42

43 Ms. Langley asked about the deeded right-of-way/easement agreement that Mr. Molloseau
44 mentioned.
45

46 Mr. Hendricks stated that yes, there is an easement and access referenced in a deed and plat
47 specifically for access across property owned by Mr. Stephens for Mr. David Hendricks but that
48 access does not call for maintenance of Creek Bend Drive by anyone and nothing has been
49 signed by his brother agreeing to maintenance by anyone else.
50

51 Discussion continued amongst staff, Commission members, the applicant, and Mr., Hendricks
52 relative to issues surrounding easement access, maintenance, right-of-way, who owns what,
53 maintenance, etc.
54

55 Mr. Ballentine offered time for rebuttal by the applicant.
56

1 Mr. Molloseau stated that they had a prior agreement with both Mr. Stephens and Mr. David
2 Hendricks regarding easement access and maintenance; that he and his wife have been paying
3 Mr. Stephens for the 43 acre tract for approximately 10 years with an understanding that they
4 had an agreed upon easement access.

5
6 Members of the Commission discussed amongst themselves the need for additional information
7 and clarification on the issues that have been raised.

8
9 There being no additional presentation, comments, or discussion, Mr. Ballentine closed the
10 public hearing for this item.

11
12 Mr. Watson motioned that the case be tabled. Mr. Humphrey seconded the motion.

13
14 Members of the Commission discussed what was needed to be brought back by the applicant or
15 what additional information was need to be presented to help the Commission understand the
16 ownership issue, access, and maintenance; that a bigger picture (map) was needed of the area;
17 that they would like to see a maintenance agreement be brought back for review.

18
19 Ms. Langley motioned to amend the original motion to require the applicant to bring back
20 agreements that clarify ownership and maintenance of Creek Bend Drive and which show
21 access has been established. Mr. Humphrey seconded the motion to amend.

22
23 The motion to amend the original motion passed unanimously.

24
25 Mr. Ballentine called for a vote on the original motion, as amended. The motion to table the
26 item pending the submittal of additional materials passed unanimously.

27
28 Mr. Ballentine called for the next case and opened the public hearing.

29
30 **2. SDV-21-0001 Debbie Blair requesting a subdivision variance from**
31 **the Pickens County development standards regarding the placement**
32 **of a second dwelling on a parcel less than 1.00 acres in size. The**
33 **property is located at 642 Golden Creek Road, Liberty. The property**
34 **owner of record is Debbie Blair.**
35 **TMS# 4078-16-72-8751**
36

37 Ms. Debbie Blair appeared before the Commission and gave a very brief explanation of why she
38 was requesting a variance; that she only has approximately .80 acres and that she needs to
39 place a second dwelling on the property to care for her disabled son; that county requirements
40 are a minimum of .50 acres needed for each dwelling, leaving her approximately .20 acres
41 short; that she is wanting to place a single-wide manufactured home on the property as the
42 second residence; that the local Clayton Homes dealership is assisting her with this request.

43
44 The members of the Commission, along with staff and the applicant discussed the placement of
45 the second dwelling on the parcel, the discrepancy with the site plan and what was the actual
46 plan for the second dwelling placement and location, and the lack of a combined survey
47 showing one, complete parcel.

48
49 There being no additional information provided, additional comments, or discussion, Mr.
50 Ballentine closed the public hearing and called for a motion.

51
52 Mr. Smith motioned that the variance request be approved with a condition; that condition being:

- 53
54 1. A survey of the property will be required showing a combination of all the subject tracts
55 as one.

56
57 Mr. Stancell seconded the motion. The motioned passed unanimously.

1 **Commissioners and Staff Discussion**

2
3 Mr. Brink gave a very brief update on the Comprehensive Plan.

4
5 Mr. Ballentine spoke about the work of the Planning Commission and his appointment as Chair
6 due to the previous Chair resigning; that attendance is vitally important and to please let staff
7 know as soon as possible if a member is not able to attend a scheduled meeting.
8

9 **Adjourn**

10
11 There being no additional matters to be taken up by the Commission, Mr. Smith motioned that
12 the meeting be adjourned. The motion was seconded by Ms. Langley. The meeting was
13 adjourned at 7:42 pm.
14
15
16

17 Submitted by:

18
19
20
21 _____
22 Secretary

_____ Date

23
24
25
26 Approved by:

27
28
29 _____
30 Chairman

_____ Date

Old Business
SDV-20-0006

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

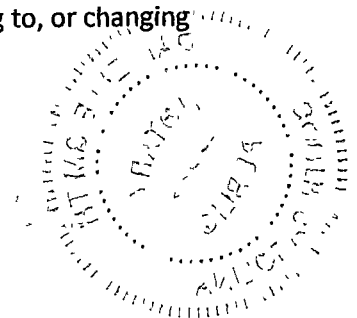
ADDENDUM
RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that TONY M. STEPHENS, of the said County and State, for and in consideration of One and no/100 (\$1.00) dollar in hand, do hereby grant, sell and convey unto the said DAVID C. HENDRICKS, MARK A. HENDRICKS, RANDALL D. MOLLOSEAU, AND MELONIE H. MOLLOSEAU, their heirs and assigns, a right of way of twenty (20) feet for ingress and egress, driveway and utilities in, under, upon, over, through, and across lands of Grantors, situated in Pickens County, South Carolina, described as follow:

The said right of way runs from the property of David C. Hendricks and Mark A. Hendricks, which they purchased from Elmer M. Stephens and Ruth K. Stephens, and the property of Randall D. Molloseau and Melonie H. Molloseau, which they purchased from Tony M. Stephens, through the property of Tony M. Stephens to Furman L. Smith Memorial Highway. The right of way runs along Creek Bend Drive from the wooden bridge through the property of Tony M. Stephens to Furman L. Smith Memorial Highway. The said right of way runs through the following parcels: 4048-00-71-3593, 4048-00-70-1884, 4048-20-71-6005, and 4048-20-70-5775.

Furthermore, all maintenance of the said right of way will be the responsibility of DAVID C. HENDRICKS AND MARK A. HENDRICKS, their heirs and assigns forever.

It is agreed that this instrument covers all agreements between the parties and no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this instrument.

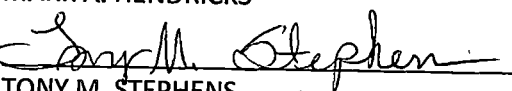


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of February, 2021.


SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

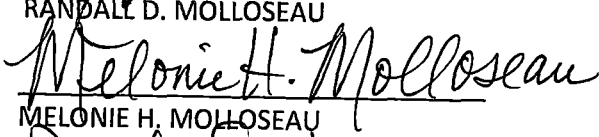

DAVID C. HENDRICKS

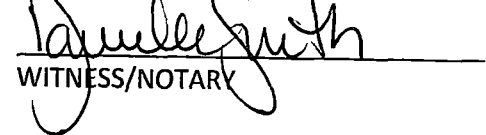

MARK A. HENDRICKS


TONY M. STEPHENS


WITNESS


RANDALL D. MOLLOSEAU


MELONIE H. MOLLOSEAU


WITNESS/NOTARY

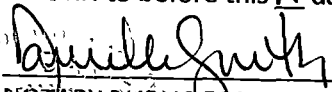
STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

PROBATE

PERSONALLY appeared before me the undersigned and made an oath that (s)he saw the within named Grantor sign, seal and as their act and deed deliver the within written Right of Way for the purposes therein written, and the (s)he with the other witness ascribed witnessed the execution thereof.

SWORN to before this 19 day of February, 2021

 (L.S.)

NOTARY PUBLIC FOR SOUTH CAROLINA

My commission expires:

**MY COMMISSION EXPIRES
NOVEMBER 12, 2029**


WITNESS

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that ELMER M. STEPHENS, RUTH K. STEPHENS, AND TONY M. STEPHENS, of the said County and State, hereinafter called Grantors, for and in consideration of One and no/100 (\$1.00) dollar in hand paid by DAVID C. HENDRICKS AND MARK A. HENDRICKS, hereinafter called Grantees, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto the said DAVID C. HENDRICKS and MARK A. HENDRICKS, their heirs and assigns, a right of way of twenty (20) feet for ingress and egress, driveway and utilities in, under, upon, over, through, and across lands of Grantors, situated in Pickens County, South Carolina, described as follows:

The said right of way runs from the Grantees' property which they purchased from Elmer M. Stephens and Ruth K. Stephens through the property of Elmer M. Stephens and Ruth K. Stephens to Furman L. Smith Memorial Highway. The right of way runs along Creek Bend Drive through the property of Elmer M. Stephens and Ruth K. Stephens to Furman L. Smith Memorial Highway.

TO HAVE AND TO HOLD said right of way unto DAVID C. HENDRICKS and MARK A. HENDRICKS, their heirs and assigns forever. The said Grantors hereby warrant and affirm that they are the owners of the lands above described and do hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said DAVID C. HENDRICKS AND MARK A. HENDRICKS, their heirs and assigns, and against their heirs, executors, administrators, and assigns and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

It is agreed that this instrument covers all agreements between the parties and no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this instrument.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day
of December, 1998.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Dora Jane Duncan
W. Ray Hendrick
Joe J. Hendrick

Elmer M. Stephens
ELMER M. STEPHENS

Ruth K. Stephens
RUTH K. STEPHENS

Tony M. Stephens
TONY M. STEPHENS

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

PROBATE

PERSONALLY appeared before me the undersigned and made an oath that (s)he
saw the within named Grantors sign, seal and as their act and deed deliver the within
written Right of Way for the purposes therein written, and that (s)he with the other
witness ascribed witnessed the execution thereof.

SWORN to before this
14 day of December, 1998
Linda A. Deal (LS)
Notary Public for South Carolina
My commission expires 8/28/99

[Signature]
028751

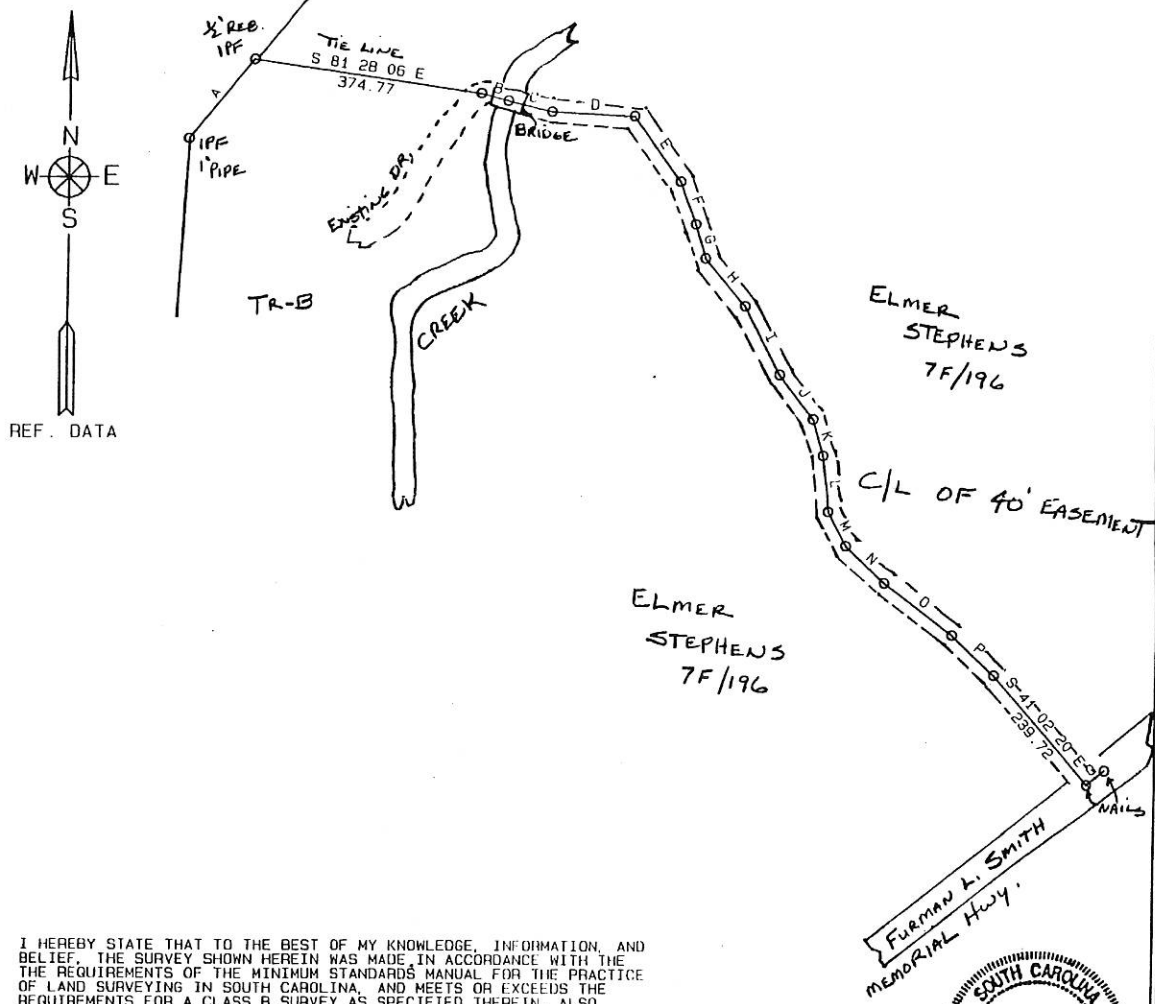
PICKENS CO.
REGISTER OF DEEDS
1070
98 DEC 22 AM 11:16
David Hendrick
157 Custerland Dr.
Cuthbert SC 29630

122000 7/12/2000
157 Creekland Dr.
Antial SC 29430

PICKENS CO.
REGISTER OF DEEDS
1080
98 DEC 22 AM 11:16

028752

LINE	BEARING	LENGTH
A	N 38 32 37 E	168.64
B	S 74 27 56 E	46.18
C	S 76 01 15 E	74.39
D	S 87 07 42 E	137.23
E	S 35 44 07 E	134.19
F	S 19 51 55 E	75.85
G	S 16 41 32 E	59.17
H	S 41 02 28 E	104.11
I	S 28 08 26 E	126.99
J	S 37 39 52 E	93.07
K	S 16 11 50 E	62.62
L	S 05 41 14 E	97.08
M	S 26 48 22 E	64.44
N	S 46 09 12 E	90.08
O	S 52 59 30 E	143.34
P	S 46 56 36 E	97.28
Q	N 52 17 06 E	36.52



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE HOUSE IS NOT IN A FEMA DESIGNATED FLOOD AREA.

CLEMSON ENGINEERING SERVICES

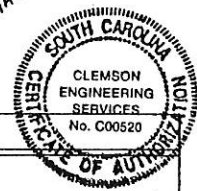
ACREAGE- 8.665 (DMD)
PLAT OF UNBALANCED TRAVERSE
PRECISION OF FIELD SURVEY- 1: 10000
SCALE 1 IN. = 200 FT.
200 0 200

DATE: SEPTEMBER 30, 1998
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
TOWNSHIP OF SIX MILE
ON S-39-124 (F.L. SMITH HWY.)

PLAT PREPARED FOR
DAVID C. HENDRICKS

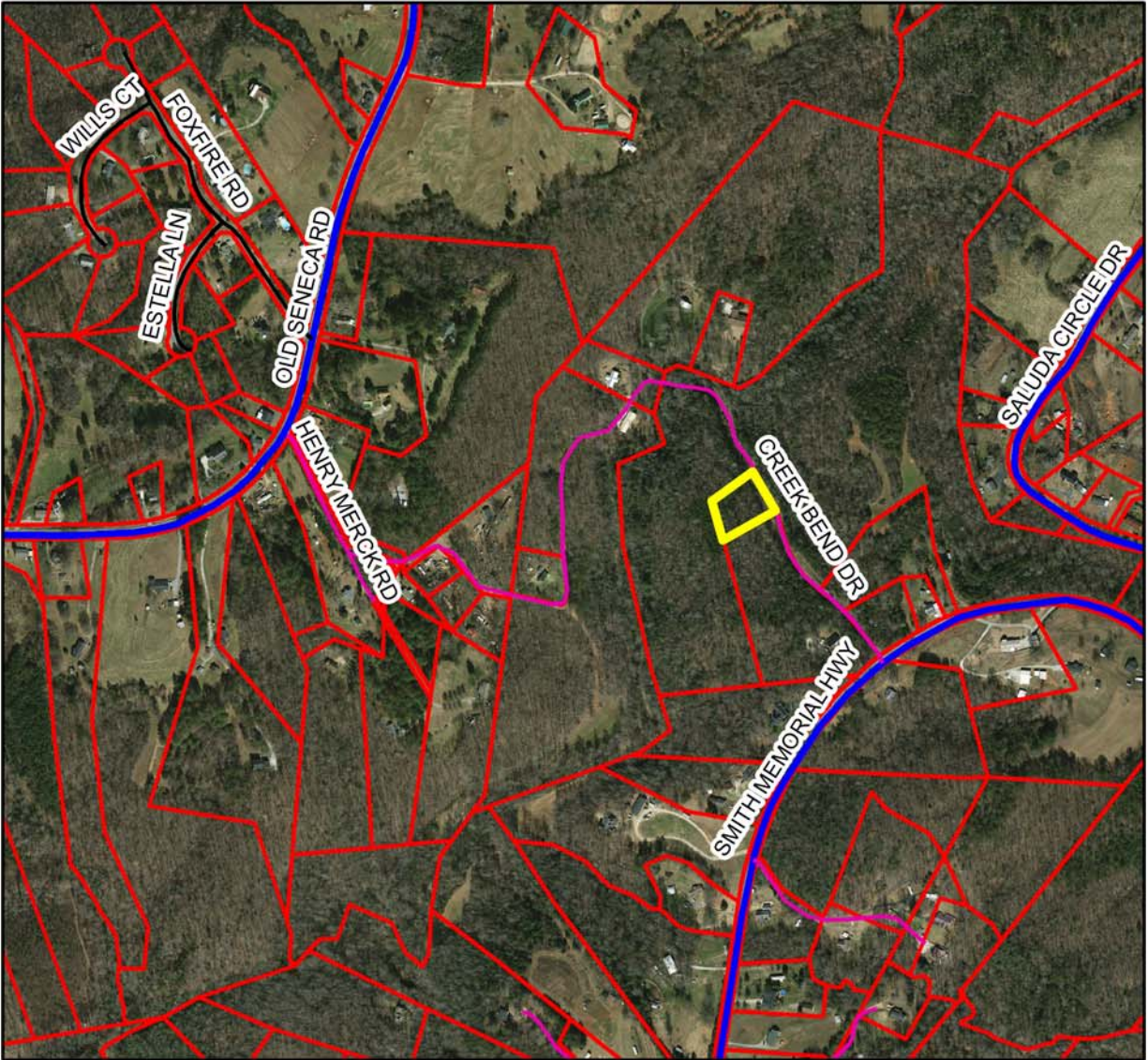
I CERTIFY THE FIELD SURVEY PRECISION AS NOTED AND THAT THE AREA WAS CALCULATED BY THE DMD METHOD

R. JAY COOPER P.E. & L.S. 4682
PHONE 803-654-2573



SDV-20-0006

General Area



SDV-20-0006

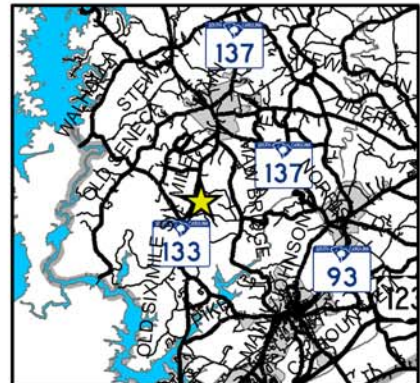
- State Roads
- County Roads
- Private



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



0 205 410 820
Feet



LU-21-0001

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

LU-21-0001 Staff Report

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

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

Applicant:	Mountain Lakes Marina, LLC Donald Payne 1510 Blue ridge Road, Suite 202 Seneca, SC 29672
Property Owner(s):	Nimmons Bridge Smith Estates, LLC
Property Location:	Gap Hill Road, Six Mile
Acreage:	22.84 Acres
Tax Map Number:	4130-00-61-4015, 4130-00-61-0769
County Council District:	2
Land Use Request:	65 Site RV Park/Campground
Variance Request(s) from Planning Commission:	Use Exceptions

Request Background:

The applicant is proposing to develop a 65 site RV Park/Campground (UDSO Sec 302) – defined by the applicant as a Motorcoach Resort. The site will be served by public water (Six Mile) and an onsite community septic system regulated by SCDHEC.

Current Property Use:

The property is currently a vacant. A portion of the site/project (TMS# 4130-00-61-0769) was formerly a non-conforming, non-regulated RV Park (see attached General Site Map aerial view).

Surrounding Area:

North: SCDHEC Permitted “True Public Marina” – Sunset Marina and all typical accessory uses

South: Low density, single family residential (lots greater than 1.00 acres) development known as “Vistas at Keowee”

East: Low density, single family residential (lots greater than 1.00 acre) development known as “Harborside”

West: Low density, single family residential (lots greater than 1.00 acre) development known as “The Enclave at Lake Keowee”

The overall area surrounding the proposed project is a mix of low density residential, medium density residential, and commercial areas targeted for lake recreation and services.

Future Land Use:

The property is designated as “Residential Growth” Character Area.

Utilities & Infrastructure

Transportation:

The property is served by Gap Hill Road, a SCDOT maintained roadway.

Water:

Public, Six Mile

Sewerage:

Private, proposed SCDHEC permitted Community Septic

Past Development/Approvals:

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

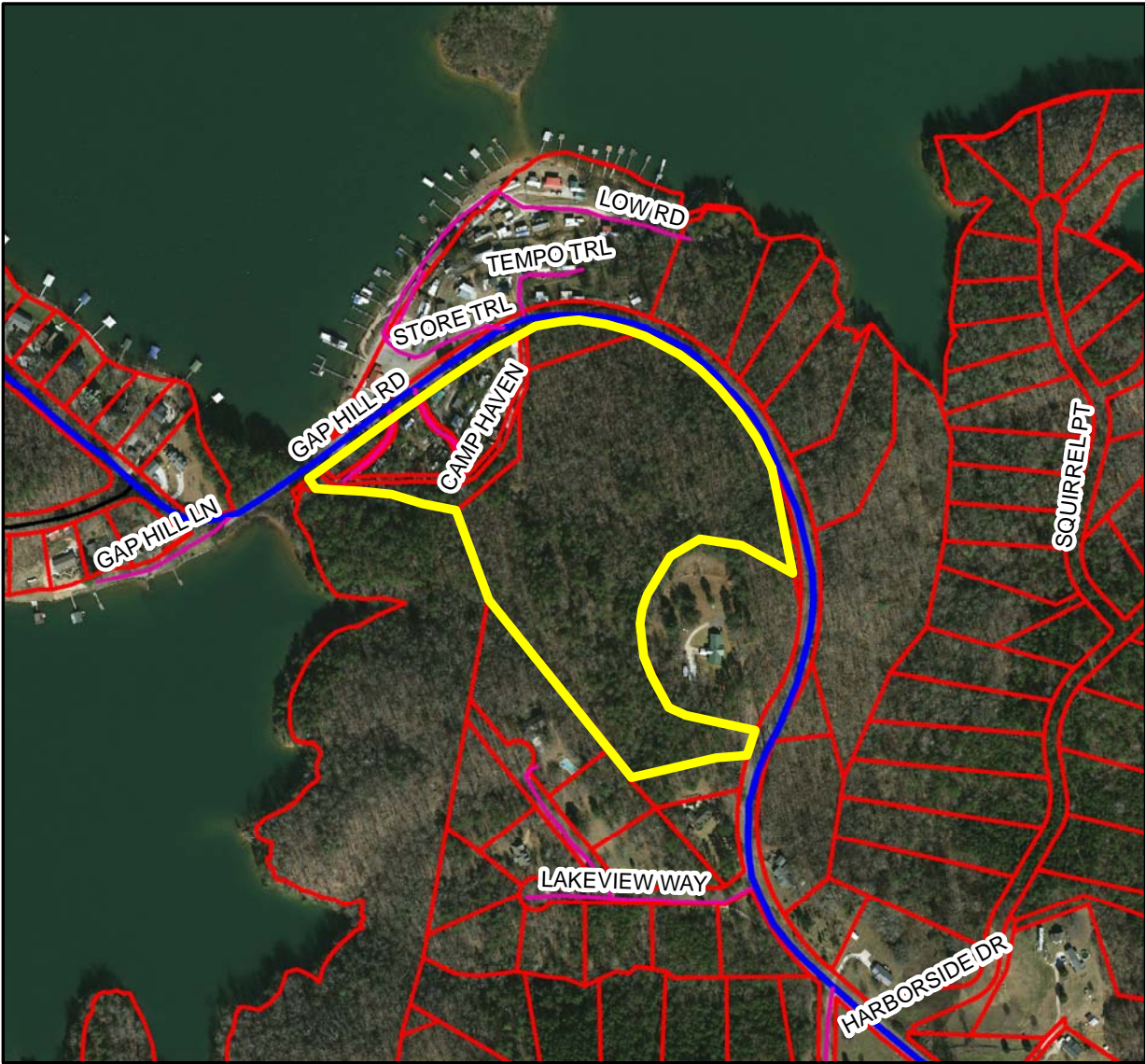
N/A

PC Emergency/Fire Services:

Will need to review, during development review and permitting, fire service (hydrants) and interior road network and access points onto and surrounding the project

Other Reviewing Agencies:

Pickens County Parks, Recreation, and Tourism Department – see attached email.



 LU-21-0001


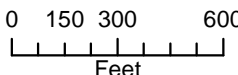
 State Roads

 County Roads

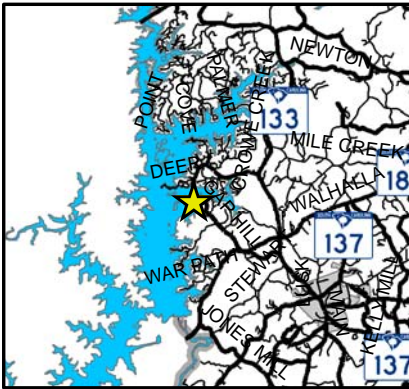
 Private



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

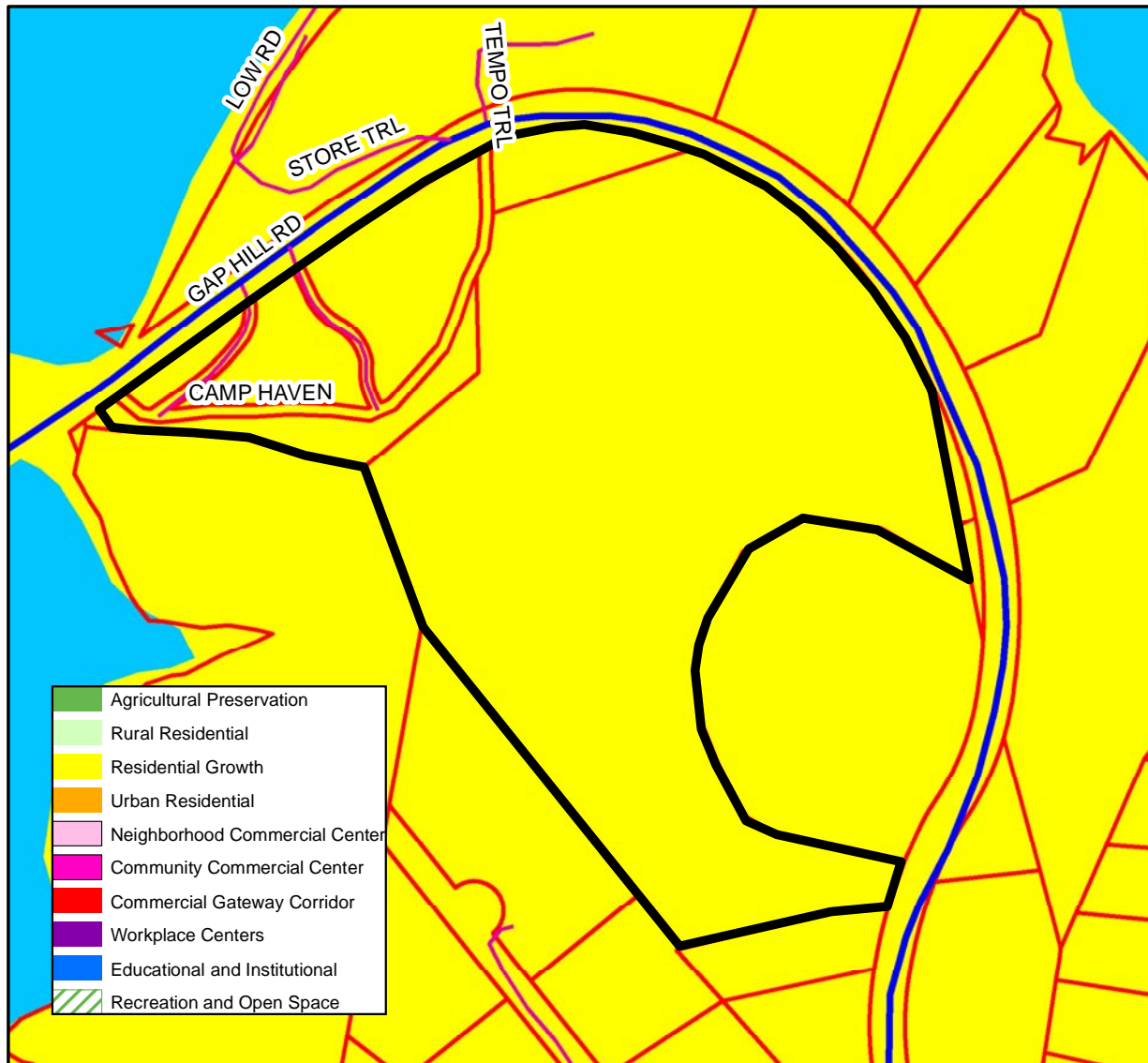



RV Park and Campground
Gap Hill Road, Six Mile
Mountain Lakes Marina, LLC






LU-21-0001

Character Areas/Land Use



 LU-21-0001

 State Roads
 County Roads
 Private

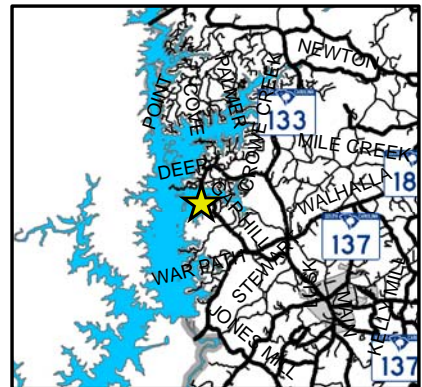


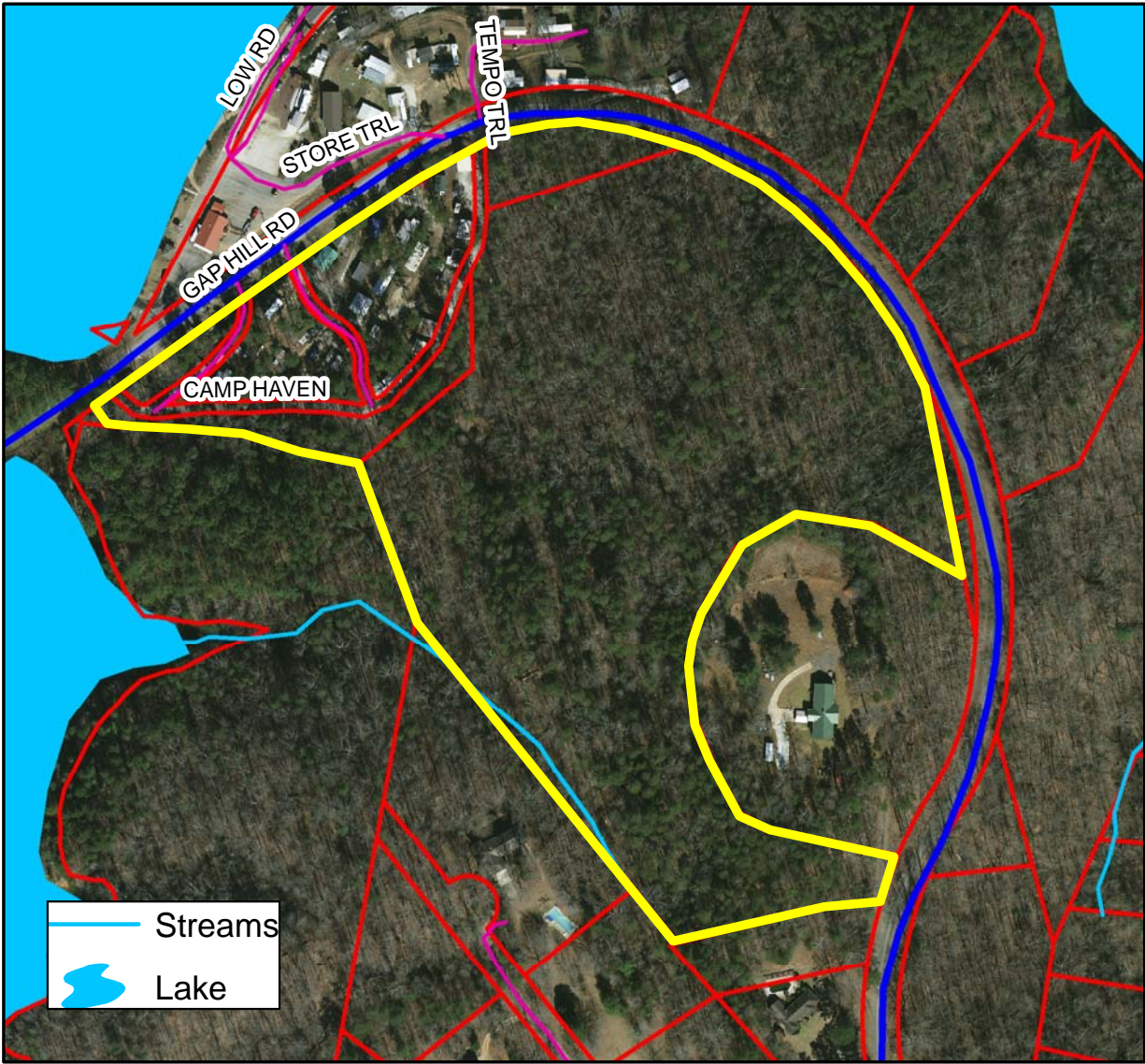
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



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Feet

RV Park and Campground
Gap Hill Road, Six Mile
Mountain Lakes Marina, LLC





 LU-21-0001


 State Roads

 County Roads

 Private

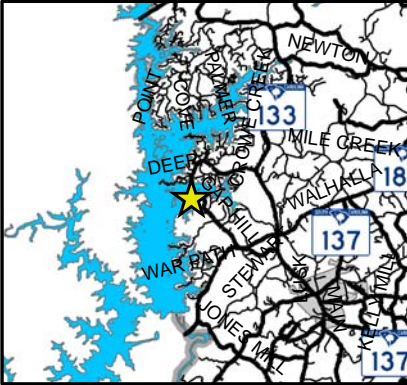


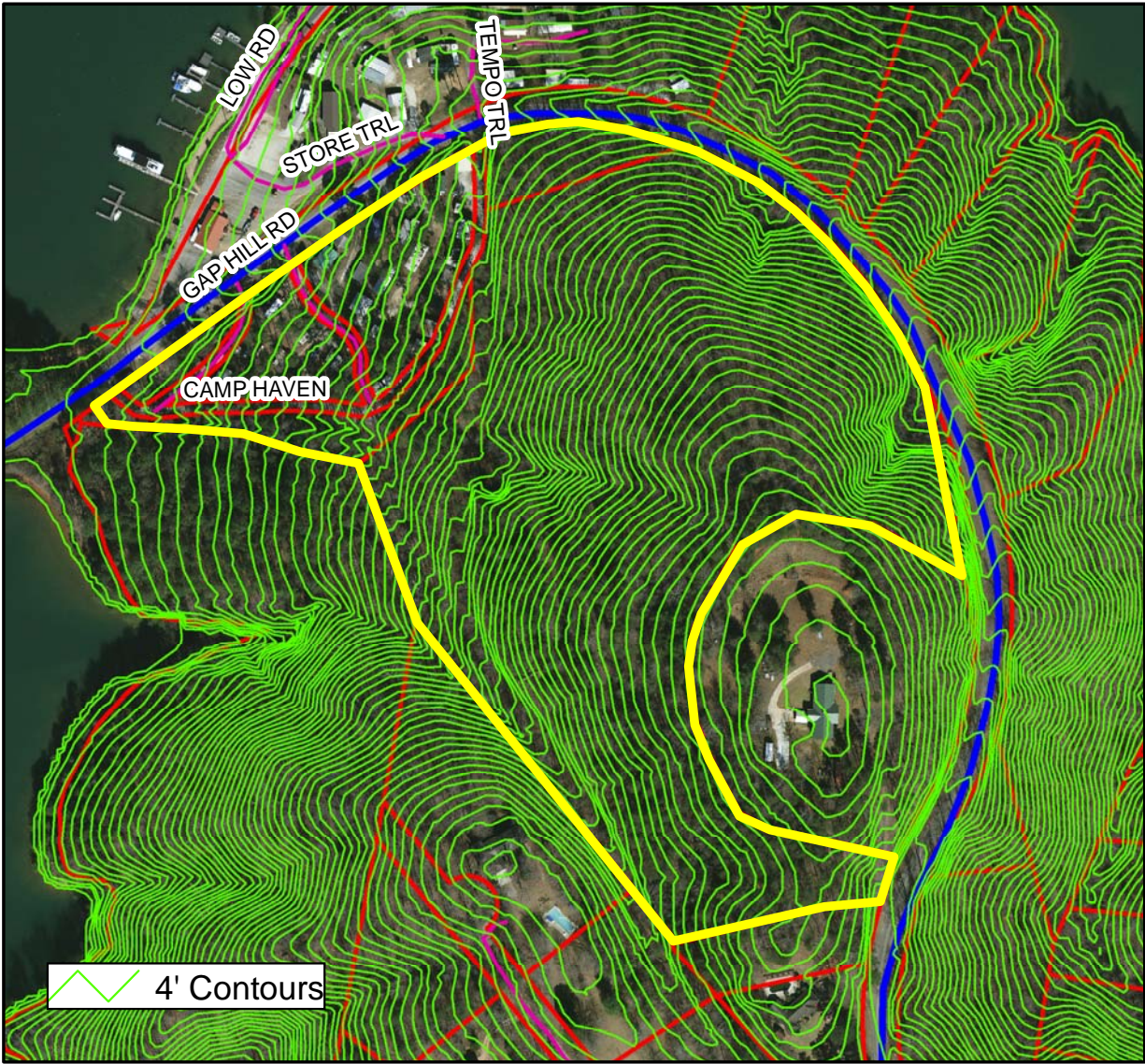
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Pickens, SC 29671
864-898-5956



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RV Park and Campground
Gap Hill Road, Six Mile
Mountain Lakes Marina, LLC





LU-21-0001

State Roads

County Roads

Private

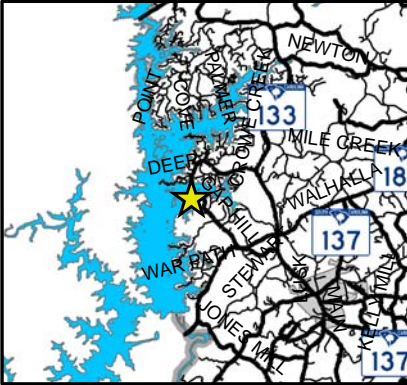
Department of
 Community Development
 222 McDaniel Avenue, B-10
 Pickens, SC 29671
 864-898-5956

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Feet

RV Park and Campground
 Gap Hill Road, Six Mile
 Mountain Lakes Marina, LLC



Analysis of Standards for Land Use Approval:

Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria.

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

The proposed use is not consistent with current and existing development patterns in the area – most recently the area has seen a growth in low density, single family residential. However, the site is adjacent to an existing Duke Energy/FERC permitted “True Public Marina” that has seen recent re-development occur with plans (approved as LU-19-0003) to expand services and offerings. On one of the subject tracts (TMS# 4130-00-61-0769) was formerly a non-conforming, non-regulated RV Park; a similar use to that being proposed on the larger, combined tract.

B. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

With adherence to the standards enumerated in the UDSO relative to RV Parks and Campgrounds and detailed conditions attached to any approval, any potential impacts on adjacent properties will be mitigated.

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

The current Comprehensive Plan identifies the area, the proposed project site in particular, as “Residential Growth”. The proposed use would not be compatible. The Comprehensive Plan speaks, however, to placement of development where there are services capable of supporting development. The area and proposed project is and will be served by existing public water and private septic is targeted as a recreational amenity for Lake Keowee and the adjacent Sunset Marina.

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?

The use as proposed and defined by the applicant should not cause an excessive use or burden to existing public facilities – mainly the local street and road network. Careful planning and consideration should be made to mitigate any unnecessary impacts relative to access points from the project onto the local street network. A thoroughly vetted Traffic Impact Study/Analysis should be considered verifying adequate access or addressing the need for upgrades in light of recent development along Gap Hill Road.

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. Placement of the proposed use on the subject property, relative to the specific standards for like facilities make the specific location on the site suitable for such uses, however the topography of the property will make the development and permitting of the project a challenge. Solely based on property topography, the site would be considered developmentally constrained relative to the proposed use and associated infrastructure (interior roads, septic).

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?

As proposed by the applicant, as outlined in the UDSO for such uses, and with the attachment of appropriate conditions, the proposed development of the property in question should provide for a balance of competing interests.

Additional Staff Analysis based on Section 302 of the UDSO

*The following analysis of the application is made based upon the standards for RV Parks and Campgrounds enumerated in Section 302 of the UDSO. The applicable standards have been included for reference with the proposed project's compliance to each standard noted in **BOLD**.*

Sec 302 Recreational Vehicle (RV) Parks and Campgrounds.

302(a) Purpose.

The purpose of this section is to provide opportunities for quality developed campgrounds and recreational vehicle parks that are properly sited where there is adequate public street access and adequate access to other public services which may be needed by such endeavor. In order to create a desirable and successful recreation environment while protecting the public health, safety, and welfare, Planning Commission review and consideration will be required; unless exempted in the following sections.

302(b) Use Standards.

- (1) *Each park must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal streets. Individual sites shall not be accessed directly from a public road.*

Project, as proposed, meets this standard.

- (2) *No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, tents, park model units, and on-site rental cabins. No site may be used for more than one hundred eighty (180) days in any calendar year by the same occupant.*

An exception from this standard is being requested. The applicant's intent is to provide for long term leases (greater than 6 months) and possible purchase of sites within the RV Park. Sites are also proposed to have permanent structures allowed on each site, further opening the park to long term occupation.

- (3) *Overall density of the park or campground shall be limited to no more than four (4) sites per acre. When a proposed park or campground is one (1) acre in size or less and will have 4 sites or less Planning Commission review as enumerated in Section 1203 will not be required.*

Proposed RV Park will have 65 sites; less than the 4 units/acre allowance of 91 sites based on 22.84 acres.

- (4) *Each site in the campground or park shall have a minimum area of eight hundred (800) square feet and have a stabilized and compacted vehicular parking pad of packed gravel, paving, or other suitable material. At least one site must be ADA accessible. When permanent units (Cabins) are provided, at least one (1) unit must be ADA accessible.*

Proposed RV Park will be compliant based on a typical site layout provided with the application.

- (5) *All sites shall be setback from all side and rear property lines by a minimum of ten (10) feet and a minimum of twenty (20) from the edge of any public road right-of-way. When the park or campground is adjacent to a residential use, that ten (10) feet must be vegetated accordingly in order to provide a solid evergreen screen.*

Project will comply.

- (6) *Sites may be served by on-site sewage disposal system as permitted by SCDHEC; however, each individual site may not be served with an individual system.*

Project will need to be served by a SCDHEC permitted Community Septic.

- (7) *Sites within the park that are not otherwise served with sewage disposal connections, an onsite bath house (provisions for restroom and bathing facilities) must be provided.*

Based on the application and materials provided with the application, this is not applicable.

- (8) *Sites shall not be served by individually metered power or water service. When multiple sites are being provided, master meter(s) must provide service to the entire park. All sites must have access to public water, either directly or communally.*

Project will comply.

Planning Staff Recommendation:

APPROVAL, with Conditions

- 1. Approval shall be considered site specific and is based on the conceptual plans submitted with the Land Use Application and reviewed by the Planning Commission. Any substantial changes to what has been reviewed by this Commission must be sent back for review as a change in conditions of this land use permit action.*
- 2. County Public Works/Engineering staff must review project plans during the development permitting stage for compliance of all internal roads and associated infrastructure for compliance to both county UDSO standards for local streets and typical road design. A full set of Street Improvement Plans will be required for review. This is not in lieu of any other development permit submittal that may be required for the project.*
- 3. Sites within the RV Park/Campground shall be limited to a single (one) recreational vehicle, travel trailer, motorcoach, camper, motorhome, etc. Occupancy by multiple RVs on any particular site is not permitted.*
- 4. No permanent structures shall be erected or constructed on individual sites by the site lessee or site occupant. Structures must be constructed or erected by the project developer, leasing company, site management company, or other entity either owning, operating, or managing the facility utilizing a consistent architectural style approved by the Commission. Such structures must be primarily "open air" but may contain a small restroom (sink, commode, shower), kitchen, and accessory storage. No structure may have indoor living spaces or be used or otherwise have a space or room that can be separately occupied or inhabited and the use of the structures may only accompany the use and occupancy of the associated recreational vehicle.*
- 5. If a site has upon it a permanently constructed structure, the area of the structure cannot count towards or otherwise be considered in the calculation of the minimum lot area required by Section 302(b)(40) of the UDSO.*
- 6. All structures located on individual sites must be permitted and constructed according to the South Carolina Building Code.*
- 7. While no site may be occupied or used for more than one hundred eighty (180) days in any calendar year by the same occupant, extended leases of sites will be permitted provided they are not longer than one (1) calendar year. When a site is leased to an individual, group, or corporation and not otherwise available for rent to the general public, a copy of that lease must be furnished to the County's Parks, Recreation, and Tourism Director to ensure compliance with the County's Accommodation Tax ordinances.*

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

ENGINEERING DEPARTMENT



February 25, 2021

Pickens County Department of Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
Attn: Chris Brink, Director

Re: Gap Hill Landing Project – Luxury Motorcoach Resort

Mr. Brink,

The Engineering Department has reviewed the preliminary plans for the above referenced project that was provided on February 8, 2021. This Department has the following concerns:

1. The grades of the roads are extremely steep, especially considering the intended use for this development. This is a concern for emergency vehicles also.
2. The “K” factor of several of the vertical curves are too low.
3. The proposed contours along the roadways do not appear to tie in properly.
4. Given the steepness of the roads, there are concerns of the motorcoachs having issues with backing out of the parking bays.
5. It appears that the angles of the parking bays may make pulling into them a little difficult.
6. The radii at the road intersections may not be adequate.
7. All roads and driveways shall provide a maximum grade of 5% for a distance of 20-ft from edge of pavement at any intersection.
8. A roadway typical section needs to be provided.
9. How will drainage be addressed? Curb and gutter is specified, but more info is needed (e.g. channels, storm drainage pipes, detention, etc.)
10. The Engineering Department will also need to see the water and sewer plans. Any portions of these two utilities that cross the proposed road (excluding laterals) will need to be sleeved and shown on the road profiles.
11. An Encroachment Permit will need to be obtained from the SCDOT for the proposed entrance and exit at Gap Hill Road.

Please be advised that this is only a preliminary review of the land use plan provided to the Pickens County Engineering Department

If you have any questions, please feel free to contact this Department.

Sincerely,



Rodney Robinson
Pickens County Staff Engineer

Cc: Scottie Ferguson, Pickens County Stormwater Manager
Mack Kelly, Pickens County Director of Public Works / County Engineer
Chris Brink, Pickens County Department of Community Development Director

From: [Allison Fowler](#)
To: [Chris Brink](#)
Subject: RE: Gap Hill Landing Project
Date: Tuesday, February 23, 2021 8:51:33 AM
Attachments: [image004.png](#)
[image005.png](#)
[image001.png](#)

Chris,

Sorry for getting these comments to you so late. As PRT we don't have any direct concerns with the project beyond what you and I discussed about the permanent structures on each site. I also agree with Mack that those turns look pretty tight for an RV, but I don't know the specific requirements. For any rentals or leases they plan to do that are less than 90 days in length, they will be subject to Accommodations Tax – here is a link to the ordinance if you want to send that to the developer:

https://library.municode.com/sc/pickens_county/codes/code_of_ordinances?nodeId=COOR_CH10BU_ARTIVLOAC

Thanks,



ALLISON FOWLER
PARKS, RECREATION & TOURISM
DIRECTOR
222 MCDANIEL AVENUE, B-17
PICKENS, SC 29671
864.898.2485
AFOWLER@CO.PICKENS.SC.US
WWW.CO.PICKENS.SC.US

From: Chris Brink
Sent: Monday, February 8, 2021 5:41 PM
To: Rodney Robinson <RodneyR@co.pickens.sc.us>; Billy Gibson <billyg@co.pickens.sc.us>
Cc: Mack Kelly <mkelly@co.pickens.sc.us>; Allison Fowler <afowler@co.pickens.sc.us>
Subject: Gap Hill Landing Project

All;

This is the project I mentioned on the call this morning. We received this Land Use application and material on February 1st. Due to my absence during the mid to end of January, the required pre-app meeting was held with Planning staff only. As a group, I believe we can review and meet to discuss the project further. This item will be on the March 8th Planning Commission agenda and I will need any comments prior to February 26th.

Once all has had a chance to review, lets meet to discuss. I have concerns/reservations but will also need to hear yours as well.

Chris



CHRISTOPHER J. BRINK, AICP

COMMUNITY DEVELOPMENT
DIRECTOR

222 MCDANIEL AVENUE, B-10
PICKENS, SOUTH CAROLINA 29671
864.898.5950

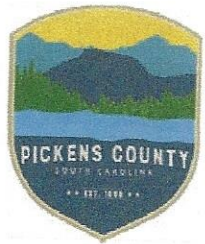
CHRISB@CO.PICKENS.SC.US
WWW.CO.PICKENS.SC.US





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 Mountain Lake Marina, LLC

Mailing Address 1510 Blue Ridge Road, Suite 202, Seneca, South Carolina 29672

Telephone ((864)710-1231 Email dirtinvestments@gmail.com Donald Payne
dave@kroegermarine.com Dave Kroeger

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

Property Owner(s) of Record Nimmons Bridge Smith Estates, LLC

Mailing Address 149 Low Road, Six Mile, SC 29682

Telephone 864-419-2017 Email crsgmf2074@gmail.com

Authorized Representative Martin Kocot, PE , Landworks Engineering, PLLC

Mailing Address PO Box 1922 Asheville, NC 28802

Telephone 828-230-7958 Email mkocot@landworksenineering.com

Address/Location of Property 617 Gap Hill Road, Six Mile, SC 29682

Existing Land Use Mobile Home Park Proposed Land Use Motorcoach Resort

Tax Map Number(s) Portions of PIN4130-00-61-4015, & 4130-00-61-0769

Total Size of Project (acres) _____ Number of Lots _____

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Six Mile

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.

Don E. Pagan
 Signature of Applicant

1/29/21
 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.

Christopher R. Smith
 Signature of Owner(s)

1/29/21
 Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEG _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDST _____ ☐ N/A

Local VFD _____ ☐ N/A

School 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) _____

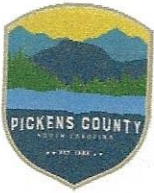
☐ Approval ☐ Approval w/ modifications ☐ Denial

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?

Current property use is Mobile Home Park . Proposed use is development as a Motorcoach Resort with up to 65 padded motorcoach sites taking advantage of the views of Lake Keowee.

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

The proposed use will be an improvement over the unregulated Mobile Home Park development that previously occupied a portion of the site.

- (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?

Yes. Site will have on-site wastewater disposal in accordance with SCDEHEC Standards and requirements. Site will be served by a water extension of the Six Mile Water District.

Site roadways are constructed to be accessible to emergency vehicles such as a SU-30 (firetruck).

- (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?

All sites will meet the setbacks standards of the Recreational Vehicle Park and Campground Standard.

- (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.

LandWorks Engineering

Land Planning & Civil Engineering

Letter of Intent

Mountain Lakes Marina, LLC proposes to create a Motorcoach Resort on approximately 22.84 Acres of Tract "A" property under a long-term lease from the Nimmons Bridge Smith Estate, LLC recorded at Book 1939 Page 222.

The "Memorandum of Lease" document is attached for reference.

The intent is to provide up to 65 sites for Class A Luxury Motorcoaches (26 feet or greater in length) and create an upscale, beautifully landscaped and hardscaped Luxury Motorcoach Resort utilizing the natural amenity of Lake Keowee as the main attraction. Included within the submittal are some pictures of a similar Motorcoach Resort development for reference that includes full hookups and optional individual enhancements of patios, outdoor grill kitchens and coach cottages.

Site Details

Roadways-The main entrance roadway (two-way traffic) is proposed off Gap Hill Road (S 39-157), and provides gentle grade transitions, a turn off area, stacking storage, a guard house, a check in area and turn around for vehicles prohibited from entry. A gated entry is provided past the guard house. Past the gated entry, the roadways become one-way, 22 ft. wide roads to accommodate the large motorcoach vehicles entry and exit access to their site. Travel by motorcoaches and automobiles is restricted to one-way travel past the gated entrance. The intent is to restrict motorcoaches travel to access and parking to their sites while encouraging other modes of transportation by smaller vehicles such as golf carts, small automobiles or motorcycles to visit the Lake Keowee area shops, restaurants and businesses around the Pickens County area without creating impacts or congestion. Emergency vehicles such as fire trucks or ambulances will have ample access to all sites meeting emergency requirements. The extra wide roadways also promote safe pedestrian travel throughout.

Sites-Motorcoach sites will be improved with 75 ft. long x 20 ft. wide concrete driveways, long enough to provide motorcoach and accessory vehicle parking. Full utility hookups (power, water, wastewater, and digital communications) will be provided on each site. Other site hardscape improvements can be made by the site occupants such as outdoor kitchens, covered patios, fire pits, and coach cottages (with indoor living areas such as a family room, storage room, restroom and shower may be permitted). NO "bedrooms" will be permitted.

Opportunities for additional on-site **community amenities** such as bocce' ball courts, waterfalls, pickle-ball courts, passive recreation areas, visitor parking and boat storage will be considered.

Association Organization and Documents will be created and recorded for the Motorcoach Resort Community detailing use restrictions and regulations. Association Design Guidelines will be created to provide standards and requirements defining individual site improvements. The document will define such things as architectural standards, site elements standards, and materials. Included will be requirements for site landscaping, drainage, plumbing with low flow fixtures. The intent of the regulations is to create architectural consistency and environmentally friendly quality buildings and sites with beautiful landscaping to make things visually pleasing for occupants and visitors to the Gap Hill Road Lake and Marina Area.

Wastewater Collection and disposal for all sites will be accomplished by an on-site wastewater disposal system permitted with the SCDHEC. The actual number of Motorcoach Sites created will be dictated by creating a balance of sites and providing adequate area for wastewater primary and repair field disposal areas. (This has not been determined at this time.)

Water supply to all sites will be accomplished by a private on-site potable and fire protection water distribution system permitted with the SCDHEC. Water Supply to the private water system will be by connection of a master metered service to the Six Mile Water District System.

LandWorks Engineering, PLLC
PO Box 1922, Asheville, NC 28802
828-230-7958

MOUNTAIN LAKES MARINA, LLC

LUXURY MOTORCOACH RESORT

900 GAP HILL ROAD, SIX MILE, SC 29682

FEBRUARY 2021
PICKENS COUNTY, SC

APPLICANT	Mountain Lake Marina, LLC 1510 Blue Ridge Rd Seneca, SC 29672 Phone 864.710.1231	<div><div>SHEET INDEX:</div><table><thead><tr><th></th><th></th><th>SUBMITTAL DATE:</th></tr></thead><tbody><tr><td>CVR</td><td>Cover Sheet</td><td>2/1/21</td></tr><tr><td>C1</td><td>Site Plan</td><td>2/1/21</td></tr><tr><td>C2</td><td>Grading Plan</td><td>2/1/21</td></tr><tr><td>RP1</td><td>Road Profiles</td><td>2/1/21</td></tr><tr><td>RP2</td><td>Road Profiles</td><td>2/1/21</td></tr><tr><td>RP3</td><td>Road Profiles</td><td>2/1/21</td></tr></tbody></table></div>			SUBMITTAL DATE:	CVR	Cover Sheet	2/1/21	C1	Site Plan	2/1/21	C2	Grading Plan	2/1/21	RP1	Road Profiles	2/1/21	RP2	Road Profiles	2/1/21	RP3	Road Profiles	2/1/21
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RP2	Road Profiles	2/1/21																					
RP3	Road Profiles	2/1/21																					
CIVIL ENGINEER	LandWorks Engineering, PLLC Marty Kocot, PE PO Box 1922 Asheville, NC. 28802 PH: 828.230.7958																						
SURVEYOR	Stephen R. Edwards & Associates, LLC 1432 W. Main St West Union, SC 29696 Ph: 864.718.1120																						

LAT: 34.843440°
LONG: -82.876599°

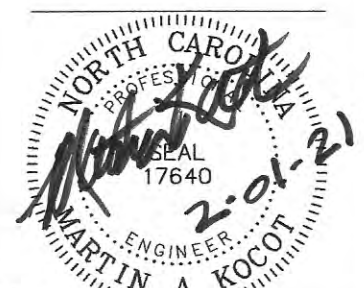
VICINITY MAP

GENERAL NOTES:
(APPLICABLE TO ALL SHEETS)

- Each park must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal streets.
- No site shall be used as a permanent residence and shall only be for the use of coaches, motor homes, on-site rental cabins.
- Minimum area of eight hundred (800) square feet. At least one site must be ADA accessible.
- All sites shall be setback from all side and rear property lines by a minimum of ten (10) feet and a minimum of twenty (20) from the edge of any public road right-of-way. Must be vegetated accordingly in order to provide a solid evergreen screen.
- Sites shall be served by on-site sewage disposal system as permitted by SCDHEC.
- Water service to sites shall be by Six Mile Water District Public water system via master meter/ and a private distribution system per SCDHEC standards.

DEVELOPMENT DATA
PROPERTY OWNER(S): NIMMONS BRIDGE SMITH ESTATES, LLC 149 LOW ROAD, SIX MILE PICKENS CO, SC 29682 PINS: 4130-00-61-4015 4130-00-61-0769 DEED BOOKS/PAGES: DB:611 PG:330 DB:609 PG:336 PROJECT AREA: 17,339 AC. (4015) 14,987 AC. (0769) TOTAL: 32,326 AC. 65 TOTAL SITES SMALLEST SITE = 64 (3,958sf) 4,723 IF OF ROAD GENERAL DEVELOPMENT DISTRICT SETBACKS: 20' FROM PUBLIC R/W 10' SIDE 10' REAR

LandWorks Engineering
Land Planning & Civil Engineering
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
SC Temporary Engineering License # 20200013



COA
Temporary Permit No: 20200013
Date Issued: 10/27/2020

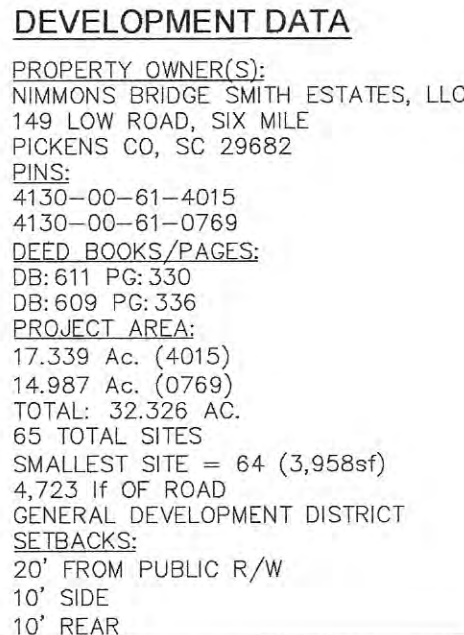


Preliminary Not for Construction

MOUNTAIN LAKES MARINA, LLC
D/B/A SUNSET MARINA ON LAKE KEOWEE
MOUNTAIN LAKES MARINA, LLC
COVER SHEET
PICKENS COUNTY, SC

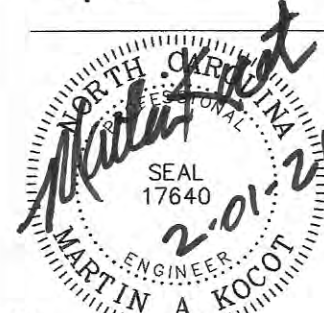
REVISIONS:

DATE: 2/1/21
DRAWN BY: MAK
CHECKED BY: MAK
Q.C. BY: MAK
SCALE: AS SHOWN
PROJECT #: 0201638
SHEET NUMBER:
CVR



LandWorks Engineering
Land Planning & Civil Engineering

P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
SC Temporary Engineering License # 20200013



Temporary Permit No: 20200013
Date Issued: 10/27/2020



Preliminary Not for Construction

MOUNTAIN LAKES MARINA, LLC
D/B/A SUNSET MARINA ON LAKE KEOWEE
MOUNTAIN LAKES MARINA, LLC PICKENS COUNTY, SC

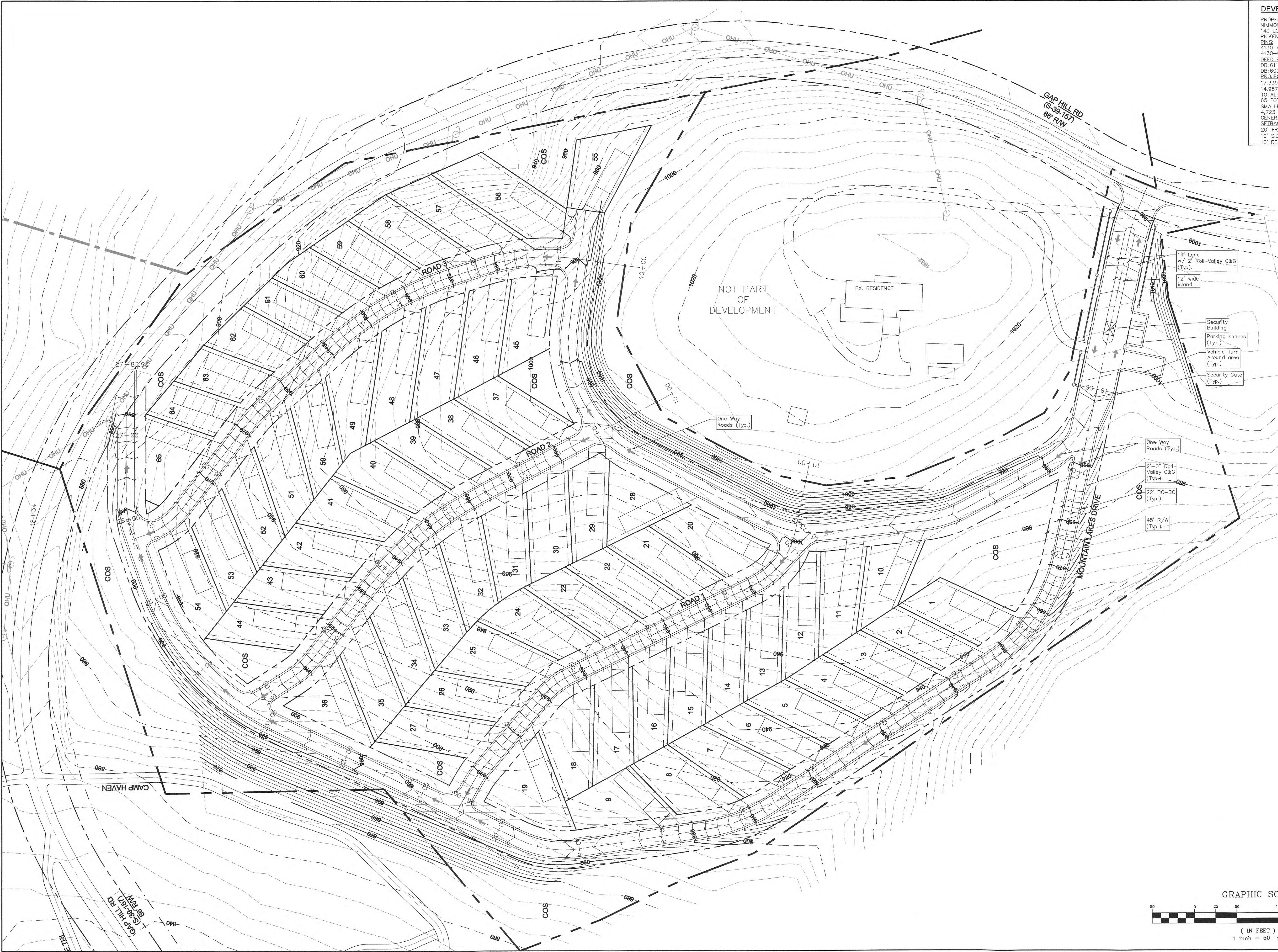
SITE PLAN

REVISIONS:

DATE: 2/1/21
DESIGNED BY: MAK
DRAWN BY: RD
CHECKED BY: MAK
Q.C. BY: MAK
SCALE: 1"=50'
PROJECT #: 0201838
SHEET NUMBER#:

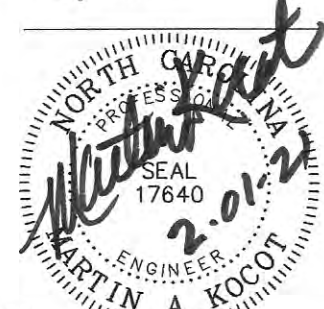
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7. \2018 Projects\0201838 Gap Hill Landing Keowee\Civil\Plans\C1.dwg	Feb 01, 2021 - 03:19PM	User
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DEVELOPMENT DATA
PROPERTY OWNER(S):
NIMMONS BRIDGE SMITH ESTATES, LLC
149 LOW ROAD, SIX MILE
PICKENS CO, SC 29682
PINS:
4130-00-61-4015
4130-00-61-0769
DEED BOOKS/PAGES:
DB: 611 Pg: 330
DB: 609 Pg: 336
PROJECT AREA:
17,339 Ac. (4015)
14,997 Ac. (0769)
TOTAL: 32,326 Ac.
65 TOTAL SITES
SMALLEST SITE = 64 (3,958sf)
4,723 SF OF ROAD
GENERAL DEVELOPMENT DISTRICT
SETBACKS:
20' FROM PUBLIC R/W
10' SIDE
10' REAR

LandWorks Engineering
Land Planning & Civil Engineering
P.O. Box 1922
Asheville, NC 28802
P: 626.230.7955
SC Temporary Engineering License # 20200013



COA
Temporary Permit No: 20200013
Date Issued: 10/27/2020



Preliminary Not for Construction

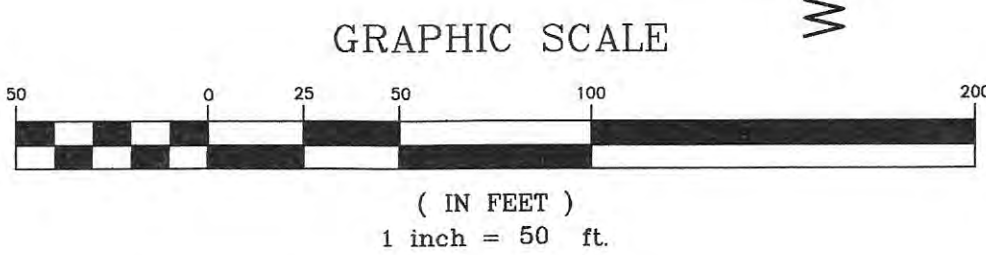
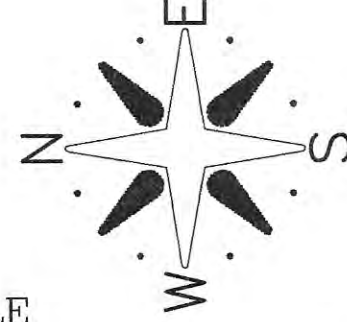
MOUNTAIN LAKES MARINA, LLC
D/B/A SUNSET MARINA ON LAKE KEOWEE
MOUNTAIN LAKES MARINA, LLC
PICKENS COUNTY, SC

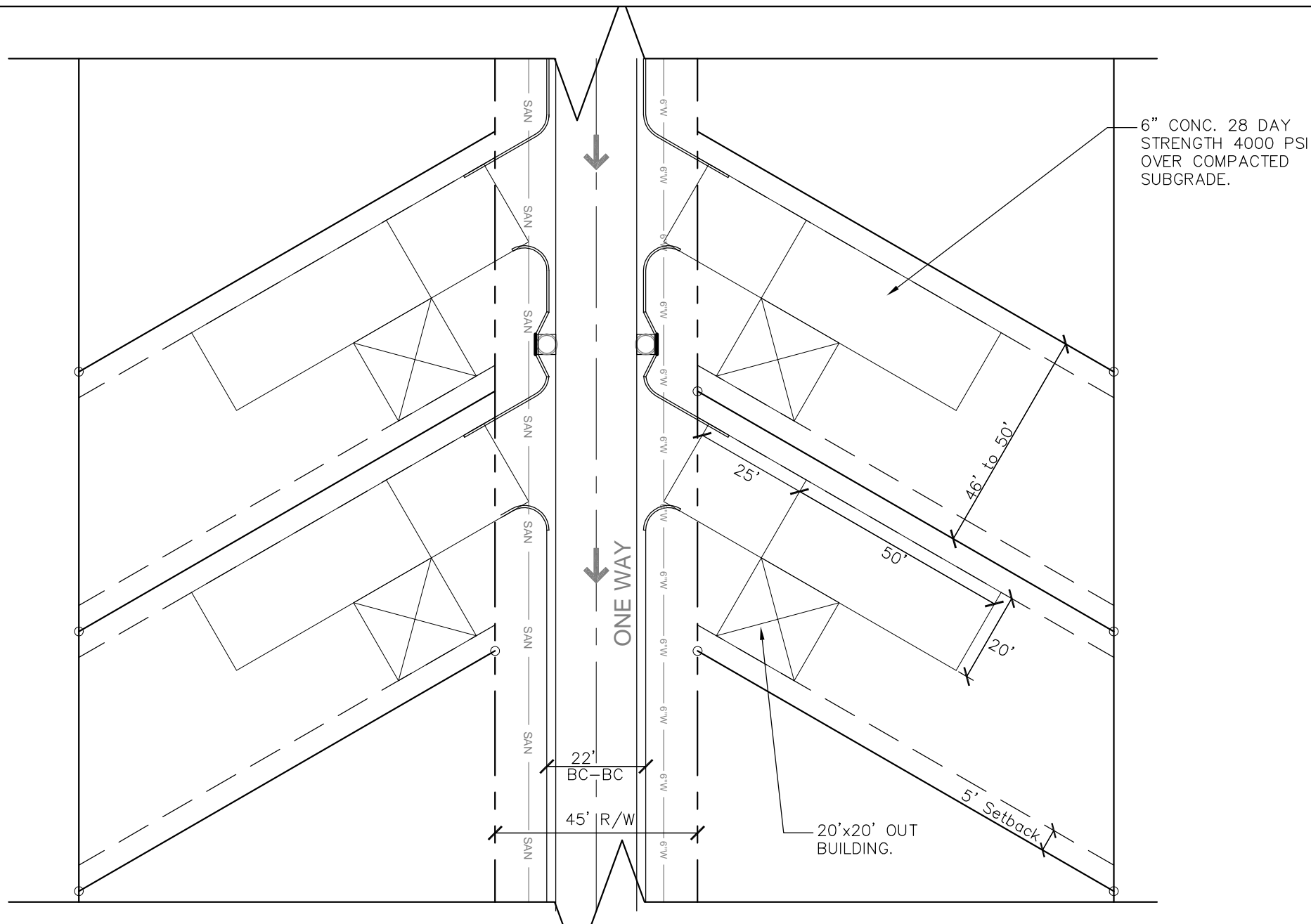
GRADING PLAN

REVISIONS:

DATE: 2/1/21
DESIGNED BY: MAK
DRAWN BY: RD
CHECKED BY: MAK
QC BY: MAK
PROJECT #: 0201838
SHEET NUMBER:

C2





LandWorks Engineering

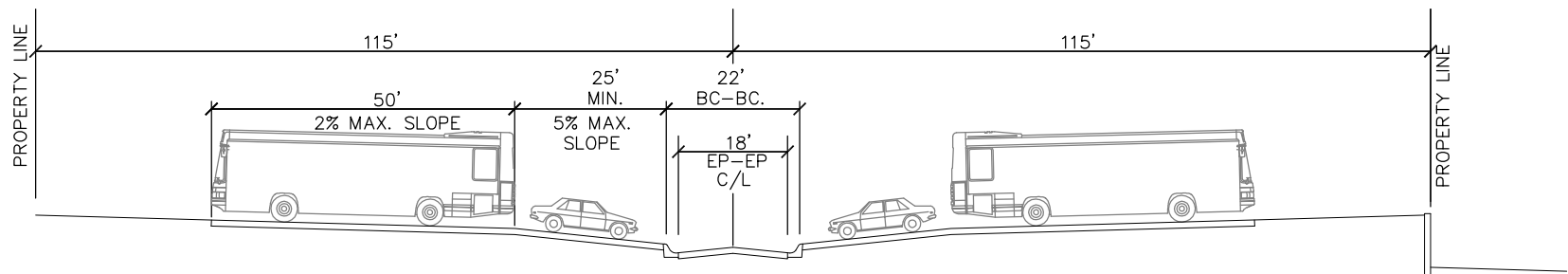
Land Planning & Civil Engineering

P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P0828

**MOTORCOACH RESORT
@ LAKE KEOWEE**

MOUNTAIN LAKES
MARINA, LLC
DATE: 10/29/20
SCALE: 1"=30'
JOB NU: 0201838

C1



LandWorks Engineering

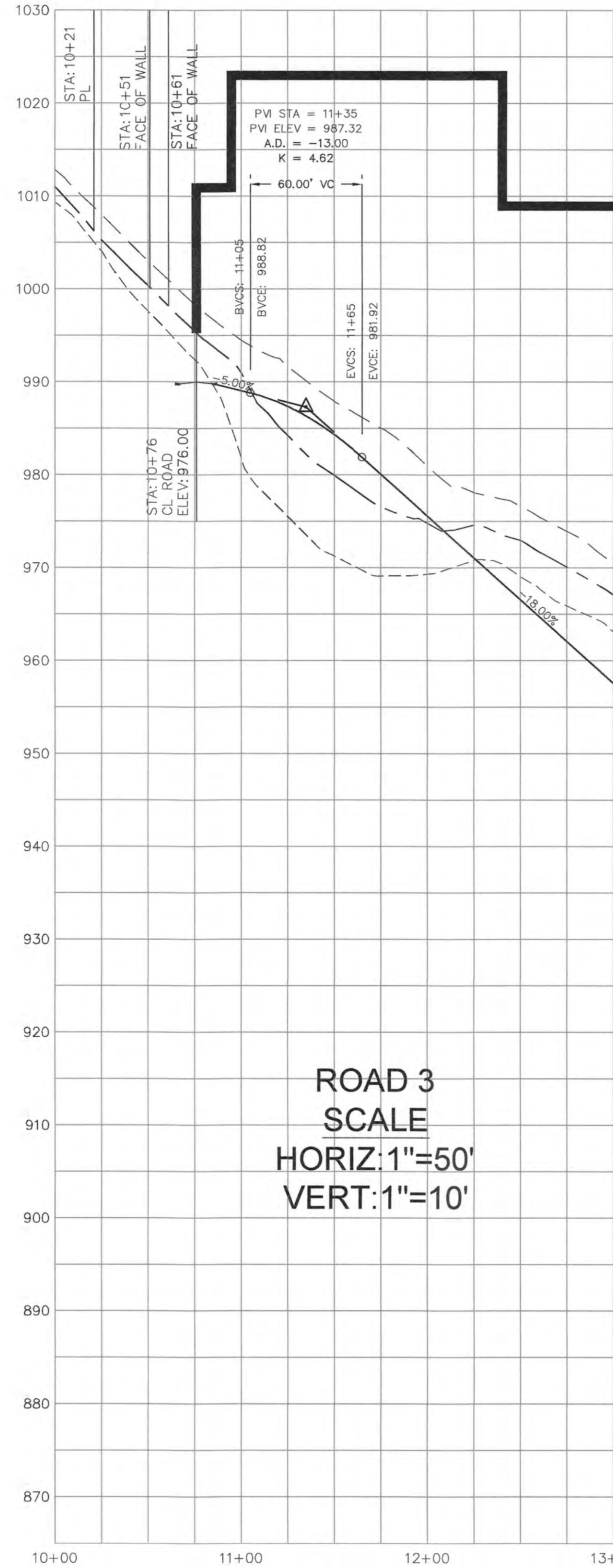
Land Planning & Civil Engineering

P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
NC Engineering License # P0828

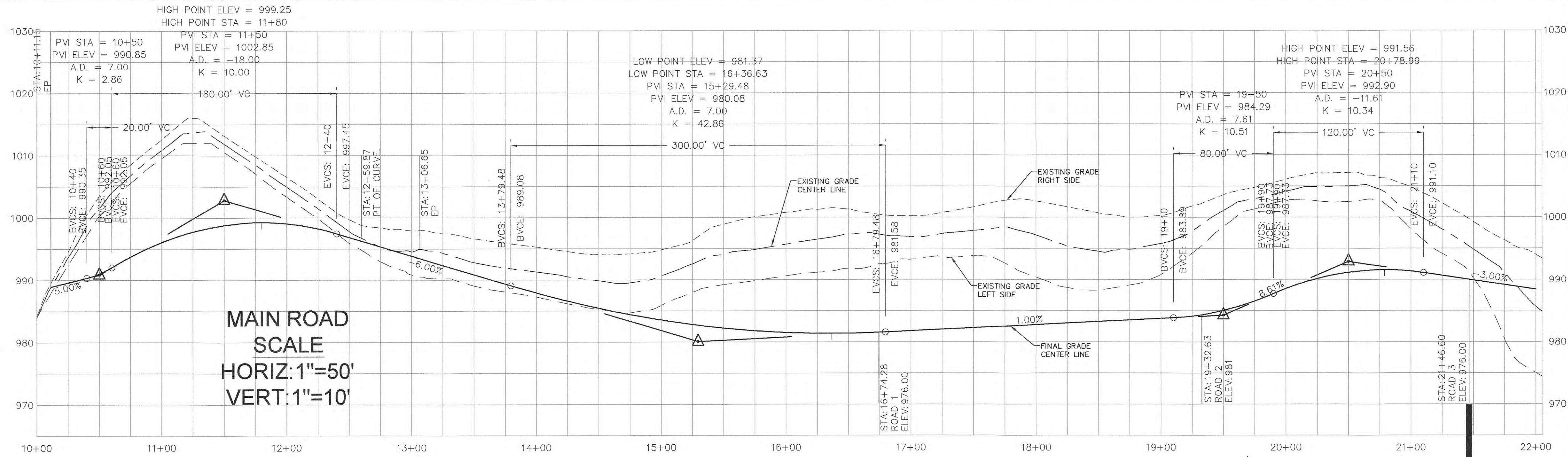
**MOTORCOACH RESORT
@ LAKE KEOWEE**

MOUNTAIN LAKES
MARINA, LLC
DATE: 10/29/20
SCALE: 1"=30'
JOB NU: 0201838

C2

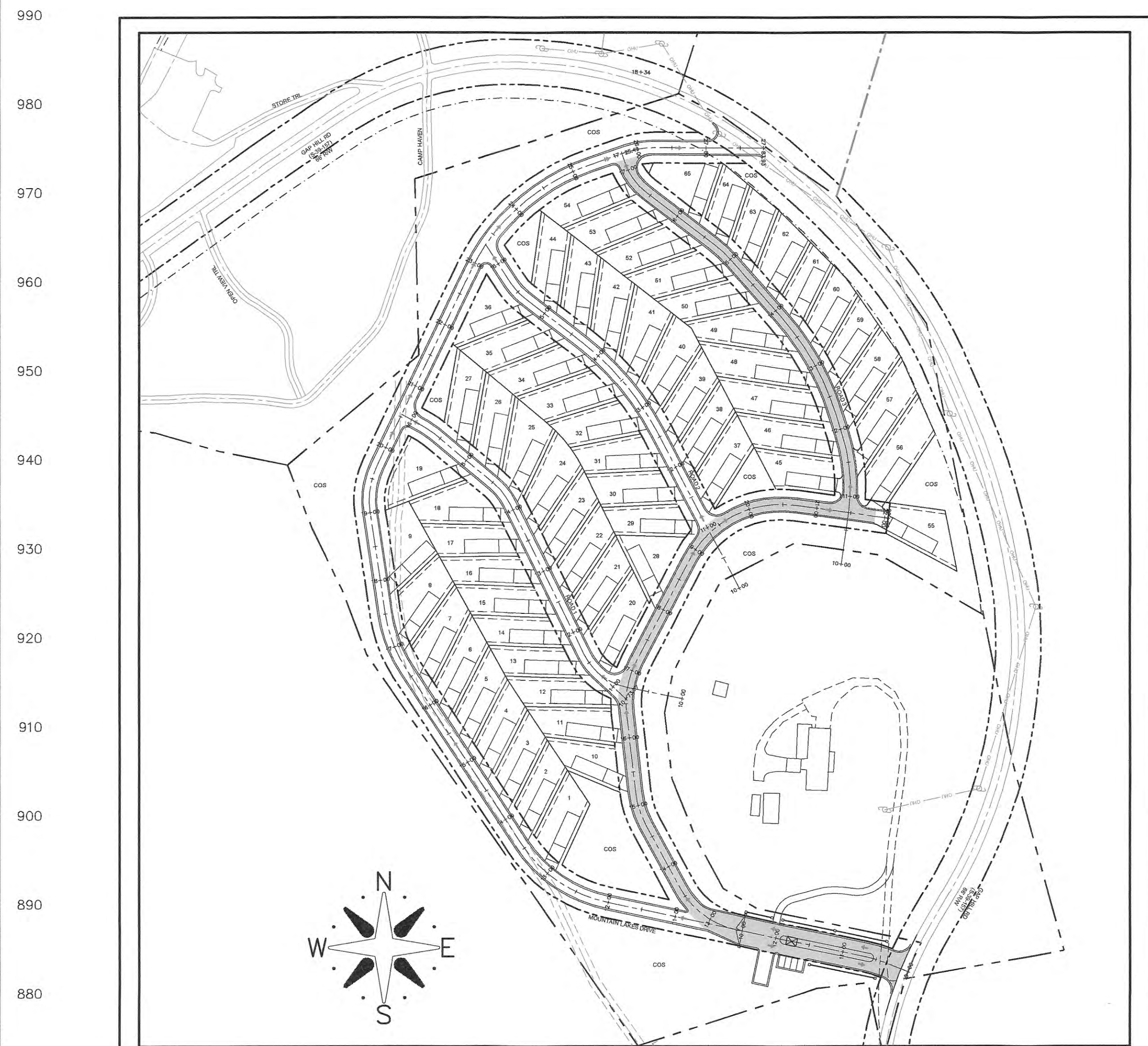


ROAD 3
SCALE
HORIZ: 1"=50'
VERT: 1"=10'



MAIN ROAD
SCALE
HORIZ: 1"=50'
VERT: 1"=10'

MATCH LINE



VIC MAP

DATE: 2/1/21
DESIGNED BY: MAK
DRAWN BY: RD
CHECKED BY: MAK
Q.C. BY: MAK
PROJECT #: 0201838
SHEET NUMBER: RP1

REVISIONS:

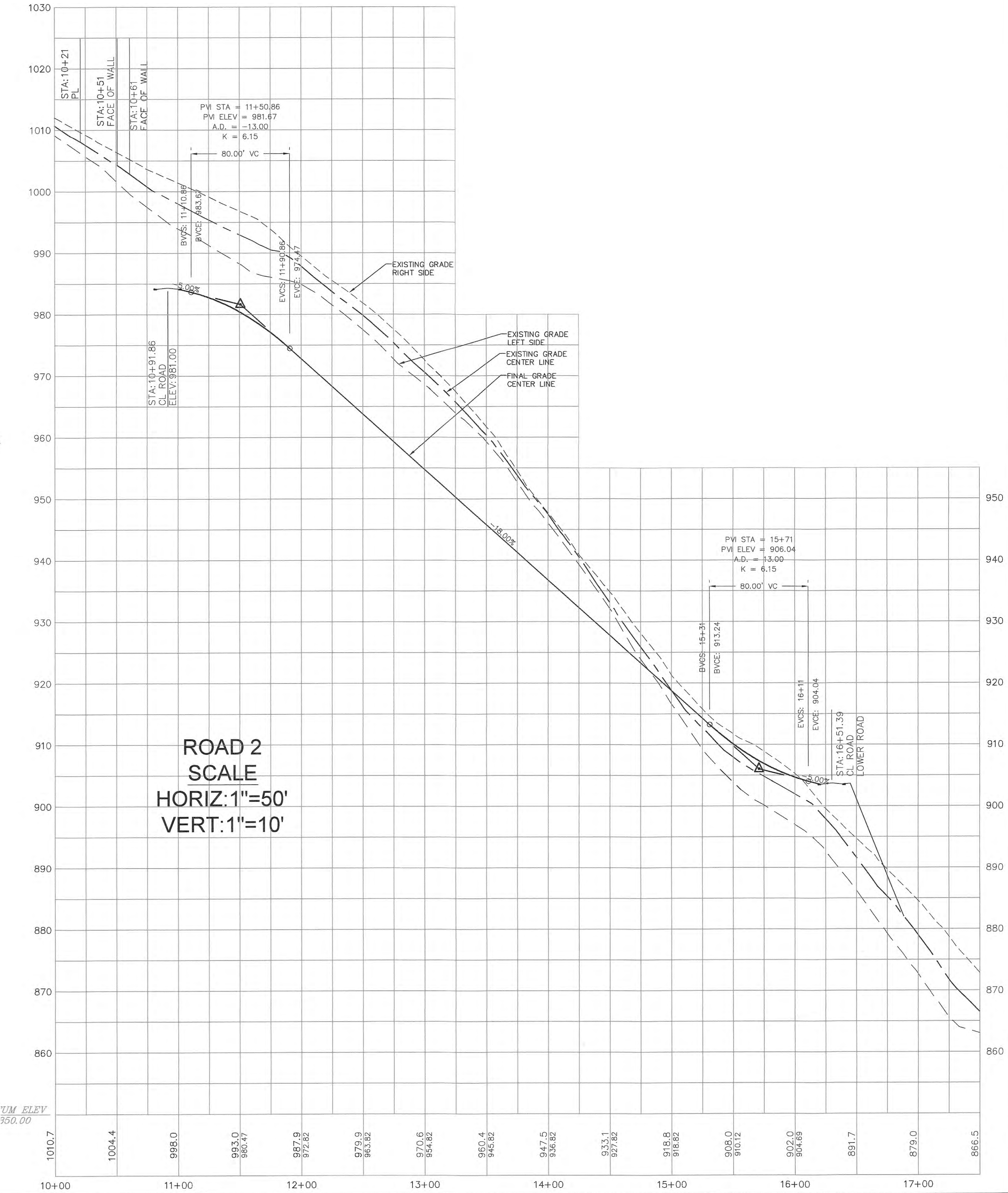
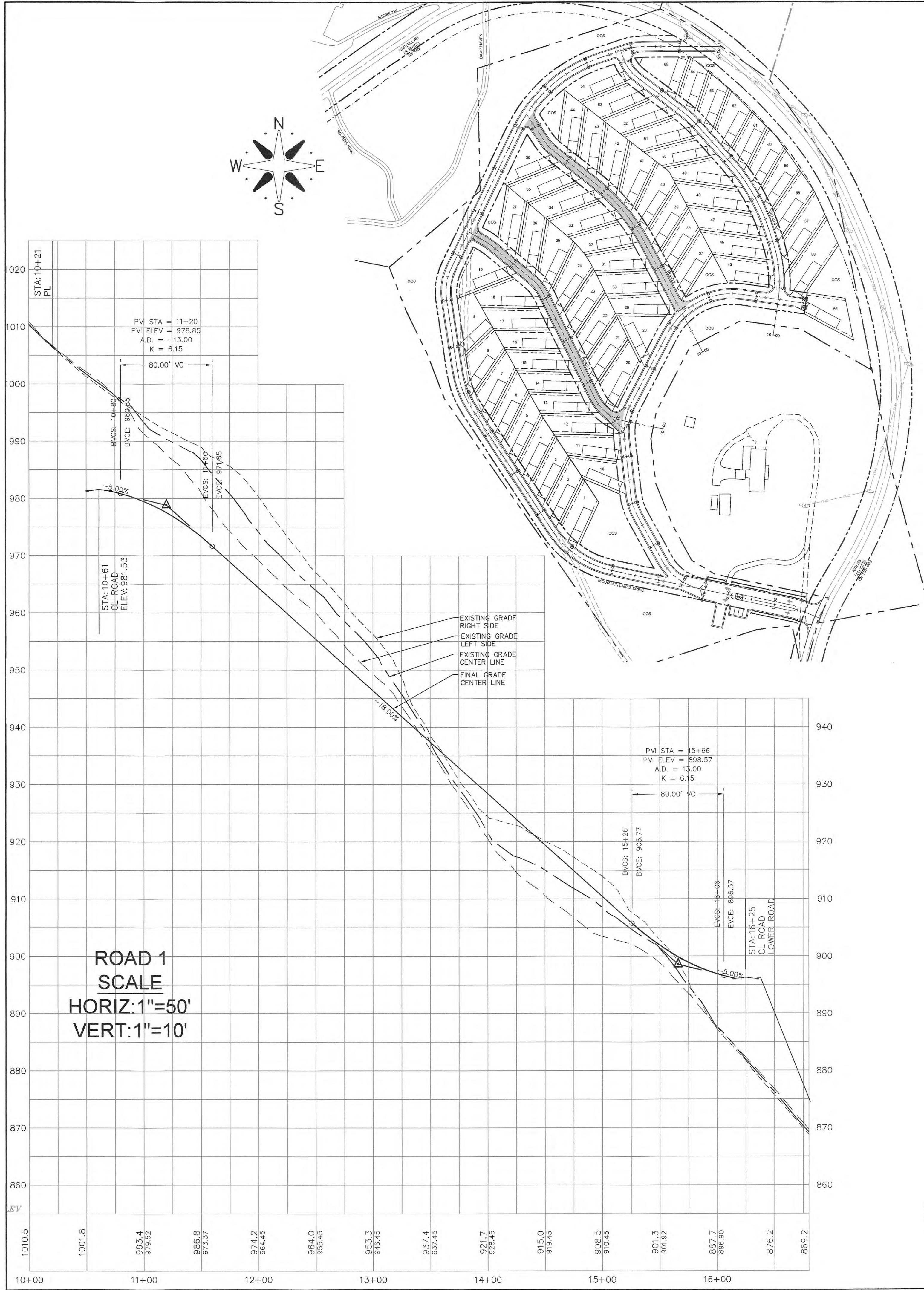
MOUNTAIN LAKES MARINA, LLC
D/B/A SUNSET MARINA ON LAKE KEOWEE
MOUNTAIN LAKES MARINA, LLC
ROAD PROFILES 1 OF 3

PICKENS COUNTY, SC

LandWorks Engineering
Land Planning & Civil Engineering
P.O. Box 1922
Asheville, NC 28802
V: 828.230.7958
SC Temporary Engineering License # 20200013

COA
Temporary Permit No. 20200013
Date Issued: 10/27/2020

Preliminary Not for Construction



DATE: 2/1/21
DESIGNED BY: MAK
CHECKED BY: MAK
Q.C. BY: MAK
SCALE: As Shown
PROJECT #: 0201638
SHEET NUMBER: RP2

REVISIONS:

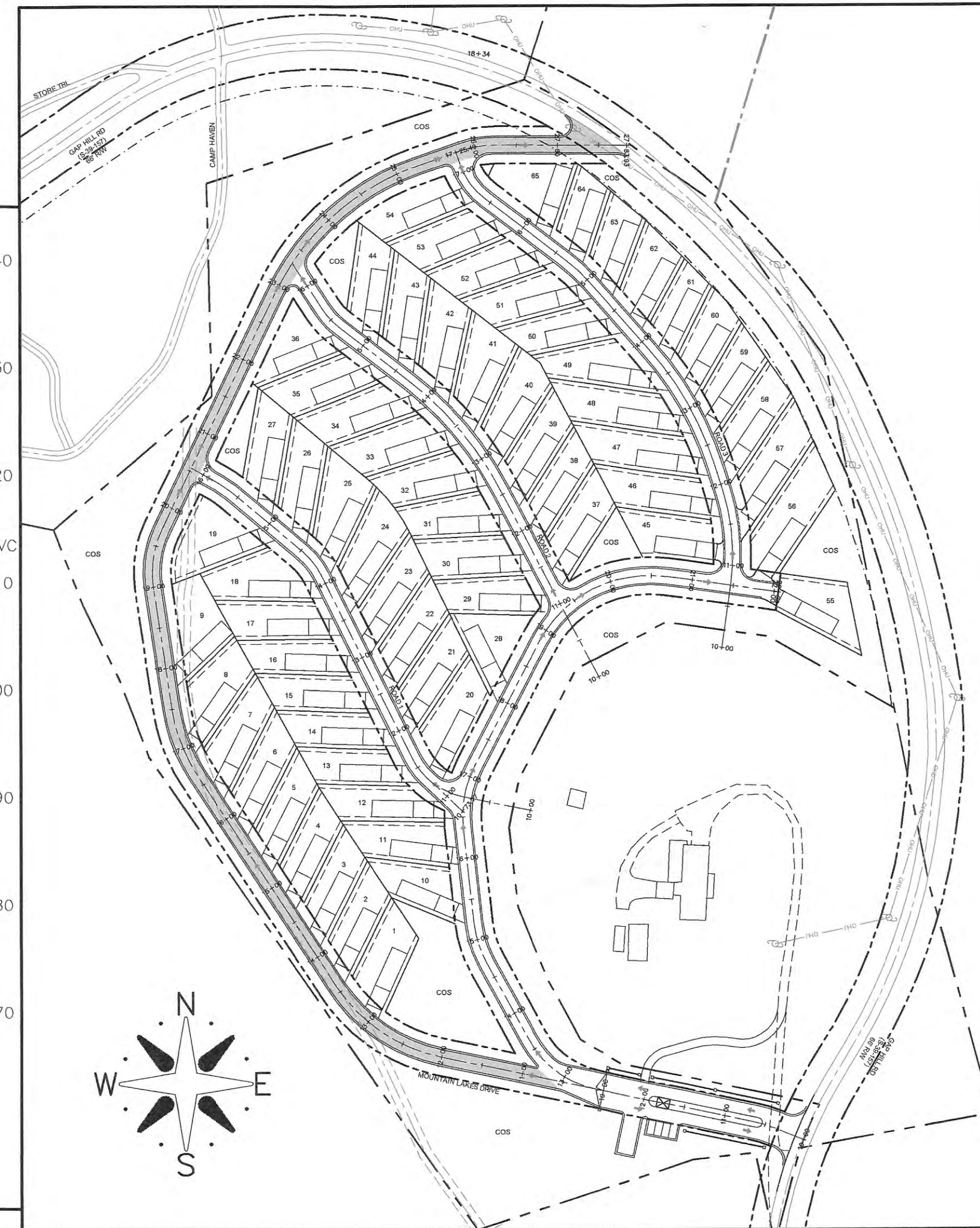
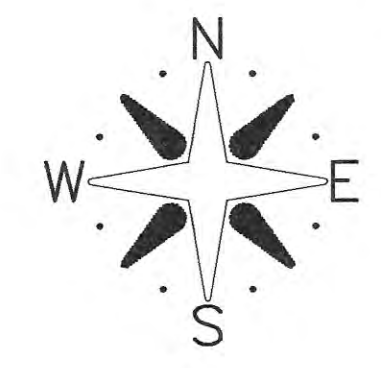
MOUNTAIN LAKES MARINA, LLC
D/B/A SUNSET MARINA ON LAKE KEOWEE
MOUNTAIN LAKES MARINA, LLC
ROAD PROFILE 2 OF 3

PICKENS COUNTY, SC

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Date Issued: 10/27/2020

Preliminary Not for Construction



7:\2018 Projects\0201838 Goo Hill Landing Kaowan\Civil\X-rafs\XR-PROFILE2.dwg	Feb 01, 2021 - 03:19PM	User
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Commission/ Staff Discussion

THIS SURVEY IS VALID ONLY IF PARENT HAS ORIGINAL SIGNATURE AND SEAL OF THE SUPERVISOR.
THIS SURVEY IS FOR THE PARENT OR PERSONS HELD HEREON AND THE PARTY MUST BE BEING TRANSPORTED TO, NOT VALID FOR USE OF SUBSTITUTION OF TRAFFIC OF THIS PROPERTY.

Herbicide spraying is NOT responsible for the accuracy of the Band R/Lr. Information about the accuracy of the Band R/Lr. County Offices, or plots.

Example 3 (concretely) related to the diet. *Is eating sweets not related to the feeling of being full?* This question is not a good one, because it may be applicable to the subject population of 10-year-olds, adults, other than possible students at the time of making the survey, students, students from outside community, students from different countries, students of other than non-registers, and any other from 1801 on records and not current. This is not a good question. The survey does not consider all the research. Food safety, related to detection or suppression (inspection) by surveys.

JUN 10 1964
JUN 10 1964
GOLDEN CREEK ROAD

KAREN E. HERD
RETRACEMENT
SURVEY FOR
MARTHA L. WOODARD
NEAR LIBERTY PICKENS COUNTY
SOUTH CAROLINA
JULY 17, 2014

N/F BARBARA TURNER
THE 4078-16-862-0679
DB 1283 PG 65
PB 45 PG 167A

N/5 EDITH STEWART
TM 4078-15-72-0794
DB 354 PG 149

APPROVED FOR PUBLICATION
Palmer County, Ill.
County Clerk's Office
Official Record in Blue Ink



Scale 1 = 30

I hereby state that to the best of my knowledge, information, and belief, the survey, when carried out, was in accordance with the requirements of the Uniform Standards Manual for the Practice of Social Work in Great Britain, and more specifically, the requirements for a client's privacy of specified issues, also there are no viable expenditures or professional office time spent.

P.L.S. #7481

SDV-7-001

600/243