

**MEMBERS**

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# PICKENS COUNTY

SOUTH CAROLINA



## PLANNING COMMISSION

### AGENDA

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

December 12, 2022

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**

November 14, 2022

**IV. Public Comments**

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

**V. Public Hearings**

**SD-22-0009:** Subdivision Review for the creation of 7 new single-family lots from a single 117-acre tract of land. The subject property is located at Ambler School Road. The applicant is Leland Nicholson. The property owner of record is Leland B. and Breattie K. Nicholson. TMS# 5104-00-95-9167.

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

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

**SD-22-0012:** Subdivision Review for the creation of 1268 new single-family lots on what is currently three parcels totaling 664-acres of land. The subject properties are located at Lenhardt Road, Jim Hunt Road, Hinton Road, and Norman Drive. The development will include 946 single-family homes and 322 Townhomes. The applicant is Kevin Tumblin. The property owner of record is Alice Manufacturing Company, Inc. The TMS#s are 5130-00-56-5704, 5130-16-84-9381, and 5130-16-92-4623.

**VI. New Business**

**VII. Commissioner and Staff Discussion**

**VIII. Adjourn**

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

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

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