

MEMBERS

GARY STANCELL, *District 2*
Chairman
JESSICA MASSEY, *District 6*
BOB BALLENTINE, *District 1*
PHILIP SMITH, *District 3*
KELSEY CROOKS, *District 5*
CLAY COUNTS, *At Large*
MICHAEL WATSON, *District 4*

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

Pickens County Planning Commission

Pickens County Administration Building

Main Conference Room
222 McDaniel Avenue, Pickens, South Carolina

February 12, 2024

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
January 9, 2024
- IV. Public Comments
Members of the public are invited to address the Planning Commission on relevant topics not on this agenda.
- V. Public Hearings/ Action Items

SDV-24-0001 – **Minor Lot Subdivision off Horse Pasture Road. TMS#’s: 4134-00-00-9728 and 4124-00-90-7918.**

Vote on Adoption of Language to Update Public Hearing Procedures.
- VI. New Business
- VII. Commissioner and Staff Discussion
- VIII. Adjourn

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

January 9, 2024

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 meeting was provided January 1, 2023 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
Bobby Ballentine, Vice Chairman
Mike Watson
Phil Smith
Jessica Berryhill
Kelsey Crooks

MEMBERS ABSENT:

Clay Counts

STAFF PRESENT:

Trad Julian, Planning Supervisor
Todd Steadman, Planner

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 December 11, 2023 meeting.

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

Mr. Stancell called for a vote. The motion passed unanimously (6-0).

Public Comments

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

1
2 Craig Roy asked the Commission to try to move the UDSO changes along and said he was OK with reasonable impact
3 fees.
4

5 Chairman Stancell asked if anyone else would like to speak and hearing none he closed the Public Comments.
6

7 Chairman Stancell then stated that the Commission needed to elect a Chair and a Vice Chair and opened the floor for
8 nominations. Mr. Ballentine nominated Mr. Stancell as Chairman. Mr. Watson Seconded. Mr. Stancell asked for a vote.
9 The vote was 5-0 with Mr. Stancell abstaining.
10

11 Chairman Stancell then called for nominations for Vice-Chair and Mr. Watson nominated Mr. Ballentine. Ms. Crooks
12 seconded. Mr. Stancell asked for a vote. The vote was 5-0 with Mr. Ballentine abstaining.
13

14 *Public Hearings*

15
16 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.
17

18 LU-23-0018: Two Pole Barn Style Shelters at 7700 North Highway 11, Sunset, SC.
19

20 Mr. Julian presented a staff report on the project and stated that the project meets all Highway 11 overlay standards.
21

22 Bob Bean – the applicant – then presented the project. He said he had taken over an existing business and that he
23 just wanted to protect his merchandise and give prospective buyers a sheltered area in which to shop.
24

25 The Commission had questions about the distance from the road edge, how boats would be moved, the height of the
26 shed, verification that there was no lighting or plumbing, and that there were no sides. There was discussion about the
27 cable that blocked the drive at night and there was verification that an engineer was involved.
28

29 The applicant reiterated that there would not be any new paving.
30

31 Ms. Berryhill asked about the signage and it was explained that they do not meet Highway 11 standards but that they
32 were grandfathered in.
33

34 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project.
35

36 Kirby Colson – Lives nearby. Said there had been no new commercial developments along that stretch of Highway 11
37 in decades. He said he thought that the facades of these buildings exceeded the limit allowed. He asked the
38 Commission to consider a vegetative screen. And he said that page 63 of the Comprehensive Plan says that Highway
39 11 should be screened vegetatively.
40

41 Chairman Stancell closed the public input session.
42

43 Chairman Stancell called for a motion. Mr. Watson made a motion to approve as presented. Mr. Ballentine seconded.
44

45 Ms. Berryhill said she felt the project was a little out of character for the area and that some sort of vegetative screen
46 would be appropriate.
47

48 **Mr. Bean said they'd been doing business here for 20-years.**
49

50 Mr. Watson verified that this would not be for boat storage and asked if we could require a fence or something to make
51 it more decorative.
52

53 **Mr. Bean said he'd be glad to put up a fence if he was allowed to.**
54

55 Me. Berryhill reiterated her desire to see a vegetative screen planted.
56

1 Ms. Berryhill made a friendly amendment to the motion to say that the approval is conditional on planting a vegetative
2 buffer to adequately shield the boats from Highway 11.
3
4 Ms. Crooks seconded the amendment.
5
6 Chairman Stancell called for a vote and the amendment passed unanimously.
7
8 Chairman Stancell then called for a vote on the amended motion. The motion passed unanimously (6-0).
9
10 LU-23-0025: Review for Sunset Marina at 900 Gap Hill Road, Six Mile.
11
12 Mr. Julian presented a staff report on the project.
13
14 John Hamilton – representing the applicant – then presented the project. He said that they were only here due to a
15 technicality as this was approved once before. He said he has all necessary DOT and DHEC approvals. He pointed
16 out that this has been a marina for 40-years and that this will be a public place. He then went through a Power Point
17 presentation to share what the project will look like.
18
19 Mr. Watson had questions about the number of public boat **ramps (1) and concerns about “traffic jams” when multiple**
20 boats need to get out of the water. He pointed out that this really is a private facility not a public one.
21
22 Mr. Ballentine clarified the differences between what was originally approved years ago and what is being presented
23 now.
24
25 Mr. Watson asked about the amount of excavation required for the drain field.
26
27 Dylan Lee – Engineer for the project – said that there would be minimal excavation for the drain field and that they
28 were working to correct some storm water issues and pointed out that the boat storage building would be barely visible
29 due to the elevation changes.
30
31 Chairman Stancell asked if there was anyone signed up to speak in opposition to the project.
32
33 Tom Green said he was not opposed to the marina, but he was opposed to the RV park that was originally part of the
34 project. He was concerned that the Commission was in effect approving an RV park when they approved the marina.
35
36 Chairman Stancell asked if there was anyone signed up to speak in favor of the project.
37
38 JC Lindsey – Said he was all for the site getting cleaned up and adding some amenities.
39
40 Ryan Smith – The marina has had a bad reputation and he was glad to see it getting fixed up.
41
42 Ronnie Morgan – Good to have another restaurant near Six Mile.
43
44 Craig Roy – Everyone I know is in favor of this project.
45
46 Chairman Stancell closed the public input session.
47
48 Mr. Ballentine asked about the location of the fuel pumps and Mr. Hamilton explained them.
49
50 Ms. Berryhill asked about the point source pollution mitigation.
51
52 Mr. Hamilton said he believed they had met all Duke requirements which were pretty restrictive but that he would be
53 glad to plant any vegetative buffers required and allowed.
54
55 Chairman Stancell called for a motion. Mr. Ballentine made a motion to approve the project with the condition that the
56 applicant plant any vegetative buffers required and allowed and that there needs to be a Class 1 buffer along the

1 eastern property line which abuts vacant land, there needs to be a Class 4 buffer along the southern property line
2 which abuts a residential use, there needs to be a Class 2 buffer along any borders where the property abuts a road,
3 the project shall be Dark Sky compliant, all conditions of Section 410 of the UDSO must be met, and that that the fuel
4 tanks are properly contained.

5
6 Mr. Watson seconded. Chairman Stancell called for a vote. The passed unanimously. (6-0).
7

8 LU-23-0026: Driveway access through Highway 11 Buffer to Parcel #4164-00-29-2962.
9

10 Mr. Julian presented the case.

11
12 Seth Nichols – the applicant – explained that all he wanted was permission to install a driveway to a single-family home
13 he wanted to build for himself.

14
15 Members of the Commission verified the proposed route of the driveway.
16

17 Mr. Ballentine went over the guidelines the applicant had agreed to and the applicant reiterated that he was willing to
18 follow the guidelines.
19

20 The guidelines are:

21 **The driveway cut shall be in the 20'-25' range.**

22 **The finished paved drive will be in the 10' -12' range.**

23 The applicant shall not cut down any more trees than necessary.

24 All banks and cuts will be stabilized through seeding, sodding, or mulching.

25 The drive will be gravel initially (and it may stay that way in perpetuity) but the applicant intends to pave the drive once
26 all construction traffic is finished.
27

28 Chairman Stancell asked if there was anyone signed up to speak in favor or opposition of the project. Hearing none he
29 closed the public input session and called for a motion.

30
31 Mr. Watson made a motion to approve the project as presented.
32

33 Mr. Ballentine seconded the motion with the amendment that the guidelines be adhered to.
34

35 Chairman Stancell called for a vote. The motion passed unanimously (6-0).
36

37 Impact Fee:
38

39 Mr. Julian reminded the Commission of their role in making a recommendation to Council and pointed out that all the
40 questions the Commission have asked about the impact fees had been answered and that a representative from DTA
41 was present to answer any additional questions.
42

43 Chairman Stancell asked if there was anyone signed up to speak in favor or opposition of the impact fees. Hearing
44 none he closed the public input session and called for a motion.
45

46 Mr. Smith made a motion to send the report to Council to do with it what they want.
47

48 There was not a second.
49

50 Mr. Ballentine made a motion to recommend that Council implement the proposal at least to the 80% level.
51

52 Mr. Watson seconded the motion.
53

54 An unnamed citizen/builder then spoke up that this was going to hurt the small developers.
55

56 Another unnamed citizen spoke out saying that the County needed to impose a fee.

Chairman Stancell called for a vote. The motion passed 4-2 with Ms. Crooks and Mr. Smith voting against.

New Business:

There was no new business to discuss.

Commissioners and Staff Discussion

Staff asked if the Commission had any thoughts on how to recognize the service of Commissioners Cox and Humphries. Mr. Ballentine suggested a letter from Council.

Adjourn

There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn. Mr. Ballentine made a motion to adjourn. Mr. Smith seconded. Chairman Stancell called for a vote. The motion passed unanimously. (6-0).

The meeting was adjourned at 8:33 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date



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 BECK REAL ESTATE HOLDINGS LLC (JEFF BECK)

Mailing Address 298 Rockwood Dr. Greenville SC 29605

Telephone 864-419-5070 Email JK BECK 67@GMAIL.COM

Applicant is the: Owner's Agent Property Owner

Property Owner(s) of Record Johnson Sunset Exchange LLC (JEFF BECK)

Mailing Address 298 Rockwood Dr. Greenville SC 29605

Telephone 864-419-5070 Email JK BECK 67@GMAIL.COM

Authorized Representative JEFF BECK

Mailing Address 298 Rockwood Dr. Greenville SC 29605

Telephone 864-419-5070 Email JK BECK 67@GMAIL.COM

Address/Location of Property Johnson Dr. Sunset SC 29685

Existing Land Use Residential Proposed Land Use Residential

Tax Map Number(s) 4134-00-00-9728 4124-00-90-7918

Total Size of Project (acres) 8.6 Number of Lots _____

Utilities:

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

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

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☐ No

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

RESTRICTIVE COVENANT STATEMENT

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

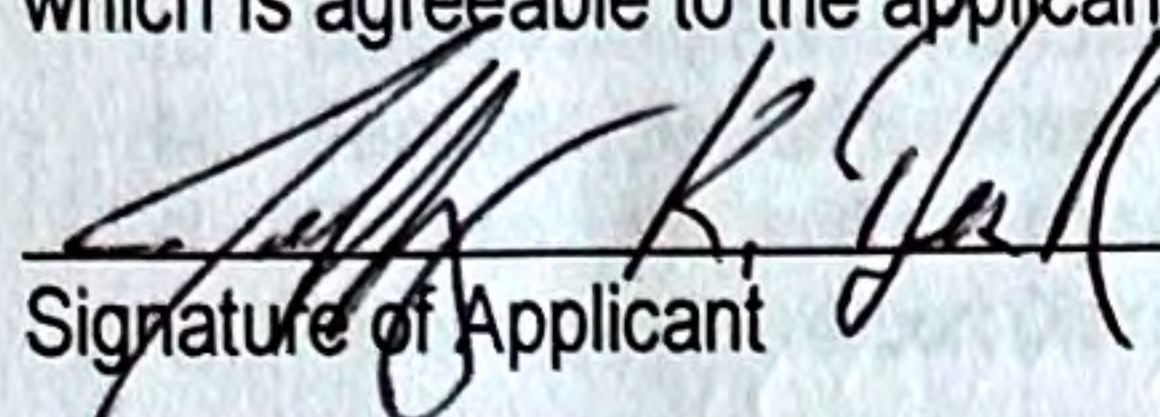
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

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

SIGNATURE(S) OF APPLICANTS(S):

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

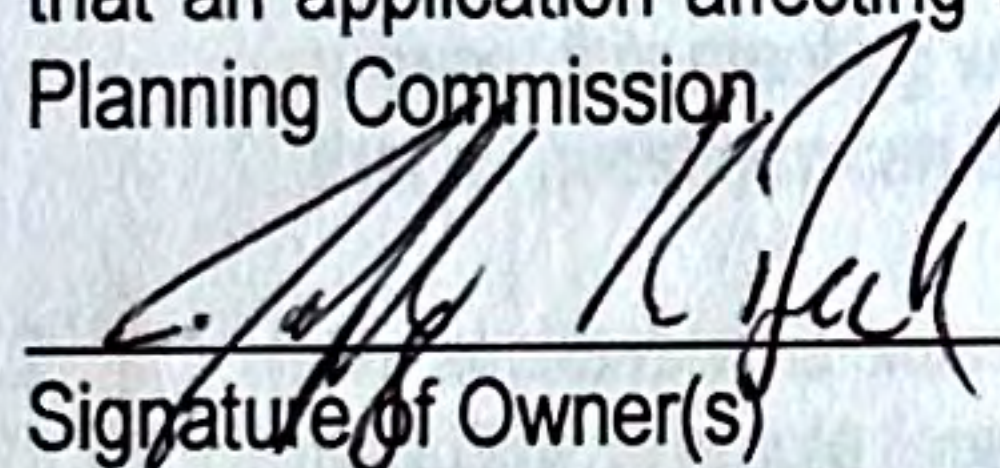
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


Signature of Applicant

12-4-23
Date

PROPERTY OWNER'S CERTIFICATION

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


Signature of Owner(s)

12-4-23
Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

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

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____



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. The proposed use is single family dwellings and would mix well with what is already in the area.

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

Yes. The property in this application will help strengthen an area of the lake and provide access to the community at large.

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

Yes. Responsible growth is necessary and I believe I have found the balance between homesite size and access to ensure sustainable growth within the area.

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

Yes. This project will not adversely effect public facilities and other services in use in the area.

- (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. With sizeable lots I am able to ensure adequate space for off-street parking, setbacks, buffers and access.

- (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, I believe it is my moral obligation to develop in such a way that I protect what I hold in high regard in this county including recreational access, green spaces and relatively low-density developments.



Pickens County, SC



Overview



Legend

- Parcels
- Yearly Sales
 - 2023
 - 2022
 - 2021
 - 2020
- Roads

Parcel ID	4124-00-90-7918	Account	Residential	Ownership	BECK REAL	Documents			
Account No	R0035983	Type			ESTATE	Date	Price	Doc	Vacant or Improved
Property	114 JOHNSON DR	Class	1 Story		HOLDINGS				
Address	SUNSET	Acreage	0.9		LLC	4/26/2023	\$0	<u>617/298</u>	Vacant
District	A20-Keowee Vineyards	LEA	0035		298	2/17/2023	\$490,000	<u>2506/11</u>	Vacant
Brief	W/SIDE CLEO CHAPMAN	Code			ROCKWOOD				
Tax Description	MEM HWY PLAT 615/64	Value	\$129,100		DR				
	PLAT 617/298 TR A				GREENVILLE,				
	(Note: Not to be used on legal documents)				SC 29605-0000				

Date created: 12/28/2023

Last Data Uploaded: 12/28/2023 9:02:25 AM

Developed by Schneider
GEOSPATIAL



Pickens County, SC



- Legend**
- Parcels
 - Yearly Sales
 - 2023
 - 2022
 - 2021
 - 2020
 - Roads

Parcel ID	4134-00-00-9728	Account	Residential	Ownership	JOHNSON	Documents			
Account No	R0094267	Type			SUNSET	Date	Price	Doc	Vacant or Improved
Property	118 JOHNSON DR	Class	1 Story		EXCHANGE				
Address	SUNSET	Acreage	7.7		LLC	5/30/2023	\$0	2544//245	Vacant
District	A20-Keowee Vineyards	LEA	0039		298	5/4/2023	\$925,000	2542//94	Vacant
Brief	N/W SIDE CLEO CHAPMAN	Code			ROCKWOOD				
Tax Description	MEM HWY PLAT 605/13	Value	\$105,835		DR				
	PLAT 615/64 PLAT 617/298				GREENVILLE,				
	TR B				SC 29605-				
	(Note: Not to be used on legal documents)				0000				

Letter Of Intent

December 4 2023

Beck Real Estate Holdings LLC

Pickens County Planning Commission

I am writing to provide a letter of intent from Beck Real Estate Holdings LLC in respect to a proposed subdivision off Horse Pasture Road encompassing tax map numbers 4134-00-00-9728 and 4124-00-90-7918.

Its is my intention to develop these parcels to create a residential subdivision contained within within a total of approximately 8.6 acres. The total development will include 4 lots which I intend to hold 2-3 lots for my family.

I look forward to working with Pickens County Planning Commission and the planning Department.

Sincerely

Jeff Beck

Beck Real Estate Holdings LLC

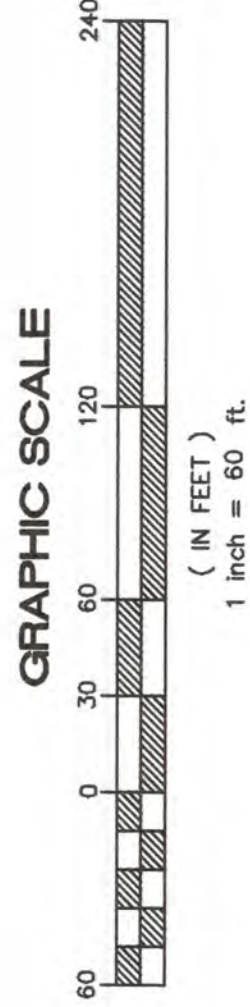


1. FIELDWORK COMPLETED ON 4/24/2023.
2. THE PLAT IS A CORRECTION OF THE PLAT OF PLANE COMPLETES (NAUBS 701) FOR THE STATE OF MISSISSIPPI.
3. THE INTENT OF THIS SURVEY IS TO SHOW THE INTEREST OF THE SURVEYOR IN THE PLAT OF PLANE 1242-00-90-7918 IS TO BE MADE INTO TAX PARCELS.
4. THE ALONG AND ACROSS DEEDS SHOWING THE BOUNDARIES OF THE PLAT ARE BY A LETTER OF LEGAL OPINION PREPARED BY BELL CARROLLING PRICE & GREGG, L.L.C. SIGNED BY THE SURVEYOR.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT CLAIM TO AFFECT THE SURVEY PROPERTY, EASEMENTS, SETBACK LINES, COVENANTS OR OTHER REGULATIONS OR ANY OTHER FACTS THAT MAY AFFECT THE SURVEY PROPERTY.
6. THE SHARED DRIVEWAY 40' RIGHT-OF-WAY, THE JOHNSON DRIVEWAY, PRIVATE, AND THE ASSOCIATED EASEMENT SHOWN ON THIS PLAT ARE NOT CONSTRUCTED PURSUANT TO ANY CLAIM AND NOT CONSTRUCTED PURSUANT TO ANY CLAIM OF ANY EASEMENTS SHOWN UPON PICKENS COUNTY, ALL EASEMENTS SHOWN UPON THIS PLAT SHALL NOT BE ACCEPTED FOR PAYMENT IN THE FUTURE UNLESS CONSTRUCTED AS A PUBLIC ROAD IN ACCORDANCE WITH THE PLAT OF PLANE 1242-00-90-7918 DEVELOPMENT ORDINANCE, AS AMENDED.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

— X —
 Ⓢ PP
 Ⓢ SSMH
 ○ IPS
 ○ IPF
 — OE —

FENCE
 POWER POLE
 SANITARY SEWER MANHOLE
 IRON PIN SET (5/8" REBAR)
 IRON PIN FOUND
 OVERHEAD ELECTRIC LINE



LAST REMISED	12/1/2023
DATE	11/9/2023
DRAWN BY	BN
PROJECT NO.	223.007

GROSS ACREAGE
374,642 S.F.
8.60 ACRES

PROJECT INFORMATION:

RECOMBINATION SURVEY FOR
BECK REAL ESTATE HOLDINGS, LLC
Jeff Beck - 864-419-5790
JK Beck & 7c
PICKENS COUNTY, SOUTH CAROLINA

Jeff Beck - 844-419-570
JK Beck & Co. Mail. Com.
PICKENS COUNTY, SOUTH CAROLINA

PROJECT NO.	223.003
DATE	11/9/2023
DRAWN	BN
PARTY CHIEF	BN
TMS	4124-00-90-7918, 4134-00-00-9728
REF. DEED BOOK	166/192 & 1467/112
REF. PLAT BOOK	44/4 & 615/64
	964.552.1482
	GREENVILLE, SC 29607
	38 GRAND AVENUE
	TRIAD ENGINEERING
	& SURVEYING, INC.



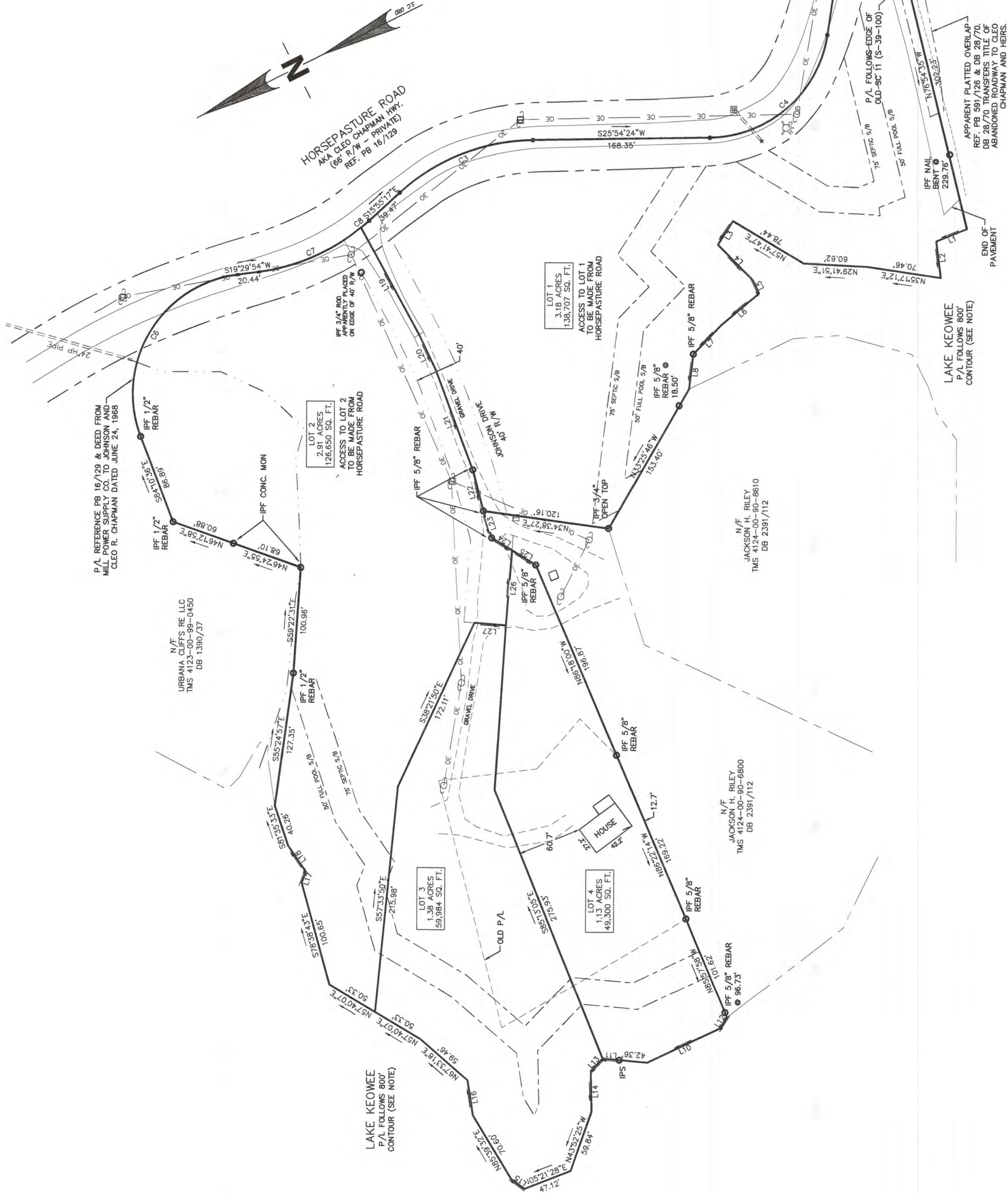
TRIAD
ENGINEERING & SURVEYING

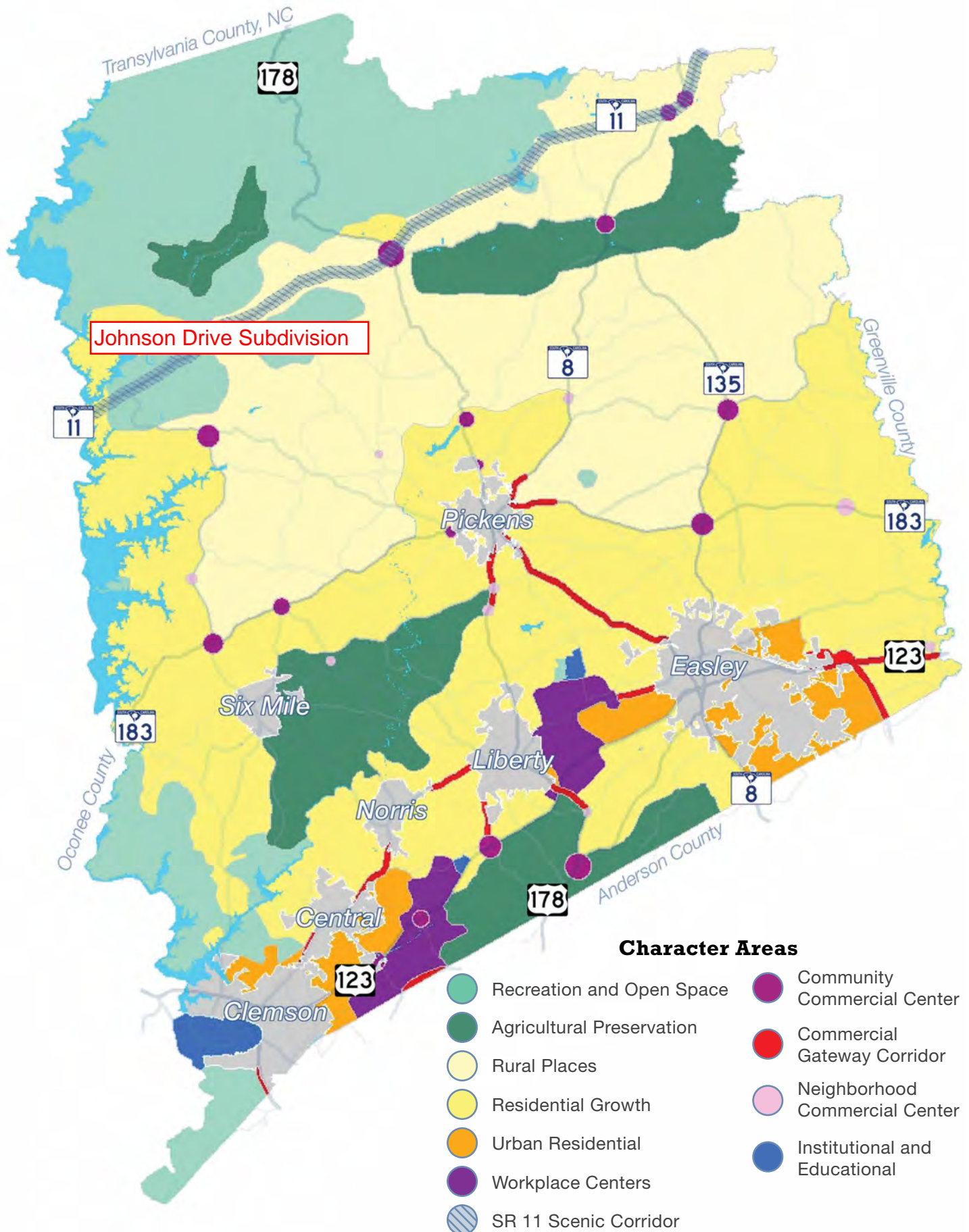
PLS. BRIAN NORTON
25144

OWNER'S COMMENTS	DESCRIPTION

CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	114.58'	103°34'08"	207.12'	N32°28'04"W	188.60'
C2	191.00'	32°08'54"	107.17'	S03°13'51"W	106.17'
C3	191.00'	41°49'42"	139.44'	N04°59'34"E	136.36'
C4	114.60'	80°43'46"	161.47'	S14°27'28"E	148.44'

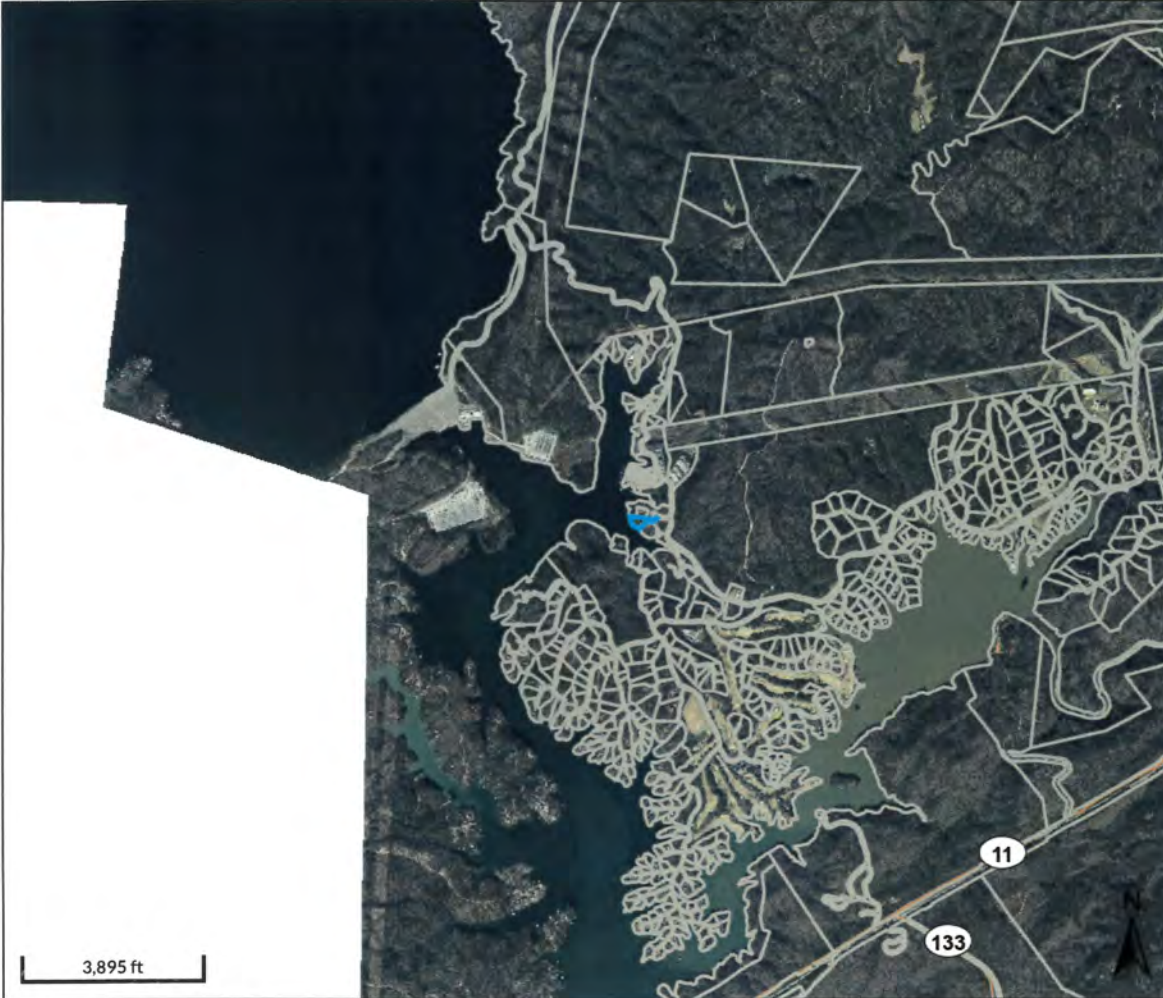
LINE #	BEARING	LENGTH
L1	N04°58'38"E	31.49'
L2	N70°11'45"W	35.26'
L3	N73°22'06"W	26.68'
L4	S32°32'04"W	47.93'
L5	N86°15'32"W	13.60'
L6	N13°20'38"E	47.61'
L7	N19°42'59"W	37.68'
L8	N65°09'28"W	33.36'
L9	N80°41'28"W	26.84'
L10	N01°21'16"E	76.50'
L11	N37°48'48"E	42.36'
L12	N30°30'48"W	12.77'
L13	N64°28'51"W	16.27'
L14	N64°28'51"W	38.70'
L15	N63°10'58"E	15.78'
L16	S72°42'14"E	34.06'
L17	S42°01'44"E	11.20'
L18	N67°17'56"E	30.13'
L19	N88°13'49"W	11.59'
L20	S85°34'24"W	37.46'
L21	N83°42'15"W	10.11'
L22	N60°41'28"W	40.50'
L23	N70°46'28"W	26.84'
L24	S58°14'04"W	22.44'
L25	S58°14'04"W	26.67'
L26	S59°43'25"E	71.70'
L27	S37°16'35"W	30.00'







Pickens County, SC



Overview



Legend

- Parcels
- Roads

Parcel ID	4124-00-90-6800	Account	Vacant	Ownership	RILEY	Documents			
Account No	R0035975	Type	Land		JACKSON H	Date	Price	Doc	Vacant or Improved
Property		Class	n/a		25				
Address		Acreage	1.543		CHANTICLEER	4/12/2022	\$1	2391//112	Improved
District	A20-Keowee Vineyards	LEA	0320		DR	4/7/2022	\$650,000	2391//107	Improved
Brief	W/SIDE CLEO CHAPMAN	Code			GREENVILLE,				
Tax Description	MEM HWY, PLAT 33/97A, PLAT 615/64 PARCEL 1	Value	\$185,000		SC 29605-0000				
(Note: Not to be used on legal documents)									

Date created: 1/16/2024

Last Data Uploaded: 1/16/2024 11:36:18 AM

Developed by  Schneider
GEOSPATIAL

SDV-24-0001: Subdivision of Property off Horse Pasture Road

Staff Report

Planning Commission Public Hearing: February 12, 2024 - 6:30 PM

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

Applicant: Beck Real Estate Holdings LLC
298 Rockwood Dr.
Greenville, SC 29605

Property Owner(s): Johnson Sunset Exchange LLC

Property Location: Johnson Drive, Sunset, SC 29685

Acreage: 8.6 Acres

Tax Map Number: 4134-00-00-9728 and 4124-00-90-7918

County Council District: 3

Land Use Request: Residential

Variance Request(s) from Planning Commission: Subdivision of Property Off Private Road and to allow the development of more lots off of Johnson Drive.

Request Overview:

The applicant is seeking to subdivide their property. This property is accessed by Horse Pasture Road, which is a private road, and by Johnson Drive which is a shared drive. Johnson Drive currently serves three parcels with a fourth technically being served by Horsepasture Road. The proposed subdivision would result in two lots being served by Horsepasture Road and four lots being served by Johnson Drive which would require Johnson Drive to be brought up to the standards of a common drive. The applicant has expressed their willingness to upgrade Johnson Drive to meet the requirements of a common drive in order to accommodate the additional lots. However, the UDSO does not allow common drives to emanate from a private road.

Current Property Use:

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

Surrounding Area:

The property is surrounded by a townhome development and a marina with boat storage to the North, vacant land to the East, a residential area to the South and Lake Keowee to the West.

Utilities & Infrastructure

Transportation: Horse Pasture Road (Private Road)

Water: Well

Sewerage: Onsite Septic

Property Development History: This property appears to have been residential for many decades.

Comments from Reviewing Agencies:

SCDOT: N/A

Pickens County Engineer: Roads and Bridges and Emergency Services have inspected Johnson Drive and found it satisfactory for development.

Schools: N/A

Storm Water: N/A

Staff Analysis of Standards for Land Use Approval:

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

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

The proposed use, if developed according to County standards and according to the applicant's proposal, will be consistent with uses in the immediate area and the direction set by the Comp Plan.

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

With strict adherence to the development standards for the proposed use, 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 consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan. The Character Area designation for the area is Residential Growth.

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 UDSO standards, 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?

No. The applicant's proposal before the Commission does not meet the driveway standards as set forth in the Unified Development Standards Ordinance for 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 of the property in question should provide for a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Planning Staff Comments:

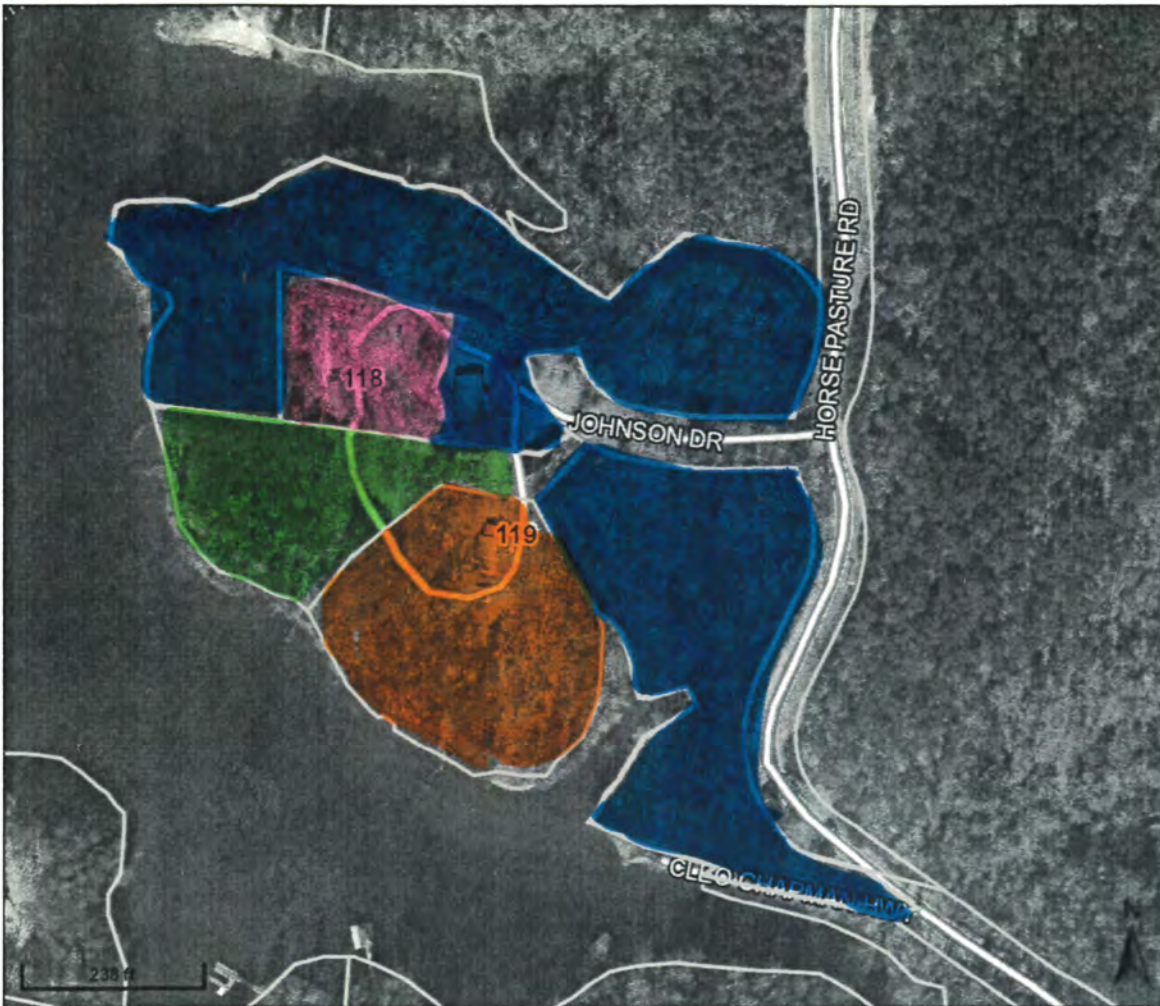
Even though this request is only to subdivide and reconfigure two lots into four lots, any subdivision served by a private road has to come before the Planning Commission. Two of the proposed lots under review would be served by Johnson Drive (which is a shared drive served by a private road - Horsepasture Road) but there are two additional lots owned by others which would bring the total of parcels served by Johnson Drive to four which would necessitate Johnson Drive being upgraded to a common drive which the applicant says he is willing to do. This request is complicated further by the fact that no one – DNR, the Cliffs, or any of the various adjacent property owners - is claiming responsibility for Horsepasture Road. And, as stated, the UDSO does not allow private roads or common drives to emanate from a private road or common drive.

The existing shared drive – Johnson Drive – is serving three parcels with a fourth parcel technically being served by Horsepasture Road which makes the layout as it exists compliant provided that any new homes added include a curb cut off of Horsepasture Road.

Attached are two crude illustrations to help convey all of this. It has been explained to the applicant that what he is proposing does not meet UDSO standards and that the Planning Commission has asked us to not put projects on the agenda that do not meet code, but, the applicant was insistent on bringing this to the Commission for your consideration.



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Roads

Parcel ID	4134-00-00-9728	Account	Residential	Ownership	JOHNSON	Documents			
Account No	R0094267	Type			SUNSET	Date	Price	Doc	Vacant or
Property	118 JOHNSON DR	Class	1 Story		EXCHANGE	5/20/2022	\$0	25441045	Improved

4 EXISTING LOTS

— BECK FAMILY

— RILEY FAMILY

1. The first step in the process of the development of a new product is the identification of a market need. This is often done through market research, which can be conducted in a variety of ways, including surveys, focus groups, and interviews. The goal is to understand what customers want and need, and to identify any gaps in the current market.

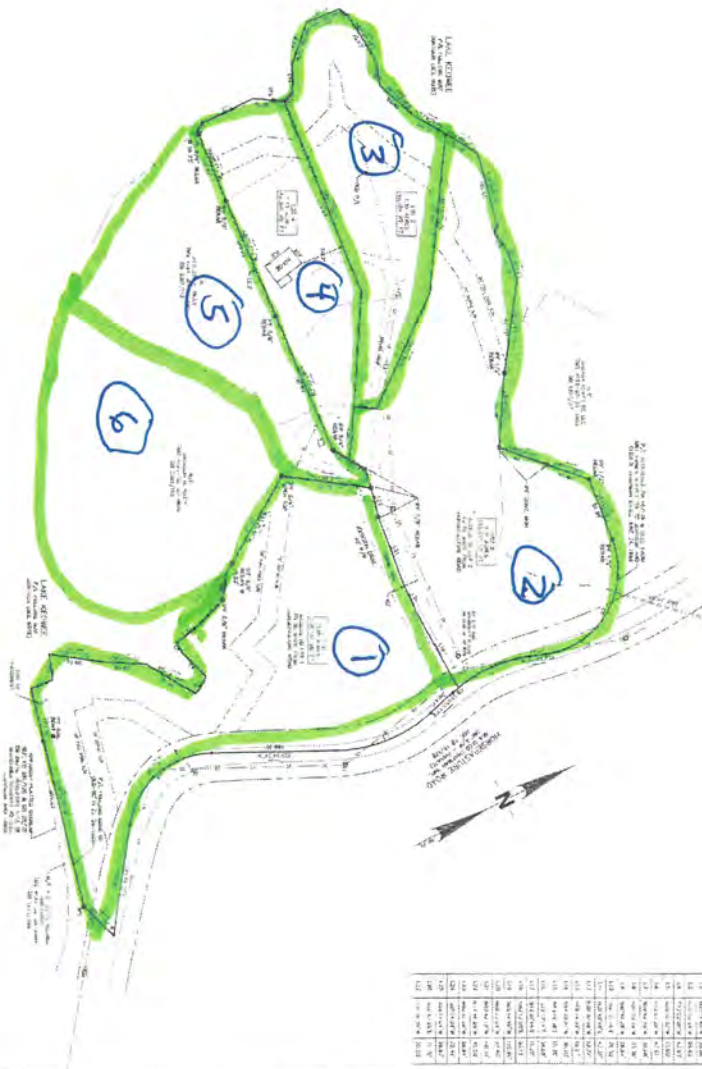
2. Once a market need has been identified, the next step is to develop a concept for a new product that meets that need. This involves brainstorming ideas and creating a prototype. The prototype is a rough model of the product that can be used to test the concept and gather feedback from potential customers.

3. The third step is to conduct a feasibility study. This is a detailed analysis of the product concept, including an assessment of the technical, financial, and market viability of the idea. The study will identify any potential risks and challenges, and provide a clear picture of the resources and costs required to bring the product to market.

4. If the feasibility study is positive, the next step is to develop a business plan. This is a document that outlines the company's strategy for the new product, including details on the marketing, sales, and distribution channels. The business plan will also include financial projections and a timeline for the product's development and launch.

5. The final step in the process is to launch the product. This involves creating a marketing campaign to generate awareness and interest in the new product, and then distributing the product to customers. The company will need to monitor the product's performance in the market and be prepared to make any necessary adjustments to the marketing or product itself.

LEONARD	
NAME	LEONARD
DATE	1944
AGE	14
SEX	M
RELIGION	Protestant
EDUCATION	High School
EMPLOYMENT	Student
RESIDENCE	1234 Main St.
CITY	Springfield
STATE	Ill.
COUNTRY	U.S.A.



Sample #	Drying Time (h)		Weight (g)	Moisture (%)	pH
	Initial	Final			
1	1.0	1.0	1.0	1.0	1.0
2	1.0	1.0	1.0	1.0	1.0
3	1.0	1.0	1.0	1.0	1.0
4	1.0	1.0	1.0	1.0	1.0
5	1.0	1.0	1.0	1.0	1.0
6	1.0	1.0	1.0	1.0	1.0
7	1.0	1.0	1.0	1.0	1.0
8	1.0	1.0	1.0	1.0	1.0
9	1.0	1.0	1.0	1.0	1.0
10	1.0	1.0	1.0	1.0	1.0

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RECOMBINATION SURVEY FOR
BECK REAL ESTATE
HOLDINGS, LLC
Jill Leck - 864.947.070
TR Leck 674.4411.001
PICKENS COUNTY, SOUTH CAROLINA

GROSS ACREAGE
374,642 S.F.
8.60 ACRES



CHWERS - CHAMP-TE
KSCN

DATE	12/12/2011
TIME	09:30

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1205 (d)

(2) Public hearings; procedures.

The public hearing held by the Planning Commission will be conducted in the following manner:

- a. The Chair, or an appointed designee who will act as the Presiding Official, will convene the public hearing at the scheduled time and place.
- b. The Presiding Official will call for each application/request to be presented.
- c. All persons wishing to speak as a proponent or opponent of an application/proposal must first sign in with Planning Staff, designating which public hearing item they wish to address and their position (for or against). At the appropriate time, the Presiding Official will call for the proponents and opponents in the order signed in. For those persons not signed in, the Presiding Official will call for final comments prior to applicant rebuttal. If time permits, additional comments will be considered.
- d. No person in attendance is to speak unless first formally recognized by the Presiding Official. Upon rising to speak, each person recognized is to state his name or her name and home address.
 1. The Presiding Official may place reasonable limits on the number of persons who may speak for or against a proposal, on the time allowed for each speaker, and on the total time allowed for presentation of and opposition to the proposal (giving equal time to both proponents and opponents).
 2. No less than 10 minutes is to be provided for all of those individuals speaking in support of an application (including the applicant's presentation) and no less than 10 minutes is to be provided for all those individuals speaking against; unless such proponents or opponents take less time than the minimum allotted time allowance.
 3. If reasonable time limitations permit, any member of the general public may speak at the public hearing.

~~e. A staff report from Pickens County staff shall be presented first.~~

~~f.~~ The applicant, or his/her representative, will ~~then~~ be allowed to present the application to the Commission. Others in support of the application, if time permits, will then be allowed to speak. If support in written form has been received by Planning Staff, this will be entered into the official record at this time.

g. Those individuals in opposition will then have an opportunity to address the Planning Commission. If opposition in written form has been received by Planning Staff, this will be entered into the official record at this time.

h. If warranted, the applicant may then be allowed up to three (3) minutes for rebuttal. Such rebuttal must be limited to points or issues raised by opponents to the application.

~~i.~~ The members of the Planning Commission may ask questions at any time of the applicant, proponents, ~~staff~~, or opponents. Time devoted to such questions and answers will not be counted against any time limitations that have been imposed.

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f. Following the presentation by the applicant, a staff report and recommendation from Pickens County staff shall be presented.¶

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**BY-LAWS
PICKENS COUNTY PLANNING COMMISSION
ADOPTED**

February 12, 2024

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

Statement of Purpose

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

SECTION 1.0 Membership

1.1 Selection

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

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

1.2 Resignation

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

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

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

1.3 Continuation

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

SECTION 2.0 Officers

2.1 Election

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

2.2 Tenure

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

2.3 Duties

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

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

2.4 Recording Secretary

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

SECTION 3.0 Meetings

3.1 Meetings and Public Hearings

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

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

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

3.2 Special Meetings

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

3.3 Work Sessions

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

3.4 Agenda

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

3.5 Quorum

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

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

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3.6 Voting

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

3.7 Conflict of Interest

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

3.8 Proxy

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

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

3.9 Staff Reports

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

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3.10 Public Access

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

3.11 Executive Session

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

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

3.12 Parliamentary Procedure

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

SECTION 4.0 Committees

4.1 Special Committees

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

4.2 Committee Meetings

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

4.3 Quorum; Ratification

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

SECTION 5.0 Suspension and Amendment

5.1 Suspension of By-Laws

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

5.2 Amendment

These by-laws may be amended as follows:

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

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SECTION 6.0 Enactment

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

Adopted: This 12th day of February, 2024

Chair Pickens County Planning Commission

Date:

Attested By the Secretary of the Commission:

Date:

Commissioners

Gary Stancell
David Cox
Robert Ballentine
Phil Smith
Jon Humphrey

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PICKENS COUNTY PLANNING COMMISSION PUBLIC HEARING PROCEDURES

For Items Requiring Public Hearings before the Planning Commission

Prior to the convening of the public hearing, the Presiding Official will review, or cause to be reviewed, for those present, the operating procedures for public hearings. All public hearings held by the Planning Commission will be conducted according to these procedures.

- All persons wishing to speak as a proponent or opponent of an application/proposal must first sign in with Planning Staff, designating which public hearing item they wish to address and their position (for or against). At the appropriate time, the Presiding Official will call for the proponents and opponents in the order signed in. For those persons not signed in, the Presiding Official will call for final comments prior to applicant rebuttal. If time permits, additional comments will be considered.
- No person in attendance is to speak unless first formally recognized by the Presiding Official. Upon rising to speak, each person recognized is to state his name or her name and home address. The Presiding Official may place reasonable limits on the time allowed for those wishing to speak either for or against a proposal and on the total time allowed for presentation of and opposition to the proposal; with the goal of providing everyone present an opportunity to speak.
- No less than 10 minutes is to be provided for all of those individuals speaking in support of an application (including the applicant's presentation) and no less than 10 minutes is to be provided for all those individuals speaking against; unless such proponents or opponents take less time than the minimum allotted time allowance.
- Every member of the general public shall be afforded an opportunity to speak during a public hearing; however, such time shall be limited at the discretion of the presiding official. An adjoining property owner shall be given an opportunity to speak, regardless of any time restriction imposed.
- The members of the Planning Commission may ask questions at any time of the applicant, proponents, or opponents. Time devoted to such questions and answers will not be counted against any time limitations that have been imposed. The public may only ask questions of the Commission during the respective 10-minute appropriation; the applicant nor anyone else speaking at the public hearing is to be cross-examined by the public. ALL QUESTIONS MUST BE DIRECTED TO THE COMMISSION.

Procedures – Order of Public Hearings

1. The Chair, or an appointed designee who will act as the Presiding Official, will convene the public hearing at the scheduled time and place.
2. The Presiding Official will call for each application/request to be presented.
3. Staff will first give a report on the matter.
4. The applicant, or his/her representative, will then be allowed to present the application to the Commission. Others in support of the application, if time permits, will then be allowed to speak. If support in written form has been received by Planning Staff, this will be entered into the official record at this time.

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5. Those individuals in opposition will then have an opportunity to address the Planning Commission. If opposition in written form has been received by Planning Staff, this will be entered into the official record at this time.
6. If warranted, the applicant may then be allowed up to three (3) minutes for rebuttal. Such rebuttal must be limited to points or issues raised by opponents to the application.
7. When proponents and opponents of the application have been heard, and the applicant has completed his rebuttal, the public hearing on that item is closed and no further material or comments may be presented unless requested by the Planning Commission Chair.
8. Action by the Planning Commission – the Planning Commission may approve the application, approve the application with modifications or conditions, deny the application, table the decision until a later designated date, or allow withdrawal of the application if so requested by the applicant.

An action agenda and minutes of the Planning Commission Public Hearing will be drafted and submitted for approval at the next regularly scheduled meeting. Documents and Minutes of all public hearings are kept by the Pickens County Planning Department and are available for review during regular business hours.

These *Pickens County Planning Commission Public Hearing Procedures* were duly adopted by the Pickens County Planning Commission on ~~February 12, 2024~~.

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Chair, Pickens County Planning Commission

Date

Attested By:

Secretary of the Commission

Date

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Development

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Bill Cato Chairman¶
Robert Ballentine, Vice-Chairman¶
Terry Nation¶
Moseley Hamilton¶
Brandon Harbin¶
Bob Young¶
Michael Watson