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MICHAEL WATSON, *District 4*

# PICKENS COUNTY

## SOUTH CAROLINA

### PLANNING COMMISSION



#### AGENDA

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

October 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**

September 27, 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**

LU-23-0022 – Land Use Review for the Development of an RV Park. The property address is 308 Oolenoy Church Rd Marietta, SC. TMS# 5115-00-24-1859

SD-23-0016 – Land Use Review for the development of a 24-lot Subdivision. The subject property is located at the two intersections of Arial Street and Church Street. TMS# 5009-08-88-7589

SDV-23-0006 – Subdivision Variance request for private road access for a 0.94-acre tract of land. The subject property is located at 131 Clover Hill Trail, Liberty SC 29657. TMS# 4078-07-69-2612

SDV-23-0007 – Subdivision Variance request for private road access for a 2.11-acre tract of land. The subject property is located at 131 Clover Hill Trail, Liberty SC 29657. TMS# 4078-07-69-2612

**VI. New Business**

**VII. Commissioner and Staff Discussion**

**VIII. Adjourn**

**OCTOBER 2023**

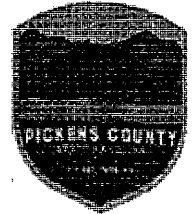
**LU-23-0022**

**RV Park**



# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

- ☐ Land Use Review /Subdivision Review
- ☐ Subdivision Variance

Case No.: LU - 23 - 0022

**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 Norbert H. Crabtree

Mailing Address 210 Ridgewood St. Easley, SC 29642

Telephone 864-593-6131 Email COSTSEGPARTNERS@GMAIL.COM

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

Property Owner(s) of Record Norbert H. Crabtree

Mailing Address 210 Ridgewood St. Easley SC 29642

Telephone 864-593-6131 Email COSTSEGPARTNERS@gmail.com

Authorized Representative None

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

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

Address/Location of Property 308 Oolenay Church Rd. Marietta, SC

Existing Land Use Residential Proposed Land Use RV Park

Tax Map Number(s) 5115-00-24-1859

Total Size of Project (acres) 5.0 acres Number of Lots One

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:

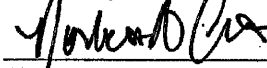
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ 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

6-22-2023

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)

\_\_\_\_\_  
Date

**PICKENS COUNTY STAFF USE ONLY**

Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Pre-Application meeting held with \_\_\_\_\_ on \_\_\_\_\_

Application Forwarded to (date):

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

Planning Commission Hearing Date \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Letter of Hearing Sent to Applicant \_\_\_\_\_

Sign Placement Deadline \_\_\_\_\_

Planning Commission Action (date) \_\_\_\_\_

☐ Approval ☐ Approval w/ modifications ☐ Denial  
Modifications \_\_\_\_\_

Notice of Action to Applicant \_\_\_\_\_

Application Processing

Hearing and Action



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

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

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

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

There are currently several local RV Parks, our intent is a small exclusive community, we agree not to develop more than 10 RV lots on the 5 acre site

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

Our property has no residential dwellings on any of our property lines, it is all vacant land.

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

Yes, we believe it is.

- (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, we believe the local impact will be nominal, it's a very remote area/street.

- (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?

Absolutely, there is a need for folks that are transient that wish to live in their luxury RV for 2-6 months at a time, the upstate area is very desirable.



**Pickens County, South Carolina**  
**Attachment B**  
**LAND USE REVIEW**  
**Application Checklist**

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The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline will be delayed.

\_\_\_\_\_ Completed application form

\_\_\_\_\_ Letter of intent

\_\_\_\_\_ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"

\_\_\_\_\_ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"

\_\_\_\_\_ Attachment "A"

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
  - a. Existing streets and names (with ROW shown)
  - b. City and County boundary lines
  - c. Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

Attachment A – "Standards For Land Use Approval Consideration"

Attachment B – "Application Checklist"

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:



7. The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina
  8. The Commission shall review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
  9. In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
  10. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
  11. Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
  12. Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Director of Community Development.
    - If the request for withdrawal is received prior to the publication of notice for the public hearing, the Director of Community Development shall withdraw the application administratively without any restriction on the re-filing of a proposed land use permit on the property in the future.
    - If notice has been published (or is irretrievably set for publication) and the application has not been heard by the Planning Commission, the application shall remain on the Planning Commission's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the Planning Commission.
  13. All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application; the County must be reimbursed for these cost by the applicant.
- 

The items listed below are necessary to process a Land Use Review application. Please see the attached schedule of filing deadlines and meeting dates. A pre-application conference with Planning Staff to discuss the proposal is required.

Any amendments to an application must be submitted to the Planning Department for staff review at least 10 days prior to the Planning Commission hearing.

#### **REQUIRED ITEMS**

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

A. One (1) copy of a Letter of Intent (must be typed or legibly printed).

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:



**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. Incomplete 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.

9-6-2023

Mr. Trad Julian  
222 McDaniel Ave., B10  
PICKENS, SC 29671

Re: Letter of Intent

Mr. Julian, my name is Norbert H. Crattree,  
I live at 210 Ridgewood Drive in Easley.  
My Wife and 8 year old daughter have lived  
here 9 years, we greatly Appreciate Pickens  
County and the quality of life it affords.

I'm a transplant from Michigan, my wife Taylor  
grew up right here, her Mom was a teacher at  
Wren for 30 years and will speak for us.

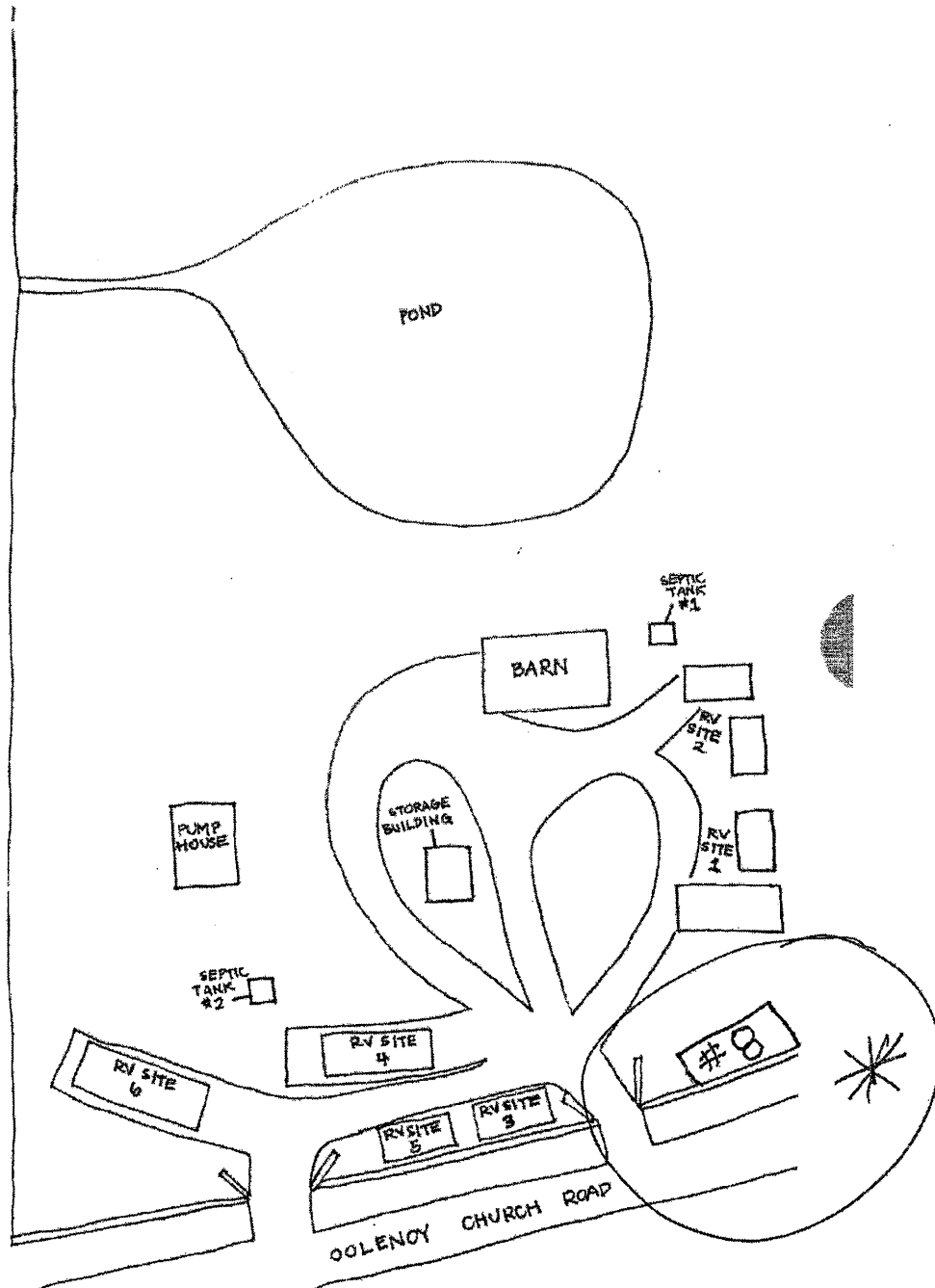
So, Our Intent, and I have deeded  
the whole property located at 308 Ouleng Church  
to her is to provide a 8 parcel RV Park  
on the 5 acres for folks to enjoy the beauty  
of the Area known as Pumpkin town.  
We believe we have complied with all  
the requirements as set forth. Please forgive  
my penmanship, I have no formal education  
and cannot type or operate a computer.

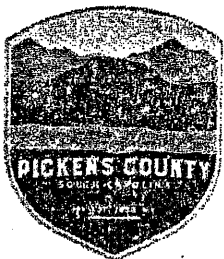
Kindest Regards,  
Norbert H. Crattree

6:50

5G

< All inboxes Oolenoy campgrou...





# PICKENS COUNTY

SOUTH CAROLINA

Community & Tourism  
development



BUILDING CODES • PLANNING • ADDRESSING • STORMWATER MANAGEMENT  
ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM

January 26, 2023

Norbert Crabtree  
210 Ridgewood Street  
Easley, SC 29642

864-593-6131

832 922 0066

Mr. Crabtree,

This letter is to clarify the status of your situation at 308 Oolenoy Church Road as we understand it.

This property has been developed as an RV park with seven sites and has included the addition of a bath house, the modifications of a barn, and the addition of two metal buildings which were converted into dwelling units. There is a well to provide water and there are two septic tanks that all sewage is being dumped into. This property is shown and taxed as agricultural land. You say you have no leases or written agreements with any of the alleged tenants.

None of this work – with the exception of running two power meters and seeking a permit to install one septic system – has been permitted.

Per Article 3 Section 302(b) of the UDSO, the following standards apply:

## 302 (b) Use Standards.

- (1) Each park must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal/private streets. Individual sites shall not be accessed directly from a public road. According to the notes you provided on 1/25/2023 (enclosed here) this standard has been met. Staff will need to validate this.
- (2) No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, tents, park model units, and on-site rental cabins. No site may be used for more than one hundred eighty (180) days in any calendar year by the same occupant. According to the notes you provided on 1/25/2023 you are agreeing to abide by this requirement.
- (3) Overall density of the park or campground shall be limited to no more than four (4) sites per acre. When a proposed park or campground is one (1) acre in size or less and will have 4 sites or less Planning Commission review as enumerated in Section 1203 will not be required. You do not have Planning Commission approval and per this ordinance such approval is required. You have been instructed to apply for that approval once you are in compliance. Furthermore, you have been told that until all requirements of this section of the ordinance have been met, the Planning Commission is not likely to approve this use. And you have been told that each day you are in non-compliance with County codes, ordinances, and laws you are subject to a fine for each infraction.

- (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 recreational vehicle and 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. According to the notes you provided on 1/25/2023 this standard has not been met in regard to ADA accessibility.
- (5) All sites shall be setback from all side and rear property lines by a minimum of ten (10) feet and a minimum of twenty (20) from the edge of any public road right-of-way. When the park or campground is adjacent to a residential use, that ten (10) feet must be vegetated to provide a solid evergreen screen. According to the notes you provided on 1/25/2023 this standard has been met. Staff does not agree. You cite that there are no residential uses adjacent to you property yet the land to the north and west of property are both residential uses. A site visit by staff will be required to determine if existing vegetation will allow this requirement to be waived.
- (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. According to the notes you provided on 1/25/2023 this standard has been met. Staff does not agree. Having a septic tank inspected is not the same thing as having your septic system permitted and approved. We need a letter from DHEC stating that they approve of the system you have set up for the structures and uses that are on your property. You were advised that DHEC may levy a fine for operating without a permit. Staff will need to inspect the electrical to see if it meets code.
- (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. According to the notes you provided on 1/25/2023 this standard has been met. Staff cannot verify this without a site visit. The bathhouse referenced in your notes was not permitted and is therefore not a legal structure.
- (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. According to the notes you provided on 1/25/2023 this standard has been met. Staff will need to visit the site to verify this is accurate.

You have agreed to remove the storage buildings being used as dwelling units. You have been advised that you should consult with legal counsel regarding the procedures associated with this. Stormwater is reviewing this project to determine if a grading or land-disturbance permit is required.

You have given County staff permission to enter your property as needed to verify the items cited above. This may require providing access to the barn and the bath house. As mentioned above, you are operating an RV park illegally. Fines from Building and Codes are imminent.

Sincerely,



Todd Steadman

# LU-23-0022: RV PARK

## Staff Report

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Planning Commission Public Hearing:      October 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:      Norbert Crabtree  
                    210 Ridgewood Street  
                    Easley, SC 29642

Property Owner(s):      Norbert Crabtree

Property Location:      308 Oolenoy Church Road

Acreage: 5-Acres

Tax Map Number: 5115-00-24-1859

County Council District: 3

Land Use Request:      **LU-23-0022:** Land Use Review for the creation of an RV Park with 8 sites. The subject property is located at 308 Oolenoy Church Road. The applicant is Norbert Crabtree. The property owner of record is Norbert Crabtree. TMS# 5115-00-24-1859.

Variance Request(s) from Planning Commission: None

### **Request Overview:**

Mr. Crabtree began using this site as a RV park several years ago. It was brought to the attention of staff in 2022 at which time staff inspected the site and informed Mr. Crabtree of the rules related to RV Parks. He has attempted to bring the park into compliance and is now seeking formal approval. It does not appear that this proposal meets the standards of the UDSO. Items that are not clearly in compliance include:

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

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

In addition, there are Building Code issues that need to be resolved.

**Current Property Use:**

The property is currently being used as an RV Park.

**Surrounding Area:**

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

**Utilities & Infrastructure**

*Transportation:* The property is served by Oolenoy Church Road which is a State Road.

*Water:* Well

*Sewerage:* Septic

*Property Development History:* This property appears to have been rural/residential at one time and then developed into an unlicensed RV Park.

**Comments from Reviewing Agencies:**

SCDOT: None

Pickens County Engineer: It appears that currently there is one existing entrance on this site. The additional entrance will require an encroachment permit from the SCDOT. Any modifications to the existing entrance may also require an encroachment permit from them.

Schools: N/A

Stormwater: Based on the current plot plan and aerials photos from John Smith (Mar 2023) it appears the land disturbance is less than 1 acre, so a stormwater land disturbance permit would not be required at this time. That being said, the letter of intent indicates the parcel is 5 acres and it is unclear if it will be further developed. Further development would likely result in cumulative land disturbance of more than 1 acre, which would require a stormwater land disturbance permit.

**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 an RV Park is not consistent with uses in the immediate area or the general development patterns in the area. However, this activity is not inconsistent with the presence of other RV Parks in rural areas within the County.**

*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 either Rural Areas or Agriculture Preservation.**

*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?*

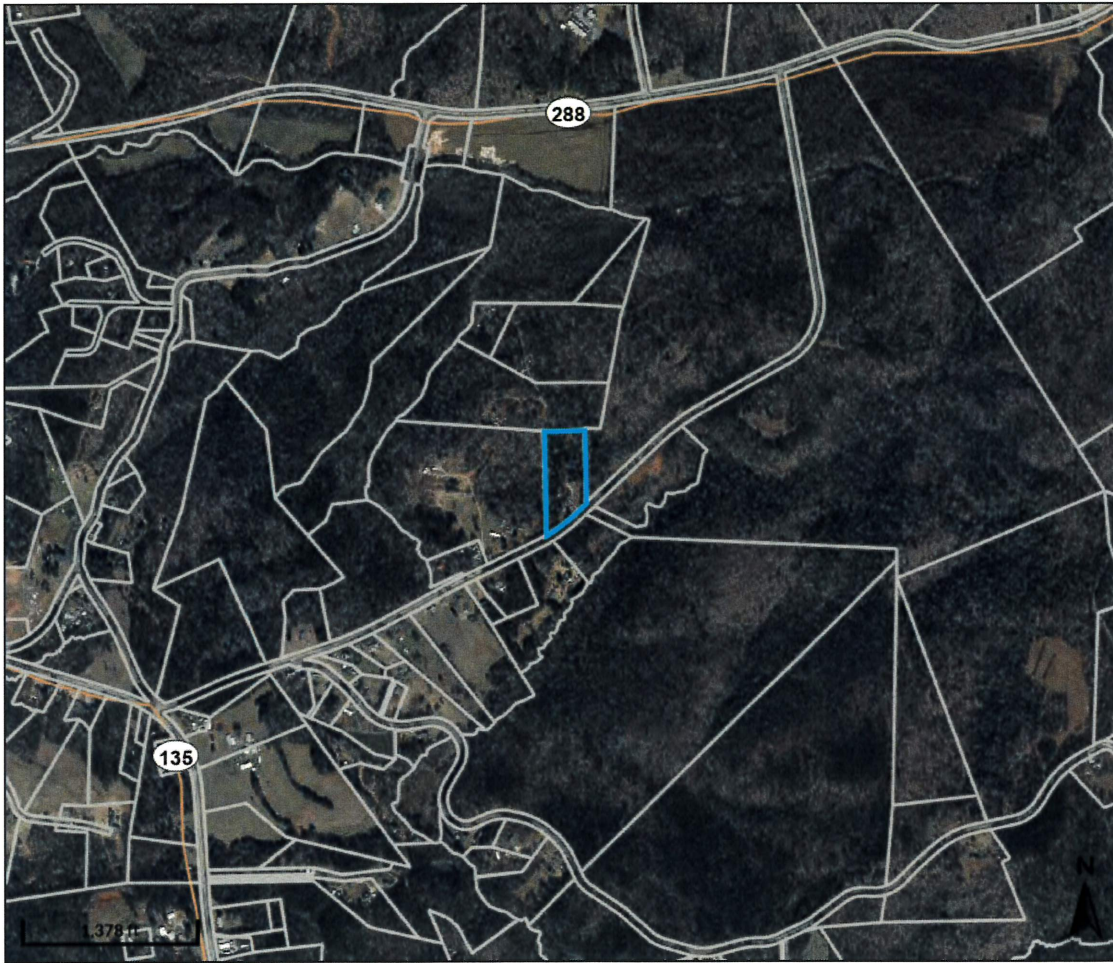
**The applicant's proposal does not show the minimum site size, ADA accessibility, or bufferyard requirements of the Unified Development Standards Ordinance of Pickens County.**

*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?*

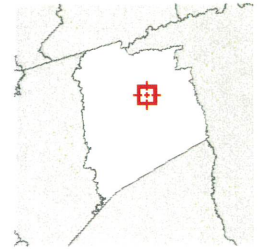
**The proposed development reflects a balance of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

**Planning Staff Recommendation:**

**The Planning Commission needs assurance that the project will meet UDSO Standards and that the Building Official has no unresolved issues.**



Overview



Legend

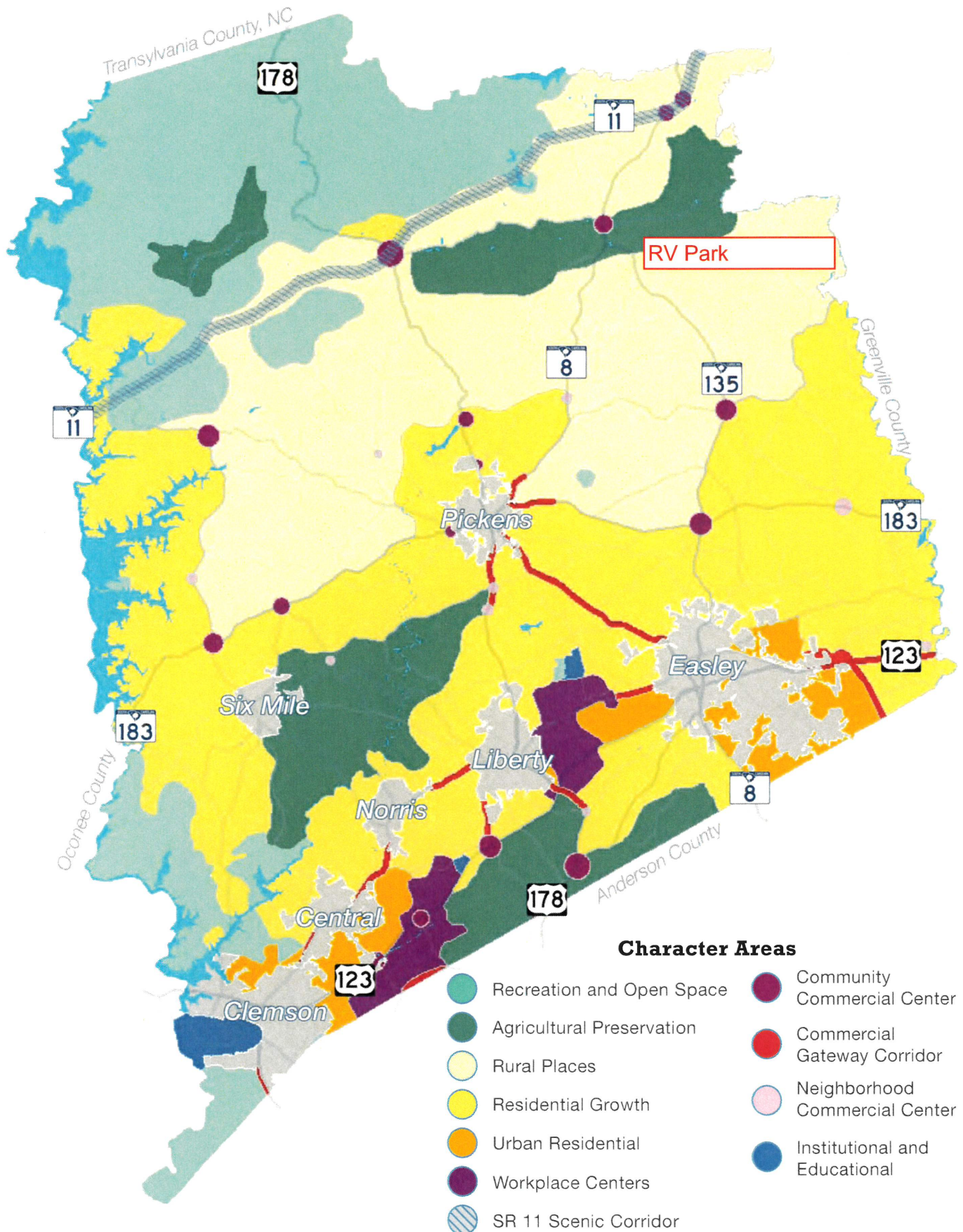
-  Parcels
-  Roads

|                 |   |          |          |           |            |           |          |                           |                    |
|-----------------|---|----------|----------|-----------|------------|-----------|----------|---------------------------|--------------------|
| Parcel ID       | 5115-00-24-1859                           | Account  | Vacant   | Ownership | CRABTREE   | Documents |          |                           |                    |
| Account No      | R0015400                                  | Type     | Land     |           | NORBERT H  | Date      | Price    | Doc                       | Vacant or Improved |
| Property        | 308 OOLENOY CHURCH RD                     | Class    | n/a      |           | 210        |           |          |                           |                    |
| Address         | MARIETTA                                  | Acreage  | 5.0      |           | RIDGEWOOD  | 11/1/2022 | \$1      | <a href="#">2469//150</a> | Vacant             |
| District        | W11-Oolenoy/Pumpkintown                   | LEA Code | 0008     |           | ST         | 1/28/2019 | \$42,000 | <a href="#">2028//171</a> | Vacant             |
| Brief           | W/SIDE OOLENOY CHURCH                     | Value    | \$40,000 |           | EASLEY, SC |           |          |                           |                    |
| Tax Description | RD  |          |          |           | 29642-0000 |           |          |                           |                    |
|                 | (Note: Not to be used on legal documents) |          |          |           |            |           |          |                           |                    |

Date created: 9/18/2023  
Last Data Uploaded: 9/18/2023 8:56:30 AM

Developed by  **Schneider**  
GEOSPATIAL





**OCTOBER 2023**

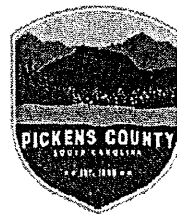
**SD-23-0006**

**Arial Square  
Subdivision**



# 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 JAMES DURHAM MARTIN III - ARCHER LAND DESIGN

Mailing Address 49 GREENLAND DRIVE GREENVILLE SC 29615

Telephone 864 295 3589 Email JDMIII@ALDLC.NET

Applicant is the: Owner's Agent ☒ DESIGNER - LANDSCAPE ARCH Property Owner ☐

Property Owner(s) of Record ROORE OPERATING LLC

Mailing Address 200 EAST BROAD STREET, GREENVILLE SC 29601  
SUITE 150

Telephone 864 295 0969 Email WATERBRASHER@GMAIL.COM

Authorized Representative SEE APPLICANT

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

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

Address/Location of Property 5009 - 08 - 88 - 7589

Existing Land Use VACANT Proposed Land Use MAJOR SUBDIVISION

Tax Map Number(s) \_\_\_\_\_

Total Size of Project (acres) 4.30 Number of Lots 24

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: EDGELEY COMBINED

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: EDGELEY COMBINED

July 2020

Page 1 of 8

8/21/22

**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 other wise 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

Date

8/11/2023

**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)

Date

8-31-23

8/31/23

**PICKENS COUNTY STAFF USE ONLY**

Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Planning Commission Hearing Date \_\_\_\_\_

Pre-Application meeting held with \_\_\_\_\_ on \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Application Forwarded to (date):

Letter of Hearing Sent to Applicant \_\_\_\_\_

DHEC \_\_\_\_\_ ☐ N/A

Sign Placement Deadline \_\_\_\_\_

County Engineer \_\_\_\_\_ ☐ N/A

Planning Commission Action (date) \_\_\_\_\_

SCDOT \_\_\_\_\_ ☐ N/A

☐ Approval ☐ Approval w/ modifications ☐ Denial

Local VFD \_\_\_\_\_ ☐ N/A

Modifications \_\_\_\_\_

School Board \_\_\_\_\_ ☐ N/A

Notice of Action to Applicant \_\_\_\_\_

Application Processing

Hearing and Action



**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.

*[Signature]* 2/21/23

7. The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina
8. The Commission shall review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
9. In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
10. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
11. Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
12. Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Director of Community Development.
  - If the request for withdrawal is received prior to the publication of notice for the public hearing, the Director of Community Development shall withdraw the application administratively without any restriction on the re-filing of a proposed land use permit on the property in the future.
  - If notice has been published (or is irretrievably set for publication) and the application has not been heard by the Planning Commission, the application shall remain on the Planning Commission's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the Planning Commission.
13. All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application; the County must be reimbursed for these cost by the applicant.

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The items listed below are necessary to process a Land Use Review application. Please see the attached schedule of filing deadlines and meeting dates. A pre-application conference with Planning Staff to discuss the proposal is required.

Any amendments to an application must be submitted to the Planning Department for staff review at least 10 days prior to the Planning Commission hearing.

#### REQUIRED ITEMS

✓ 1)

APPLICATION FORM:

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

✓ 2)

LETTER OF INTENT:

A. One (1) copy of a Letter of Intent (must be typed or legibly printed).

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:



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
  - W/A 7. All proposed rights-of-way with applicable widths
  - ✓ 8. Natural features located on the property **NOTED**
  - ✓ 9. Man-made features both within and adjacent to the property including:
    - ✓ a. Existing streets and names (with ROW shown)
    - W/A a. City and County boundary lines
    - W/A b. Existing buildings to remain
  - W/A 10. Proposed areas of public dedication (conservation areas/open space)
  - W/A 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.

W/A 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:

6/25/22

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
  - a. Existing streets and names (with ROW shown)
  - b. City and County boundary lines
  - c. Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.


✓ 5).

ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

Attachment A – "Standards For Land Use Approval Consideration"

Attachment B – "Application Checklist"

 8/27/22



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. SINGLE-FAMILY RESIDENTIAL.

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

NO ADVERSE AFFECTS.

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

YES. THE PROPOSAL IS COMPATIBLE.

- (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 EXCESSIVE OR BURDENSOME USE OF  
NOTED FACILITIES / 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?

YES. THE PROJECT IS SUITABLE.

- (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 A REASONABLE BALANCE IS MET.

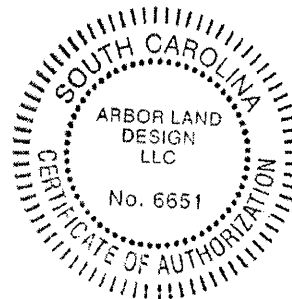
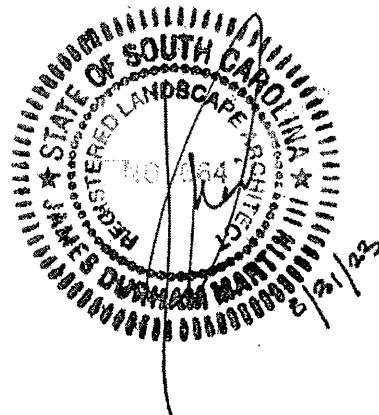
*[Signature]* 8/21/23



Pickens County, South Carolina  
Attachment B  
**LAND USE REVIEW**  
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline will be delayed.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ ~~N/A~~ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ Attachment "A"





August 31, 2023

Pickens County Community Development  
222 McDaniel Avenue Suite B-10  
Pickens, SC 29671

Re: **ARIAL SQUARE @ THE DOODLE**  
**Statement of Intent**

Planning Commission:

Doodle Operating LLC ("Owner") located at 200 East Broad Street, Suite 150, Greenville, SC 29601 intends to develop property located at the two intersections of Aerial Street and Church Street in Pickens County ("Property"). The property consists of 4.30 acres and is best identified as TMS# 5009-08-88-7589.

The owner has contracted the services of James Durham Martin, III – Senior Principal at Arbor Land Design LLC ("Applicant") located at 49 Greenland Drive, Greenville, SC 29615. The applicant is a Professional Landscape Architect in the state of South Carolina (license #664).

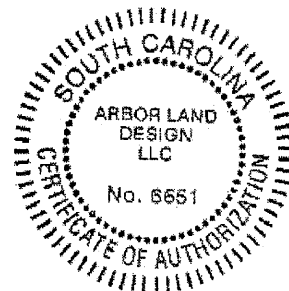
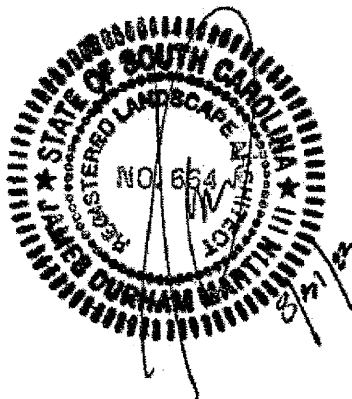
It is the intent of the owner to develop the property as a Major Subdivision under section 505 of the UDSO – Open Space Subdivision. The subdivision will meet all requirements related to setbacks (10' front), open space (20%), and lot size served by public sewer and water (5,000 sf). The development of this property as an Open Space Subdivision would allow 38 lots. The applicant and owner have indicated a proposed layout with 24 – 5,000 square foot lots, 25% open space (exclusive of stormwater), and providing setbacks as required.

The typical building footprint will not exceed 2,500 square feet and no variances will be sought by the applicant or the owner. Easley Combined Utilities has confirmed sewer capacity and Easley has confirmed they will not seek annexation. The project will protect the integrity of the Doodle Trail and considers the connection to the trail as a necessary component of the development. The applicant and owner will determine the need for a traffic impact study in compliance with SCDOT now that school is back in session.

Thanks for your consideration.

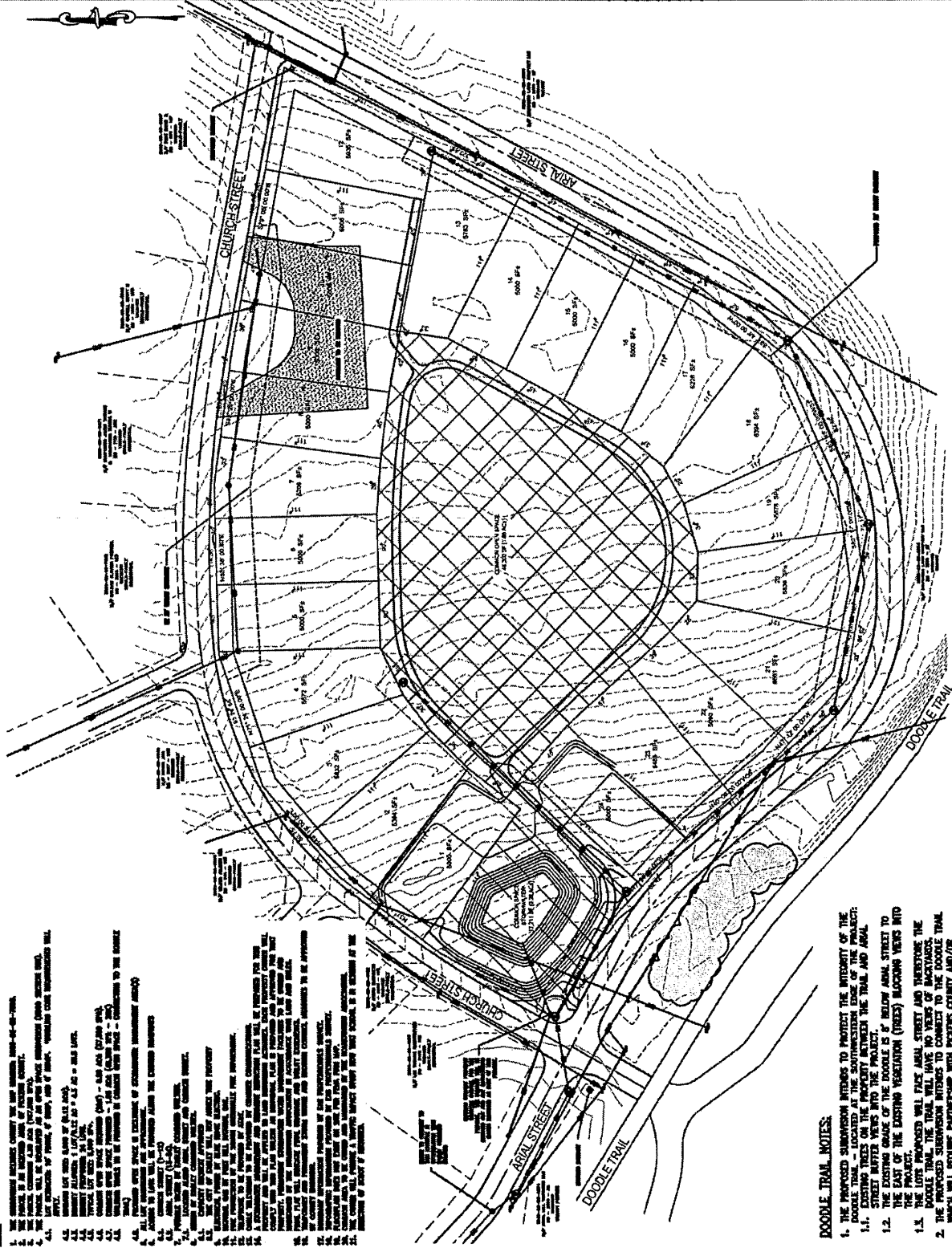
ARBOR LAND DESIGN, LLC

James D. Martin, III, RLA  
Sr. Principal, Planning



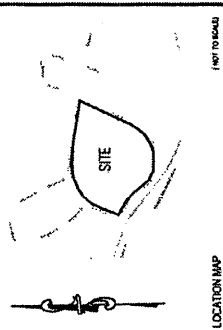
ARBOR LAND DESIGN

49 greenland drive greenville sc 29615 – 864 235 3589 – fax 864 233 6274 – arborengineering.com

[illegible]

**DOODLE TRAIL NOTES:**

1. THE PROPOSED SHIMSHOWN INTERLARDS TO PROTECT THE INTEGRITY OF THE DOODLE TRAIL, LOCATED AT THE SOUTHWESTERN EDGE OF THE PROJECTED TRAIL, WHICH IS LOCATED AT THE SOUTHWESTERN CORNER OF THE TRAIL AND ADJACENT TO THE EXISTING TRAIL.
- 1.1. EXISTING TREES ON THE PROJECTED TRAIL.
- 1.2. THE EXISTING GRADE OF THE DOODLE TRAIL IS BELOW ADJACENT STREET TO THE EAST OF THE EXISTING VEGETATION (TREES) BLOCKING VIEWS INTO THE PROJECT.
- 1.3. THE LOT IS PROPOSED WITH FLAT ADJACENT STREET AND THEREFORE THE PROPOSED SHIMSHOWN INTERLARDS TO PROTECT THE INTEGRITY OF THE DOODLE TRAIL.
2. THE PROPOSED SHIMSHOWN INTERLARDS TO CONNECT TO THE DOODLE TRAIL WHICH WILL REQUIRE PARTNERSHIP WITH FOCKERS COUNTY AND/OR ADJACENT PROPERTY OWNERS.

[illegible][illegible]PRELIMINARY  
PLAT

ARIAL SQUARE  
@ THE DOODLE

|       |       |          |       |
|-------|-------|----------|-------|
| OWNER | 29601 | ENGINEER | 29601 |
|-------|-------|----------|-------|

ARBOR LAND DESIGN, LLC

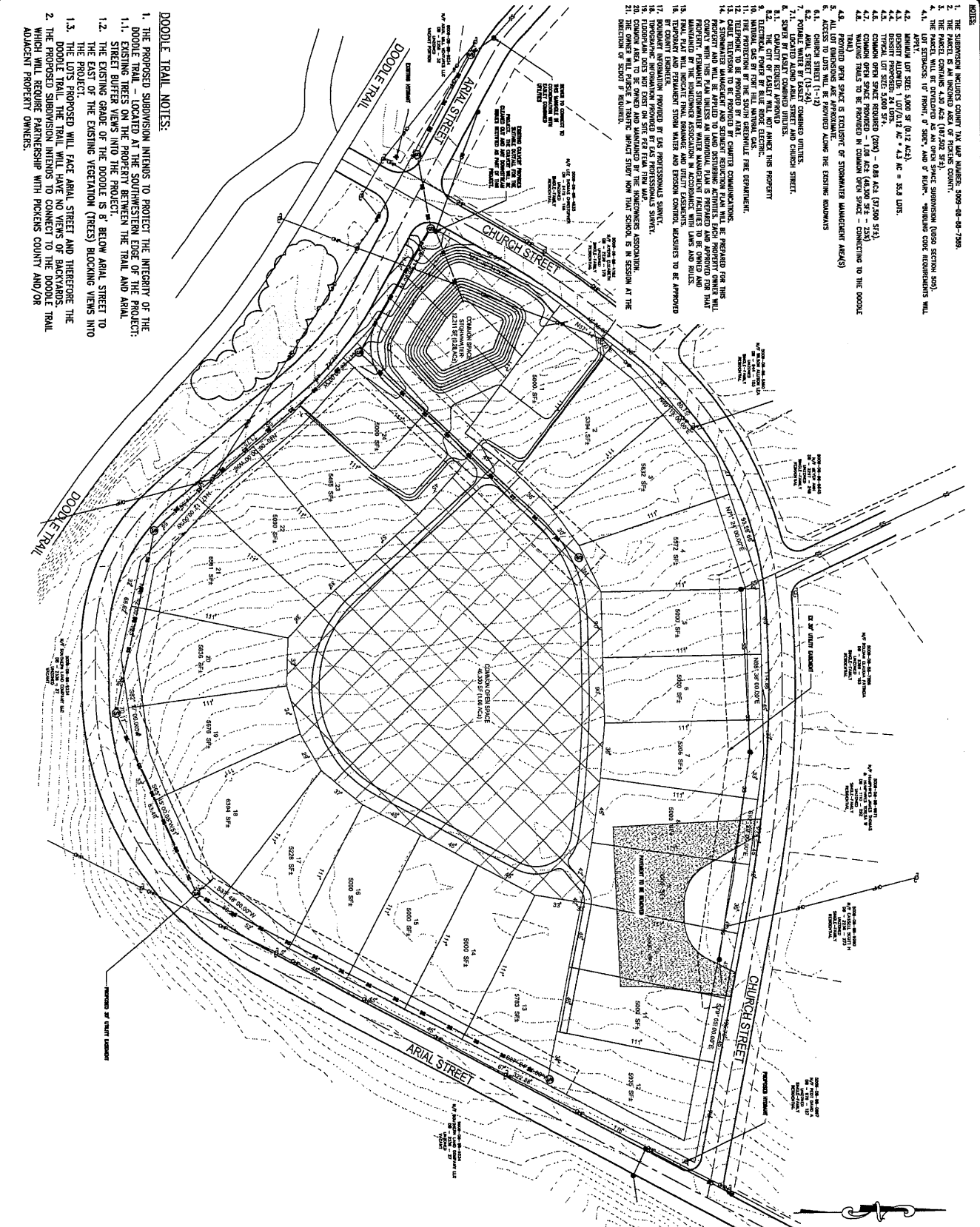
**住友**

Soo 263 Greenville, S.C. 29602  
Telephone: (804) 695-4466  
Fax: (804) 223-4274  
E-mail: [pamela@scg.net](mailto:pamela@scg.net)

LAWSON AND ASSOCIATES • CIVIL ENGINEERS • 1400 DOWNS DRIVE  
NORTH CHARLOTTE, NC 28211 • PHONE: (704) 366-2525

|                    |    |    |    |    |      |                 |
|--------------------|----|----|----|----|------|-----------------|
| NAME               | JO | JO | JO | JO | DATE | AUGUST 31, 2023 |
| ARIAL SQUARE - PLM |    |    |    |    |      | 23150           |

- NOTES:
1. THE SUBDIVISION INCLUDES COUNTY TAX MAP NUMBER 2009-08-08-7288.
  2. THE MAPS IS AN UNZONED AREA OF PICKENS COUNTY.
  3. THE MAPS WILL BE CONSIDERED AS AN OPEN SPACE SUBDIVISION (OPEN SECTION 500).
  4. THE MAPS WILL BE CONSIDERED AS AN OPEN SPACE SUBDIVISION (OPEN SECTION 500).
  5. LOT SIZES: 10' FRONT, 0' SIDE, AND 0' REAR. "BUILDING CODE REQUIREMENTS WILL BE APPLIED TO ALL LOTS."
  6. MINIMUM LOT SIZE: 5,000 SF (0.12 AC).
  7. DENSITY ALLOWED: 1 LOT/0.12 AC = 4.3 AC = 55.8 LOTS.
  8. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
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  86. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  87. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  88. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
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  95. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  96. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  97. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  98. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  99. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).
  100. COMMON OPEN SPACE PROVIDED: 10% AC (42,000 SF).



**ARIAL SQUARE @ THE DOODLE**

**PRELIMINARY PLAT**

**ARBOR LAND DESIGN, LLC**

200 E BROAD ST - 150 GREENVILLE SC PO BOX 268 GREENVILLE SC 29601

OWNER: 29601

ENGINEER: 29601

NO. OF LOTS: 24

NO. OF COMMON AREAS: 010

DATE: AUGUST 31, 2023

**REVISIONS**

| NO. | DATE     | DESCRIPTION                 | BY  |
|-----|----------|-----------------------------|-----|
| 1   | 9/1/2023 | SUBMITTED TO PICKENS COUNTY | JMS |

**UNZONED PROPERTY**

SCALE: 1" = 50'

PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER MANHOLE

**LOCATION MAP**

(NOT TO SCALE)

SITE

**ARBOR LAND DESIGN, LLC**

200 E BROAD ST - 150 GREENVILLE SC PO BOX 268 GREENVILLE SC 29601

OWNER: 29601

ENGINEER: 29601

NO. OF LOTS: 24

NO. OF COMMON AREAS: 010

DATE: AUGUST 31, 2023

## **SD-23-0016: Arial Square Subdivision**

### **Staff Report**

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

---

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

Applicant:      James Durham Martin  
                    49 Greenland Drive  
                    Greenville, SC 29615

Property Owner(s):      Doodle Operating, LLC  
Property Location:      East Side of Church Street  
Acreage:      4.3 *[Note: The Assessor's site shows property at 4.7 acres. All calculations related to this proposal use 4.3 acres.]*  
Tax Map Number:      5009-08-88-7589  
County Council District      4  
Land Use Request:      Creation of a 24-lot Open Space Subdivision.  
Variance Request(s) from Planning Commission:      None

### **Request Overview:**

The subject property is currently a 4.3-acre tract of vacant land. The owner would like to carve out twenty-four 5000+ square foot lots and leave 25% open space in addition to land set aside for a detention pond. The project will use Easley Combined water and sewer.



**Current Property Use:**

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

**Surrounding Area:**

The subject property is across the street from a traditional 1/4-acre to 1/3-acre lot subdivision to the north and west, vacant land to the east, and The Doodle Trail, Gentry Memorial Highway, and larger rural lots to the south.

**Utilities & Infrastructure**

**Transportation:**

The property is served by Church Street which is a County maintained roadway.

*Water: Properties to be serviced Easley Combined Utilities.*

*Sewerage: Properties to be serviced Easley Combined Utilities.*

**Property Development History:**

This property appears to have been vacant for as far back as the Assessor's records go.

**Comments from Reviewing Agencies:**

SCDOT: N/A.

**Pickens County Engineer:**

- Encroachment permits will need to be submitted to the Roads & Bridges Office for the proposed driveways (adequate sight distance is required and current SCDOT regulations are to be followed).
- Supporting calculations will need to be provided to the Engineering Department showing that flow into any existing storm drainage being tied into will not be increased.
- Due to the smaller size of this development, they will not be required to make any upgrades to the existing roadways (Church St & Arial St), but any damage to the roadway or curbing during construction will be the responsibility of the developer and/or contractor to address.

**Schools:**

N/A

Storm Water: There are issues that will need to be resolved but nothing to prevent approval.

**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 existing county standards and according to the applicant's submitted 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 uses, 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 adopted development 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?*

**Yes. The applicant's proposal before the Commission will meet the respective standards as set forth in 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?*

**As proposed by the applicant and as outlined in the UDSO 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.**

### **General Requirements for Open Space Subdivisions:**

**Residential Lot Area**

**Open Space Subdivisions**

5000-square foot lot minimum (when served by public sewer and water)

**Development as Proposed**

5000 square foot lot minimum

**Setbacks**

**Open Space Subdivisions**

10' front, 0' side, 0' rear

**Development as Proposed**

10' front, 0' side, 0' rear

**Maximum # of Lots Allowed**

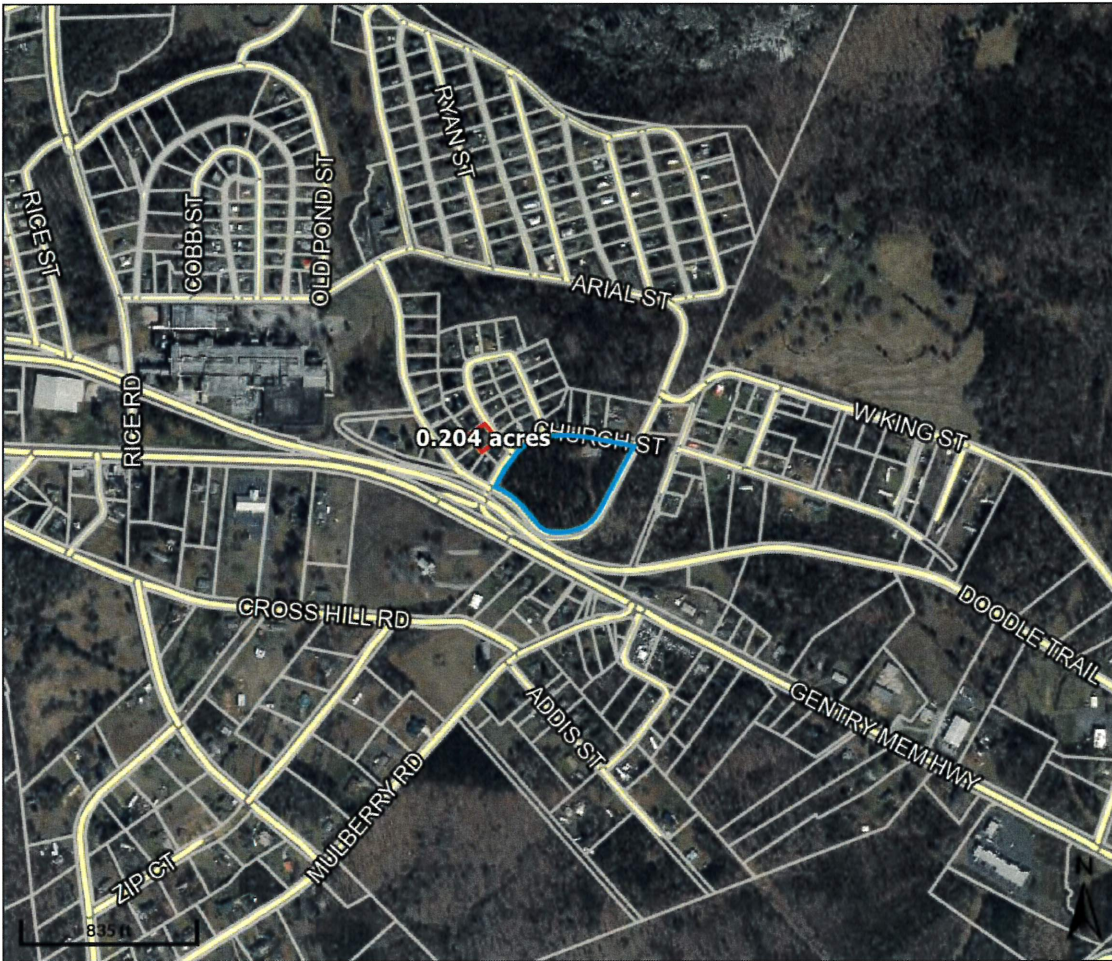
30 lots

**Development as Proposed**

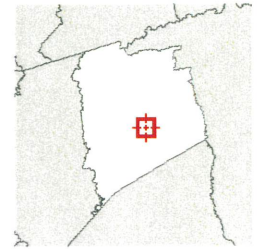
24 lots

**Planning Staff Recommendation:**

Staff recommends approval of project if the applicant demonstrate how vehicular access to the open space and storm water management area will be achieved.



**Overview**



**Legend**

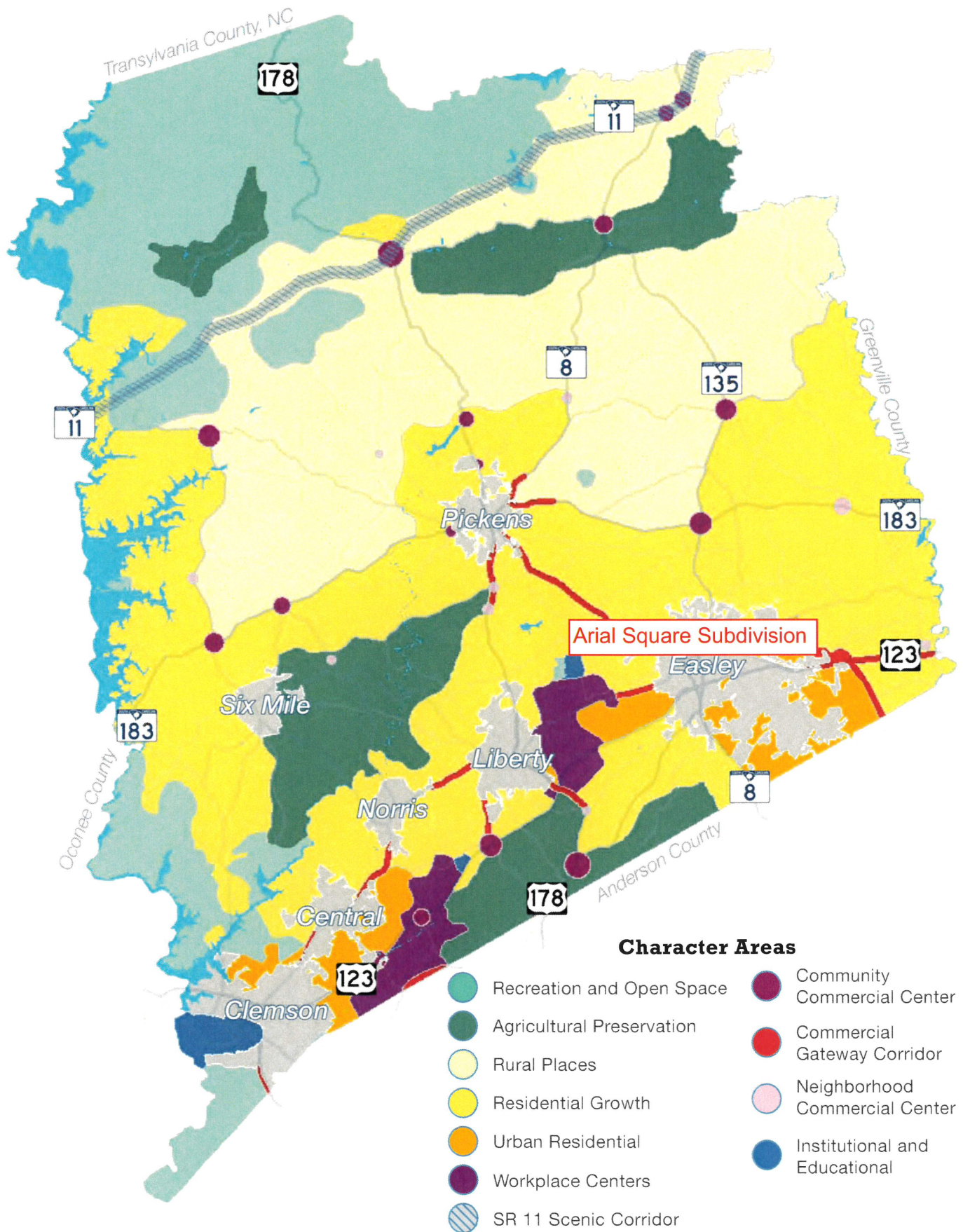
- Parcels
- 911 Address
- Roads

|                 |   |         |          |           |                |           |           |                            |                    |
|-----------------|---|---------|----------|-----------|----------------|-----------|-----------|----------------------------|--------------------|
| Parcel ID       | 5009-08-88-7589                           | Account | Vacant   | Ownership | DOODLE         | Documents |           |                            |                    |
| Account No      | R0007218                                  | Type    | Land     |           | OPERATING LLC  | Date      | Price     | Doc                        | Vacant or Improved |
| Property        |   | Class   | n/a      |           | 200 E BROAD ST |           |           |                            |                    |
| Address         |   | Acreage | 4.72     |           | SUITE 150      | 4/11/2022 | \$277,000 | <a href="#">2391 / 283</a> | Vacant             |
| District        | A09-Easley                                | LEA     | 0009.5   |           | GREENVILLE, SC | 11/4/2021 | \$0       | <a href="#">2336 / 22</a>  | Vacant             |
| Brief           |   | Code    |          |           | 29601-0000     |           |           |                            |                    |
| Tax Description | SE/SIDE CHURCH ST                         | Value   | \$44,800 |           |                |           |           |                            |                    |
|                 | (Note: Not to be used on legal documents) |         |          |           |                |           |           |                            |                    |

Date created: 9/18/2023  
Last Data Uploaded: 9/18/2023 8:56:30 AM

Developed by  **Schneider**  
GEOSPATIAL

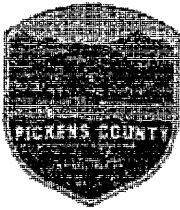




**OCTOBER 2023**

**SDV-23-0006 & 0007**

**Common Drive  
Variance Header**



# 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 - 0006

**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 JOHN W. HALTIWANGER

Mailing Address 131 CLOVER Hill TRAIL, LIBERTY, SC 29657

Telephone 864/517-2056 Email haltiwanger@gmail.com

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

Property Owner(s) of Record JOHN W. HALTIWANGER and LINDA HALTIWANGER

Mailing Address 131 CLOVER Hill TRAIL, LIBERTY SC 29657

Telephone 864/517-2056 Email haltiwanger@gmail.com

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

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

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

Address/Location of Property 131 CLOVER Hill TRAIL, LIBERTY, SC 29657

Existing Land Use \_\_\_\_\_ Proposed Land Use ☒

Tax Map Number(s) 4078-07-69-2612

Total Size of Project (acres) 2.11 Number of Lots 1

Utilities:

Proposed Water Source: ☐ Wells ☐ Public Water Water District: Bethlehem-Roanoke  
Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

**Application for Land Use Review**

Pickens County, South Carolina

**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.

John W. Hattiwanger  
Signature of Applicant

AUG. 4, 2023  
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.

John W. Hattiwanger Linda A. Hattiwanger  
Signature of Owner(s)

AUG. 4, 2023  
Date

**PICKENS COUNTY STAFF USE ONLY**

| Application Processing                             |                   | Hearing and Action   |  |
|--|-------------------|--|--|
| Date Received _____                                | Received By _____ | Planning Commission Hearing Date _____   |  |
| Pre-Application meeting held with _____ on _____   |                   | Deadline for Notice to Paper _____ to run _____  |  |
| Application Forwarded to (date):                   |                   | Letter of Hearing Sent to Applicant _____  |  |
| DHEC _____ <input type="checkbox"/> N/A            |                   | Sign Placement Deadline _____  |  |
| County Engineer _____ <input type="checkbox"/> N/A |                   | Planning Commission Action (date) _____  |  |
| SCDOT _____ <input type="checkbox"/> N/A           |                   | <input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial |  |
| Local VFD _____ <input type="checkbox"/> N/A       |                   | Modifications _____  |  |
| School Board _____ <input type="checkbox"/> N/A    |                   | 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

- (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?

yes

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

no

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

yes

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

yes

## **Letter of Intent**

**We, John W Haltiwanger and Linda Haltiwanger, are owners of a tract of land on Clover Hill Trail, Liberty, SC 29657, Tax Map # 4078-07-69-2612.**

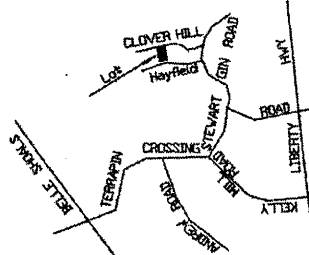
**We propose that the 2.11 acre tract of land on this map will be used for one single family dwelling (size TBD at some time in the future when they decide to build) to Matthew Thomas Martin Jr. and Corrie Leigh Martin. We request that permission for a private drive way from Hayfield Lane be granted.**

# PROPERTY OF MATTHEW THOMAS MARTIN, JR. AND CORRIE LEIGH MARTIN

NEAR SIX MILE---PICKENS COUNTY---SOUTH CAROLINA

DATE: June 9, 2023  
TAX MAP #4078-07-69-2612  
File: MARTIN, MATTHEW THOMAS

| NUM | DISTANCE | BEARING  |
|-----|----------|----------|
| L1  | 15.75'   | N24°09'W |
| L2  | 4.80'    | N19°20'W |
| L3  | 42.96'   | N91°17'W |



## LOCATION MAP--NO SCALE

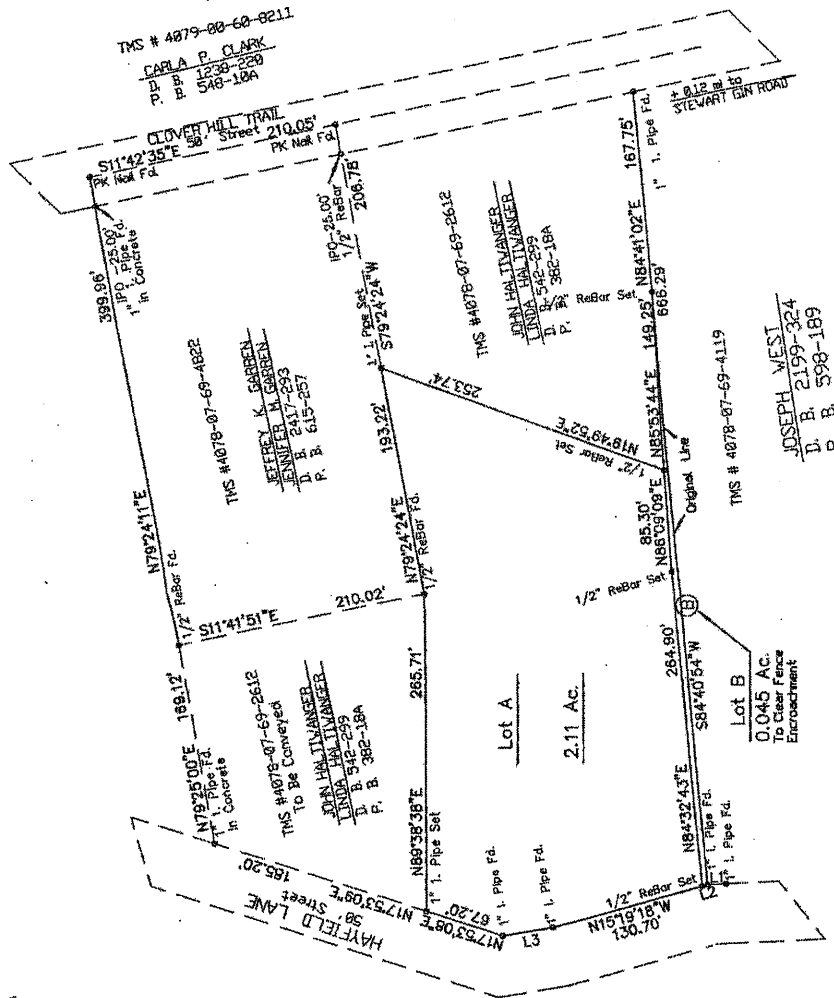
HAYFIELD LANE, a private road with a plat right-of-way of 50' R/W. The private road and associated right-of-way shown on this plat shall be a private access not subject to public use and shall not be subject to public use or easement for future acceptance by Pickens County. All easements and right-of-way shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless the plat is approved by the Board of Commissioners of Pickens County in accordance with the Pickens County Unified Development Ordinance, as amended.

THIS PLAT IS A RESURVEY FROM AN EXISTING LOT OF RECORD;

SEE PLAT BOOK 382 PAGE 18A.

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

SURVEYED BY JAMES G. HART  
REG. L.S. # 6674  
266 FRENCHSHIP VALLEY ROAD  
SENECA, SC 29678  
TELEPHONE (864) 247-1082



Scale : 1" = 100'

## **Letter of Intent**

We, John W Haltiwanger and Linda Haltiwanger, are owners of a tract of land on Clover Hill Trail, Liberty, SC 29657, Tax Map # 4078-07-69-2612.

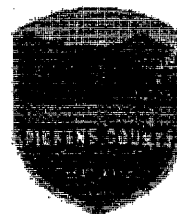
We propose that the 0.94 acre tract of land on this map will be used for one single family dwelling (size TBD at some time in the future when they decide to build) to Jeffrey K Garren and Jennifer M Garren. We request that permission for a private drive way from Hayfield Lane be granted.

002



# 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 - 0007

**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 John W Haltiwanger

Mailing Address 131 Clover Hill Trail, Liberty SC 29657

Telephone 864-517-2056 Email haltiwanger@gmail.com

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

Property Owner(s) of Record John W and Linda P. Haltiwanger

Mailing Address 131 Clover Hill Trail, Liberty SC 29657

Telephone 864-517-2056 Email haltiwanger@gmail.com

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

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

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

Address/Location of Property 131 Clover Hill Trail, Liberty, SC 29657

Existing Land Use \_\_\_\_\_ Proposed Land Use ☒

Tax Map Number(s) 4078-07-69-2612

Total Size of Project (acres) 0.94 Number of Lots 1

### Utilities:

Proposed Water Source: ☐ Wells ☐ Public Water Water District: Bethlehem Rannoke

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

**Application for Land Use Review**

Pickens County, South Carolina

**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.

John W. Halliwaugh  
Signature of Applicant

August 4, 2023  
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.

John W. Halliwaugh  
Signature of Owner(s)

August 4, 2023  
Date

Linda P. Halliwaugh  
**PICKENS COUNTY STAFF USE ONLY**

Application Processing

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

Hearing and Action

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

- (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?

yes

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

no

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

yes

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

yes

## **Letter of Intent**

We, John W Haltiwanger and Linda Haltiwanger, are owners of a tract of land on Clover Hill Trail, Liberty, SC 29657, Tax Map # 4078-07-69-2612.

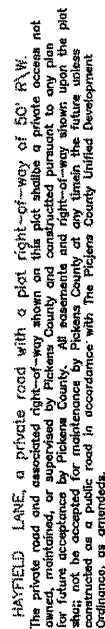
We propose that the 0.94 acre tract of land on this map will be used for one single family dwelling (size TBD at some time in the future when they decide to build) to Jeffrey K Garren and Jennifer M Garren. We request that permission for a private drive way from Hayfield Lane be granted.



NEAR SIX MILE---PICKENS COUNTY---SOUTH CAROLINA

TAX MAP #4078--07-699

File: CARREN, JEFFREY 2nd



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

SURVEYED BY JAMES G. HART  
REG. L.S. # 6674  
266 FRIENDSHIP VALLEY ROAD  
SENECA, SC 29678  
TELEPHONE (864) 247-1082



Scale : 1" = 60'

# **SDV-23-0006 and SDV-23-0007: Hayfield Lane Access Request**

## **Staff Report**

---

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

---

*The following report constitutes an assessment and evaluation by Planning Staff on the above mentioned requests. [Note; There are two variance requests being considered in tandem.]*

Applicant:     John Haltiwinger  
                    131 Clover Hill Trail  
                    Liberty, SC 29657

|                         |   |
|-------------------------|---|
| Property Owner(s):      | John and Linda Haltwinger                                     |
| Property Location:      | 131 Clover Hill Trail, Liberty, SC                            |
| Acreage:                | 4.35  |
| Tax Map Number:         | 4078-07-69-2612   |
| County Council District | 4   |
| Land Use Request:       | Allowing the addition of two more curb cuts to Hayfield Lane. |

Variance Request(s) to Planning Commission: Yes. There are two requests being considered in tandem.

### **Request Overview:**

The applicant would like to subdivide their 4.35-acres (which is currently accessed from Clover Hill Trail) resulting in a total of three lots with one lot continuing to be served by Clover Hill Trail and the two new lots being accessed by Hayfield Lane. Hayfield Lane is a substandard private road which currently serves 6 lots ranging between 3 to 23 acres in size. and therefore increasing the number of lots serviced by Hayfield Lane from 6 to 8. Hayfield Lane is considered substandard due to no being constructed per the requirements of a County road.

**Current Property Use:**

The property is currently used as a single-family lot.

**Surrounding Area:**

The subject property is surrounded on all sides by lots of 3-acres or larger. One of the proposed lots would be approximately 1-acre and the other proposed lot would be approximately 2-acres.

**Utilities & Infrastructure**

**Transportation:**

The proposed properties would be serviced by Hayfield Lane which is a private drive.

**Water:** *Both properties would have Bethlehem-Roanoke Water*

**Sewerage:** *Both properties would have on-site septic.*

**Property Development History:**

This property appears to have been vacant for as far back as the Assessor's records go.

**Comments from Reviewing Agencies:**

**SCDOT:** N/A.

**Pickens County Engineer:** TBD

**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 existing county standards and according to the applicant's submitted 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 uses, 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 adopted development 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?*

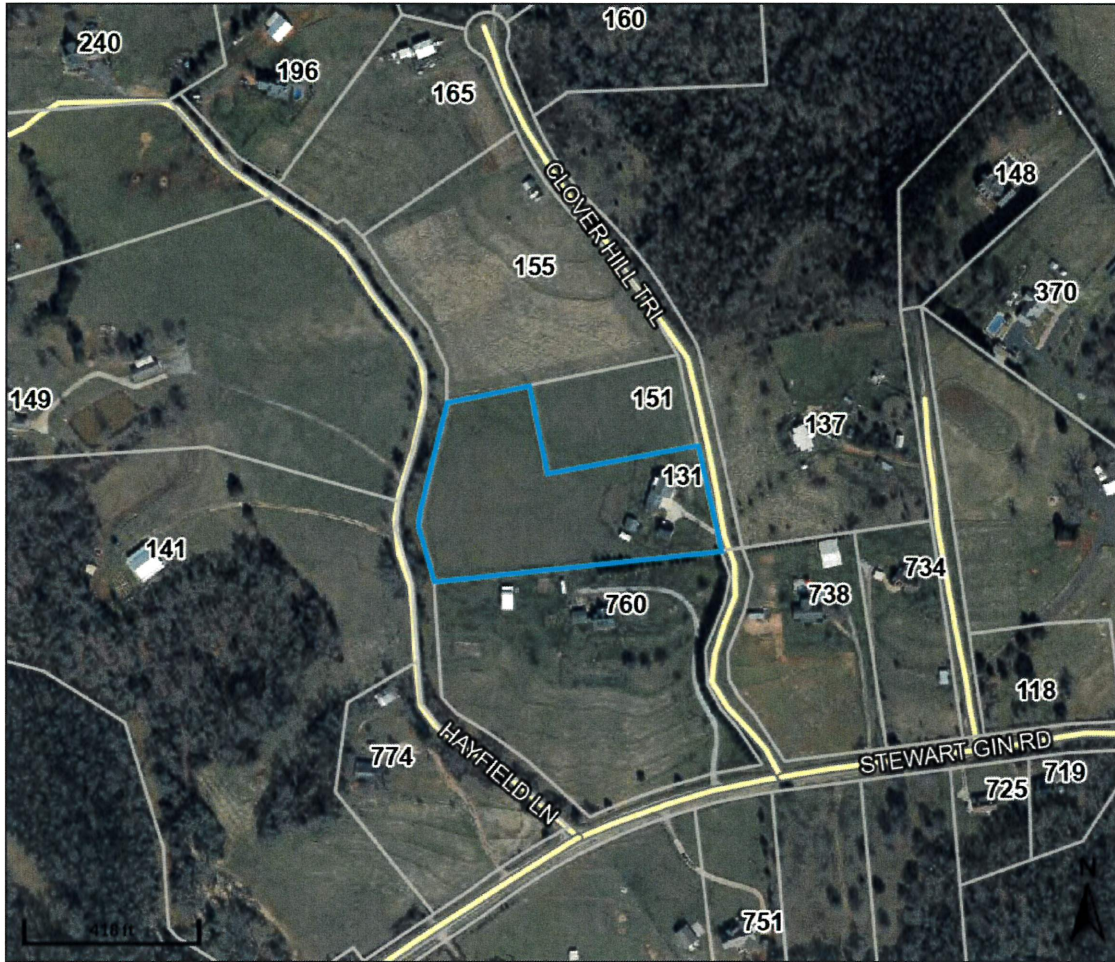
**No. The applicant's proposals before the Commission does not meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County.**

- 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?*

**As proposed by the applicant and as outlined in the UDSO 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 Recommendation:**

Staff defers to the Planning Commission to make a determination regarding the appropriateness of adding two more curb-cuts to a substandard private drive.



**Overview**



**Legend**

- Parcels
- 911 Address
- Roads

|                        |   |                |             |                  |             |                  |              |                   |                           |
|------------------------|---|----------------|-------------|------------------|-------------|------------------|--------------|-------------------|---------------------------|
| <b>Parcel ID</b>       | 4078-07-69-2612                           | <b>Account</b> | Residential | <b>Ownership</b> | HALTIWANGER | <b>Documents</b> |              |                   |                           |
| <b>Account No</b>      | R0093241                                  | <b>Type</b>    |             |                  | JOHN        | <b>Date</b>      | <b>Price</b> | <b>Doc</b>        | <b>Vacant or Improved</b> |
| <b>Property</b>        | 131 CLOVER HILL TRL                       | <b>Class</b>   | 1.5 Story   |                  | 131 CLOVER  |                  |              |                   |                           |
| <b>Address</b>         | LIBERTY                                   |                | Fin         |                  | HILL TR     | n/a              | \$           | <a href="#">/</a> | n/a                       |
| <b>District</b>        | A12-Liberty                               | <b>Acreage</b> | 4.35        |                  | LIBERTY, SC | n/a              | \$           | <a href="#">/</a> | n/a                       |
| <b>Brief</b>           | N/SIDE STEWART GIN RD TRACT C-2           | <b>LEA</b>     | 0010        |                  | 29657       |                  |              |                   |                           |
| <b>Tax Description</b> | PLAT 382/18A                              | <b>Code</b>    |             |                  |             |                  |              |                   |                           |
|                        | (Note: Not to be used on legal documents) | <b>Value</b>   | \$314,100   |                  |             |                  |              |                   |                           |

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