

## MEMBERS

ROBERT BALLENTINE, *District 1*  
Chairman  
GARY STANCELL, *District 3*  
Vice Chairman  
BOBBIE LANGLEY, *District 2*  
PHILIP SMITH, *District 4*  
JON HUMPHREY, *District 5*  
DAVID COX, *District 6*  
MATTHEW KUTILEK, *At-Large*

# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



## AGENDA

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

June 13, 2022  
6:30 pm

### I. Election of Officers

1. Chairman
2. Vice Chairman
3. Appointment of Secretary

### II. Welcome and Call to Order

Moment of Silence  
Pledge of Allegiance

### III. Introduction of Members

### IV. Approval of Minutes

May 9, 2022

### V. Public Comments

*Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.*

### VI. Public Hearings

1. LU-22-0007 Land Use Review for expansion of an existing dog kennel/training facility. The subject property is located at 282 Ambler School Road. The applicants are Gregory and Alexis Thomas. The property owner of record is Gregory Thomas.  
TMS# 5104-00-76-3033
2. LU-22-0008 Land Use Review for a campground. The subject property is located at 138 Hagood Mill Road. The applicant is the Hagood Mill Foundation. The property owner of record is Pickens County.  
TMS# 4182-06-39-8470

### VII. Commissioners and Staff Discussion

### VIII. Adjourn

Pickens County Government does not discriminate on the basis of race, color, or national origin, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of the Title VI may contact the Title VI Coordinator at 864-898-5844.

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 864-898-5844.

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

May 9, 2022

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, 2022 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, Chairman  
Gary Stancell, Vice Chairman  
Phil Smith  
Bobbie Langley  
Jon Humphrey  
David Cox

Draft

#### **STAFF PRESENT:**

Les Hendricks, County Attorney  
Ray Holliday, County Planner  
Allison Fowler, Community & Tourism Development Director

#### ***Welcome and Call to Order***

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:32pm.

Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

Mr. Ballentine asked for the members of the Commission to introduce themselves.

#### ***Motion to add Executive Session to the Agenda***

Mr. Ballentine stated that he has been informed by the County Attorney that he needs to address the commission in executive session for a legal briefing regarding a land use suspension issued in 2016 against MRR Pickens, LLC. This needs to be done prior to the County Council meeting next Monday, May 16, 2022. If we want to address this tonight, then we will need to have a 2/3 vote of the Commission to do so and find that exigent circumstances exist. The exigent circumstance is that the Commission does not have a meeting scheduled until after the County Council meeting in which they need to hear from us before addressing the topic.

Mr. Ballentine asked for a motion. Ms. Langley motioned to add Executive Session to the agenda, Mr. Cox seconded the motion. The motion passed unanimously (6-0).

Mr. Ballentine stated that Executive Session will be added that to the end of the official agenda after the Public Hearings.

1 **Approval of Minutes**

2  
3 Mr. Ballentine called for corrections or for a motion regarding the minutes of the April 11, 2022 meeting.

4  
5 Mr. Stancell made a motion to approve the April 11 minutes. Mr. Humphrey provided a second. The motion passed  
6 unanimously (6-0).

7  
8 Mr. Ballentine called for corrections or for a motion regarding the minutes of the April 18, 2022 meeting. Mr. Humphrey  
9 made a motion to approve the minutes once the spelling of his name was corrected on page 4, line 11 and line 13. Mr.  
10 Stancell seconded the motion. The motion, with the noted changes, passed unanimously (6-0).

11  
12 **Public Comments**

13  
14 There were no public comments provided.

15  
16 **Public Hearings**

17  
18 Mr. Ballentine opened the public hearing portion of the meeting and called for the first case being heard. Mr. Ballentine  
19 stated that since the first three cases are all the same owner, they may be presented at the same time, but the  
20 Commission would vote on them separately.

21  
22 Mr. Ballentine explained that the Commission will hear from the presenters and once they are done and have a chance  
23 to ask questions, anyone opposed may speak on the project. The presenters will have a chance for rebuttal.

- 24  
25 **1. LU-22-0006 Land Use Review for a 15 site RV Park and Campground on**  
26 **approximately 12 acres of a larger 183 acre tract The subject property**  
27 **is located on Fruit Mountain Road, Easley. The applicant is Carolina**  
28 **Preserve Group, LLC. The property owners of record are Chrome Real**  
29 **Estate LLC and Victoria Anthony. TMS# 5009-16-93-2137, 5009-20-91-**  
30 **2303**  
31  
32 **2. SD-22-0002 Subdivision Land Use for 40 lots of a larger 78 lot, single-**  
33 **family residential development located on Fruit Mountain Road, Easley.**  
34 **The proposed development is located on approximately 102.71 acres of**  
35 **a larger 183 acre development. The applicant is Carolina Preserve**  
36 **Group, LLC. The property owners of record are Chrome Real Estate LLC**  
37 **and Victoria Anthony. TMS# 5009-16-93-2137, 5009-20-91-2303**  
38  
39 **3. SD-22-0003 Subdivision Land Use for 38 lots of a larger 78 lot, single-**  
40 **family residential development located on Fruit Mountain Road, Easley.**  
41 **The proposed development is located on approximately 55.14 acres of**  
42 **a larger 183 acre development. The applicant is Carolina Preserve**  
43 **Group, LLC. The property owner of record is Victoria Anthony. TMS#**  
44 **5009-16-93-2137**  
45

46 Mr. Jim Anthony presented the project for Carolina Preserve Group, LLC. Mr. Anthony explained that the property is a  
47 very unusual piece of land that had a lot of four-wheeler use. The plan for the project was to solve the erosion problem  
48 and so they did a forestry plan. Mr. Anthony explained that Carolina Preserve Group, LLC has a successful low-density  
49 development in Marietta called Riverstead. This project is planned after that project with trails, gardens and green  
50 areas. Mr. Anthony stated that they do not plan to do an RV park, however, they do plan to have a low impact plan  
51 with one or two small cottages. They see the project as an opportunity to create an icon development for Pickens  
52 County. Mr. Anthony stated that they are working on the full business plan.

53  
54 Mr. Smith asked what is a green area.

55  
56 Mr. Anthony explained it as a green space.  
57

1 Ms. Langley asked if it would be a dedicated greenspace to never be developed. Ms. Langley asked if the common  
2 areas would be dedicated to never be developed.

3  
4 Mr. Anthony explained they would never be developed in to homesites but would be developed for amenities.

5  
6 Mr. Stancell asked what the plan is for the campground.

7  
8 Mr. Anthony responded with 1,500 square feet as max, 1 or 2 bedrooms, rustic looking.

9  
10 Ms. Langley requested confirmation on the 180 day limit on occupancy. Ms. Langley asked if the cottages would be  
11 pre-fabricated or site built.

12  
13 Mr. Anthony confirmed there would not be any stays beyond 180 days and that the cottages would be site built.

14  
15 Mr. Ballentine asked how the roads will be developed, with curb and gutter.

16  
17 Mr. Anthony stated that there would be 90' lots with curb and gutter.

18  
19 Mr. Stancell had a question about the sewer. Is that common?

20  
21 Mr. Anthony stated that they plan to go through DHEC and get a permit to pump to another area.

22  
23 Ms. Langley asked if the project was being designed as a green development.

24  
25 Mr. Anthony stated that the number of homesites average about 2 acres, but he is not familiar with the requirement to  
26 be green. Mr. Anthony stated they will have a HOA in place.

27  
28 Mr. Smith asked if they plan to have someone on site managing the property, specifically the campground and cabins.

29  
30 Mr. Anthony stated that whether they live on site or not, yes someone will be managing the property. He went on to  
31 say they have considered corporate outings in the future.

32  
33 Mr. Smith asked what is the plan for the additional acreage at the top of the mountain.

34  
35 Mr. Anthony stated that a corporate experience space is in the works.

36  
37 Mr. Smith asked if they plan to have just one access road to both sides. Are there plans for a second access.

38  
39 Mr. Anthony responded no, there will be one access directly across Fruit Mountain that will be gated.

40  
41 Mr. Ballentine asked for any additional questions.

42  
43 Mr. Ballentine asked what range the square footage of houses will be.

44  
45 Mr. Roy Costner answered that they will be closer to 400SF on average, more like the Riverstead development.

46  
47 Mr. Timothy Bunch asked how the infrastructure will be handled. He stated he lives on Fruit Mountain Road and can  
48 barely handle the traffic that is on it now.

49  
50 Mr. Anthony stated that if there is a traffic study required they would do it. He further stated that 100 cars a days is  
51 probably an exaggeration.

52  
53 Mr. Bunch stated that 2 cars per house could add more than 100 cars.

54  
55 Mr. Duane Bradshaw asked if the project included a sewage system. He stated he lives right by Fruit Mountain Road.

56  
57 Mr. Anthony stated that the septic is all regulated by DHEC and they would meet all their specifications.

1  
2 Mr. Ballentine confirmed that it will be septic based on the plan and be DHEC regulated.  
3

4 Mr. Ballentine asked for any questions from commissioners. He stated the commission would vote on one item at a  
5 time.  
6

7 Ms. Langley confirmed that it is a total of 78 houses and 15 cabins.  
8

9 Mr. Ballentine closed the public hearing at 6:55pm.  
10

11 Mr. Smith made a motion to approve LU-22-006 as presented. Mr. Cox seconded. Mr. Ballentine asked for any  
12 discussion.  
13

14 Ms. Langley stated she is concerned about relief on individual meters. She is afraid to set a new standard, as it is not  
15 a home and not a cabin.  
16

17 Mr. Ballentine stated to look at it separately from the concept of a permanent structure.  
18

19 Mr. Ballentine asked if there was any other discussion.  
20

21 Mr. Cox clarified that over 100 lots requires a road study. Is this considered to be over 100 lots.  
22

23 Ms. Langley said it's only 78 lots.  
24

25 Mr. Holliday stated that a traffic study is not required for this project.  
26

27 Ms. Langley asked if lots 74-78 are coming out directly onto Fruit Mountain Road.  
28

29 Mr. Anthony confirmed access directly off of Fruit Mountain Road.  
30

31 Mr. Holliday clarified 178 daily trips estimated for this project, as stated in the project application.  
32

33 Mr. Ballentine asked for any other discussion.  
34

35 Mr. Ballentine asked for a vote on the motion to approved as presented. The motion passed unanimously (6-0).  
36

37 Mr. Ballentine asked for a motion on application SD-22-0002.  
38

39 Mr. Stancell made a motion to approve SD-22-0002 as presented. Ms. Langley seconded. Mr. Ballentine asked for  
40 any discussion.  
41

42 Mr. Smith clarified that lots 74-78 are in this project.  
43

44 Mr. Costner confirmed that this part of the project is on the west side of the road, left hand side on the map, so yes, it  
45 includes lots 74-78.  
46

47 Mr. Ballentine asked if all in favor. The motion passed unanimously (6-0).  
48

49 SD-22-0003

50 Mr. Ballentine clarified that SD-22-0003 is on the east side of the road.  
51

52 Mr. Ballentine asked for a motion.  
53

54 Mr. Cox made a motion to approve SD-22-0003 as presented. Mr. Stancell seconded.  
55

56 Mr. Ballentine asked for any discussion or questions.  
57

1 Mr. Ballentine asked if all in favor. The motion passed unanimously (6-0).

2  
3 Mr. Ballentine called for the next item in the public hearing.

4  
5 **4. SD-22-0005 Subdivision Land Use for a 10 lot, single-family residential**  
6 **development located on Archery Club Road and Six Mile Highway,**  
7 **Central. The proposed development is located on approximately 10**  
8 **acres of a larger 51.21 acre tract. The applicant is AC9, LLC. The**  
9 **property owner of record is Sarah Chastain. TMS# 4057-00-05-6251**

10  
11 Mr. Ballentine asked for the presenter on the case to step forward.

12  
13 Mr. Daniel Youngblood appeared to present the item before the Planning Commission. Mr. Youngblood explained that  
14 they are cutting an approximately 50 acre tract into 10 or better lots. He stated that the project meets all the county  
15 specs and there will be septic lots. He stated that none of the parcels are under contract yet, but there are a few  
16 restrictions the owner placed on the property – all lots must be 1 acre or greater. The project will receive public water  
17 from the Town of Six Mile.

18  
19 Mr. Smith asked if the driveways would be per each lot or be common.

20  
21 Mr. Youngblood stated they are not sure what DOT will require, but it will likely be a shared driveway per two houses.

22  
23 Mr. Ballentine stated that the Commission can specify that it has to be shared, make it a condition.

24  
25 Mr. Youngblood stated that in case there is an issue, end lots might need to be single drives.

26  
27 Mr. Stancell stated that on the map back toward Six Mile there's a triangle shaped lot, with a space between it and the  
28 next lot.

29  
30 Mr. Youngblood responded that it will be part of the larger remaining tract that won't be built. It allows access to the  
31 lot in case it can be used at a later date.

32  
33 Mr. Smith asked about the gravel road that goes to the north of the property – is that part of the land.

34  
35 Mr. Youngblood stated that it is an easement, but it is part of the parcel.

36  
37 Mr. Smith confirmed that by conventional house, they mean not modular.

38  
39 Mr. Youngblood replied correct.

40  
41 Mr. Ballentine asked if there are any other questions.

42  
43 Mr. Holliday stated that there are several people signed up in opposition.

44  
45 Mr. Dana Simmons stated that he wanted to know more about the property and the intent. He asked if the 40 acres in  
46 the back is a planned development.

47  
48 Mr. Youngblood stated there is not plan to develop those acres at this time. He cannot guarantee it but it's not a plan  
49 at this time.

50  
51 Mr. Simmons asked if the easement to the Ross's property would stay the same.

52  
53 Mr. Youngblood responded that yes, it will stay the same as a gravel road.

54  
55 Mr. Simmons asked if they are developing the property for Sarah.

56  
57 Mr. Youngblood stated that they are purchasing and developing it.

1  
2 Ms. Langley asked what size houses are you planning to develop.

3  
4 Mr. Youngblood responded that he was unsure, but probably 2,500 square feet or better.

5  
6 Mr. Brandon Ross, 3481 Six Mile Highway stated that he owns the easement and it's the only access to his property.

7  
8 Mr. Ross asked if they are planning to subdivide the remaining 40 acres. He asked the Commission if they are only  
9 asking for 10 acres, does this give them permission to develop the other 40.

10  
11 Mr. Ballentine responded that they would have to come back to Planning Commission for approval before any future  
12 development.

13  
14 Mr. Ballentine stated that if the easement is in your deed that's it forever.

15  
16 Mr. Ross asked if his easement be able to give access to the future lots.

17  
18 Mr. Holliday stated that as the property was further subdivided, it would be up to Mr. Ross to decide the maintenance.

19  
20 Ms. Langley asked if Mr. Ross could gate it off.

21  
22 Mr. Holliday responded that if Mr. Ross is the only property owner, he can gate it off.

23  
24 Mr. Hendricks advised that Mr. Ross needs a legal opinion on the easement before making any decisions.

25  
26 Mr. Youngblood stated that in going through all of the deeds, it looks like Mr. Ross is one of three property owners that  
27 have been granted use of the easement. If we were going to use that access to build a subdivision, we'd have to turn  
28 it in to an actual road. We would need to meet county specs and create a road. As far as accessing the back, we  
29 would have the right to cross it, but we have no plans of putting more development in the back.

30  
31 Mr. Ronnie Collins 3466-3400 Six Mile Highway – stated that a lot of the concerns brought up have been addressed.  
32 He asked if this is approved, how much could they do later. Is the Commission giving future approval.

33  
34 Mr. Ballentine stated it's only for the 10 lots.

35  
36 Mr. Collins stated he had some other questions in regards to 2008-2009 time, rates changed and we had several  
37 housing developments left vacant or unattended. Is there a plan in place so we know this will get completed, so it's  
38 not half done, vacant lots across the street.

39  
40 Mr. Youngblood responded that no infrastructure would be done. Once the builder buys the lot, our hope is that it will  
41 be finished but they cannot make any guarantees.

42  
43 Mr. Collins stated that assuming all are on the main road, all are 1 acre lots with single-family homes. We would be  
44 worried about 10 houses that can drop our land value. Mr. Collins asked is there a way to have a minimum square  
45 footage so we knew it would be at least that or greater.

46  
47 Mr. Youngblood stated there is no minimum square footage on the deed.

48  
49 Mr. Josh Arnett of 3482 Six Mile Highway stated that there is not a lot of specificity in the entrance. He asked are they  
50 coming in from Archery Club Road.

51  
52 Mr. Ballentine responded that all enter on Six Mile Highway and will have a shared driveway for every two houses.

53  
54 Mr. Arnett stated he was under the impression that Mr. Youngblood would be building and not selling to builders. He  
55 stated that gives leeway to builders.  
56

1 Mr. Youngblood responded that they would meet all county specs with only 1000 square foot homes but they have no  
2 intentions of that for the financials to work.

3  
4 Mr. Smith asked what other specificity would they like to see.

5  
6 Mr. Arnett responded they'd like to see specific ground rules on minimum square footage size.

7  
8 Mr. Ballentine asked if there was any rebuttal from your end Mr. Youngblood.

9  
10 Mr. Youngblood stated they can't make any guarantees that those things don't happen.

11  
12 Mr. Cox asked if they're going to sell the land to a builder.

13  
14 Mr. Youngblood responded correct.

15  
16 Mr. Smith asked have you considered punching through a property on Six Mile Highway, coming behind with a common  
17 shared driveway, it would save money on culverts.

18  
19 Mr. Youngblood stated it would have to become a public road per county standards.

20  
21 Mr. Smith responded I take that back, that won't work.

22  
23 Mr. Ballentine asked if there were any other questions.

24  
25 Mr. Ballentine closed the public hearing at 7:25pm and asked for a motion from the Commission.

26  
27 Mr. Smith made a motion to approve with following conditions:

- 28 • At a minimum 5 shared driveways coming off Six Mile Highway.
- 29 • Square footage minimum of 2,500.
- 30 • Construction style be consistent architectural model and type.

31  
32 Mr. Ballentine responded we will want to define consistent.

33  
34 Mr. Ballentine asked for a second.

35  
36 Mr. Humphrey seconded.

37  
38 Mr. Ballentine asked for any discussion.

39  
40 Mr. Humphrey stated that because there is a right of way between lot 9 and 10, it would be difficult to put in 5 shared  
41 driveways. He wondered if maybe it should be a minimum of 4 since there cannot be more than 3 lots in a shared  
42 driveway anyway.

43  
44 Mr. Ballentine responded that a minimum of 4 driveways would be 6 cuts.

45  
46 Mr. Smith requested to amend the motion to a minimum of 4 shared driveways.

47  
48 Mr. Cox requested clarification on whether the builder have to buy two lots in order to build on either side.

49  
50 Mr. Holliday stated that a shared driveway has a 20' easement that must be indicated on the plat.

51  
52 Mr. Humphrey commented that the first builder puts in the easement and the second builder would have to agree.

53  
54 Mr. Holliday responded as to how it happens he can't say.

55  
56 Mr. Cox stated that the builder buying one lot would have to ensure a right of way.



1 Mr. Youngblood responded that they anticipate one buyer and are not concerned with that issue.

2  
3 Mr. Ballentine requested a second. Mr. Cox seconded.

4  
5 Mr. Ballentine asked for a vote on the amendment of the motion for the first condition, minimum of 4 shared drives. All  
6 in favor, amended motion passed unanimously (6-0).

7  
8 Mr. Cox asked for clarification if the basis of 2500 square feet is based on comments from the community. Mr. Cox  
9 wondered if that is consistent for how the Commission does business.

10  
11 Mr. Stancell stated if the landowner wants to do it, fine, but he is against the Commission going down that road.

12  
13 Mr. Cox said the Commission doesn't want to set that precedent.

14  
15 Ms. Langley stated the Commission should look at that for every item and need to consider the precedent.

16  
17 Mr. Cox stated the Commission shouldn't be in the business of dictating home size.

18  
19 Mr. Ballentine stated the Commission must come to a consensus and amend the motion for the second condition.

20  
21 Ms. Langley requested the guarantee that it's only single family homes.

22  
23 Mr. Ballentine said the Commission can amend it to say that but the builder stated in letter of intent that he is doing  
24 single family homes.

25  
26 Mr. Smith stated that the second condition was a minimum of 2,500 square feet. He is prepared to remove that  
27 condition.

28  
29 Mr. Ballentine stated Mr. Smith will need to withdraw the first motion and make a substitute motion.

30  
31 Mr. Smith requested to remove the original motion.

32  
33 Mr. Ballentine asked if there is a second to remove the motion. Mr. Stancell seconded. Mr. Ballentine asked all in  
34 favor. Motion passed unanimously (6-0).

35  
36 Mr. Ballentine asked for a substitute motion.

37  
38 Mr. Smith made a motion with one condition to allow a minimum of 4 shared driveways on Six Mile Highway. Mr.  
39 Stancell seconded. Mr. Ballentine asked if all in favor. The motion to approve with the stated condition passed  
40 unanimously (6-0).

41  
42 **5. SDV-22-0003 Kent Unruh requesting a subdivision variance from the**  
43 **Pickens County development standards regarding the minimum lot size**  
44 **of a parcel when served by septic and public water; to create two tracts**  
45 **with less than 0.50 acres. The property is located at 203 Old Easley**  
46 **Pickens Highway. The property owner of record is Kent and Susan**  
47 **Unruh. TMS# 5009-06-49-9331**  
48

49 Mr. Ballentine asked for the presenter on the case to step forward.

50  
51 Mr. Kent Unruh, property owner, presented the case. He states that he and his wife purchased a property that is  
52 94/100 of an acre. The property has a mobile home and a single family house. He stated their desire is to split the  
53 property directly in half and all utilities are separate. Mr. Unruh stated they wish to put in a new driveway for the mobile  
54 home off Old Easley Pickens Highway. Mr. Unruh stated that each property would come out at 47/50 of an acre.

55  
56 Mr. Ballentine asked for any questions.  
57

1 Mr. Holliday stated that no one else signed up to speak.

2  
3 Mr. Stancell confirmed that they have separate utilities.

4  
5 Mr. Unruh responded that yes, dividing for septic would keep them separate.

6  
7 Mr. Ballentine closed the public hearing closed at 7:42pm.

8  
9 Ms. Langley made a motion to approve SDV-22-003 as presented. Mr. Cox seconded. There was no additional  
10 discussion. The motion passed unanimously (6-0).

11  
12  
13 **6. SDV-22-0004 Jack Pollard requesting a subdivision variance from the**  
14 **Pickens County development standards regarding the division of**  
15 **property when located on a Private Residential Access. The property is**  
16 **located Covenant Acres Lane, Liberty. The property owner of record is**  
17 **Jack Pollard. TMS# 4095-02-69-3559**  
18

19 Mr. Ballentine stated the request and asked for the presenter to step forward.

20  
21 Mr. Jack Pollard, property owner, stated that he is granting his granddaughter and husband a lot on their property to  
22 place a manufactured home. Mr. Pollard stated the placement is across the street on our private dead end gravel road.

23  
24 Mr. Ballentine asked where does that road end, he noticed survey markers on the property.

25  
26 Mr. Smith asked where specifically on the plot are they putting the home.

27  
28 Mr. Pollard responded that Clayton Homes is handling everything.

29  
30 Mr. Smith asked if Mr. Pollard could show the Commission where on the map the house will be.

31  
32 Mr. Pollard approached the Commission to point out the location on the map.

33  
34 Mr. Ballentine asked if DHEC specified the location.

35  
36 Mr. Pollard stated that it had to be a specific septic tank for that spot.

37  
38 Mr. Ballentine stated that they could actually straighten out the road to give them a little more land on the property.

39  
40 Mr. Ballentine asked who decides how to maintain the road.

41  
42 Mr. Pollard responded we all do and we take up gravel money every month.

43  
44 Ms. Langley asked if there is a road maintenance agreement.

45  
46 Mr. Pollard stated there is no written agreement, it's all been verbal. He further stated that he has no plans to sell and  
47 each year some areas get more priority on the road. They put the gravel where it's needed and haven't had a problem  
48 in 20 years, it's all family. Mr. Pollard further stated he understands the need to put something in writing, but just never  
49 thought about it. It's not but \$20 per family per month, so it's not a great deal of money. It's all been working well so  
50 far.

51  
52 Mr. Ballentine asked for any questions from the commission.

53  
54 Mr. Ballentine closed the public hearing at 7:49pm.

55  
56 Mr. Ballentine asked if there is a motion on the table.

1 Mr. Cox made a motion to approve SDV-22-0004 as presented. Mr. Stancell seconded.

2  
3 Mr. Ballentine asked for discussion.

4  
5 Mr. Smith asked the Commission to look at page 4 of 5, item numbers 6 and 7.

6  
7 Mr. Smith stated that the current motion isn't asking them to do that and number 7 (Plat Certification) has to go in the  
8 motion.

9  
10 Mr. Holliday stated that the county prefers the surveyor place that on the plat before approval or staff can include a  
11 sticker with the notation before recording.

12  
13 Mr. Ballentine asked if anyone wants to amend it or change it.

14  
15 Ms. Langley made an amendment that items 6 and 7 be included.

16  
17 Mr. Ballentine stated there was no second, so the amendment dies.

18  
19 Mr. Ballentine stated there are no other questions and asked if all in favor. The motion to approve SDV-22-0004  
20 passed 5-1.

21  
22 **Executive Session**

23 Mr. Stancell made a motion to enter Executive Session. Mr. Smith seconded. All approved.

24  
25 The Commission entered Executive Session at 7:53pm.

26  
27 Mr. Ballentine called the meeting back to order at 8:23pm.

28  
29 Mr. Ballentine asked for a motion to approve Resolution 2022-03.

30  
31 Mr. Cox made a motion to approve Resolution 2022-03. Mr. Stancell seconded.

32  
33 Mr. Ballentine asked for any discussion. The motion to approve Resolution 2022-03 passed unanimously (6-0).

34  
35 Any staff discussion? Elections at next meeting in June. Do it before we go into session.

36 Motion to adjourn. Smith motion. Langley second. 8:27pm.

37  
38 **Commissioners and Staff Discussion**

39  
40 Mr. Ballentine asked if there was any staff discussion.

41  
42 Mr. Ballentine reminded the Commission and staff that elections of officers will take place at the June meeting before  
43 going in to session.

44  
45 **Adjourn**

46  
47 There being no additional matters to be taken up by the Commission, Mr. Smith motioned that the meeting be  
48 adjourned. Ms. Langley seconded the motion to adjourn. The meeting was adjourned at 8:27pm.

49  
50 Submitted by:

51  
52  
53  
54  
55 \_\_\_\_\_  
56 Secretary

57 \_\_\_\_\_  
Date

1 Approved by:

2

3

4

5

6

Chairman

Date

## RESOLUTION 2022-003

**A RESOLUTION OF THE PICKENS COUNTY PLANNING COMMISSION RECOMMENDING THAT THE COUNTY ATTORNEY SEND A LETTER LIFTING THE SUSPENSION OF THE LAND USE PERMIT HELD BY MRR PICKENS, LLC CONTINGENT UPON PICKENS COUNTY COUNCIL ENTERING INTO AN AGREEMENT WITH MRR PICKENS, LLC FOR THE CONSTRUCTION, TERMS OF OPERATION AND SALE OF THE PROPOSED LANDFILL LOCATED IN PICKENS COUNTY**

**WHEREAS**, this Pickens County Planning Commission (the "Commission") issued a letter to MRR Pickens, LLC on January 11, 2016 suspending the land use permit previously issued by this commission;

**WHEREAS**, subsequent to suspension of the land use permit MRR Pickens, LLC and the County of Pickens and several, present or former, individual members of the Commission have engaged in protracted litigation;

**WHEREAS**, the Commission is informed and believes that the parties after extensive negotiation are nearing a resolution to their differences such that the litigation would be resolved;

**NOW, THEREFORE, BE IT RESOLVED** by the Pickens County Planning Commission that the Pickens County Attorney is directed, contingent upon approval by the Pickens County Council of a settlement agreement between the parties, to issue a letter lifting the suspension of the land use permit of MRR Pickens, LLC.

### PICKENS COUNTY PLANNING COMMISSION

BY: Robert Ballentine Robert Ballentine, Chairman, District 1  
BY: Gary Stancell Gary Stancell, Vice Chairman, District 3  
BY: Bobbie Langley Bobbie Langley, District 2  
BY: Philip E. Smith Philip Smith, District 4  
BY: Jon Humphrey Jon Humphrey, District 5  
BY: David Cox David Cox, District 6

THIS 9th DAY OF MAY, 2022

ATTEST: Ray Holliday  
Ray Holliday, County Planner

CHRISTOPHER J. BRINK, AICP  
DIRECTOR

JOEY AIKEN, CBO  
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON  
STORMWATER MANAGER

RAY HOLLIDAY  
COUNTY PLANNER

# PICKENS COUNTY

SOUTH CAROLINA

## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • PLANNING • ADDRESSING  
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT



### LU-22-0007 Staff Report

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Planning Commission Public Hearing: June 13, 2022 6:30 PM

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

Applicant: Gregory Thomas, Alexis Thomas  
280 & 282 Ambler School Road  
Marietta, SC

Property Owner(s): Gregory Thomas

Property Location: 282 Ambler School Road  
Marietta, SC

Acreage: 0.24 acres of a larger 45 acre tract

Tax Map Number: 5104-00-76-3033

Land Use Request: Dog Kennel

Variance Request(s) from  
Planning Commission:

**Request Background:**

LU-18-0004 was approved by the Planning Commission on May 14, 2018 for a kennel that would house dogs trained for public safety and government use. A condition of that approval was that any change that increased the size or capacity of the facility would require additional approvals. This request is to enlarge an existing building and construct an additional building for increased kennel capacity (20 kennels and runs).

**Current Property Use:**

The subject property is currently residential with a dog kennel / training facility.

**Surrounding Area:**

The property is surrounded by a mix of residential tracts of less than 2 acres as well as larger residential tracts of 10 acres or more.

**Future Land Use:**

The property is designated as "Rural Residential" Character Area.

**Utilities & Infrastructure***Transportation:*

The property is served by Ambler School Road, a county maintained road.

*Water:*

Well

*Sewerage:*

On-site septic

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

N/A

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

N/A

*PC Emergency/Fire Services:*

N/A

*SDPC:*

N/A

*Other Reviewing Agencies:*

N/A

## 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 area is a mix of residential, both small and larger tracts, and agricultural. A kennel limited to the use described by the applicant should be consistent with the development of the general area.**

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

**With strict adherence to the development standards for such proposed use and mitigation of certain aspects of those standards that the proposed use does not meet, the proposed use should not adversely affect the existing use of adjacent property.**

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

**The Comprehensive Plan is silent regarding kennels. However, the Comprehensive Plan does speak to the appropriate placement of uses according to the public infrastructure needed to support the use. The proposed use, provided it is appropriately sized and configured as described by the applicant, appears consistent with the adopted Future Land Use / Character Area map of the Comprehensive Plan.**

*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 and request as proposed should not cause an excessive use or burden to existing public facilities.**

*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?*

**The proposed use fails to meet the distance requirements as specified in the UDSO Section 306.**

*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 and as outlined in the UDSO for such uses, the proposed development of the property should provide for a balance of competing interests.**



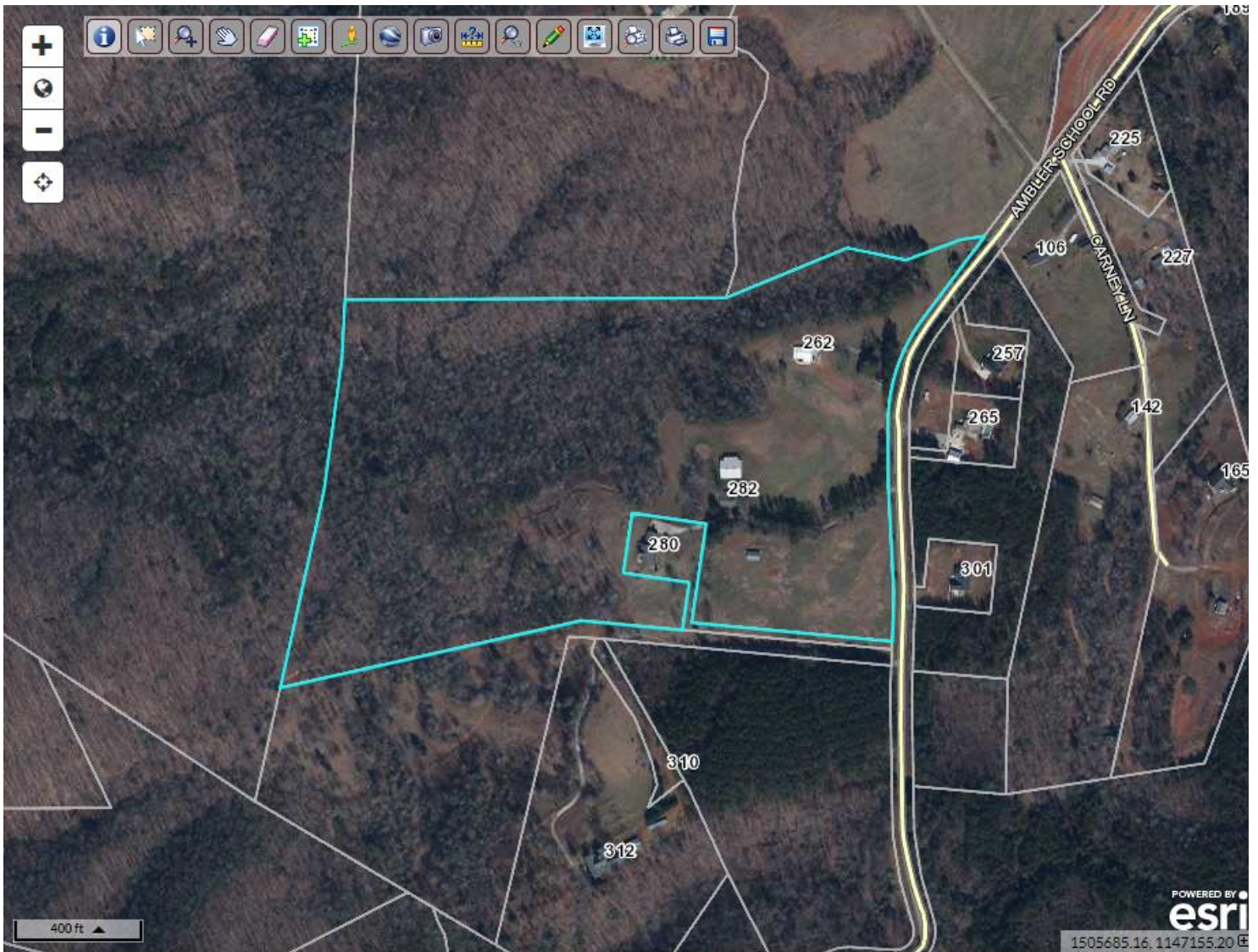
***Planning Staff Recommendation:***

If approved, continuation of the prior conditions:

1. The housing and boarding of breeding stock and the breeding of dogs is prohibited.
2. The kennel facility must be sized and located according to the submitted site plan.
3. Any change to the operation which increases the size of the facility and/or changes its location in such a way that decreases its distance to adjacent residential uses will require re-submittal to the Planning Commission.
4. The kennel facility shall not be open to the general public for the boarding of animals.

*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.*



|                       |  |              |                      |                      |           |       |     |                    |
|-----------------------|--|--------------|----------------------|----------------------|-----------|-------|-----|--------------------|
| Parcel ID             | 5104-00-76-3033                                    | Account Type | ResidentialOwnership | THOMAS GREGORY A     | Documents |       |     |                    |
| Account No            | R0075604   | Class        | 1 Story              | 282 AMBLER SCHOOL RD | Date      | Price | Doc | Vacant or Improved |
| Property Address      | 282 AMBLER SCHOOL RD                               | Acreage      | 45.08                | MARIETTA, SC 29661   | n/a       | \$    | ✓   | n/a                |
|                       | MARIETTA   | LEA Code     | 0005.5               |                      | n/a       | \$    | ✓   | n/a                |
| District              | W11-Oolenoy/Pumpkintown                            | Value        | \$162,911            |                      |           |       |     |                    |
| Brief Tax Description | NW/SIDE AMBLER SCHOOL RD PLAT 425/20A PLAT 522/11B |              |                      |                      |           |       |     |                    |
|                       | (Note: Not to be used on legal documents)          |              |                      |                      |           |       |     |                    |



# 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 Gregory Thomas

Mailing Address 280 Ambler School Road Marietta 29661

Telephone 864.313.7736 Email gathoms2005@ATT.NET

Applicant is the: Owner's Agent \_\_\_\_\_ Property Owner YES

Property Owner(s) of Record Gregory Thomas

Mailing Address SAME AS ABOVE

Telephone 864 313 7736 Email gregory.thoms@leidos.com

Authorized Representative \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Address/Location of Property 282 Ambler School Road Marietta

Existing Land Use Agriculture, Horse Proposed Land Use Commercial  
Timber

Tax Map Number(s) 5104-00-76-3033

Total Size of Project (acres) 0.24 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**

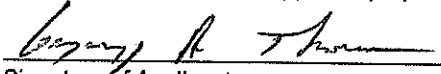
Pursuant to South Carolina Code of Laws 6-29-1145:

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.

  
Signature of Applicant21 MAR 2022  
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.

  
Signature of Owner(s)21 MAR 2022  
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?

Yes

- (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

- (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

## Letter of Intent

Gregory and Alexis Thomas  
280 & 282 Ambler School Road  
Marietta, SC 29661

March 21, 2022

Pickens County Planning and Commission  
22 Mc Daniel Ave  
Pickens, SC 29671

Ref: 1.) Gregory Thomas application for Land Use and Review Hearing; 282 Ambler School Road  
2.) LU-18-0004 *Land Use approval for a Kennel located at 282 Ambler School Road*. Approved May 14, 2018, by the Pickens County Planning Commission  
3.) *Pickens County Building Permit Number BC-18-0023*; (previous permit - Commercial; 262 Ambler School Road)

Pickens County Planning Commission,

We are requesting commercial zoning to expand our existing dog kennel training facility and buildout additional space on our family owned 46.5 acres at 282 Ambler School Road. Your consideration in this matter would be greatly appreciated.

1. **Property Use:** As our business is growing, the need for additional kennels is required to maintain throughput of the number of dogs requiring training to our US Government clients (odor detection, narcotics, explosives or accelerants, police/military work). The expansion of 24 feet to the existing building will be for an office and storage, and not additional dog kenneling. The second facility is like the first build, a metal exterior building with 20 indoor/outdoor concrete block kennels and dog runs. This facility will be further back from the road and behind the existing building. Elevation of the property precludes facilities to be seen from the road and a mass of trees divides facilities from the public road.

We do not breed dogs, and the building will not be used by the general public. Additionally, our last land use approval conditions still apply:

- The housing and boarding of breeding stock and the breeding of dogs shall be prohibited.
- The kennel facility shall be sized and located according to the submitted site plan.
- Any change to the operation which increases the size of the facility and/or changes its location in such a way that decreases its distance to adjacent residential uses and increases the number of dogs boarded to greater of 6 dogs shall require re-submittal to the Planning Commission for review.
- The kennel facility shall not be open to the general public for the boarding of animals for remuneration.

2. **Acreage or Size of the Tract:** The acreage/size of the tract is 0.24 acres which includes a driveway from Amber School Road.

3. **Land Use Requested:** Commercial

4. **Number of Lots and Number of Dwelling Units or Number of Building Proposed:** Same lot and location; a small addition to the existing building and fabrication of a second facility.

**5. Building Size Proposed:**

- a. Expanding the Existing Pole Barn width, and length by adding: Length- 24', Width- 30' and a Height of 10' while also expanding the shed (walkway overhang) by Length- 24', Width- 12', and a Height of 8'
- b. New Building – Facility 72' x 44' [Building Size: Width- 20' Length- 60' Height- 10' with attached Sheds on left and right of building: Width- 12' Length- 72' Height- 8']

**6. Variance of the Subdivision Regulations:** No variance is requested as the property is not in a subdivision.

We appreciate your consideration of our land use request. We hope that you find the purpose of our request reflects our intent to be good community citizens as we work to support the K-9 teams that enforce the laws, our federal agencies and help to keep the communities safe.

Gregory Thomas; Landowner

Alexis Thomas and Jason Dutton  
Carolina Canine Academy LLC

Letter of Interest

Gregory and Alexis Thomas  
280 & 282 Ambler School Road  
Marietta, SC 29661

March 21, 2022

Pickens County Planning and Commission  
22 Mc Daniel Ave  
Pickens, SC 29671

Ref: Thomas application for Land Use; 282 Ambler School Road

Pickens County Planning Commission,

As owner of 280 and 282 Ambler School, we give permission to **Carolina Canine Academy LLC**, to use as much property as necessary to build additional dog kennel facilities as proposed. This permission is in harmony with original request of May 14, 2018, where the Pickens County Planning Commission approved our original kennel build, reference LU-18-0004 Land Use approval for a kennel located at 282 Ambler School, Marietta. TMS# 5104-00-76-3033. Jason Dutton is our son and is co-owner of Carolina Canine Academy LLC along with Alexis Thomas, spouse of Gregory Thomas. Jason resides at 756 Ambler School Road. Upon return from active duty as a Tactical Explosive Detection Dog (TEDD) handler in the US Army, Jason and his mother Alexis have pursued their dream of training of dogs for federal agencies, as described in our letter of intent per reference. Jason is currently employed at the Pickens City Police Department as the K9 Officer and K9 trainer.

Thank You for your consideration in the matter.

Gregory and Alexis Thomas



# Landscape view showing locations on partial property

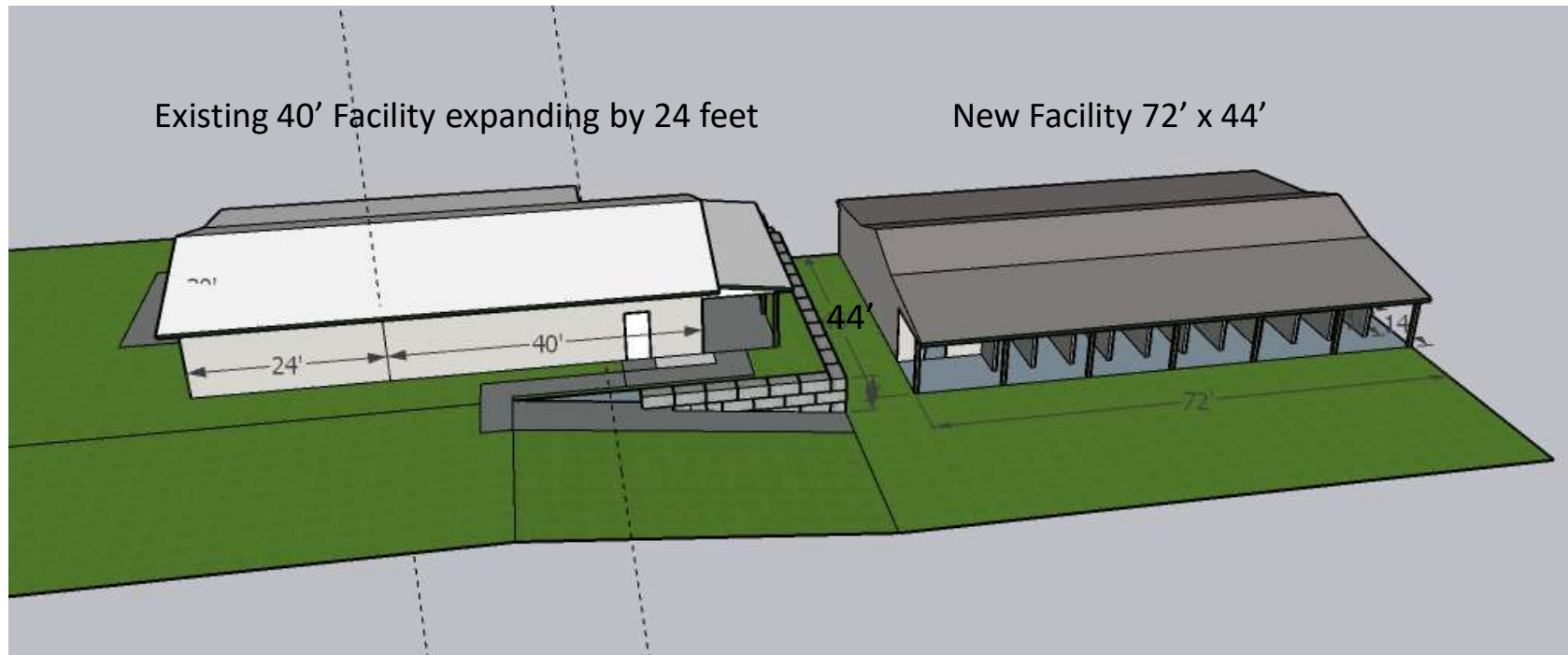
- Everything sits on property owned by Gregory Thomas (280 and 282/262 Ambler School Road – Marietta; 1.43 + 45.08 acres)
- Two existing homes, metal pole barn and one dog kennel facility
- Existing Kennel sits on partial parcel 282/262
  - May 14, 2018, Pickens County Planning Commission approved our original kennel build, reference LU-18-0004 Land Use approval for a kennel located at 282 Ambler School, Marietta. TMS# 5104-00-76-3033.
  - Proposing to expand by 24 ft
- Proposing to build additional facility adjacent to exiting building, behind building and further back from the road



# Construction view of location; with expansion and new facility

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- Buildings are 180 degrees opposite view of previous landscape view



CHRISTOPHER J. BRINK, AICP  
DIRECTOR

JOEY AIKEN, CBO  
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON  
STORMWATER MANAGER

RAY HOLLIDAY  
COUNTY PLANNER

# PICKENS COUNTY

SOUTH CAROLINA

## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • PLANNING • ADDRESSING  
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT



### LU-22-0008 Staff Report

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Planning Commission Public Hearing: June 13, 2022 6:30 PM

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

|  |   |
|--|---|
| Applicant:                                       | Hagood Mill Foundation<br>138 Hagood Mill Road<br>Pickens, SC |
| Property Owner(s):                               | Pickens County  |
| Property Location:                               | 138 Hagood Mill Road<br>Pickens, SC                           |
| Acreage:   | Approx 3 acres of a larger 50 acre tract                      |
| Tax Map Number:                                  | 4182-06-39-8470   |
| Land Use Request:                                | 5 site RV Park and Campground                                 |
| Variance Request(s) from<br>Planning Commission: |   |

**Request Background:**

The applicant (Hagood Mill Foundation) is proposing to develop approximately 3 acres of a 50 acre tract into a campground containing 5 campsites. This tract is also home to the Hagood Mill Historic Site.

**Current Property Use:**

Historic site and related recreational area.

**Surrounding Area:**

The proposed site is proximately surrounded by the Hagood Historic Site. Outlying areas are primarily small lot residential to the south and large lot residential elsewhere.

**Future Land Use:**

The property is designated as "Rural Residential" Character Area.

**Utilities & Infrastructure***Transportation:*

The property is served by Hagood Mill Road, a county maintained road.

*Water:*

Pickens City

*Sewerage:*

Onsite septic

**Past Development/Approvals:**

None

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:***Pickens County Engineer:*

N/A

*SCDOT:*

N/A

*Water and Sewage Provider:*

No Comments Received

*SCDHEC:*

N/A

*PC Emergency/Fire Services:*

N/A

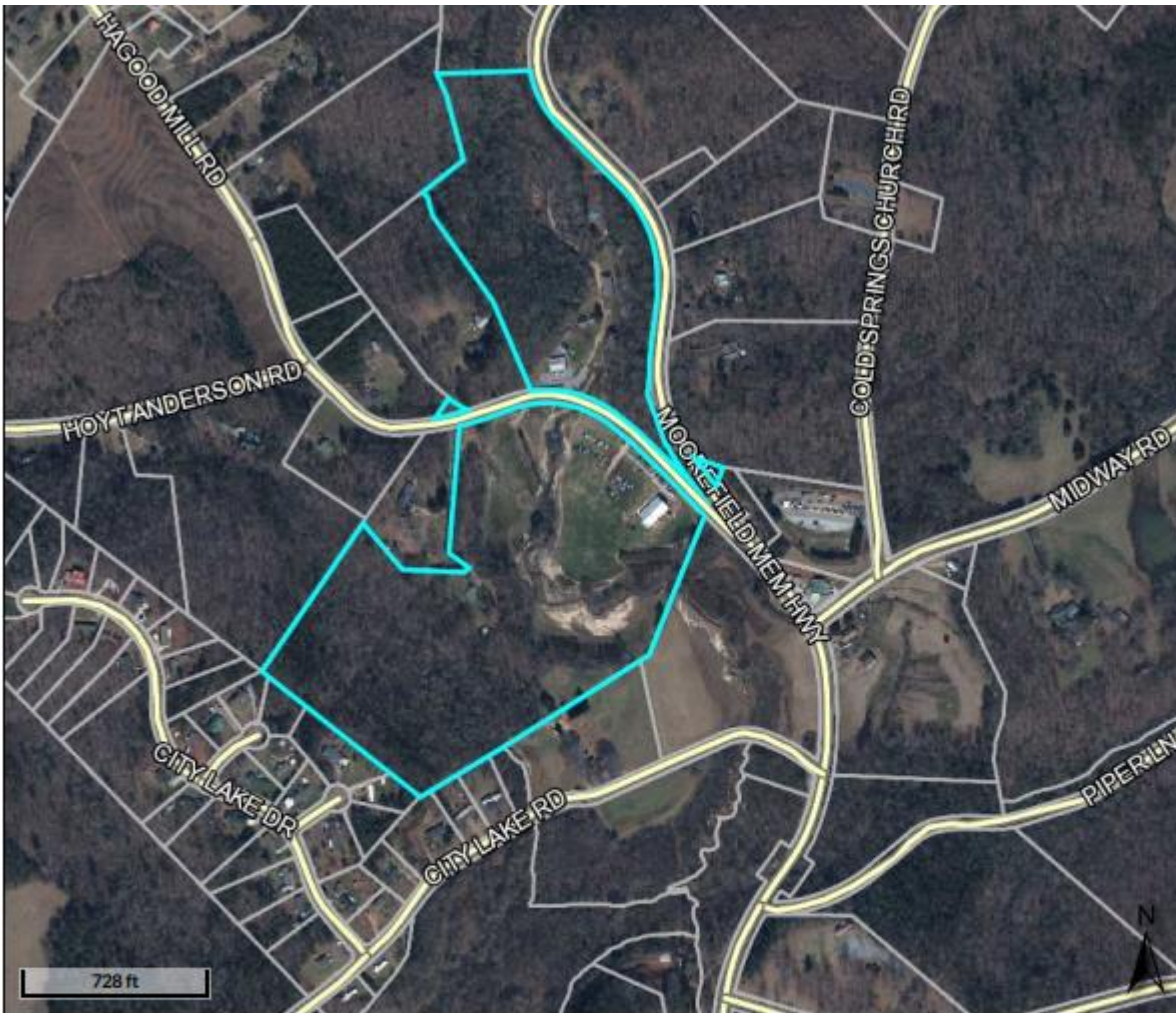
*SDPC:*

N/A

*Other Reviewing Agencies:**Pickens County PRT*

For any rentals or leases they plan to do that are less than 90 days in length, they will be subject to Accommodations Tax





#### Overview



#### Legend

- Parcels
- 911 Address
- Roads

|                 |   |         |           |           |          |           |       |                           |                    |
|-----------------|---|---------|-----------|-----------|----------|-----------|-------|---------------------------|--------------------|
| Parcel ID       | 4182-06-39-8470                             | Account | Exempt    | Ownership | PICKENS  | Documents |       |                           |                    |
| Account No      | R0084052                                    | Type    |           |           | COUNTY   | Date      | Price | Doc                       | Vacant or Improved |
| Property        | 138 HAGOOD MILL RD                          | Class   | 1 Story   |           | 222      |           |       |                           |                    |
| Address         | PICKENS                                     | Acreage | 50.206    |           | MCDANIEL | 2/25/2009 | \$0   | <a href="#">595 / 342</a> | Vacant             |
| District        | A13-Pickens                                 | LEA     | 0005.6    |           | AVENUE   | 7/24/2007 | \$0   | <a href="#">62 / 162</a>  | Vacant             |
| Brief           | HAGOOD MILL PLAT 296/2 LOT 15               | Code    |           |           | PICKENS, |           |       |                           |                    |
| Tax Description | PLAT 406/16 LOT 16 PLAT 62/162 PLAT 595/342 | Value   | \$630,000 |           | SC 29671 |           |       |                           |                    |

## **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 Planning Commission previously approved a larger campground along Moorefield Memorial Highway in this general area, though that applicant has withdrawn a Development Permit. Due to the proximity to the historic, recreational, and natural areas nearby, the proposal for a small camp facility seems reasonable.**

*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 any potential impacts on adjacent properties will be mitigated.**

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

**The current Comprehensive Plan identifies the area as "Rural Residential". The Comprehensive Plan speaks to placement of development where there are services capable of supporting development. Services in the area are adequate for the proposed project.**

*C. 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 and request as proposed should not cause an excessive use or burden to existing public facilities; provided the applicable standards set forth in the UDSO are adhered to.**

*D. 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. The size of the tract allows the proposed project to meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.**

*E. 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. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.**

## 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 will meet 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.*

**Use of site must be in compliance**

- (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 5 sites.**

- (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.*

**The tract has sufficient acreage to meet this standard.**

- (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.*

**The tract has sufficient acreage to meet this standard.**

- (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.*

**Use of site must be in compliance.**

- (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.*

**A bath house is noted on the provided site plan.**

- (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 must comply.**

Planning Staff Recommendation:

## Approval

*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:*

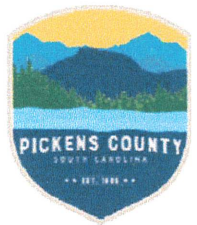
- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or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

Mailing Address 138 Hagood Mill Rd. Pickens SC 29671

Telephone (864) 350-5985 Email Billy.HMF@gmail.com

Applicant is the: Owner's Agent X Property Owner \_\_\_\_\_

Property Owner(s) of Record Pickens County

Mailing Address 222 McDaniel Ave

Telephone (864) 898-5950 Email \_\_\_\_\_

Authorized Representative Billy J. Crawford

Mailing Address 138 Hagood Mill Rd. Pickens

Telephone (864) 350-5985 Email Billy.HMF@gmail.com

Address/Location of Property 138 Hagood Mill Rd

Existing Land Use Historic Site Proposed Land Use Historic Site / Recreational Area

Tax Map Number(s) NA

Total Size of Project (acres) 3 Number of Lots 5 Camp Sites

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Pickens City

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: Pickens City

## 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.

Billy G. G. - HMF  
 Signature of Applicant

5-2-2022  
 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.

[Signature]  
 Signature of Owner(s)

May 18, 2022  
 Date

**PICKENS COUNTY STAFF USE ONLY**

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

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

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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?

This Project will not affect usability of Nearby Property

- (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

## Letter of Intent – Pickens County Planning and Land Review

### Hagood Mill – Campsite Construction Proposal

The Hagood Mill Foundation (HMF) wishes to install Five campsites on the existing property which will be available for public rental. We wish to install power and water connections to each of these proposed sites. The proposed campground encompasses around 2- 3 acres of the existing 37 acre site. Three sites will be 20 x 40 ft and two of the sites will be 25x25 ft when completed.

Hagood Mill Foundation was awarded a \$25,000 ATAX grant by county council in 2021 to assist with this project. HMF proceeded with the construction plan presented in the ATAX application. HMF was recently notified that an official Planning and Land Review application would have to be submitted before work could continue with this project. Our apologies for not being aware of this required process sooner.



# Hagood Mill Camp Site Proposal

