

MEMBERS  
GARY STANCELL, *District 2*  
Chairman  
DAVID COX, *District 6*  
Vice Chairman  
BOB BALLENTINE, *District 1*  
PHILIP SMITH, *District 3*  
JON HUMPHREY, *District 5*  
CLAY COUNTS, *At Large*  
MICHAEL WATSON, *District 4*

# PICKENS COUNTY

## SOUTH CAROLINA



## Planning Commission

### AGENDA

Pickens County Administration Building  
**County Council Chambers**  
222 McDaniel Avenue, Pickens, South Carolina

January 9, 2024

Planning Commission Workshop - 6:00  
Planning Commission Meeting - 6:30 pm

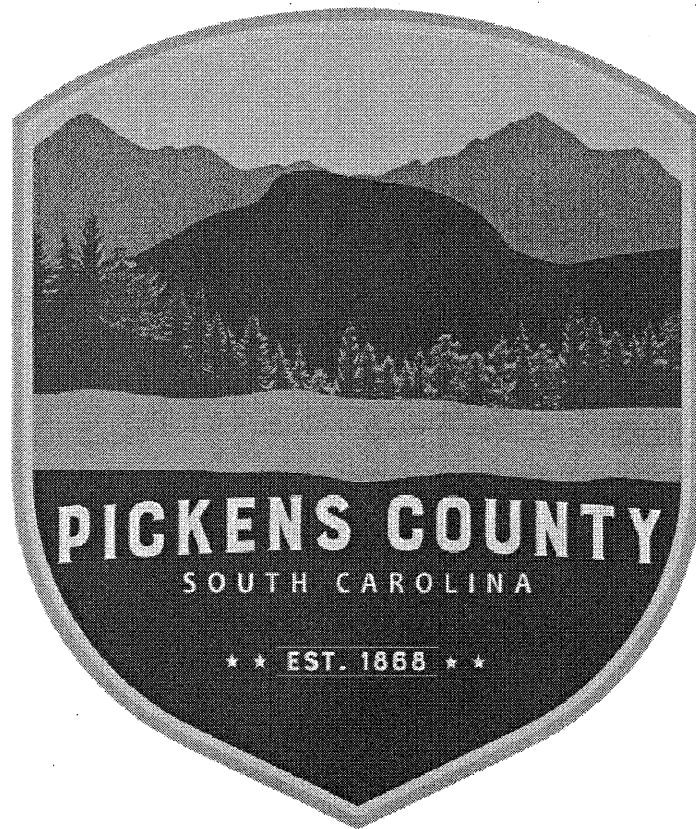
- I. **Welcome and Call to Order**  
Moment of Silence  
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**  
December 11, 2023
- IV. **Public Comments**  
*Members of the public are invited to address the Planning Commission on relevant topics not on this agenda.*
- V. **Public Hearings/ Action Items**  
  
Electing Planning Commission Officers  
  
LU-23-0018 – Two Ple Barn-Style Shelters at 7700 North Highway 11 Sunset, SC 29685  
  
LU-23-0025 – Sunset Marina at 900 Gap Hill Road Six Mile, SC 29682  
  
LU-23-0026 – Driveway Access Through Hwy 11 Buffer at TPM # 4164-00-29-2962  
  
Pickens County Impact Fee Vote
- VI. **New Business**
- VII. **Commissioner and Staff Discussion**
- VIII. **Adjourn**

**JANUARY 2024**

**LU-23-0018**

**Two Pole Barn  
Shelters**

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



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

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

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).





# 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 - 0018

**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 Keowee North Marine

Mailing Address 7700 N. Hwy 11 Sunset, SC 29685

Telephone 864-945-0031 Email B.BEAN@singletonmarinegroup.com

Applicant is the: Owner's Agent ☒ Property Owner ☐

Property Owner(s) of Record Jeff Gower

Mailing Address 7700 N. Hwy 11 Sunset SC 29685

Telephone 864-723-3323 Email \_\_\_\_\_

Authorized Representative Bob Bean

Mailing Address 7700 N. Hwy 11 Sunset SC 29685

Telephone 864-420-1630 Email B.Bean@singletonmarinegroup.com

Address/Location of Property 7700 N. Hwy 11 Sunset SC 29685

Existing Land Use Boat Dealership Proposed Land Use Retail sales Boats

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

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

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 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

6-1-23

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)

6-1-23

Date

**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**  
**LAND USE REVIEW**  
Application Process and Requirements

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

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

**APPLICATION PROCESS**

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

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:

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:

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”





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 - we have an existing dealership  
7 miles west on Hwy 11. We have been  
in business there for 20 years

- (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 ADDITIONAL Burdens

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

yes

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

yes



**Pickens County, 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"



Request for Permit Scenic Hwy 11

Re: Keowee North Marine, Singleton Marine Group

7700 N Hwy 11

Sunset, SC 29685

Attn: Pickens County Land Use Review

We have operated a Boat Dealership at 15597 N Hwy 11 for the past 20 years. Over that time our business has grown and has required our expansion. We have a long-term lease at 7700 N Hwy 11 effective December 2022. This new location is our New and Used Sales location and we have converted the main location to Parts and Service allowing us to better serve our customers in the area. We are the dealer representing: Cobalt, Chris Craft, Regal, Harris and Barletta brands in the area.

The new location has the acreage needed but we need to add some protection for our boats from the weather and also allow our customers some protection from the weather to view our inventory. With that in mind we would like to build 2 pole barn style shelter barns, one each side of the existing building. These will be sized to shelter 6 boats either side. The cosmetic appearance will blend with the current building and we will be improving the property cosmetically.

These barns will have no electricity or plumbing. They are shelter only.

Please review these plans and we look forward to starting our project soon. We are certain that the finished product will add to the overall appearance of the property.

Thank you for your time and consideration,



Bob Bean

General Manager

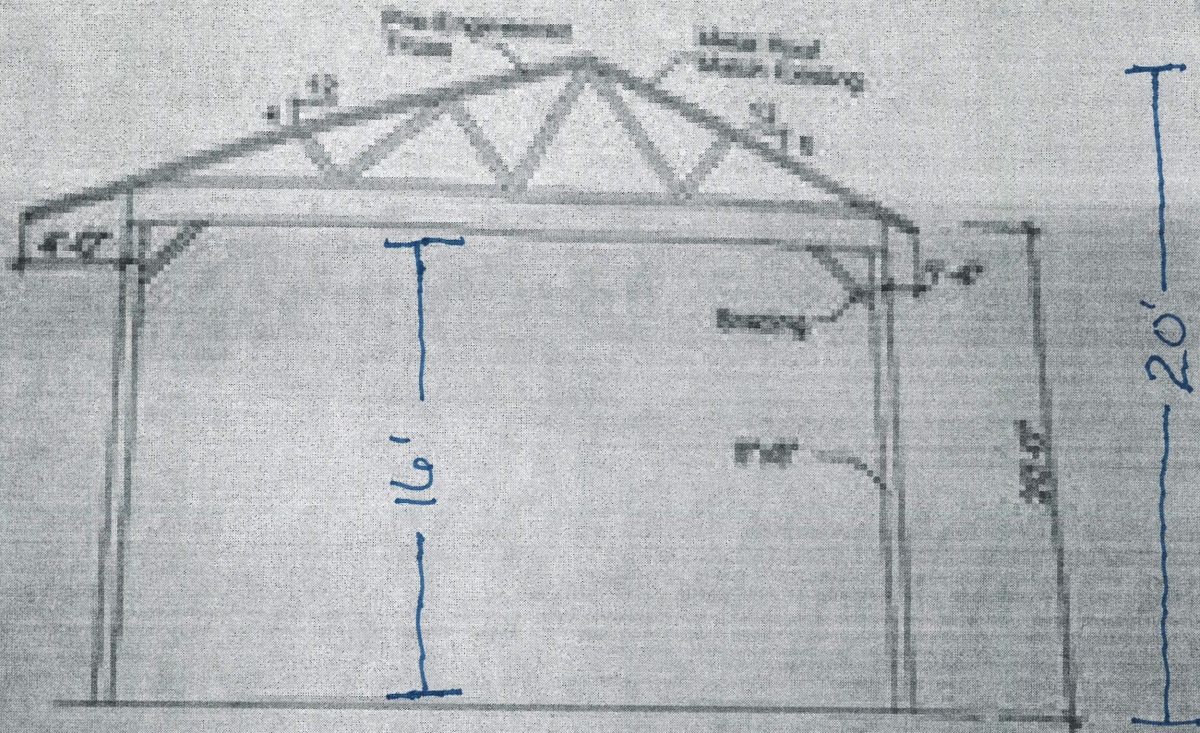
The Marina, Cliffs Vineyards

Keowee North Marine

Singleton Marine Group



ROOF GREEN Metal to Match  
current building



Side Elevation

SCALE: 1/8" = 1'-0"



# Highway 11 Development Standards - Pickens County, SC

Show search results for 118 bu...

118 buck ridge

X Q

+  
-  
□

▼

-82.830 34.962 Degrees

100ft

1108

11

BUCK RIDGE RD

BUCK RIDGE RD

CHEROKEE FOOT HILL'S SCENIC HWY

EASTATOKA CREEK RD

#1 #2

Between 111' / 117'

# **LU-23-0018: 2 Pole Barn-Style Shelters**

## **Staff Report**

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Planning Commission Public Hearing: January 9, 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: Keowee North Marine  
7700 North Highway 11  
Sunset, SC 29685

Property Owner(s): Jeff Gower

Property Location: 7700 North Highway 11 Sunset, SC 29685

Acreage: 1.00-acre property

Tax Map Number: 4154-00-13-5577

County Council District: 3

Land Use Request: **LU-23-0018:** Land Use Review for the construction of 2 Pole Barn-Style Shelters. The subject property is located at 7700 N. Hwy 11. The applicant is Keowee North Marine. The property owner of record is Jeff Gower. TMS# 4154-00-13-5577.

Variance Request(s) from Planning Commission: None

**Request Overview:**

Bob Bean (Authorized Representative) wants to build 2 Pole Barn-Style Shelters for protecting their inventory from the weather. The proposed shelters will be located on the property owned by Jeff Gower with access from North Highway 11.

**Current Property Use:**

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

**Surrounding Area:**

The subject property is surrounded by a mixture of large vacant lots and rural-style single-family residential (±3.00 acre). The Tract on which Shelters are located looks to have other commercial uses.

**Utilities & Infrastructure**

*Transportation:* The property is served by Highway 11 (State Road)

*Water:* N/A

*Sewerage:* N/A

**Past Development/Approvals:**

N/A

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

SCDOT: N/A

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

PC Emergency/Fire Services:

**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 site has been an existing public commercial Boat Dealership and is consistent with general development occurring in the area.**

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

**With strict adherence to the development standards for the proposed uses, the proposed uses 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 current Comprehensive Plan is silent as to the locating of Pole Barn-Style Shelters in the county.**

- 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?*

**The uses as proposed and defined by the applicant should not cause an excessive use or burden to existing public facilities.**

- 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 meets the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.**

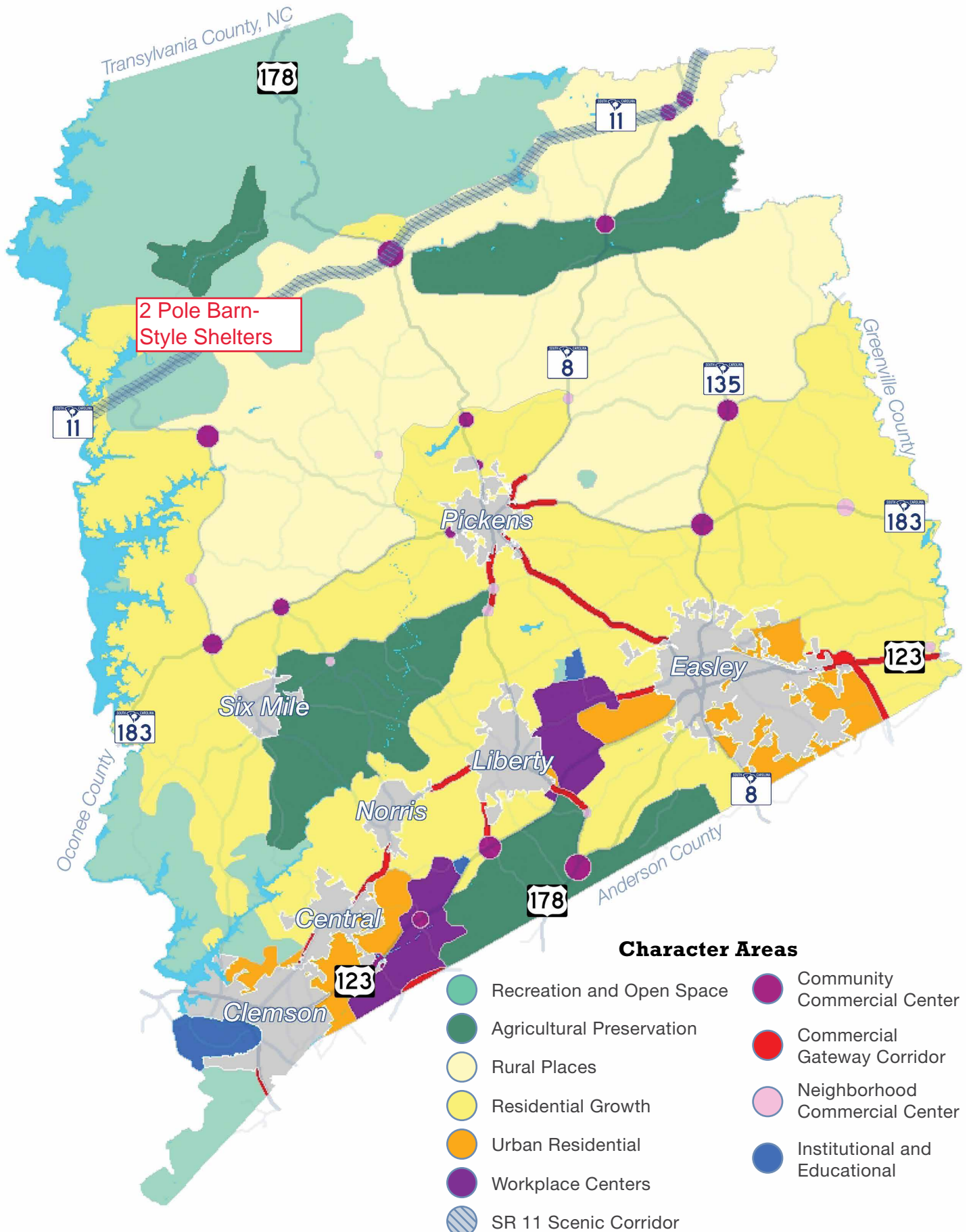
- F. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?*

**Yes. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.**

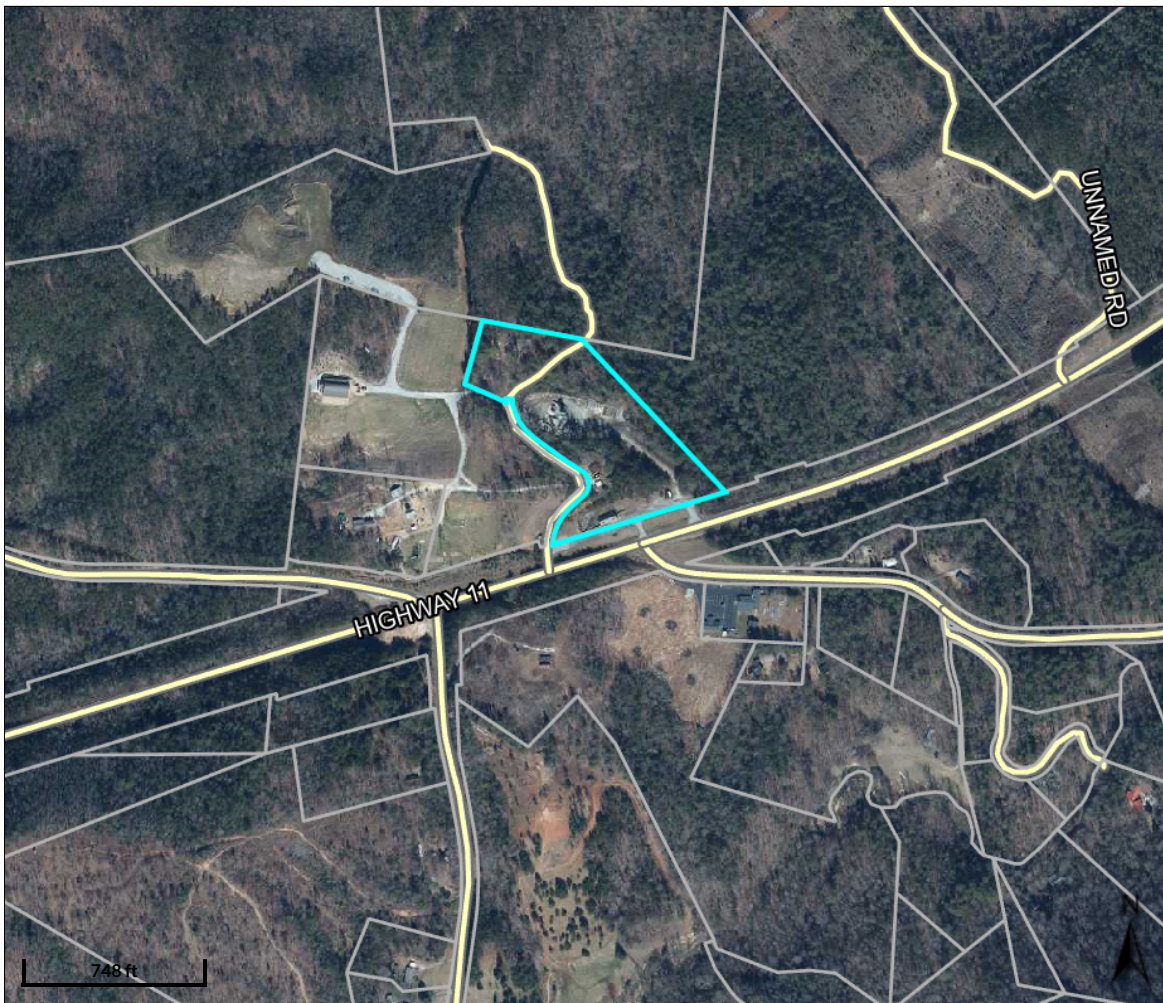
**Planning Staff Comments:**

Planning Staff does not see an issue with the proposed project. Planning Staff will defer to the Planning Commission's judgement.

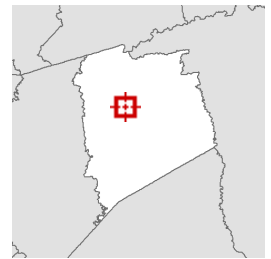








#### Overview



#### Legend

- Parcels
- 911 Address
- Roads

<b>Parcel ID</b>	4154-00-13-5577	<b>Account</b>	Commercial	<b>Ownership</b>	GOWDER JEFF	<b>Documents</b>			
<b>Account No</b>	R0067752	<b>Type</b>			M	<b>Date</b>	<b>Price</b>	<b>Doc</b>	<b>Vacant or Improved</b>
<b>Property</b>	118 BUCK RIDGE RD	<b>Class</b>	1 Story		11253 SOUTH				
<b>Address</b>	SUNSET	<b>Acreage</b>	9.46		HWY 11	4/3/2002	\$225,000	<a href="#">667/1212</a>	Improved
<b>District</b>	A14-Holly Springs	<b>LEA</b>	0025		WESTMINSTER,	3/6/2002	\$0	<a href="#">448/6B</a>	Vacant
<b>Brief</b>	N/SIDE HWY 1 PLAT 36/647	<b>Code</b>			SC 29693				
<b>Tax Description</b>	PLAT 448/6B	<b>Value</b>	\$611,100						
	(Note: Not to be used on legal documents)								

Date created: 6/19/2023

Last Data Uploaded: 6/19/2023 10:41:06 PM

Developed by  **Schneider**  
GEOSPATIAL

**LU-23-0025**

**Sunset Marnia**

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



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

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

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).



# 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 Shea B. Airey, Member

Mailing Address 23 S. Broad Street, Suite 207, Brevard, NC 28712

Telephone (864) 723-1145 Email airey@aireylaw.com

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

Property Owner(s) of Record Mountain Lakes Marina

Mailing Address 900 Gap Hill Road

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

Authorized Representative Dylan Lee

Mailing Address 66 Lothridge Road, Cleveland, GA 30528

Telephone (706) 809-1187 Email dlee@pmb-ga.com

Address/Location of Property 900 Gap Hill Road

Existing Land Use Marina Proposed Land Use Marina

Tax Map Number(s) 4130-00-61-0796 & 4130-00-61-4015

Total Size of Project (acres) +/- 20.18 acres Number of Lots \_\_\_\_\_

*Utilities:*

Proposed Water Source: ☐ Wells ☐ Public Water Water District: Six Mile

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 APPLICANT(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]* MEMBER  
 Signature of Applicant

12-01-23  
 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.

*Christopher R. Smith*  
 Signature of Owner(s)

12-01-23  
 Date

**PICKENS COUNTY STAFF USE ONLY**

Application Processing

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

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

Application Forwarded to (date):

DHEC \_\_\_\_\_ ☐ N/A

County Engineer \_\_\_\_\_ ☐ N/A

SCDOT \_\_\_\_\_ ☐ N/A

Local VFD \_\_\_\_\_ ☐ N/A

School 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

### 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.

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:



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:

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”



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

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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?

The proposed use was part of a previously approved Land Use Permit that expired. The existing use of the property has been a public commercial marina since the late 1970's. The existing use also served as an old campground. The proposed use is to redevelop the existing marina with a new restaurant, new ship store, a new dry stack storage facility, and new public restrooms.

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

The proposed use aligns with the existing use of the property. The adjacent property is owned by the same property owner. This development will benefit the surrounding properties by improving the existing marina, adding a restaurant, and allow a place to store boats for lake access.

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

The propose use is a current, legal non-confirming use relative to the future land use designation.

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- (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?

The proposed use will extend the Six Mile water main to the property. The development will utilize its own on-site wastewater system. Fire hydrants will be added for fire protection and building coverage. Gap Hill Road currently floods and has maintenance challenges - the development will be improve Gap Hill Road to avoid flooding that currently occurs along the road frontage.

- (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 proposed use will provide off-street parking to serve people dining at the restaurant, boating on the lake, using the boat docks, and those who park vehicles to get their boat out of dry stack storage. Setbacks and buffers will be followed as per the development ordinance.

- (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 use will follow public health and safety standards. The development will be maintained so that the area remains clean and hazard free. The proposed use is intended to be a destination for the public and will be well kept to serve all users. Therefore, the development should provide balance between competing interests.



**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
- ☐ N/A 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"

Shea B. Airey, Member  
Mountain Lakes Marina, LLC  
23 S. Broad Street Suite 207  
Brevard, NC 28712

Pickens County Community Development  
222 McDaniel Avenue  
Pickens, SC 29671  
(864) 898-5950  
[www.co.pickens.sc.us](http://www.co.pickens.sc.us)

**Sunset Marina**  
Land Use Letter of Intent

To whom it may concern,

Mountain Lakes Marina requests a land use permit for the subject property located at 900 Gap Hill Road, Six Mile, SC with property ID 4130-00-61-0796 and 4130-00-61-4015. This development includes approximately 9.5 acres located on the north side of Gap Hill road and approximately 4 acres on the south side of Gap Hill Road. The 9.5 acres will incorporate the full Sunset Marina Development. This will include a new 21,500 sq.ft. Dry Stack Storage Facility with 240 boat racks, a 12,700 sq.ft. two-story Restaurant/Ship Store Building, 1,200 sq.ft. of public restroom, a new parking lot, and new amenity space to enhance the development. The additional acreage on the south side of Gap Hill Road will support an on-site wastewater septic system to serve the marina development.

The property is bordered by Lake Keowee to the north and west and Gap Hill Road to the South. Mountain Lakes Marina also owns the property directly to the east.

The property has been previously built with an existing marina and ship store building on-site. There are boat ramps and docks in use and will continue to be used after the new development. The existing ship store will be replaced by the new development.

For questions regarding this application, please contact John Hamilton.

Shea B. Airey  
(864) 723-1145  
[airey@aireylaw.com](mailto:airey@aireylaw.com)

Warm regards,

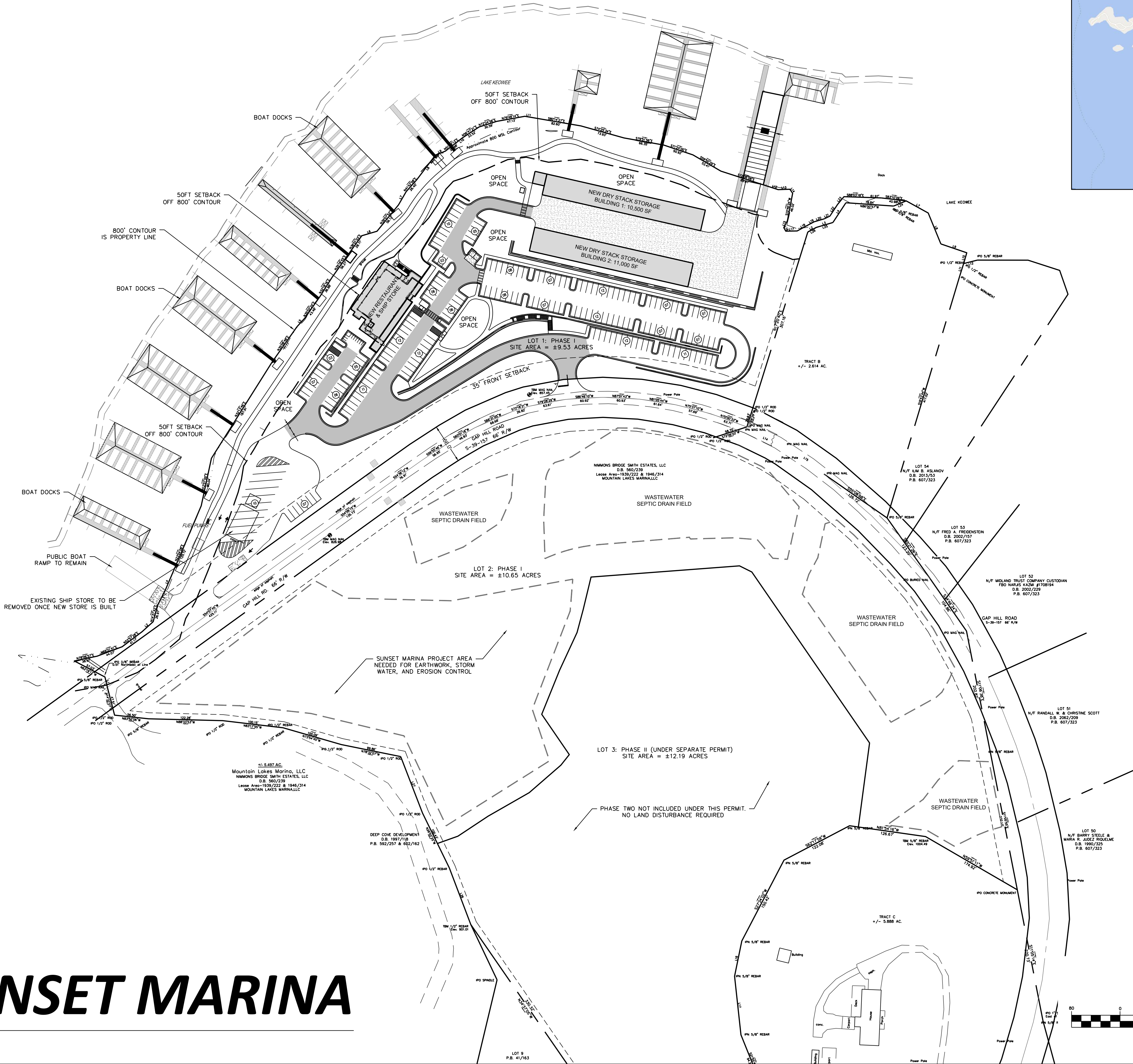
A handwritten signature in blue ink, appearing to read "Shea B. Airey". The signature is fluid and cursive, with the last name "Airey" being more prominent.

Shea B. Airey, Member of Mountain Lakes Marina, LLC

December 1, 2023



# SUNSET MARINA



## LOCATION MAP

N.T.S.

### SITE DATA

ZONING USE: CFD  
TOTAL ACREAGE: 32.37  
PHASE I:  
LOT 1 = 9.53 ACRES  
LOT 2 = 10.65 ACRES

PICKENS COUNTY, SC  
PARCEL ID: 4130-00-61-0769  
4130-00-61-4015

SETBACKS:  
FRONT: 35 FT  
SIDE: 7 FT  
REAR: 50FT FROM 800' CONTOUR

### BUILDING DATA

NO. OF BUILDINGS: 03  
(2) DRY STACK: 21,500 SF  
(1) RESTAURANT/STORE: 12,700 SF

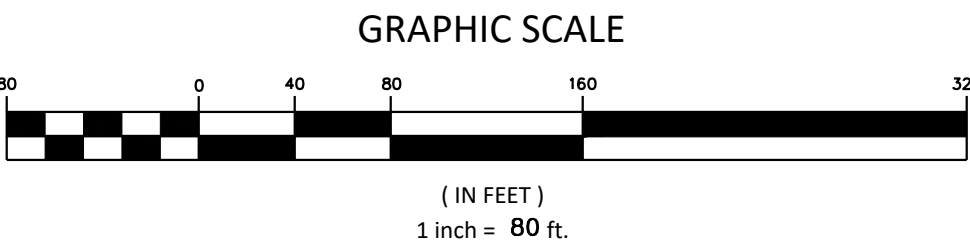
FLOOR AREA RATIO (FAR):  
LOT 1 = 34,200 SF / 9.53 AC = 8.2%  
LOT 2 = N/A

### PARKING DATA

PARKING PROVIDED: 198 TOTAL  
TRAILER PARKING: 10  
CAR PARKING: 193  
ADA SPACES: 05

### UTILITIES

WATER: SIX MILE  
SEWER: ON-SITE WASTEWATER  
POWER: DUKE POWER  
TELECOM: TBD

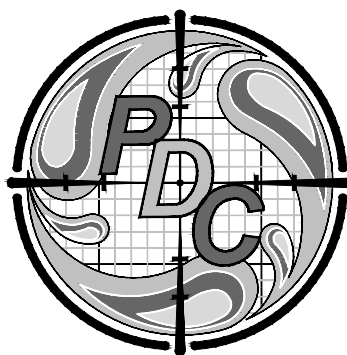


CALL 811 THREE WORKING DAYS BEFORE YOU DIG



JOB NO. 22-005

JANUARY 26, 2023



PRECISION  
DESIGN CONSULTANTS

#### PROJECT INFO.

SCALE:  
DRAWN BY: D.LEE  
PROJECT MANAGER: D.LEE  
CHECKED BY: D.LEE

## SUNSET MARINA

900 GAP HILL ROAD (S-39-157)  
PICKENS COUNTY, SC  
LAND LOT 40; 1ST DISTRICT  
PARCEL ID: 4130-00-61-0796 & 4130-00-61-4015

#### DESIGN PROFESSIONAL

#### RECORD/REVISION

07/10/23 PRELIMINARY PRICING SET  
12/04/23 LAND USE SKETCH PLAN

#### SHEET NAME

## SKETCH PLAN

#### SHEET NUMBER

C-300

NOT ISSUED FOR  
CONSTRUCTION



# **LU-23-0025: Sunset Marina**

## **Staff Report**

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Planning Commission Public Hearing: January 8, 2024 6:30 PM

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

Applicant: Shea Airey  
23 South Broad Street  
Suite 207  
Brevard, NC 28712

Property Owner(s): Mountain Lakes Marina

Property Location: 900 Gap Hill Road, Six Mile, SC

Acreage: 20-Acres

Tax Map Number: 4130-00-61-0796 & 4130-00-61-4015

County Council District: 2

Land Use Request: **LU-23-0025:** Land Use Review for a marina and associated uses. The subject property is located at 900 Gap Hill Road, Six Mile, SC. The applicant is Shea Airey. The property owner of record is Mountain Lakes Marina. TMS# 4130-00-61-0796 & 4130-00-61-4015.

Variance Request(s) from Planning Commission: None

### **Request Overview:**

Mountain Lakes Marina requests a land use permit to a development to include approximately 9.5 acres located on the north side of Gap Hill Road and approximately 4-acres on the south side of Gap Hill Road. The 9.5-acres will incorporate the full Sunset Marina Development. This will include a new 21,500 sq. ft. Dry Stack Storage Facility with 240 boat racks, a 12,700 sq. ft. two-story restaurant/ship store building, 1200 sq. ft. of public restroom, a new parking lot, and new amenity space to enhance the development. The additional 11-acres on the south side of Gap Hill Road will support an on-site wastewater septic system to serve the marina developments.

### **Current Property Use:**

The property is currently used as a marina with ramps and docks and ship store in use.

### **Surrounding Area:**

The subject property is surrounded by Lake Keowee to the north and west and vacant land to the south and east.

### **Utilities & Infrastructure**

*Transportation:* The property is served by Gap Hill Road which is a State road.

*Water:* Six Mile Water

*Sewerage:* Septic

*Property Development History:* This property currently operates as a marina.

### **Comments from Reviewing Agencies:**

SCDOT: None

Pickens County Engineer: No concerns as long as Emergency Services is OK with this. Emergency services has reviewed the plan is okay with it provided all turn radii meet code for emergency vehicles.

Schools: N/A

Stormwater: Based on the current plot plan it appears a stormwater land disturbance permit will be required. Stormwater does not see any concerns or issues with this.

### **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 is not consistent with uses in the immediate area or the general development patterns in the area which are predominantly residential and vacant land but the proposed permit is for an expansion of an existing use and, therefore, by that definition, consistent.**

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

**With strict adherence to the development standards and limiting the uses as proposed by the applicant the proposed use should not adversely affect the existing use of adjacent property.**

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



**The proposed use is not consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan. The Character Area designation for the area is Residential Growth. However, this is an expansion of an existing use.**

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

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

*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. As presented this project appears to meet all UDSO standards with the following exceptions:**

- There needs to be a Class 1 buffer along the eastern property line which abuts vacant land.
- There needs to be a Class 4 buffer along the southern property line which abuts a residential use.
- There needs to be a Class 2 buffer along any borders where the property abuts a road.
- It is unclear if this project meets all Lakeshore Setback requirements.

*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?*

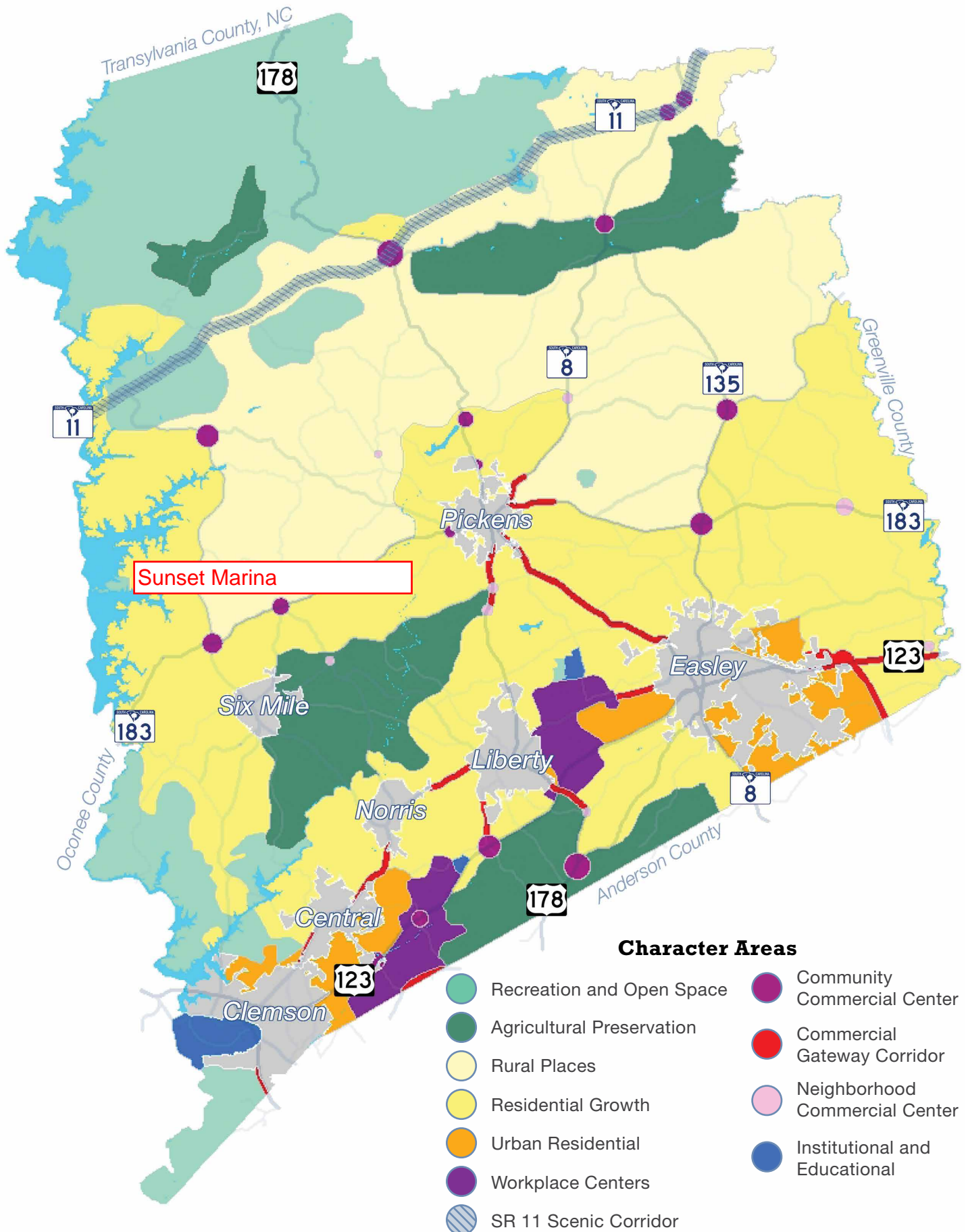
**The proposed development reflects a balance of the public health, safety, morality, or general welfare and the right to unrestricted use of property.**

**Planning Staff Comments:**

The Commission may want to consider requiring all lighting to be Dark Sky compliant.

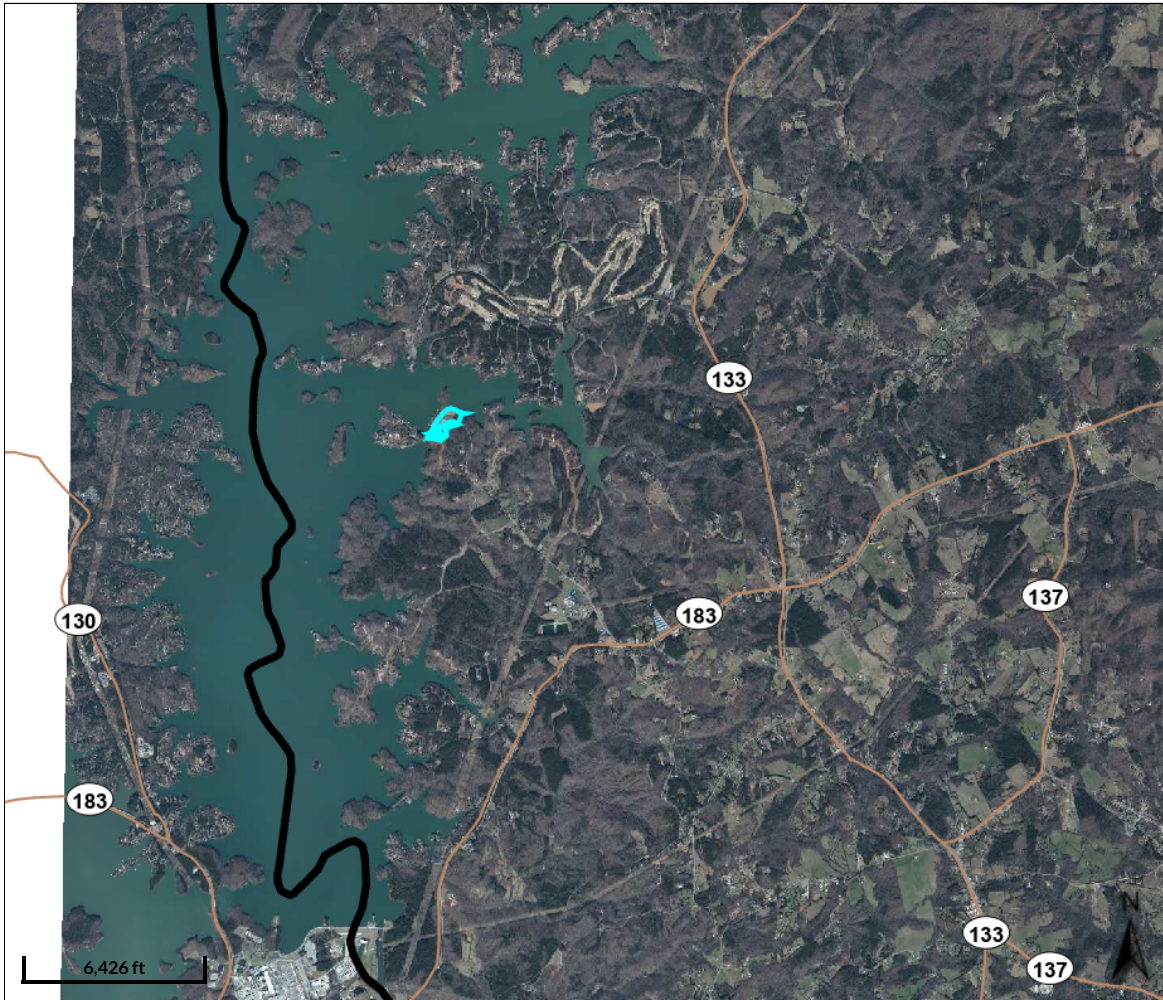
Verify location of fuel pumps adjacent to shoreline.

Be sure the project (roadway and walkways in particular) adheres to all Section 410 Lakeshore Setback standards in the UDSO.

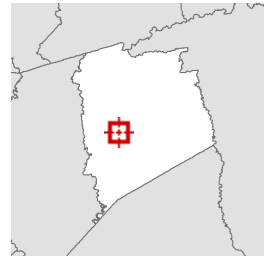




# Pickens County, SC



## Overview



## Legend

- Parcels
- USA Major Highways
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way

Parcel ID	4130-00-61-0769	Account	Commercial	Ownership	NIMMONS	Documents			
Account No	R0089340	Type			BRIDGE	Date	Price	Doc	Vacant or Improved
Property	900 GAP HILL RD	Class	Retail Store		SMITH				
Address	SIX MILE	Acreage	14.987		ESTATES LLC	11/7/2018	\$0	<a href="#">609 / 336</a>	Vacant
District	A16-Six Mile	LEA	0010		C/O	1/26/2018	\$0	<a href="#">607 / 53</a>	Vacant
Brief	N/SIDE GAP HILL RD S/SIDE GAP	Code			MOUNTAIN				
Tax Description	HILL RD LEASE AREA PLAT	Value	\$827,300		LAKES				
	607/53 PLAT 609/336				MARINA LLC				
	(Note: Not to be used on legal documents)				900 GAP HILL				
					RD				
					SIX MILE, SC				
					29682-0000				

Date created: 12/4/2023

Last Data Uploaded: 12/4/2023 8:45:56 AM

Developed by  Schneider  
GEOSPATIAL

**LU-23-0026**

**Access Driveway  
Through HWY 11  
Buffer**

Seth T Nicholson

Tax map number 4164-00-29-2962

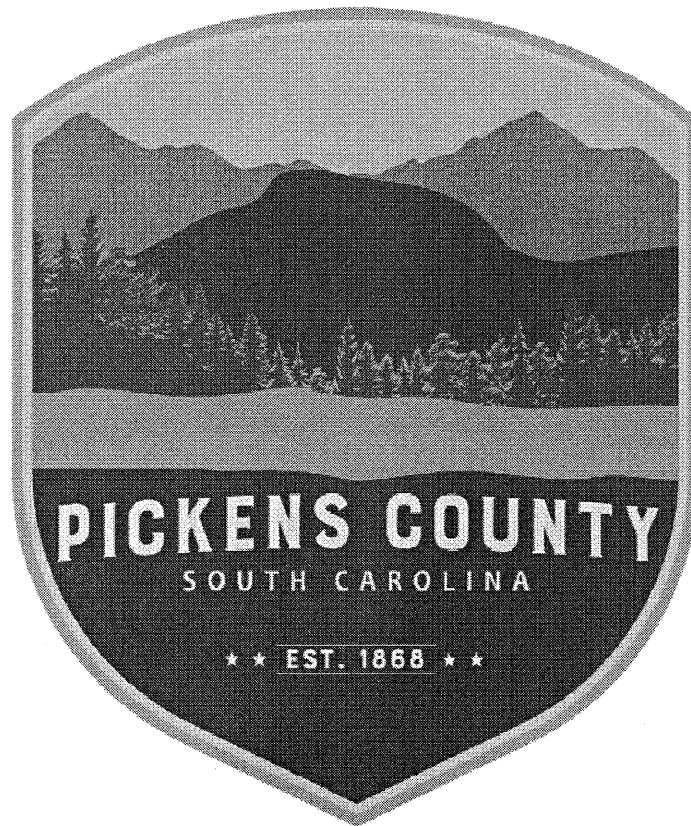
I Seth Nicholson the owner of the private property in question is requesting access across the buffer on sc-11. I have plans to build a single residential dwelling. I own 2.95 and plan to put a 2,400 square foot house on the property. As I have illustrated in the sketch plan, I plan to preserve as much existing vegetation and obstruction of view from sc-11. I have full intentions on hydro seeding all excavation that will take place during the construction of the driveway to prevent damage of view of the roadside. Once all of the home construction is completed, I have plans to pave the driveway through the buffer of sc-11. The driveway will approach sc-11 at approximately 45 degrees thus nothing being able to be seen more than 100ft from sc-11 looking into the property. At the end of construction if deemed necessary then additional shrubbery and vegetation could be planted in order to preserve the sc-11 scenic ordnance.

Sincerely,

Seth T. Nicholson



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

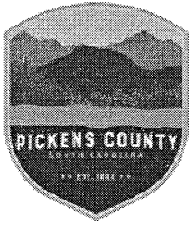


Thank you for your interest in Pickens County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Pickens County Planning Commission.

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

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).



# 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 SETH T. NICHOLSON

Mailing Address 130 moonlight trail pickens S.C. 29671

Telephone (864) 420-8750 Email sethnicolson120@gmail.com

Applicant is the: Owner's Agent \_\_\_\_\_ Property Owner SETH NICHOLSON

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

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

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

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

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

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

Address/Location of Property \_\_\_\_\_

Existing Land Use agricultural Proposed Land Use Residential

Tax Map Number(s) 4164-00-29-2962

Total Size of Project (acres) 2.950 Number of Lots 1

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.

*Keith Nichols*  
 Signature of Applicant

12-11-23  
 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.

*Keith Nichols*  
 Signature of Owner(s)

12-11-23  
 Date

**PICKENS COUNTY STAFF USE ONLY**

Application Processing

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

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

Application Forwarded to (date):

DHEC \_\_\_\_\_ ☐ N/A

County Engineer \_\_\_\_\_ ☐ N/A

SCDOT \_\_\_\_\_ ☐ N/A

Local VFD \_\_\_\_\_ ☐ N/A

School 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**  
**LAND USE REVIEW**  
**Application Process and Requirements**

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

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

**APPLICATION PROCESS**

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



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:

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:

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”



**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. It is a Driveway access to get to my Private property

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

no. it will not

- (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, It will not

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

Yes,

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

Yes



**Pickens County, 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

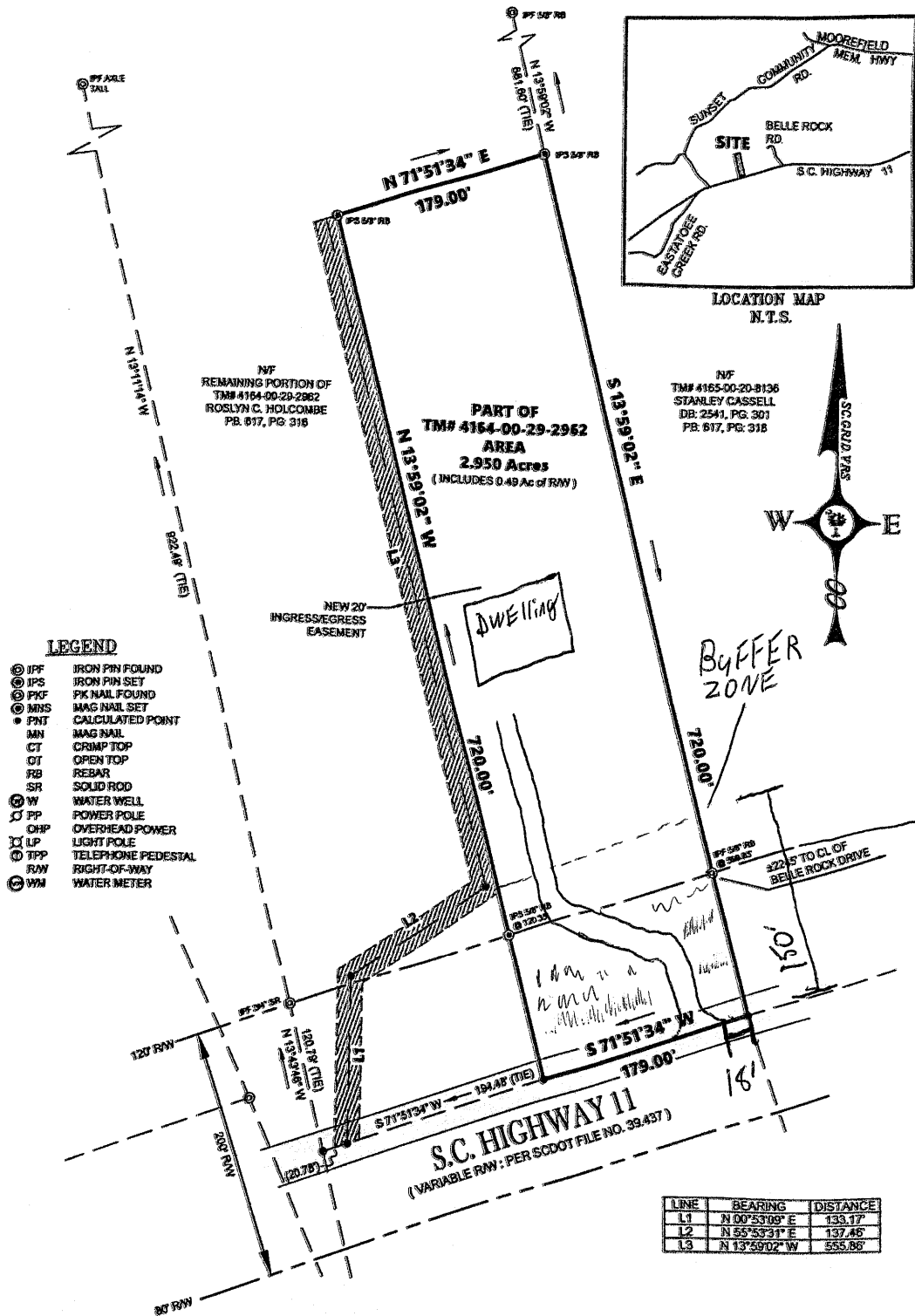
\_\_\_\_\_ Letter of intent

\_\_\_\_\_ 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"





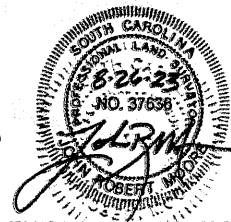
- LEGEND**
- ⊙ IPF IRON PIN FOUND
  - ⊙ IPS IRON PIN SET
  - ⊙ PKF PK NAIL FOUND
  - ⊙ MNS MAG NAIL SET
  - PNT CALCULATED POINT
  - ⊙ MN MAG NAIL
  - ⊙ CT CRIMP TOP
  - ⊙ OT OPEN TOP
  - ⊙ RB REBAR
  - ⊙ SR SOLID ROD
  - ⊙ W WATER WELL
  - ⊙ PP POWER POLE
  - ⊙ OHP OVERHEAD POWER
  - ⊙ LP LIGHT POLE
  - ⊙ TPP TELEPHONE PEDESTAL
  - ⊙ RW RIGHT-OF-WAY
  - ⊙ WM WATER METER

GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.



JOHN R. MOORE, S.C. PROFESSIONAL LAND SURVEYOR NO. 37638, 121 RUNNING FOX LANE - BELTON, SC 29627; (864) 507-7911

# BOUNDARY SURVEY OF Seth T. Nicholson

7044 HIGHWAY 11: SUNSET, SC 29671

PICKENS COUNTY

DATE OF SURVEY: AUGUST 26, 2023

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 "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

JOB# 23020

LINE	BEARING	DISTANCE
L1	N 00°53'09" E	133.17'
L2	N 55°53'31" E	137.46'
L3	N 13°59'02" W	555.86'

120' From  
center line  
to The Ditch  
line and a  
STEEP Bank.



# PICKENS COUNTY

SOUTH CAROLINA



## Community & Tourism development

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

December 19, 2023

### Planning Commission

Per Section 2 of the Highway 11 Ordinance, any activity taking place within the Buffer Area requires approval from the Planning Commission. This includes granting vehicular access to a piece of property.

#### *Section 2:*

*2. Access Exclusion. The Planning Commission may grant an access exclusion through the buffer upon submission of a site plan and remediation plan submitted by or on behalf of the property owner. The access exclusion shall be for access to property through the buffer. The access exclusion shall be in compliance with the remainder of the restrictions set forth herein. The access exclusion for Driveways and entrance roads shall comply with the Pickens County UDSO (Unified Development Standards Ordinance).*

The subject property in LU-23-0026 is a case-in-point whereby the owner has a piece of undeveloped land with no existing vehicular access between the edge of the pavement of Highway 11 and the boundaries of their private property. They are seeking permission to install a traditional driveway that will extend from the edge of the pavement of Highway 11, across the State ROW, through the Highway 11 Buffer Yard, and then deeper into the private property. The purpose of this access is to build one single-family home. The applicant has stated that this driveway “cut” should be in the 20’-25’ range. The finished/paved drive will be in the 10’-12’ range, and he has no intentions of cutting down any more trees than absolutely necessary. He intends to stabilize all banks and cuts exposed in the process of implementing the drive. This remediation plan will be through seeding, sodding, or mulching. He also said the drive would be gravel initially, and it may stay that way in perpetuity, but he intends to pave the drive once a home is built, and all heavy equipment has finished using the drive on a daily basis.

Because the standards and criteria for review are not clearly spelled out in the ordinance, staff suggest the Planning Commission consider using the following criteria:

- Verification that the access is necessary and that the subject property cannot be reasonably accessed via another route.
- Verification that the proposed “pathway” is no wider or longer than necessary.
- Evaluate whether or not the remediation plan is sufficient.

Sincerely,

Trad Julian  
Senior Planner