

#### MEMBERS

GARY STANCELL, *District 2*  
Chairman

DAVID COX, *District 6*  
Vice Chairman

BOB BALLENTINE, *District 1*

PHILIP SMITH, *District 3*

JON HUMPHREY, *District 5*

CLAY COUNTS, *At Large*

MICHAEL WATSON, *District 4*

# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



### AGENDA

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

April 10, 2023

Planning Commission Workshop - 6:00

Planning Commission Meeting - 6:30 pm

**I. Welcome and Call to Order**

Moment of Silence

Pledge of Allegiance

**II. Introduction of Members**

**III. Approval of Minutes**

December 12, 2022

**IV. Public Comments**

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

**V. Public Hearings**

**LU-23-0013:** Land Use Review for the creation of a small animal processing facility. The subject property is located at 213 Smith Memorial Highway. The applicant is Harold Crane. The property owner of record is Harold Crane. TMS# 4058-18-21-9597.

Proposed Text Amendments to UDSO

**VI. New Business**

1. Roadway issues with project at Laurel Ridge Drive (SD-21-0014)

**VII. Commissioner and Staff Discussion**

**VIII. Adjourn**

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

December 12, 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:**

Gary Stancell, Chair  
David Cox, Vice Chairman  
Phil Smith  
Jon Humphrey  
Bobby Ballentine  
Clay Counts  
Mike Watson

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Todd Steadman, Planner  
Trad Julian, Planning Supervisor  
Les Hendricks, County Attorney

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

Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of silence and then asked everyone to recite the Pledge of Allegiance.

Mr. Stancell then asked for the members of the Commission to introduce themselves.

#### ***Approval of Minutes***

Mr. Stancell called for approval of the minutes of the November 14, 2022 meeting.

Mr. Ballentine made a motion to approve the minutes. Mr. Cox seconded.

Mr. Stancell called for a vote. The motion passed unanimously (7-0).

#### ***Public Comments***

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda. There were no public comments provided.

1  
2 **Public Hearings**  
3

4 Mr. Stancell made a call for a motion to change the agenda. Mr. Ballentine made a motion to remove item SD-22-0009  
5 from the agenda at the request of the applicant and at the request of the applicant to move item SD-22-0012 from a  
6 Public Hearing/Action Item to Commission and Staff Discussion.  
7

8 Mr. Cox seconded.  
9

10 Mr. Stancell called for discussion and hearing none called for a vote. The motion passed unanimously (7-0).  
11

12 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.  
13

14 **LU-22-0011:** Land Use Review for a communication tower on a 10-acre parcel of land. The subject property is located  
15 at 401 Six Mile Road in Six Mile. The applicant is ETS Construction. The property owner of record is Duke Energy.  
16 The TMS# is 4059-00-86-4317.  
17

18 Mr. Stancell asked if any citizens wished to speak on the matter.  
19

20 Lynne Beacham spoke about damage to the Six Mile Mountain Road due to construction.  
21

22 Eric Dickerson spoke on behalf of the project and said they were aware that damage was occurring and that they  
23 were going to return the road to its original condition or better upon completion of the project.  
24

25 Mr. Stancell called for a motion. Mr. Smith made a motion to accept the project as presented. Mr. Cox seconded. Mr.  
26 Stancell called for discussion and Mr. Ballentine suggested the motion be amended to say that all parties would  
27 share equally in the ongoing maintenance of the road. That was put into the form of a motion which did not pass after  
28 there was discussion that the requirement of shared maintenance was already in a contract with the property owners.  
29 Mr. Stancell then called for a vote on the original motion. It passed unanimously (7-0)  
30

31 **LU-22-0012:** Land Use Review for an electrical substation on a 17.4-acre parcel of land. The subject property is located  
32 at 299 N. Fish Trap Road in Easley. The applicant is Richard Hiner. The property owner of record is Duke Energy  
33 Carolinas, LLC. The TMS# is 5059-09-06-9341  
34

35 Mr. Stancell asked if any citizens wished to speak on the matter. No one came forward.  
36

37 Richard Hiner spoke on behalf of the project and provided a brief overview and pointed out that they were in  
38 agreement with the staff recommendations to provide a vegetative buffer along Fish Trap Road, to keep lighting to a  
39 25' height and be Dark Sky compliant, and to allow for future vehicular access to the 10-acres at the rear of the  
40 property.  
41

42 Mr. Stancell clarified that the substation would be fenced and Mr. Hiner said that it would be.  
43

44 Mr. Stancell then called for a motion. Mr. Cox made a motion to approve the project as submitted. Mr. Smith  
45 seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (7-  
46 0).  
47

48  
49 **New Business:** There was no new business.  
50

51 **Commissioners and Staff Discussion**  
52

53 In an effort to have citizens have their concerns be voiced and for the Commission and Lenhardt Road applicants to  
54 hear those concerns, the Commission opened the floor to speakers:  
55

56 Clay Poole

1 Had questions about the origin of Open Space Development, the Comp Plan and the UDSO. He also wanted to know  
2 who was going to pay for the improvements and utilities required and if the County was going to invoke imminent  
3 domain.  
4

5 Laura DeVito:

6 Expressed her concerns about the quality of Ryan homes.  
7

8 Mike Mansuetti:

9 Concerned about density of the project and the impact on utilities and emergency services.  
10

11 Heather Cook:

12 Said she did not think this project was in line with the mission statement of the Planning Commission. She was also  
13 concerned about the maintenance of the roads.  
14

15 Mitch Green:

16 Said the project was not compatible with the surrounding communities and that no natural buffers exist.  
17

18 Daniel Lee:

19 Said we need to be looking at the pattern of growth in the County. This is not an isolated project or circumstance. He  
20 said it may be time that we consider zoning of some sort.  
21

22 Andrews Jones:

23 Expressed concern over the volume of traffic and traffic safety.  
24

25 Michael Tinsley

(sp?):

26 Concerned about air quality, road widths and ROW's and who was going to pay for all of the roadwork that is required.  
27

28 David Bearden:

29 Concerned about the ability to provide the infrastructure this project will require. Said this is a Countywide issue. He  
30 was also concerned about how this was going to affect his property values and crime rates.  
31

32 Mr. Cox interjected and said that without zoning project such as this are going to be hard to control and that at very  
33 least we needed to update the UDSO.  
34

35 Gary Berryhill:

36 Asked the Commission to consider the heritage of the area.  
37

38 Jeff Haynes:

39 Said that the quality of life in his neighborhood and across Pickens County was going down. He reiterated that traffic  
40 is a problem and will get worse with this project.  
41

42 Mark Berryhill:

43 Shared information about the cultural heritage of the area. Said that he does not see how Easley water and sewer can  
44 get to this project without crossing his property and that that will never happen.  
45

46 Jessica Berryhill Massey:

47 She had a long list of questions regarding how the County was going to enforce the UDSO, protect streams, control  
48 stormwater, provide and maintain buffers, and in general increase the staffing necessary to manage a project like this.  
49

50 Applicant Kevin Tumblin spoke to say they were there to listen and will take all of the comments into account.  
51

52 Mr. Watson said that in order to provide the protections the citizens were seeking that some sort of zoning would be  
53 required.  
54

55 Mr. Stancell thanked everyone for coming out and participating and pointed out that the Planning Commission is bound  
56 by State and County laws that sometimes limits what they can do.

1  
2 Mr. Ballentine said he was concerned about the amount of amenity space being provided for the proposed project and  
3 that it seemed inadequate.  
4

5 Councilman Wilson spoke and said that some sort of controls need to be put into place and that we had some success  
6 with protecting Highway 11. He pointed out that if we make changes in the rules on how we develop land it will affect  
7 everyone but that he and Council would be working on updating the UDSO.  
8

9 ***Adjourn***

10  
11 There being no additional matters to be taken up by the Commission, Mr. Stancell called a motion to adjourn. Mr. Smith  
12 made a motion to adjourn. Mr. Cox seconded. Mr. Stancell called for discussion. Hearing none he called for a vote.  
13 The motion passed unanimously (7-0).  
14

15 The meeting was adjourned at 8:03 pm.  
16  
17

18 Submitted by:  
19  
20  
21

22 \_\_\_\_\_  
23 Secretary

\_\_\_\_\_ Date

24  
25  
26 Approved by:  
27  
28  
29

30 \_\_\_\_\_  
31 Chairman

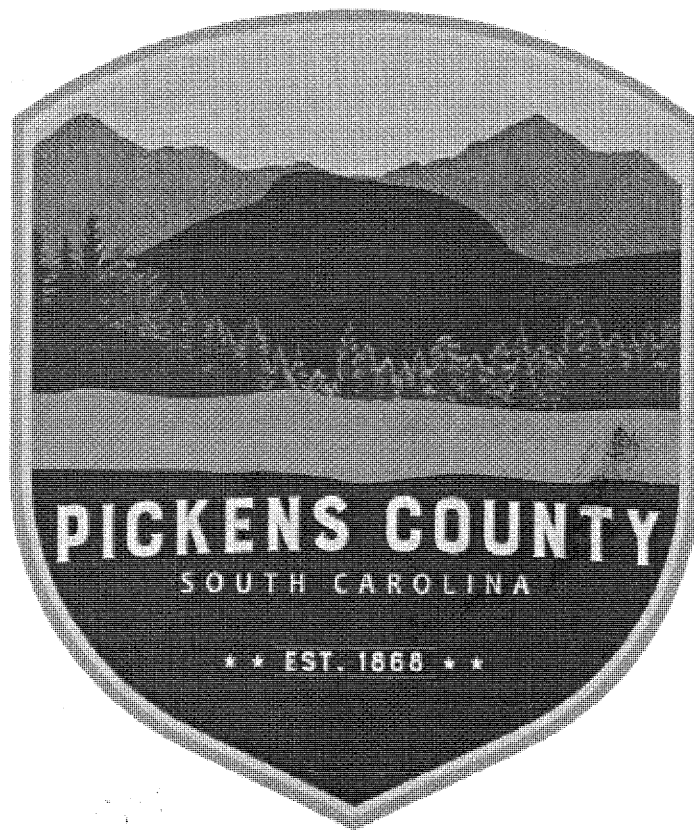
\_\_\_\_\_ Date

**APRIL 2023**

**LU-23-0013**

**Animal Processing  
Facility**

# **APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS**



Thank you for your interest in Pickens County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Pickens County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Planning Staff between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5956



# 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 HAROLD M. CRANE

Mailing Address 706 Smith Mem. Hwy Central SC 29

Telephone 864-506-5021 Email \_\_\_\_\_

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

Property Owner(s) of Record \_\_\_\_\_

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

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

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

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

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

Address/Location of Property 213 Smith Mem. Hwy

Existing Land Use VACANT House Proposed Land Use ANIMAL PROCESSING BUILDING

Tax Map Number(s) 4058-18-21-9597

Total Size of Project (acres) \_\_\_\_\_ Number of Lots \_\_\_\_\_

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: \_\_\_\_\_

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_





**Pickens County, South Carolina**  
**LAND USE REVIEW**  
Application Process and Requirements

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This application applies to the following uses when proposed in the unincorporated areas of the county:

- A. Hazardous Waste and Nuclear Waste Disposal Sites
  - B. Motorized Vehicle Tracks (commercial)
  - C. Mining and Extraction Operations
  - D. Gun Clubs, Skeet Ranges, Outdoor Firing Ranges
  - E. Stockyards, Slaughterhouses, Feedlots, Kennels and Animal Auction Houses
  - F. Golf Courses
  - G. Certain Public Service Uses
    - Land Fills
    - Water and Sewage Treatment facilities
    - Electrical Substations
    - Prisons
    - Recycling Stations
    - Transfer Stations
    - Schools
    - Water and Sewer Lines
  - H. Large Scale Projects
    - Any project that is capable of generating 1,000 average daily vehicle trips or more.
    - A truck or bus terminal, including service facilities designed principally for such uses.
    - Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
  - I. Major Subdivisions
  - J. Communication Towers
  - K. Tattoo Facilities
  - L. Mobile Home Parks/Manufactured Home Parks
  - M. Sexually Oriented Business
  - N. Salvage, junk, and scrap yards
  - O. Uses within the Airport District
- 

**APPLICATION PROCESS**

1. A Pre-Application meeting with a Planning Staff member is required before an application can be submitted and accepted. For certain requests, this pre-application meeting will involve several county departments. For this reason, this meeting will need to take place well in advance of filing an application with the Planning Department so that all questions can be asked of staff prior to the formal submittal of any application.
2. An application is submitted, along with any required filing fee, to the Planning Department according to the set deadline schedule (see attached schedule).
3. The Planning Department shall review the application for completeness within 5 business days of submission. In complete or improper applications will be returned to the applicant.
4. If the application is considered complete and proper then the planning staff will further review the application and may make a written recommendation. The written recommendation is available to the applicant approximately five days before the Planning Commission's public hearing. Copies of the report may be obtained from the Planning Department.
5. Legal notice is required to be printed in a newspaper of general circulation in Pickens County. This notice currently appears in the Pickens County Courier at least 15 days before public hearings in the legal notice section.
6. A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by the applicant or applicant's agent.

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (major subdivisions):

- A. An application for a land use permit for a major subdivision shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the concept plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:
  1. Proposed name of the development
  2. Acreage of the entire development
  3. Location map
  4. Proposed lot layout
  5. Minimum lot size with anticipated overall density (lots/acre)
  6. Setbacks, with front setbacks shown, side and rear may be stated
  7. All proposed rights-of-way with applicable widths
  8. Natural features located on the property
  9. Man-made features both within and adjacent to the property including:
    - a. Existing streets and names (with ROW shown)
    - a. City and County boundary lines
    - b. Existing buildings to remain
  10. Proposed areas of public dedication (conservation areas/open space)
  11. Flood plains and areas prone to flooding
  12. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) SKETCH PLAN (multi-family and non-residential):

- A. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the sketch plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:



**Pickens County, South Carolina**  
**Attachment A**  
**LAND USE REVIEW**  
**Standards of Land Use Approval Consideration**

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

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

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

yes

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

no

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

not sure

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

no

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

yes

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

yes

To whom it may concern:

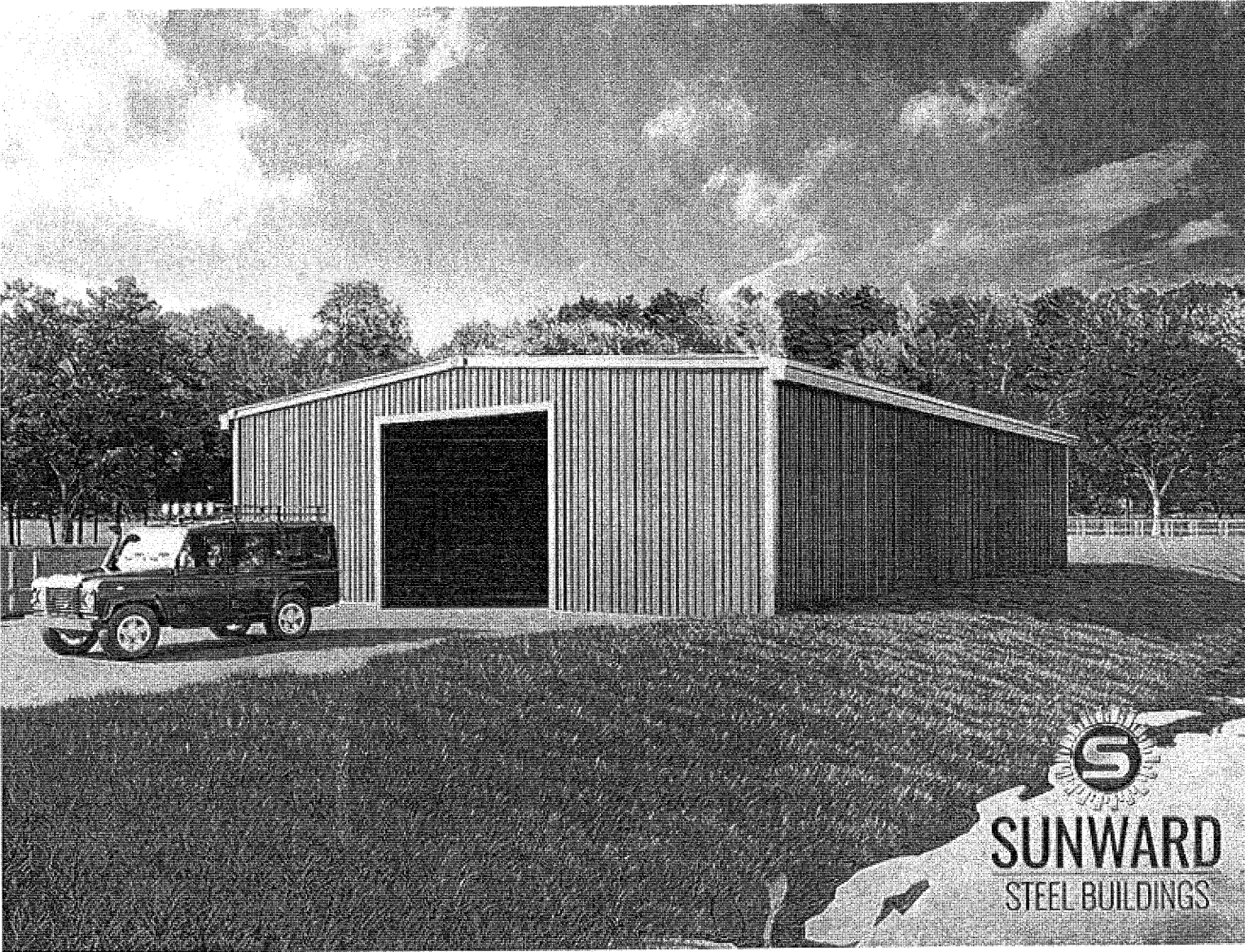
My name is Harold Crane, I own the property located at 213 Smith Memorial Hwy. Central SC 29630. I'm requesting consideration to build an animal processing facility on the above property. The facility will not be open to the public, and it will be used to process animals sold under the 6 mile farms label. We are focused on antibiotic and hormone free meat. This facility will sit on approximately 2 acres.

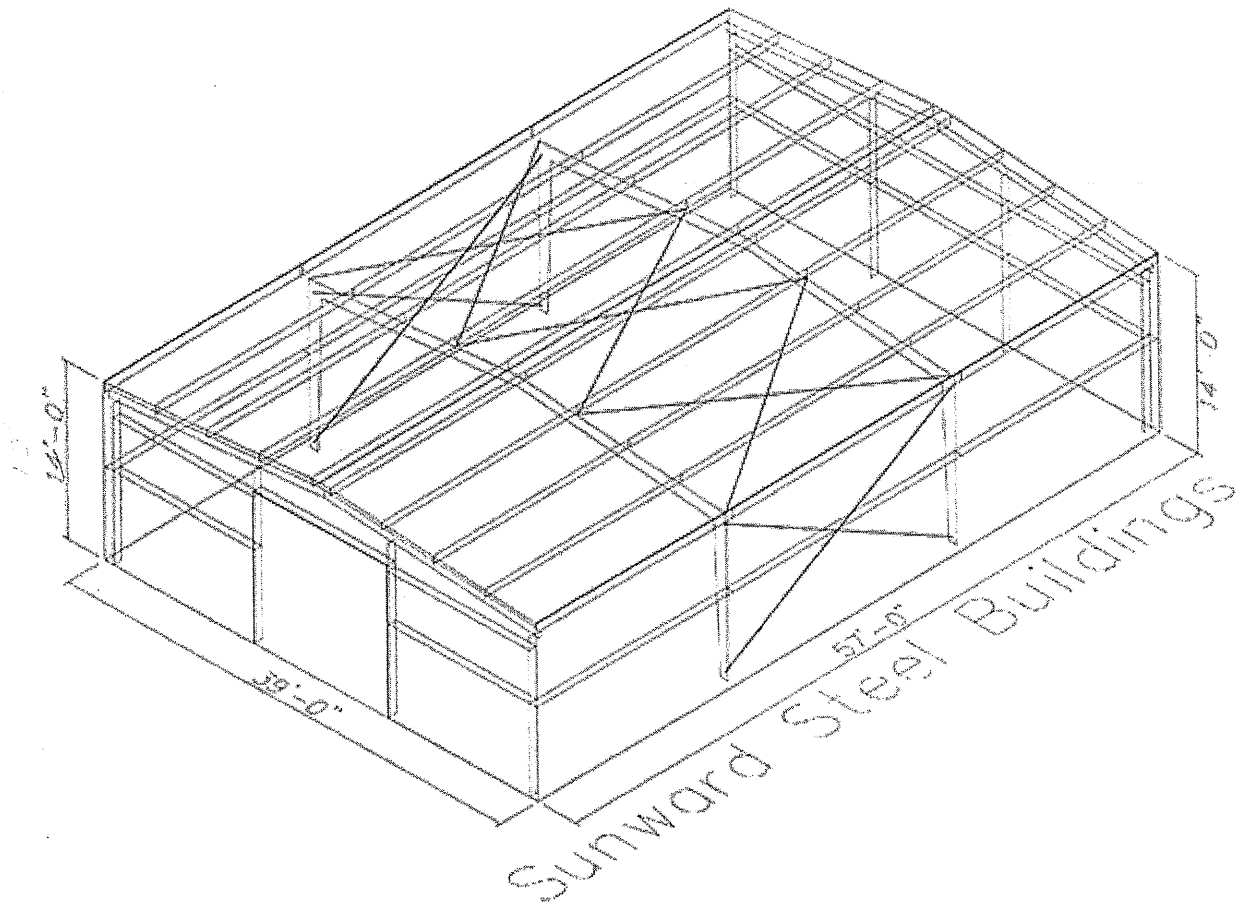
Thank you in advance for your consideration.

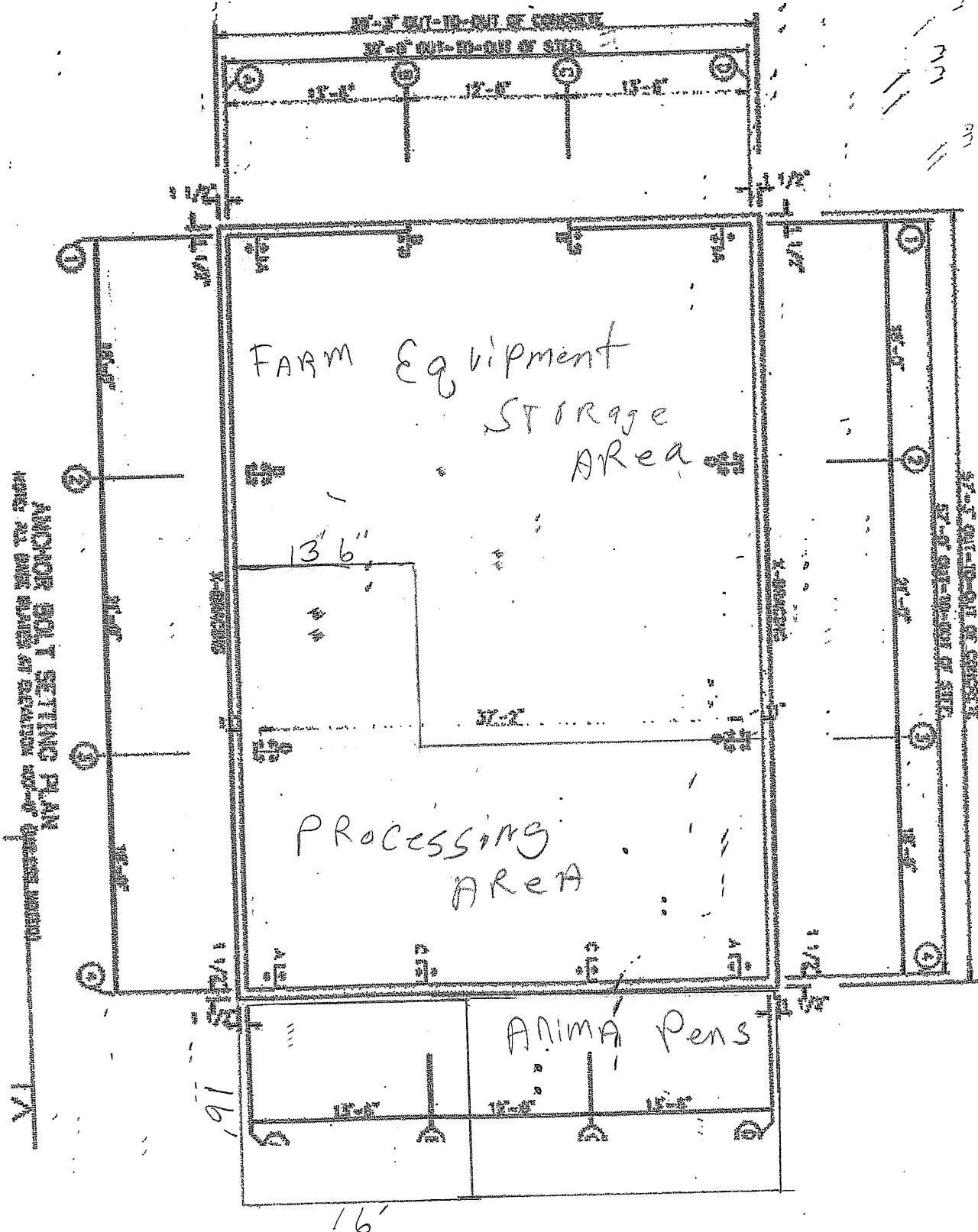
Sincerely,

A handwritten signature in black ink that reads "Harold M. Crane". The signature is written in a cursive style with a long horizontal flourish extending to the right.

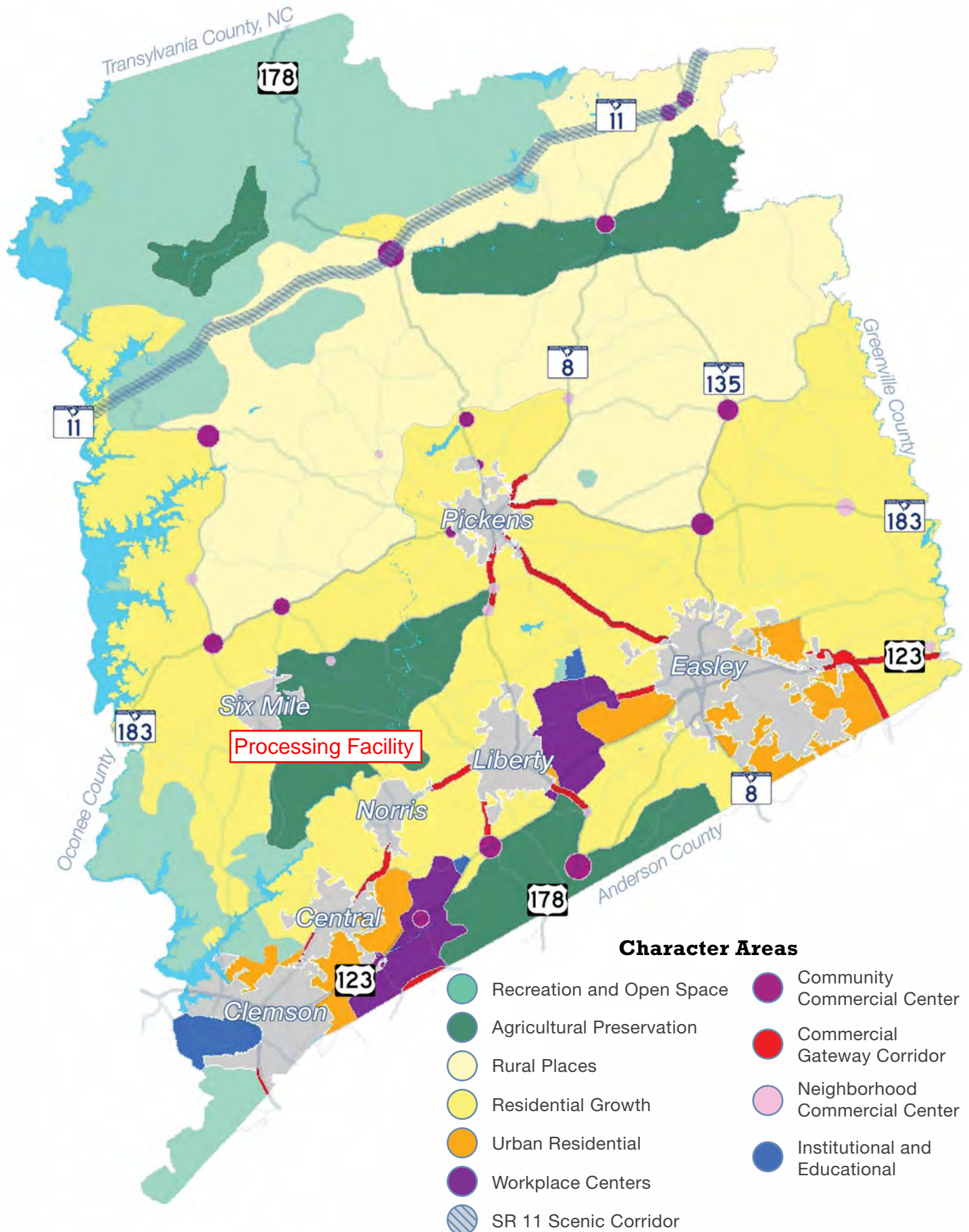
Harold Crane













## Processing Facility Location



# LU-23-0013: Animal Processing Facility

## **Staff Report**

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Planning Commission Public Hearing: April 10, 2023 6:30 PM

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

Applicant: Harold Crane  
706 Smith Memorial Highway  
Central, SC 29630

Property Owner(s): Harold Crane

Property Location: 213 Smith Memorial Highway

Acreage: 2 acres of 20.5-acre property

Tax Map Number: 4058-18-21-9597

County Council District: 2

Land Use Request: **LU-23-0013:** Land Use Review for the creation of a small animal processing facility to process animals sold under the Six Mile Farms label. The subject property is located at 213 Smith Memorial Highway. The applicant is Harold Crane. The property owner of record is Harold Crane. TMS# 4058-18-21-9597.

Variance Request(s) from Planning Commission: The applicant requests a variance from the minimum distance requirements of an animal processing plant. The current standard reads as follows:

**Sec. 306 Stockyards, Slaughter Houses, Feedlots, Kennels and Livestock Auction Houses.**

*The above referenced uses shall be located no closer than 1,000 feet to any residential use. No incineration of animals or animal refuse shall be permitted. Such uses shall meet the applicable buffer yard requirements for separating light industry from residential uses on local streets, on all sides.*

The proposed site is located within 1000 feet of a residential use. The required buffer per the UDSO is a Type 5 bufferyard which is a 25' minimum.

**Request Overview:**

Mr. Crane wants to build a metal building to house farm equipment and a small animal processing plant. It will not be open to the public, will only operate a few days a week, and will exclusively service/process animals raised on Six Mile Farms.

**Current Property Use:**

The property is listed on the Assessor's site as "vacant or improved" and shows a small compound of buildings in the aerial photographs.

**Surrounding Area:**

The subject property is surrounded by large and small rural lots and vacant/agricultural land to the north, south, east, and west.

**Utilities & Infrastructure**

*Transportation:* The property is served by Smith Memorial Highway which is a State Road.

*Water:* Six Mile

*Sewerage:* N/A

*Property Development History:* This property appears to have been rural/agriculture for as far back as the Assessor's records go.

**Comments from Reviewing Agencies:**

SCDOT: No issues are anticipated.

Pickens County Engineer: The County Engineer does not have any issues with the project as proposed.

Schools: 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?*

**Using the strictest interpretation, the proposed use of animal processing is not consistent with uses in the immediate area or the general development patterns in the area. However, this activity is considered an agricultural use and is consistent with the 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 and limiting the uses as proposed by the applicant 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 proposed use is not consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan. The Character Area designation for the area is Residential Growth. However, Section 45-45-10 of State law (a statewide act to address situations when residential uses abut traditional agricultural uses) appears to protect the proposed use.**

- 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?*

**If developed according to the County development standards and as presented by the applicant, the project should not cause a burden on existing facilities or services.**

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

**The applicant's proposal does not meet the 1000' distance standard of the Unified Development Standards Ordinance of Pickens County.**

- 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?*

**The proposed development should provide for a balance of competing interests.**

### **Planning Staff Recommendation:**

Staff recommends approval as presented.

## TEXT AMENDMENT TO UDSO ARTICLE 5

In the exploration of ways to help manage the type of growth the County is and expects to experience in the years ahead, staff has made a series of recommendations. One recommendation is to limit conventional subdivisions to 10 lots. This protects families and small developers by allowing that option to exist but only on a smaller scale. On the other hand, it promotes larger developments to use either the Open Space Subdivision or the Master Planned Development options, both of which provide better protections and benefits to the County.

### **Section 504: Conventional Subdivisions**

#### **504 (a) Maximum number of lots.**

The maximum number of lots (or dwelling units) in a Conventional Subdivision shall be determined by the gross acreage of the subdivision site divided by the minimum lot size allowed **but shall not exceed 10 lots.**

## TEXT AMENDMENT TO UDSO ARTICLE 5:

In the exploration of ways to help manage the type of growth the County is and expects to experience in the years ahead, staff has made a series of recommendations. One recommendation is to limit conventional subdivisions to 10 lots. This protects families and small developers by allowing that option to exist but only on a smaller scale. On the other hand, it promotes larger developments to use either the Open Space Subdivision or the Master Planned Development options, both of which provide better protections and benefits to the County. In looking at the current standards for Open Space Subdivisions it was determined that there were

### **Sec. 505      Open space subdivisions.**

Open Space Development provisions may be applied to any single-family detached subdivision. In addition to any conditions of land use approval that may apply to a specific property, the following shall apply to all Open Space Subdivisions:

#### **505 (a)      Quality development standards.**

An Open Space Subdivision shall comply with the open space and residential development standards of Sec 507 as a prerequisite for approval.

**505 (b) 25% of the total acreage for all Open Space Subdivisions is to be set aside as permanent open space per 507 (a)**

**505 (c) All projects must demonstrate adequate lane width for on-street parking or adequate driveway length and width for adequate off-street parking or show designated guest parking areas.**

#### **507 (a)      Common open space.**

Acreage not utilized for residential lots, roadway access and utilities shall be placed in common open space or devoted to recreation amenities.

- (1) A minimum percent of the gross project site area shall be reserved for common open space, as follows: no less than 25% of the total site must be set aside as open space for conservation, preservation or passive recreational use, such as walking trails and picnicking. Examples of areas to be considered for open space protection are scenic vistas, natural water courses, woodlands, waterfalls, coves, geologic features, wetlands, floodplains, lakes, creeks, and land with slopes exceeding twenty-five (25) percent.
- (2) Land devoted to stormwater detention facilities may not be counted toward the 25% minimum unless the facility is a permanent lake or pond, and is designed and intended for recreational access and use by the occupants of the development.
- (3) In Master Planned Developments, additional common open space may be provided and may include active recreation areas for the proposed development, such as swimming pools, tennis courts, community facilities, etc.

- (4) Required buffers on the perimeter of the property may be included in the minimum open space requirement.
- (5) While common open space shall not be required to be contiguous, no individual portion of the 25% minimum required open space shall be less than 50 feet wide in its narrowest dimension, except as follows:
  - a. The open space area, by the very nature of its designated boundaries, is less than 50 feet in width. Examples include strips of steep slopes and “fingers” of floodplains that extend up drainage swales.
  - b. Parkways between road travel ways, which must be at least 26 feet in width in order to be counted as part of the minimum 25% requirement.
- (6) No portion of the residential lots shall be credited toward the minimum open space requirement unless the portion is included within the conservation easement. No portion of any street right-of-way or public or private utility easement shall be credited toward the minimum open space requirements.
- (7) The required common open space shall be platted at the same time that adjacent residential lots are platted, in whole or in phases.
- (8) 75% of the required open space shall be protected prior to construction and remain protected throughout construction unless the Planning Commission determines the area can be accessed for improvements.
- (9) Open Space Subdivisions require planting two (2) 2.5” caliper canopy trees per lot or dwelling unit. These trees are to be planted in the common open space, rights-of-ways, buffers, and or other areas approved by the Planning Department and shall be planted using best practices and a planting detail approved by the Planning Commission.

## 9C. MATRIX

### TEXT AMENDMENT TO UDSO ARTICLE 5

Council requested a matrix to make it easier for citizens to view critical information for various uses.

**TABLE 5.5: LAND USE MATRIX**

|                            |                                | WELL & SEPTIC TANK   | PUBLIC WATER & SEPTIC TANK | PUBLIC WATER & PUBLIC SEWER |
|----------------------------|--------------------------------|----------------------|----------------------------|-----------------------------|
| MULTIPLE LOT RURAL SPLIT   | Min Size                       | 0.5 acre (21,780 sf) | 0.5 acre (21,780sf)        | 8,000 sf                    |
|                            | Width                          | 50 ft                | 50 ft                      | 50 ft                       |
|                            | Front                          | 20 ft                | 20 ft                      | 20 ft                       |
|                            | Side                           | 7 ft                 | 7 ft                       | 7 ft                        |
|                            | Rear                           | 10 ft                | 10 ft                      | 10 ft                       |
| CONVENTIONAL SUBDIVISION   | Min Size                       | 1 acre (43,560 sf)   | 0.5 acre (21,780 sf)       | 8,000 sf                    |
|                            | Width                          | 50 ft                | 50 ft                      | 50 ft                       |
|                            | Front                          | 20 ft                | 20 ft                      | 20 ft                       |
|                            | Side                           | 7 ft                 | 7 ft                       | 7 ft                        |
|                            | Rear                           | 10 ft                | 10 ft                      | 10 ft                       |
| OPEN SPACE SUBDIVISION     | Min Size                       | 1 acre (43,560 sf)   | 0.5 acre (21,780 sf)       | 5,000 sf                    |
|                            | Width                          | 50 ft                | 30 ft                      | 20 ft                       |
|                            | Front                          | 20 ft                | 15 ft                      | 10 ft                       |
|                            | Side                           | 7 ft                 | 5 ft                       | 0 ft                        |
|                            | Rear                           | 10 ft                | 5 ft                       | 0 ft                        |
| MASTER PLANNED DEVELOPMENT | Min Size                       | 0.5 acre (21,780 sf) | 10,890                     | No Min                      |
|                            | Width<br>Front<br>Side<br>Rear | Concept Plan         | Concept Plan               | Concept Plan                |
| COMMERCIAL                 | Min Size                       | 1 acre (43,560 sf)   | 0.5 acre (21,780sf)        | 10,000 sf                   |
|                            | Width                          | 100 ft               | 50 ft                      | 50 ft                       |
|                            | Front                          | 20 ft                | 20 ft                      | 20 ft                       |
|                            | Side                           | 7 ft                 | 7 ft                       | 7 ft                        |
|                            | Rear                           | 10 ft                | 10 ft                      | 10 ft                       |
|                            | FAR                            | 0.50                 | 0.50                       | 0.50                        |
| INDUSTRIAL                 | Min Size                       | 1 acre (43,560 sf)   | 0.5 acre (21,780sf)        | 20,000 sf                   |
|                            | Width                          | 100 ft               | 100 ft                     | 50 ft                       |
|                            | Front                          | 20 ft                | 20 ft                      | 20 ft                       |
|                            | Side                           | 7 ft                 | 7 ft                       | 7 ft                        |
|                            | Rear                           | 10 ft                | 10 ft                      | 10 ft                       |
|                            | FAR                            | 0.75                 | 0.75                       | 0.75                        |



## **TEXT AMENDMENT TO UDSO ARTICLE 6:**

Staff was asked to review the UDSO for ways to provide for better protection of and replacement of our tree canopy and protecting our waterways. One of the areas with greatest potential was to have landscaped standards and paving standards for parking lots that will have over 25 spaces. This only relates to new or refurbished parking lots.

### **Sec. 603      Number of parking spaces required.**

#### **603 (a)      Parking for residents, employees, customers and visitors.**

Space for the parking of motor vehicles must be provided on every property that contains a principal use, for the safety and convenience of the people who live or work on the property, shop or do business on the property, or otherwise visit the property in the normal course of activity of the principal use.

(1) Minimum number of parking spaces required.

The minimum number of off-street parking spaces to be provided for residents, employees, customers and visitors for each type of land use shall be determined by the following Table 6.1, rounded up to the nearest whole parking space. Developments containing two or more of the uses listed on Table 6.1 shall provide the number of spaces required for each use (except as may be reduced under Shared Parking, below).

(2) For any use not shown on Table 6.1, the Director of Community Development shall determine the appropriate minimum parking requirements for the use based on the requirements for similar uses, the operating characteristics of the use, or such other data, surveys or information upon which the Director deems relevant. Such an interpretation shall be considered an “administrative decision” for the purposes of appeal under the provisions of Article 13 of this Development Standards Ordinance.

(3) All parking spaces in excess of 120% of the required parking shall be installed as an impervious surface with a material or technique approved by the Stormwater Department.

#### **606 (f) Landscaping:**

Vehicular use areas are defined as any area used for movement, circulation, parking, and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Vehicular use areas under the jurisdiction of this Ordinance shall be located screened with a ten (10) foot Class 1 buffer and shall comply with the following standards:

- A. When a parking lot contains twenty-five (25) or more spaces, an area equal to twenty (20) percent of the total interior square footage of the vehicular use area shall be dedicated to landscaping. The twenty (20) percent landscape requirement is in addition to any required buffers as outlined in this Ordinance and in Article 8 of the Pickens County Unified Development Standards Ordinance.
- B. Landscaped areas shall contain a mixture of native canopy trees, understory trees, evergreens/conifers, and shrubs. Article 8 of the Pickens County Unified Development Standards Ordinance details the minimum standards for plant sizes, substitutions, installation, and maintenance of landscaped areas.

- C. All paved area planting plans must demonstrate the likelihood of achieving 90% canopy coverage from hardwood trees after fifteen (15) years of growth. [The objective is to prove reasonable likelihood of achieving this coverage at the time of planting/final approval.]
- D. The minimum landscape area for each tree shall be no less than one hundred seventy (170) square feet with four (4) foot minimum distance between all trees and any paving at the time of planting, measured at the base of the tree.

## **TEXT AMENDMENT TO UDSO ARTICLE 1:**

There has been a high incident of people asking to live in a recreational vehicle or camper year-round as a permanent residence. The County standards do not allow for this. As a way to allow this use to continue it was determined that some standards needed to be established to keep the dwellings safe and to protect neighboring properties.

### **104 (g) Recreational Vehicle (RV) as a Private Dwelling**

**104 (1) Purpose:** The purpose of this section is to provide standards for the parking and utilization of RV's as a residential unit on private property. The purpose of this ordinance is to ensure that RV's are properly sited with adequate vehicular access and adequate access to other public services while protecting the public health, safety, and welfare,

#### **104 (2) Use Standards for RV's as a private dwelling.**

- (a) Each request to use an RV as a private dwelling shall require the applicant to complete and submit an application provided by the Building and Codes Department. This application must be approved prior to an RV being authorized as a private dwelling.
- (b) RV's being utilized as a dwelling shall meet all the same standards for a traditional dwelling in regard to minimum lot sizes, street frontage, setbacks, and curb cuts.
- (c) RV's shall count as a principal building in regard to Section 104(d) of the UDSO and only one RV shall be allowed per residential property
- (d) No RV can be parked within a FEMA designated Flood Plain or Flood Way.
- (e) 911 Addressing shall be applied for each RV.
- (f) Emergency Vehicle Access shall be provided.
- (g) Each RV must maintain registration through the Department of Motor Vehicles so that vehicles stay in a "mobile-ready" state.
- (h) RV's built 15-years prior to the date of application shall sign an affidavit that the RV is free from dents, broken windows, loose parts, window AC units, leaks, or duct tape.
- (i) All RV's must be anchored per American National Standards Institute (ANSI) standards for RV's
- (j) Each RV must be connected to a public sewer system or DHEC approved septic system
- (k) Each RV must have its own power meter and power connection that has been inspected and approved per the International Residential Code (IRC).
- (l) RV's shall be equipped with smoke alarms per IRC standards.
- (m) RV's shall be added to the County Assessment/Tax system the same as Mobile Homes (by VIN) and shall be taxed separate from the land but still linked to the Parcel.
- (n) RV's shall be subject to an annual inspection by the Building Codes Department to ensure adherence to all of the standards cited in 302(b). It is the responsibility of the RV owner to schedule this inspection annually.

### **Sec. 1603 Definitions.**

**Dwelling:** A vehicle, structure, building or portion of a building arranged or designed to provide living facilities for one(1) or more persons including permanent or semi-permanent provisions for living, sleeping, eating, cooking, and sanitation.



### TEXT AMENDMENT TO UDSO ARTICLE 3:

In the process of making general updates to the UDSO, Council requested that the minimum acreage of an RV park or campground be changed from a minimum of 2-acres to a minimum of 5-acres. This was determined to be a more reasonable size for a legitimate RV park or campground.

#### Sec. 302 **Recreational Vehicle (RV) Parks and Campgrounds.**

##### **302 (a) Purpose.**

The purpose of this section is to provide opportunities and standards for the parking and utilization of RV's as a residential unit and for developed campgrounds and recreational vehicle parks that are properly sited with adequate public street access and adequate access to other public services which may be necessary. 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 for all RV Parks and Campgrounds; unless exempted in the following sections.

Definitions:

RV Park: A site of **five-acres** or more dedicated solely for the purpose of leasing individual sites for parking RV's on a temporary basis.

Campground: A site of **five-acres** or more dedicated solely for the purpose of leasing individual sites for tent camping or individual cabins rented on a temporary basis

Site: a designated piece of land within an RV park or Campgrounds upon which an RV or tent may be placed.

##### **302 (b) Use Standards for an RV Park or Campground**

- (1) Each park must have direct frontage and access to a collector or arterial street.  
Access to each individual RV site or camp site and any other provided structures shall be from internal/private streets. Individual sites shall not be accessed directly from a public road.
- (2) RV parks and campgrounds must be a minimum of **5-acres** in size.
- (2) No site within an RV park or campground 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 occupant may stay in a given campground for more than one hundred eighty (180) days in any calendar year.
- (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 will have 4 sites or less Planning Commission review as enumerated in Section 1203 will not be required.
- (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 large enough for the standard sizes of the types of recreational vehicles allowed plus room for one additional car or truck. At least one site must be ADA accessible. When permanent units (Cabins) are provided, at least one (1) unit must be ADA accessible.
- (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 or the edge of any private road or drive. When the park or campground is adjacent to a residential use, that ten (10) feet of separation must be vegetated and maintained to provide a solid evergreen screen 8' high.
- (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.  
  
(7) For 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.
- (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.
- (9) For parks with more than 4 sites a storm shelter shall be provided per IRC standards.

**TEXT AMENDMENT TO UDSO ARTICLE 3:**

In an effort to provide citizens of Pickens County with a wide range of housing opportunities an ordinance to allow tiny home developments has been drafted. Anyone who wishes to build a single tiny home on their property already has that right.

**315 (d) Tiny Home Developments**

**314 (d) - 1 - Purpose:** The purpose of this section is to provide standards for tiny home developments. The purpose is to ensure that tiny homes are properly sited with adequate vehicular access and adequate access to other public services while protecting the public health, safety, and welfare, of the citizens of Pickens County.

**314 (d) - 2- Definition:** For the purposes of this ordinance, Pickens County considers a tiny home to be a self-contained dwelling unit built with any compliant method and materials that is not on wheels and is less than 600 square feet. Tiny homes on wheels should refer to Section XXX (RV's as a dwelling unit).

**314 (d) – 3 - Tiny Homes Development Standards**

- (a) Each tiny home development must have direct frontage and access to a collector or arterial street. Access to each home site and any other provided structures shall be from internal/private streets. Individual home sites shall not be accessed directly from a public road.
- (b) Tiny home developments must be a minimum of 5-acres in size.
- (c) Overall density of the development shall be limited to no more than four (4) homes/lots per acre if utilizing a septic system and no more than eight (8) units per acre if on public sewer.
- (d) Each home shall be sited on an individually deeded lot.
- (e) If a tiny home is being fabricated off-site it must provide all appropriate certifications to Building Codes to verify the structure was built in accordance with all applicable building codes.
- (f) Each lot in a tiny home development shall have a minimum area of twelve-hundred (1200) square feet with a stabilized and compacted vehicular parking pad of packed gravel, or paving, no smaller than 400 square feet.
- (g) All lots 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 or the edge of any private road or drive. When the development is adjacent to a residential use, that ten (10) feet of separation must be vegetated and maintained to provide a solid evergreen screen 8' high.
- (h) Setbacks within a tiny home lot in a tiny home development shall be 5' for the front, sides, and rear.
- (i) Sites shall be served by an on-site sewage disposal system permitted by SCDHEC;
- (j) Homes shall be served by individually metered power and water service.
- (k) All tiny home developments shall require Planning Commission review and approval.
- (l) Each unit shall be taxed as a single-family dwelling.



**TEXT AMENDMENT TO UDSO ARTICLE 3:**

The frequency of requests to build townhomes in the County has increased dramatically over the past year. The current standards on townhomes are minimal. This ordinance is an attempt to provide more direction in the development of townhomes.

**~~314 (b) — Townhomes~~**

~~(1) — Density~~

- ~~a. — Density of townhome developments (3 or more attached single family units) shall not exceed two (2) units per acre when served by individual on-site septic systems and four (4) units per acre when served by a public system.~~
- ~~b. — No fewer than three (3) units and no more than eight (8) units can be connected.~~

~~(2) — Access~~

~~Direct vehicular access of an individual townhouse shall be limited to the internal street network. Where a larger development fronts on a collector or arterial street, at least two access points shall be allowed. No direct access for individual units shall be permitted on collector or arterial streets.~~

**Sec. 314 (b) Townhome Developments**

The following design standards shall govern the development of townhouse developments.

**315 (1a) Definition:** A townhome is defined as an attached, privately owned single-family dwelling unit which is on its own parcel of land and is one consistent unit from the ground to the sky and is a part of and adjacent to other two or more other single-family dwelling units that are connected to but separated from one another by a common party wall having no doors, windows, or other provisions for human passage or visibility.

**315 (2b) Requirements:**

**1) Recreation amenities.**

Every townhome development must contain open space equal to 20% of the total acreage of the property with that parcel set aside as a separate parcel of land dedicated as open space in perpetuity.

**(1) Lot size:**

Each townhome shall be sited on an individual lot at least 2000 Square feet in size.

**(2) Dimensional Requirements:**

- a. Front setbacks 25' with a 15' setback allowed if using rear yard parking or rear alleys loading driveways
- b. Side setbacks are 0' for interior lot lines and 15' for exterior lot lines (resulting in a minimum distance of 30' between townhome buildings).
- c. Rear setback shall be 15'
- d. Maximum building height shall be 35'
- e. Maximum impervious surface coverage allowed is 65%.



- f. Minimum lot width shall be 20'

(3) Density

- a. Density of townhome developments (3 or more attached single family units) shall not exceed two (2) units per acre when served by individual on-site septic systems and (8) eight units per acre when served by a public system.

(4) Access

Direct vehicular access of an individual townhouse shall be limited to the internal street network. Where a development exceeding 10 units fronts on a collector or arterial street, at least two access points shall be allowed. No direct access for individual units shall be permitted on collector or arterial streets.

- (5) Off-Street parking shall be governed by Article VI
- (6) Buffers requirements shall be governed by Article VIII
- (7) Height restrictions shall be governed by Section IV-14

315 (3e) Design and other Requirements:

Townhouse projects shall meet the following requirements:

- (a) Buildings housing a series of townhouse units having a maximum length exceeding 120 feet shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.
- (b) For townhouses with front loading garages, the garage shall comprise less than 50% of the individual dwelling's width.
- (c) Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.
- (d) One upperstory tree shall be required along the front property line of the townhouses for every 30 feet of street frontage.
  - i. The required street trees must be indicated on the landscape plan; and
  - ii. New trees planted to meet this requirement shall be a minimum two-inch caliper.
- (e) Parallel on-street parking shall be designed as part of new streets and may be permitted subject to approval by the County Engineer on existing County-owned streets.
- (f) Underground utilities shall be provided.

## **TEXT AMENDMENT TO UDSO ARTICLE 10:**

Under the current wave of growth Pickens County is experiencing, one of the greatest causes of concern is the traffic impact these various projects have and will continue to have on our community. There are frequent calls for a developer to do a “traffic study”. In an effort to standardize when a study is required, what type or types of studies are required, the geographic range of the study and how far into the future the study should consider traffic patterns, the County is proposing a Traffic Study Policy which will define these terms and automatically trigger the appropriate traffic research on a case-by-case basis.

## **TRAFFIC STUDY POLICY**

### **Purpose**

The purpose of the Pickens County Traffic Study Policy is to standardize the requirements for various development-related traffic studies in Pickens County. By establishing a set of metrics tied to best practices and commonly accepted data, the decision to require or not require a traffic study shall be made based on empirical data.

### **Triggers for A Traffic Study Being Required:**

The following chart shows the type and scope of traffic studies required for various projects:

| Development trips/day generated | Traffic Impact Analysis | Traffic Circulation Analysis | Traffic Volume Study | Speed Study       | Origin & Destination Study | Traffic Capacity Study |
|---------------------------------|-------------------------|------------------------------|----------------------|-------------------|----------------------------|------------------------|
| 0-500                           | None <sup>1</sup>       | None <sup>1</sup>            | None <sup>1</sup>    | None <sup>1</sup> | None <sup>1</sup>          | None <sup>1</sup>      |
| 500-1000                        | Required                | None <sup>1</sup>            | None <sup>1</sup>    | None <sup>1</sup> | None <sup>1</sup>          | Required               |
| 1000-1250                       | Required                | Required                     | None <sup>1</sup>    | None <sup>1</sup> | None <sup>1</sup>          | Required               |
| Greater 1250                    | Required                | Required                     | Required             | Required          | Required                   | Required               |

<sup>1</sup> Unless a development has a single entrance on an existing road that has previously had a traffic volume study that stated that the road was at capacity after previous development and would require structural changes to accommodate additional traffic flow.

### **Required Actions and Range of Study Based on Triggers:**

| Development trips/day generated | Peak Hour Calculation | Un-signalized intersection range | Signalized Intersection range | Future Time Horizon | Traffic Capacity Study |
|---------------------------------|-----------------------|----------------------------------|-------------------------------|---------------------|------------------------|
| 0-500                           | Yes                   |                                  |                               |                     |                        |
| 500-1000                        | Yes                   | ¼ mile                           | ¼ mile                        | 10 years            | 1 mile                 |
| 1000-1250                       | Yes                   | ½ mile                           | ½ mile                        | 15 years            | 1.5 miles              |
| Greater 1250                    | Yes                   | 2 miles                          | 2 miles                       | 20 years            | 2 miles                |

**Trip Generation** - Trip Generation calculations shall follow the most current Edition of the ITE (Institute of Transportation Engineers). At the time of adoption of this policy the most current edition is the Eleventh (11th).

### **Roadway/Paving Impact Analysis:**

Based on the outcome of the studies outlined above, the County Engineer shall review the data and make a recommendation regarding, but not limited to:

- Roadway widening
- Addition of travel lanes
- Acceleration, deceleration, turning, or queuing lanes
- The addition or removal of sidewalks
- The addition or removal of bus stops
- Curb/stormwater management work
- Intersection signage including full signalization
- Other signage as necessary
- Parking study

### **Notes and Addendum**

The County reserves the right to waive or require traffic studies based on unique factors specific to a particular project or location.

### **Definitions**

**Average Daily Trips** - Average Daily Trips (ADT) are the total number of trips, both in-bound and out-bound, within a 24 hour weekday period, generated by a particular use or development.

**Pass-By Trip** - Trips generated by the proposed Project that would be attracted from traffic passing the proposed project site on an adjacent street that contains direct access to the Project.

**Peak Hour Trip** - Peak Hour Trips are vehicle trips, both in-bound and out-bound, occurring during a one hour period either during the AM Peak (7AM to 9AM) or the PM Peak (4PM to 6PM), generated by a particular use or Project.

**Project** - A Project subject to this policy encompasses all land use development projects affecting the built environment, including changes in occupancy or intensification of existing uses, over which the City has administrative or legislative authority, that require review and approval and issuance of a building permit, certificate of occupancy, or other land use approval by County staff, Commissions, or Council.

**Traffic Count** - A traffic count is a count of traffic along a particular road, either done a digital counter (hose), electronically via photography and OCR technology, or by human counters.

**Traffic Impact Analysis (TIA)** – A TIA is provided to assess the near-term and long-term effects of specific development activity on the roadway system in a comprehensive manner. Development activity may include rezoning, platting, development plan approvals, Thoroughfare Plan amendments, and annexations.

**Traffic Circulation Analysis (TCA)** – A TCA is provided to determine how a development's traffic relates to existing traffic on internal and adjacent roadways. A TCA can be required during the same stages of the development process as a TIA, or it can be required at the time of building permit, driveway permit, development plan, or certificate of occupancy. A TCA is smaller in scope and magnitude than a TIA and focuses primarily on localized impacts.

**Traffic Volume Study** - Traffic volume studies are conducted to determine the number, movements, and classifications of roadway vehicles at a given location. The data helps to identify critical flow time periods, determining the influence of large vehicles or pedestrians on vehicular traffic flow.

**Speed Study** - Spot speed studies are conducted to estimate the distribution of speeds of vehicle in the traffic stream at a particular position on highway. This is done by recording the speeds of vehicle at the specified location.

**Origin and Destination Study** - An origin-destination study is used to determine travel patterns of traffic on an installation during a typical day. This is a study to determine and analyze trips. Trips are defined as one-way movement, from where a person starts (origin) to where the person is going (destination).

**Traffic Flow Characteristics** - Traffic flow is the study of the movement of individual drivers and vehicles between two points and the interactions they make with one another.

**Traffic Capacity Study** - A traffic capacity study is done to determine the *maximum number of vehicles* in a lane or a road that can pass a given point in unit time per hour per lane or roadway. The traffic capacity indicates a capability or maximum rate of flow with a certain level of service characteristics that can be carried by the road. The traffic capacity of a roadway depends upon a number of prevailing roadways and traffic conditions.

**Parking Study** - A parking study is defined as the ratio of number of bays occupied in a time duration to the total space available. It gives an aggregate measure of how effectively the parking space is utilized.

**Roadway/Paving Impact Analysis** - This is recommended by the County Engineer to determine the ability of a given section of roadway to handle any proposed increase of various types of traffic based upon a proposed development.

DRAFT

**TEXT AMENDMENT TO LAND USE APPLICATION:**

Any roadway, right-of-way or signage/signalization improvements necessary to make a proposed development safe and functional is the responsibility of the developer. In an effort to make that clear, the following amendment to the Land Use Application is being recommended.

**Land Use Application**

Insert as Item #9 of application process:

9. Each project shall be reviewed according to the County Traffic Study Policy. If a project requires a traffic study of any type, the project may still be approved by the Planning Commission with the condition that upon completion of the traffic study and the subsequent review of the traffic study by the County Engineer, any roadway, transit, or mobility modifications, improvements or additions recommended by the County Engineer shall be agreed to and implemented by the developer. Failure to agree to implement the work that the County Engineer has deemed necessary would mean the project is no longer approved and would require a resubmittal to the Planning Commission in order for the project to proceed.

## 13. ROADS

### TEXT AMENDMENT TO UDSO ARTICLE 10:

Staff has reviewed the UDSO in regard to shared drives, common drives, and private roads. Staff's recommendation is to leave shared drives and private roads as written and to eliminate common drives.

The reason for this is that it is not at all uncommon for what starts out as a common drive to later be asked to be accepted by the County as a road yet it is not built to the appropriate standards. In addition, by not having the surfacing requirements, maximum slope requirements, or hammerhead/cul-de-sac requirements to allow for emergency vehicle access, having up to 10 homes being serviced by a common drive places these properties and their inhabitants at risk.

### Sec. 1012 Private residential access.

#### ~~1012(b) Common Drive~~

- ~~(1) No more than ten (10) lots may have access to a common drive.~~
- ~~(2) All lots which gain access from a common drive shall be at least one (1) acre in size, exclusive of that portion of the lot which is traversed by the required easement.~~
- ~~(3) The common drive shall be located within an easement of at least fifty (50) feet in width or within a designated right-of-way of at least fifty (50) in width. If the common drive is located within a designated right-of-way, then that right-of-way shall be owned and controlled by a homeowner's association or other entity responsible of the drive's maintenance.~~
- ~~(4) All lots must meet minimum Development Ordinance requirements for minimum frontage onto the common drive.~~
- ~~(5) The common drive cannot originate from a shared driveway, another common drive or from a private road or be connected at both ends to a public road.~~
- ~~(6) The maintenance of the common drive must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.~~
- ~~(7) The following plat certification shall be placed upon every plat for every lot utilizing a common drive:  

~~"The common drive and associated easement or right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and right-of-ways shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."~~~~
- ~~(8) Only those lots approved by the Planning Commission or by Planning Staff and platted with the common drive may utilize said drive.~~
- ~~(9) The common drive must be named; said name shall be approved by Pickens County E-911 staff (when three (3) or more lots are utilizing the common drive):~~
- ~~(10) The following, minimum construction standards shall apply. The standards must be certified as being met by a surveyor or engineer licensed in the State of South~~

~~Carolina prior to plat approval:~~

- ~~a. Have a fourteen (14) foot driving surface with four (4) inch thick compacted stone base and height clearance of thirteen and one half (13.5) feet, and if a bridge is constructed as part of the private drive, a professional engineer shall certify the weight which the bridge will support and a sign shall be conspicuously displayed on each end of the bridge displaying the weight limits:~~
- ~~b. Be provided with an unpaved cul-de-sac having a radius of thirty (30) feet or ending in a (t) with two twenty five (25) foot extensions for vehicular turning movements:~~
- ~~c. Observe minimum road offsets for public roads. When an offset in alignment of a road occurs and where the topography is suitable, a minimum distance between eighty (80) feet and one hundred and twenty-five (125) feet shall separate opposing roads from centerline to centerline:~~
- ~~d. Observe the sight distance standards where the private drive intersects a public road to allow at least one hundred (100) feet of sight distance for each ten (10) miles per hour of the posted speed limit. The sight distance shall be measured from a seeing height of three and one-half feet to an object one foot in height above the grade of the public road. If the proposed drive does not meet the sight distance requirement, a waiver must be signed by the individual(s) constructing the private drive stating that the owner(s) is liable and responsible for any accidents, injuries, problems, and property damage resulting from improper sight distance:~~
- ~~e. Meet the County's and DHEC Storm Water Management and Erosion and Sediment Control Regulations:~~

**1012 (b) Private Roads.**



