

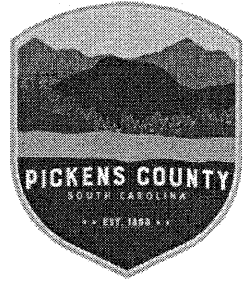
#### MEMBERS

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

July 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**  
June 12, 2023
- IV. **Public Comments**  
*Members of the public are invited to address the Planning Commission on relevant topics not on this agenda.*
- V. **Public Hearings**  
  
SDV-23-0005 – Subdivision Variance for Residential TMS# 5115-00-49-4854
- VI. **New Business**
- VII. **Commissioner and Staff Discussion**  
  
UDSO Matrix
- VIII. **Adjourn**

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

June 12, 2023

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  
Bobby Ballentine  
Clay Counts  
Mike Watson

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Trad Julian, Planning Supervisor

#### ***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 May 14, 2023 meeting.

A motion was made and seconded.

Mr. Stancell called for a vote. The motion passed unanimously (5-0).

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

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda.

Ms. Dawn Crooks asked questions about buffers and parkways in the setbacks.

1 Planning Staff let Ms. Crooks know that the Matrix on the agenda was information from our UDSO and no changes can  
2 be made on the setbacks.

3  
4  
5 **Public Hearings**

6  
7 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard

8  
9 **LU-23-0014:** Land Use Review for the creation of a wireless telecommunications facility. The subject property is located  
10 at 312 James Mattison Road. The applicant is Jonathan L. Yates. The property owner of record is Minnie Ables  
11 Holcombe. The TMS# is 4095-01-25-1293.

12  
13 Mr. Stancell then asked the applicant, Jonathan L. Yates, to speak on the matter.

14  
15 Mr. Yates stated the project details and the need for wireless communication in the area.

16  
17 Mr. Ballentine then asked about the time frame to start construction.

18  
19 Mr. Yates said they have been given the greenlight and they should start by the end of the year.

20  
21 Mr. Ballentine ask if any carrier could be placed on the tower and at whatever cost they charged.

22  
23 Mr. Yates stated that other carrier could place equipment on the tower but it couldn't be at whatever cost they wanted.  
24 It has to be at the market rate.

25  
26 Mr. Ballentine asked questions about the dirt road and is that the primary access for the site?

27  
28 Mr. Yates said on the site plan it has a gravel road 807 ft from the nearest resident.

29  
30 Mr. Stancell asked about the fenced in area?

31  
32 Mr. Yates answered 60' X 60'. The 225' circle is the proposed fall zone.

33  
34 David Cox asked why does it require so much area for the site?

35  
36 Mr. Yates answered per County ordinance it state that they lease or own the fall zone property.

37  
38 Mr. Ray Holliday made some clarifications about the County ordinance.

39  
40 Mr. Ballentine asked questions about signal quality in certain areas in the County.

41  
42 Mr. Yates stated it might not have the appropriate equipment on the tower.

43  
44 Mr. Stancell thanked Mr. Yates, then asked if there was anyone else.

45  
46 Mr. Stancell closed the Public Hearing.

47  
48 Mr. Ballentine made the motion to accept as presented.

49  
50 Mr. Watson second the motion.

51  
52 Mr. Stancell called for a vote. The motion passed unanimously (5-0)

53  
54 **LU-23-0015:** Land Use Review for the expansion of an existing campground/RV Park. The subject property is located  
55 at 395 Clardy Road in Liberty. The applicant is Blake Volrath. The property owner of record is Blake Volrath. The  
56 TMS# is 4098-00-68-5733.

1  
2 Mr. Stancell asked for a motion to accept the withdraw of LU-23-0015.

3  
4 Mr. Ballentine made the motion to accept the withdraw

5  
6 Mr. Watson seconded the motion.

7  
8 Mr. Stancell called for a vote. The motion passed unanimously (5-0)

9  
10  
11 **New Business:** There was no new business.

12  
13 ***Commissioners and Staff Discussion***

14  
15 Discussion on the Updated Matrix. There were previously unidentified updates on the matrix that did not align with the  
16 UDSO. Mr. Julian is reviewing and modifying the matrix to reflect the current UDSO with changes. An updated matrix  
17 will be presented at the next Planning Commission meeting.

18  
19  
20  
21 ***Adjourn***

22  
23 There being no additional matters to be taken up by the Commission, Mr. Stancell made a motion to adjourn. Mr.  
24 Watson seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed  
25 unanimously (5-0).

26  
27 The meeting was adjourned at 7:25 pm.

28  
29  
30 Submitted by:

31  
32  
33  
34  
35 \_\_\_\_\_  
36 Secretary

37 \_\_\_\_\_  
38 Date

39  
40  
41  
42 Approved by:

43 \_\_\_\_\_  
Chairman

\_\_\_\_\_ Date

**SDV-23-0005**

**Subdivision Variance for  
Residential**



# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☐ Land Use Review /Subdivision Review

☒ Subdivision Variance

Case No.: SDV - 23 - 0005

**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 CATHERINE N. Hicks

Mailing Address 198 Sammill Creek Rd, Pickens, SC 29671

Telephone 864-884-0927 Email 1cnhicks@gmail.com

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

Property Owner(s) of Record CATHERINE N AND Teddy L. Hicks

Mailing Address SAME AS ABOVE

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

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

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

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

Address/Location of Property 196 Sammill Creek Rd, Pickens SC 29671

Existing Land Use Home Field Proposed Land Use Home

Tax Map Number(s) 5115-00-49-4854

Total Size of Project (acres) 1.097 Number of Lots 1

Utilities:

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

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

1cnhicks



## **Pickens County, South Carolina**

### **LAND USE REVIEW**

#### **Application Process and Requirements**

---

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?

*We have NO 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?

*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*

Pickens County Planning Commission

5/19/2023

I Catherine N. Hicks Am Requesting  
A VARIANCE for the purpose of a double wide  
home to be placed on 1.17 Acre tract to be  
deeded to my Grandson James R. Turner III  
and his wife Jessica M. Turner.

My husband and myself are in our  
seventies. He has been diagnosed with DEMENTIA.  
I recently fell and broke my hip and had  
to have surgery. This has opened my eyes  
to the fact that we need someone near  
to help us out.

I can't bring the driveway up to a  
common drive because we don't have 50 feet  
in width. I would like to do this but  
at this time I don't think we can.

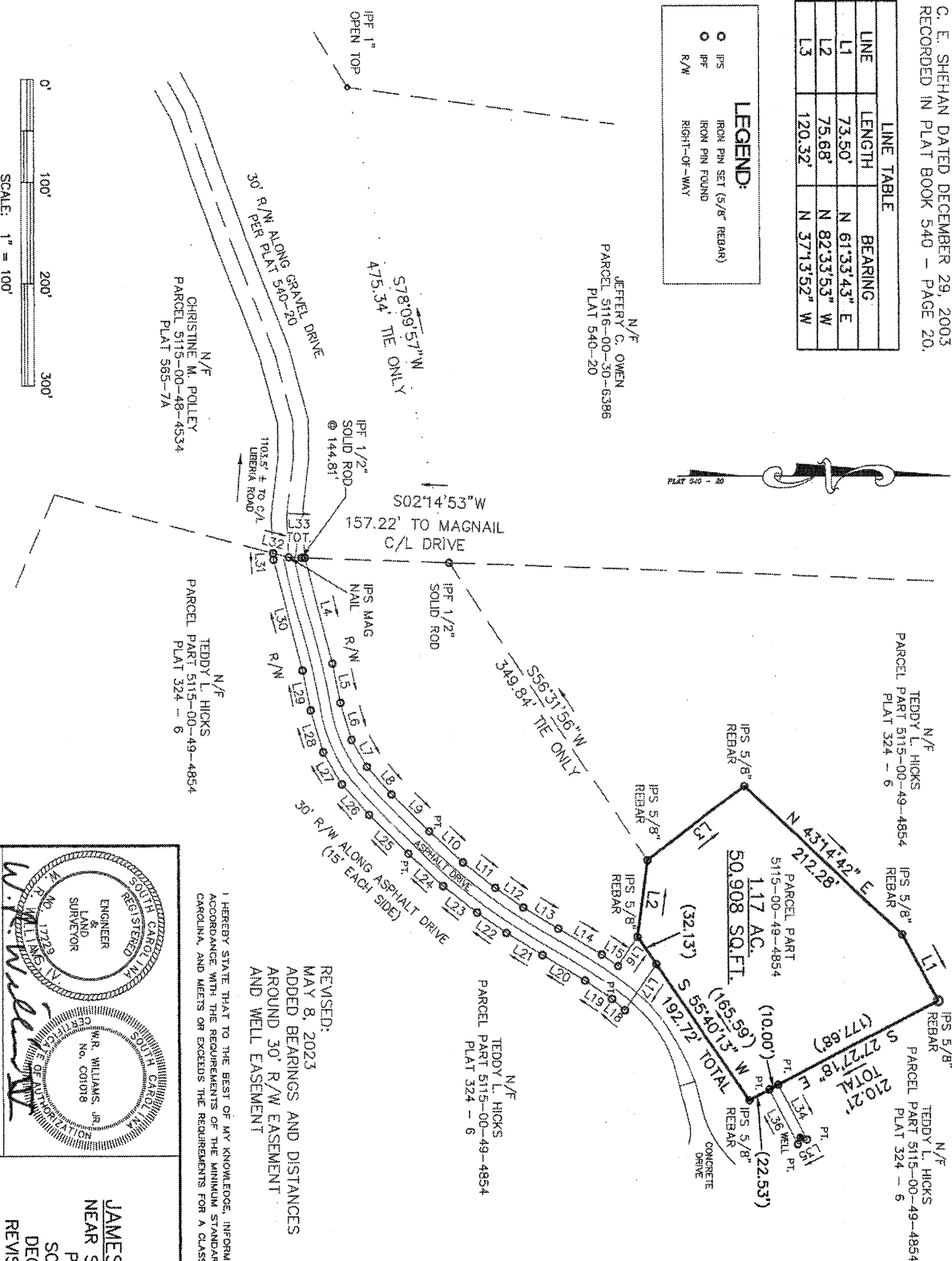
I appreciate your consideration concerning  
my request.

Best Regards,  
Catherine N. Hicks

REFERENCE:  
SEE PLAT OF SURVEY FOR TEDDY L. HICKS, BY  
C. E. SHEHAN DATED DECEMBER 29, 2003.  
RECORDED IN PLAT BOOK 540 - PAGE 20.

LINE	LENGTH	BEARING
L1	73.50'	N 61°33'43" E
L2	75.68'	N 82°33'53" W
L3	120.32'	N 37°13'52" W

**LEGEND:**  
 ○ IPS  
 ○ IPF  
 ○ R/W  
 IRON PIN SET (5/8" REBAR)  
 IRON PIN FOUND  
 RIGHT-OF-WAY



LINE	LENGTH	BEARING
L1	73.50'	N 61°33'43" E
L2	75.68'	N 82°33'53" W
L3	120.32'	N 37°13'52" W
L4	106.64'	N 75°33'24" E
L5	39.28'	N 78°37'16" E
L6	37.56'	N 73°27'01" E
L7	30.34'	N 60°11'26" E
L8	36.35'	N 49°39'26" E
L9	52.22'	N 44°58'55" E
L10	44.68'	N 42°37'47" E
L11	40.38'	N 38°04'23" E
L12	33.40'	N 35°05'41" E
L13	40.28'	N 31°35'52" E
L14	49.05'	N 31°04'35" E
L15	19.61'	N 34°28'36" E
L16	34.28'	N 55°18'21" E
L17	54.54'	S 55°18'21" E
L18	16.97'	S 40°47'58" E
L19	31.73'	S 34°28'36" E
L20	48.30'	S 31°04'35" E
L21	41.33'	S 31°35'52" E
L22	35.09'	S 35°05'41" E
L23	42.36'	S 38°04'23" E
L24	46.49'	S 42°37'47" E
L25	54.06'	S 44°58'55" E
L26	40.34'	S 49°39'26" E
L27	36.35'	S 60°11'26" E
L28	42.41'	S 73°27'01" E
L29	39.83'	S 78°37'16" E
L30	111.89'	S 75°33'24" E
L31	6.37'	S 87°24'00" E
L32	15.75'	N 15°11'00" E
L33	15.66'	N 02°14'53" E
L34	60.14'	N 62°32'42" E
L35	10.00'	S 27°27'18" E
L36	60.14'	S 62°32'42" E

REVISED:  
MAY 8, 2023  
ADDED BEARINGS AND DISTANCES  
AROUND 30' R/W EASEMENT  
AND WELL EASEMENT

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS  
ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL, FOR THE PRACTICE OF LAND SURVEYING  
CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

**W. R. Williams, IV, L.S. & P.E. #17229**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**ENGINEER AND LAND SURVEYOR**

**W. R. Williams, IV, L.S. & P.E. #17229**

**SURVEY FOR**  
**JAMES R. TURNER, III**  
**NEAR SOAPSTONE CHURCH**  
**PICKENS COUNTY**  
**SOUTH CAROLINA**  
**DECEMBER 1, 2021**  
**REVISED MAY 8, 2023**



**W. R. WILLIAMS, IV, L.S. & P.E. #17229**  
ENGR./SURVEY  
15 S. MAIN  
TRAVELERS  
(864) 834-  
834

# **SDV-23-0005: Subdivision Variance for Residential**

## **Staff Report**

---

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

---

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

**Applicant:** Catherine N. Hicks  
198 Sawmill Creek Rd,  
Pickens, SC 29671

**Property Owner(s):** Catherine N. and Teddy L. Hicks

**Property Location:** 198 Sawmill Creek Rd Pickens, SC 29671

**Acreage:** 1.17-acre property

**Tax Map Number:** 5115-00-49-4854

**County Council District:** 3

**Land Use Request:** **SDV-23-0005:** Division of Property on a Private Road TMS# 5115-00-49-4854.

**Variance Request(s) from Planning Commission:** Variance from the Pickens County development standards related to division on a substandard private residential access classified as a Private Road.

**Request Overview:**

The applicant is requesting a variance from Section 1012 (c) of the UDSO relative to a division of property located on a private residential access classified as a "Private Road". The property owner of record is Catherine N. and Teddy L. Hicks. TMS# 5115-00-49-4854.

**Current Property Use:**

The property is listed on the Assessor's site as "Residential".

**Surrounding Area:**

The subject property is surrounded by rural-style single-family residential ( $\pm 3.00$  acre). There are 2 parcels behind the subject property classified as vacant land.

**Utilities & Infrastructure**

*Transportation:* The property is served by Sawmill Creek Rd (Private Road)

*Water:* N/A

*Sewerage:* N/A

**Past Development/Approvals:**

N/A

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

SCDOT: N/A

**Staff Analysis:**

Analysis is based on UDSO Section 1012 for private residential access standards:

UDSO Section 1012(c), Private Roads

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

***Proposed division will be in line with this Article.***

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

***The dedicated ROW is only 30' in width. An HOA or other entity responsible entity is not known to exist.***

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

***Proposed division will be in line with the stated standards.***

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

***Proposed division will be in line with this Article.***

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

***Sawmill Creek Rd originates at Liberia Road, a state maintained roadway.***

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

***A maintenance agreement has not been presented or known to existdd.***

- (7) The following plat certification shall be placed upon every plat for every lot utilizing a shared driveway:

***"The private road and associated right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens***

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

***This language is required to be on the subject plat if the variance requests are granted.***

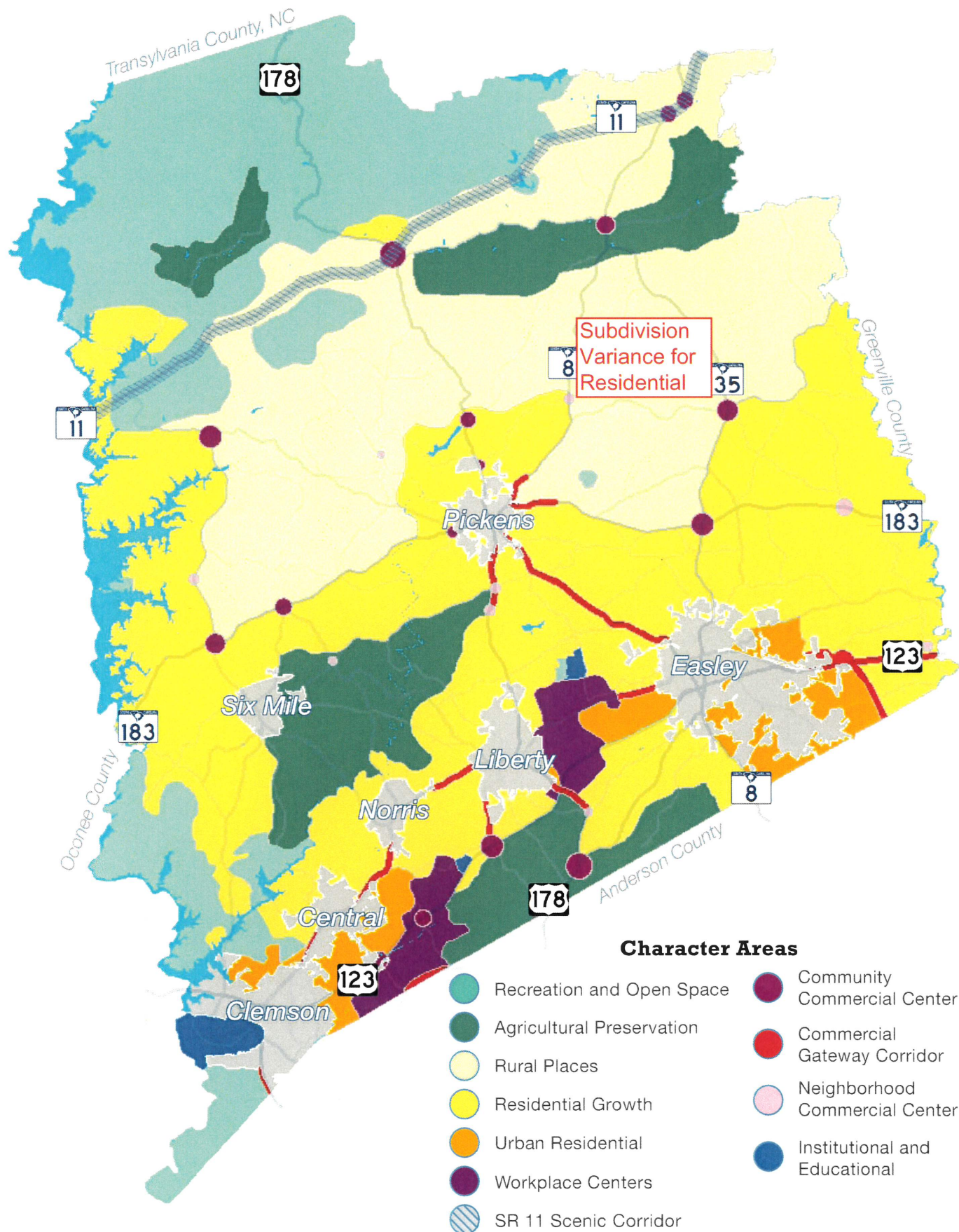
- (8) All subdivisions utilizing private roads for access must be approved by the Planning Commission in accordance with the procedures listed in Article 12.

***One such reason for this request.***

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

***One such reason for this request.***









Overview



Legend

- Parcels
- # 911 Address
- Roads

<b>Parcel ID</b>	5115-00-49-4854	<b>Account</b>	Residential	<b>Ownership</b>	HICKS	<b>Documents</b>				
<b>Account No</b>	R0077077	<b>Type</b>			TEDDY L	<b>Date</b>	<b>Price</b>	<b>Doc</b>		<b>Vacant or Improved</b>
<b>Property Address</b>	198 SAWMILL CREEK RD PICKENS	<b>Class</b>	1.5 Story Fin		198 SAWMILL CREEK RD	9/28/2022	\$10	<a href="#">2455/1240</a>		Improved
<b>District</b>	W11-Oolenoy/Pumpkintown	<b>Acreage</b>	39.31			n/a	\$	<a href="#">/</a>		n/a
<b>Brief</b>	E/SIDE LIBERIA RD PLAT 324/6 P/O,	<b>LEA</b>	0010							
<b>Tax Description</b>	PLAT 324/4B P/O, PLAT 505/8 P/O, PLAT 524/8 P/O	<b>Code</b>			PICKENS, SC					
	(Note: Not to be used on legal documents)	<b>Value</b>	\$433,312		29671-0000					

Date created: 6/19/2023  
Last Data Uploaded: 6/19/2023 3:16:31 AM

Developed by  **Schneider**  
GEOSPATIAL



## ITEM 9C - MATRIX

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

Table 5.5 Lot Sizes &amp; Setbacks

		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 (21,780 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
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 Front Side Rear	Concept Plan	Concept Plan	Concept Plan
COMMERCIAL	Min Size	1 acre (43,560 sf)	0.5 acre (21,780 sf)	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 (21,780 sf)	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

\*Accessory buildings having a floor area of 1,000 square feet or less must be at least 5 feet from any property line.

Accessory buildings having a floor area greater than 1,000 square feet must comply with the same setbacks as required for principal buildings.