

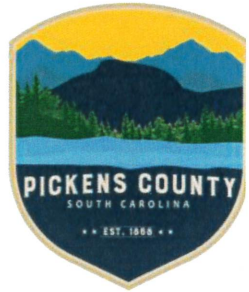
MEMBERS

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

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

December 11, 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**
November 13, 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**

LU-23-0023 – Merphree Farm Cottages at 577 Lakeside Dr. Six Mile, SC 29682. TMS# 4141-00-23-0551

LU-23-0024 – Water Treatment Facility at 3874 Walhalla Hwy, Six Mile, SC 29682. TMS# 4038-00-55-3218
- VI. **New Business**
- VII. **Commissioner and Staff Discussion**

DTA Impact Fee Study
- VIII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

November 11, 2023

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

NOTICE OF MEETING AND PUBLIC HEARING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided January 1, 2023 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

MEMBERS PRESENT:

Gary Stancell, Chair
Mike Watson
Bobby Ballentine
Phil Smith
Clay Counts

MEMBERS ABSENT:

David Cox, Vice Chairman
Jon Humphrey

STAFF PRESENT:

Trad Julian, Planning Supervisor
Todd Steadman, Planner

Welcome and Call to Order

Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of silence and then asked everyone to recite the Pledge of Allegiance.

Mr. Stancell then asked for the members of the Commission to introduce themselves.

Approval of Minutes

Mr. Stancell called for approval of the minutes of the October 10, 2023 meeting.

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

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

Public Comments

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda. No one spoke up so Chairman Stancell closed the Public Comments.

1 **Public Hearings**

2
3 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

4
5 **SD-23-0017:** Review for Phase One of a warehouse park. The subject property is located at 3800
6 Calhoun Memorial Highway in Easley. The applicant is SC GP Speedway, LLC:

7
8 Chairman Stancell asked for the applicant to present his case.

9
10 Mr. Bud Wilson addressed the Commission. He said while the application is for a warehouse park this development
11 would be an industrial park. He pointed out that the only reason they changed the application to be for a warehouse
12 park is because the parking requirements for an industrial park are too restrictive.

13
14 Mr. Watson asked if there would be any radio towers on the site. The applicant said not that he was aware of.

15
16 Mr. Ballentine asked for further clarification on if this was a warehouse or an industrial park because the application
17 says warehouse.

18
19 The applicant said it was going to have both uses but for now they were seeking approval for warehouses.

20
21 Mr. Smith asked if the site would be fenced.

22
23 Ryan Hall, speaking on behalf of the client, said that the entire site would not be fenced but that portions of the site will
24 have fencing.

25
26 Mr. Steadman pointed out that there are buffer requirements on all borders and that those requirements will all be met
27 and that one section will require a wall but mostly the screening and buffer is vegetative.

28
29 Mr. Ballentine asked about the future of the race track.

30
31 The applicant said that the land where the track is sited was under contract and that they did not plan to change
32 anything at this time.

33
34 Mr. Julian presented the staff report.

35
36 Mr. Smith asked for clarification on the status of the land acquisition and the applicant said that they have a contract
37 on all of the land but nothing has been purchased.

38
39 Chairman Stancell then asked if anyone wished to speak in opposition to the project.

40
41 Mark Blackwell: Wants to know what is going to happen to the track. Asked if we could possibly save it. Said it was the
42 second oldest NASCAR track in America and the site of the first pole-to-pole television broadcast. His father ran the
43 track from 1955 to 2003 and the track has been here since the 40's.

44
45 Matthew Dillner: Came here from North Carolina. He is speaking from the heart. He was host of a show called "Lost
46 Speedway". This facility needs County support. He wanted assurance that the citizens will have a voice and opportunity
47 to protect this track in perpetuity.

48
49 Stephen Guthrie: This track has been there a long time and there are a lot of people who want to keep and preserve a
50 part of history.

51
52 Cameron Bolan: Lots of memories were made at this track. Pointed out we would also be losing the fairgrounds.
53 Racetrack memories cannot be replaced.

1 Charles Brown: Also from Charlotte. Been involved with racing since he was a kid. He has lots of memories of this track.
2 He believes the racetrack can co-exist with the warehouse. Losing this track would be like losing our own version of
3 Wrigley Field.
4

5 Davita Widenhouse: This track has a significant history in racing. In regard to the warehouse project, she felt the
6 Commission should know who the clients would be and how the stormwater would be impacted before approving
7 anything.
8

9 Chairman Stancell then asked if anyone wished to speak in favor of the project.

10
11 Ryan Hall spoke in favor of the project.

12
13 Chairman Stancell then closed the public comments.

14
15 Mr. Ballentine made a motion to approve Phase One of the Greenville Pickens Speedway project as presented with
16 any changes to the use or site to be brought back to the Planning Commission.
17

18 Mr. Counts seconded.

19
20 Chairman Stancell called for discussion.

21
22 Mr. Ballentine said that Phase One did not impact the track and that even Phase two shows the track as remaining
23 intact.
24

25 Mr. Watson asked about detention ponds and pointed out that Phase One provides time for those interested in saving
26 the track to take some sort of action.
27

28 Mr. Smith suggested the access road be done in a way that did not hurt the track.
29

30 Mr. Counts said he thought the parking requirements are a little excessive and needs to be addressed.

31
32 Mr. Ballentine clarified that the proposed entrance is temporary.

33
34 Mr. Counts made a motion to amend the motion to include the stipulation that the access road should not have any
35 negative impact on the existing track.
36

37 Mr. Watson seconded.

38
39 Chairman Stancell called for a vote to amend the motion and the motion passed unanimously (5-0).

40
41 Chairman Stancell then called for a vote on the amended motion and the motion passed unanimously (5-0).
42

43 **SD-23-0016: SD-23-0018:** Review for a 20-lot Conventional Subdivision. The subject property is located at the
44 intersection of Concord Church Road and Stephens Road. The applicant is Randy Solomon.
45

46 Chairman Stancell asked the applicant to present.

47
48 Randy Solomon spoke and said that he had reduced the number of lots, widened the lots,
49 provided an easement access to the detention pond area, showed how the parking would
50 work, that the setbacks were between 65' and 80' and all homes would have a two-car
51 garage and that there would be a range of home styles to choose from so the site would
52 not all look the same. He said he felt like he could deliver these homes in the \$230K to
53 \$250K range.
54

55 Mr. Smith asked if a rear access road had been considered.
56

1 Mr. Solomon said it had been considered but it was cots prohibitive.

2
3 Mr. Watson asked if there would be fencing.

4
5 Mr. Solomon said that there would likely be some around the pond due to DHEC standards but all other fencing would
6 be up to the property owners.

7
8 Mr. Ballentine said that it appeared to him that the applicant has addressed all of the concerns raised by the
9 Commission.

10
11 Mr. Julian then presented his staff report and said that the applicant had addressed all of the concerns raised by staff
12 and the Commission.

13
14 Chairman Stancell asked if anyone was there to speak in favor of the project. No one came forward.

15
16 Chairman Stancell asked if anyone wished to speak in opposition to the project.

17
18 C.B. Rowe: Lives nearby. His land is valuable and this project will hurt his property values. This type of property is too
19 easy to build no and it will ruin agriculture land and add light pollution. He said that if you want to live in Pickens you
20 should have to pay a price.

21
22 Russ Smith: Opposed to the project and concerned about roadway safety, hurting the aesthetics of the area, and
23 runoff. Hew said he felt this project did not fit in to the character of the area. He said the average lot width frontage in
24 the area is 280'. Even new homes coming in have 100' width. This is a change in character.

25
26 Chris Collin: Not happy about this. Never spoken out at a public meeting before. Just want this to be built somewhere
27 else.

28
29 Dian Rowe: Wants to preserve the agricultural land of the area. Suggested that the developer should consider
30 renovating some old buildings and mills that than do this. She is concerned about traffic safety.

31
32 As no one else wanted to speak Chairman Stancell closed the public input portion of the hearing.

33
34 Chairman Stancell called for a motion.

35
36 Mr. Watson made a motion to approve the project as presented.

37
38 Mr. Balentine seconded.

39
40 Chairman Stancell called for discussion.

41
42 Mr. Watson said he felt that the applicant had gone above and beyond in responding to all of the requests and
43 requirements of the Commission including setback from the road, added garages, provided access to the pond, showed
44 different type of home facades and finishes and floorplans.

45
46 Mr. Smith asked if the road would be widened.

47
48 Mr. Solomon said he would do whatever DOT required him to do.

49
50 Mr. Smith pointed out that this type of development is in alignment with the Comprehensive Plan and that the area in
51 question is categorized as Residential Growth.

52
53 Mr. Counts asked the Commission if we should require the developer to plant 2 2.5" caliber trees per lot.

54
55 Mr. Solomon said he would consider it.

1 Mr. Watson said he thought that should be up to the homeowner.

2
3 Chairman Stancell called for a vote.

4
5 The motion passed unanimously (5-0).

6
7 **UDSO Amendment to Define How the County Will Measure:**

8
9 Mr. Julian presented the language and said that if the Commission was in agreement, they just needed to vote on this
10 and it would then go on to Council.

11
12 Mr. Smith made a motion to approve the language as presented.

13
14 Mr. Counts seconded.

15
16 Chairman Stancell called for a vote.

17
18 The motion passed unanimously (5-0).

19
20 ***New Business***

21 There was no new business.

22
23 ***Commissioners and Staff Discussion***

24 There was no new business.

25
26 ***Adjourn***

27
28 There being no additional matters to be taken up by the Commission, Chairman Stancell called for a motion to adjourn.

29
30 Mr. Ballentine made a motion to adjourn.

31
32 Mr. Watson seconded.

33
34 The motion passed unanimously (5-0).

35
36 The meeting was adjourned and 8:37.

37
38 Submitted by:

39
40 _____
41 Secretary

_____ Date

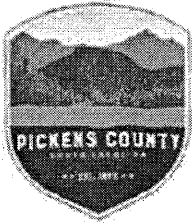
42
43 Approved by:

44
45 _____
46 Chairman

_____ Date

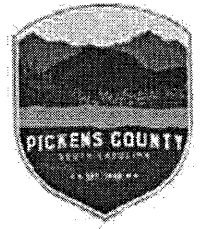
LU-23-0023

Murphree Farm Cottages



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 J. Michael Murphree

Mailing Address Post Office Box 580, Six Mile, South Carolina 29682

Telephone 843-870-7154 Email murphreemike@gmail.com

Applicant is the: Owner's Agent X Property Owner _____

Property Owner(s) of Record Murphree Farm LLC

Mailing Address PO Box 580, Six Mile, S.C. 29682

Telephone 843-870-7154 Email murphreemike@gmail.com

Authorized Representative J. Michael Murphree

Mailing Address PO Box 580, Six Mile, S.C. 29682

Telephone 843-870-7154 Email murphreemike@gmail.com

Address/Location of Property 577 Lakeside Dr., Six Mile, S.C. 29682

Existing Land Use Residential Proposed Land Use Recreational Vehicle (RV) & Campgrounds

Tax Map Number(s) 4141-00-23-0551

Total Size of Project (acres) 5.33 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):

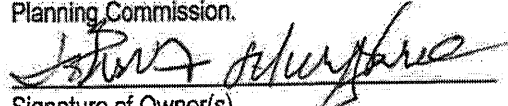
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or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


 Signature of Applicant

10/25/2023
 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)

10/25/2023
 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

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

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

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

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

Yes, the project is consistent with the general development patterns in the area. The predominant development in this area is residential. The property is bordered by the Cliffs at Keowee Springs and by the Reserve at Lake Keowee. The site is within five (5) miles of the Mile Creek County Park.

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

The proposed land use will have no adverse affect on any existing use or usability of adjacent or nearby properties. The proposed land use change is separated from adjacent land uses by Lake Keowee; which creates a natural buffer from these existing uses.

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

Yes, the proposed development is compatible with the goals, objectives, purpose, and intent of the One Pickens County Comprehensive Plan. The comprehensive plan identifies the area of this development as Residential Growth. Vacation rentals are compatible with this planning objective.

- (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 developer has applied to the SC Department of Health & Environmental Control to construct a new water system to serve the proposed rental cottages. Wastewater demands will be served by an on-site wastewater disposal system. The scale of this development will not burden public 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 property is suitable for the proposed land use. Access to the rental cottages is provided from Lakeside Dr. Adequate property is provided to accommodate buffers and setbacks. Off-street parking for these cottages is provided as well.

- (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?

It is the developers position that the proposed land use strikes the proper balance with the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property. This development will promote responsible tourism within the County.



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.

 X Completed application form

 X Letter of intent

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

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

 X Attachment "A"

Murphree Farm LLC
PO Box 580
Six Mile, South Carolina 29682

October 23, 2023

Pickens County Planning Department
222 McDaniel Avenue, B-10
Pickens, South Carolina 29671

Attn: Mr. Trad Julian

Subject: Murphree Farm Vacation Rental Cottages
 Land Use Application
 Letter of Intent

Dear Mr. Julian:

Murphree Farm Cottages is conceived as a vacation destination to be constructed on a 5.32-acre parcel, which has been subdivided from a parent tract of approximately 47-acres, located on Lake Keowee, in Pickens County, South Carolina. This property is located 10-miles west of Pickens, South Carolina, near the intersection of S.C. Highway 133 and Lakeside Drive. The development will include the construction of five (5) two-bedroom cottages along the lake shore and will be accessed from Lakeside Drive.

This development will be constructed in two (2) phases. The first phase will include the construction of two rental cottages to complement the existing rental unit. Phase 1 will also include the installation of a new water distribution system and the construction of a community wastewater disposal area. Phase 2 will include the construction of three (3) additional rental cottages.

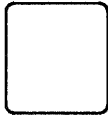
The land use requested for this development is Recreational Vehicle (RV) and Campgrounds. The proposed development will be constructed on one (1), 5.32-acre parcel of land. The development of this parcel will include six (6) rental cottages; one (1) existing cottage and five (5) proposed cottages. These new cottages will be nearly identical to the existing cottage. All cottages will be single story structures, constructed on crawl space foundations, and will include approximately 1,128 square feet of heated space.

Should you have any questions or require additional information, please contact us via email at bmurphreepe@gmail.com or at 864-624-7770.

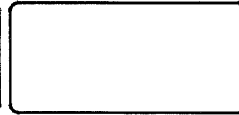
Sincerely,

Brian F. Murphree

Brian F. Murphree, PE
Murphree Farm LLC



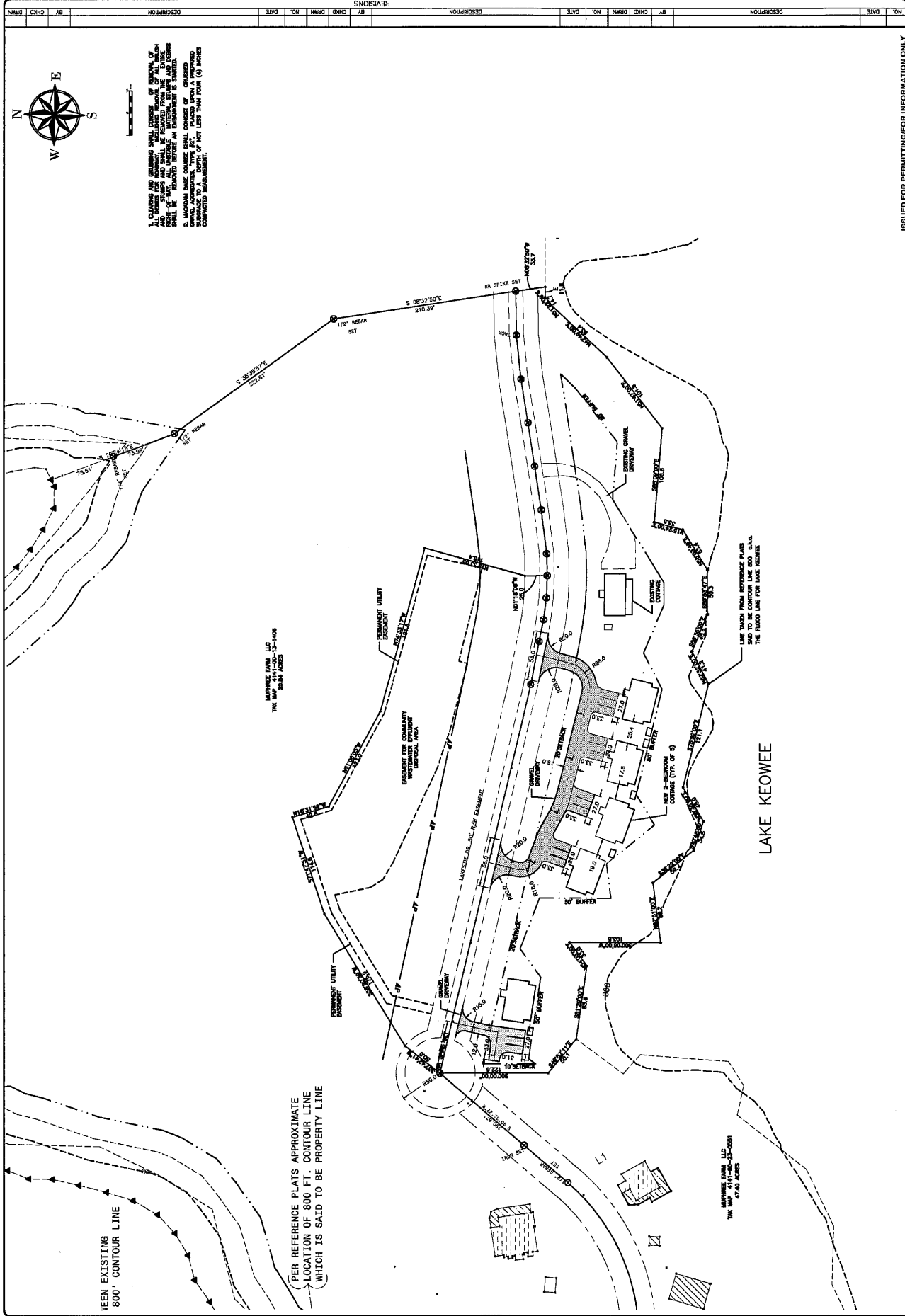
MURPHREE FARM, LLC
656 LAKESIDE DRIVE
SIX MILE, S.C.



VACATION RENTAL COTTAGES
656 LAKESIDE DRIVE
SIX MILE, S.C.
GENERAL SITE PLAN

DESIGNED BY	FILE NO.
DRAWN BY	FILE NO.
DATE	FILE NO.

SHEET NO.
C-3.0



ISSUED FOR PERMITTING FOR INFORMATION ONLY

LU-23-0023: Murphree Farm Cottages

Staff Report

Planning Commission Public Hearing:

December 11, 2023 6:30 PM

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

Applicant: J. Michael Murphree
Post Office Box 580
Six Mile, SC 29682

Property Owner(s): Murphree Farm LLC

Property Location: 577 Lakeside Dr., Six Mile, SC 29682

Acreage: 5.33 acres

Tax Map Number: 4141-00-23-0551

County Council District:

Land Use Request: **LU-23-0023:** Land Use for the Construction of five two-bedroom cottages. The property owner of record is Murphree Farm LLC. TMS# 4141-00-23-0551.

Variance Request(s) from Planning Commission: N/A

Request Overview:

The applicant is proposing to develop 5.32 acres from a parent tract of approximately 47 acres. This development will be constructed in two phases. The first phase will include the construction of two rental cottages, a water distribution system, and a community wastewater disposal area. The second phase will include the construction of three more rental cottages.

Current Property Use:

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

Surrounding Area:

The subject property is surrounded by property owned by the same entity residential and two small parcels of vacant land.

Utilities & Infrastructure

Transportation: The property is served by Lakeside Dr. (County Road)

Water: Well

Sewerage: Onsite Septic

Comments from Reviewing Agencies:

SCDOT: N/A

Pickens County Engineer: The applicant needs to get an encroachment permit from the County for the two proposed access points at Lakeside Drive. From the site plan, it appears that the radii at the entrances and the turn towards the cottages need to be larger.

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 proposed use is consistent with other uses in the area.

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

With adherence to the standards enumerated in the UDSO relative to RV Parks and Campgrounds, any potential impacts on adjacent properties will be mitigated.

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

The current Comprehensive Plan identifies the area as "Residential Growth". The Comprehensive Plan speaks to the placement of development where there are services capable of supporting development. Services in the area are adequate for the proposed project.

- D. Will the proposed use not cause 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 use and request as proposed should not cause an excessive use or burden to existing public facilities; provided the applicable standards set forth in the UDSO are adhered to.

- 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 size of the tract allows the proposed project to meet 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 public health, safety, morality, or general welfare and the right to unrestricted use of the property?

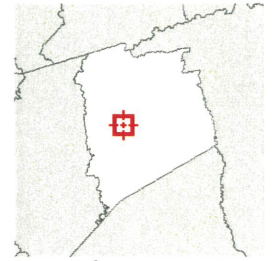
Yes. The use and request as proposed appear to balance the protection of health and welfare with the unfettered use of property.



Pickens County, SC



Overview



Legend

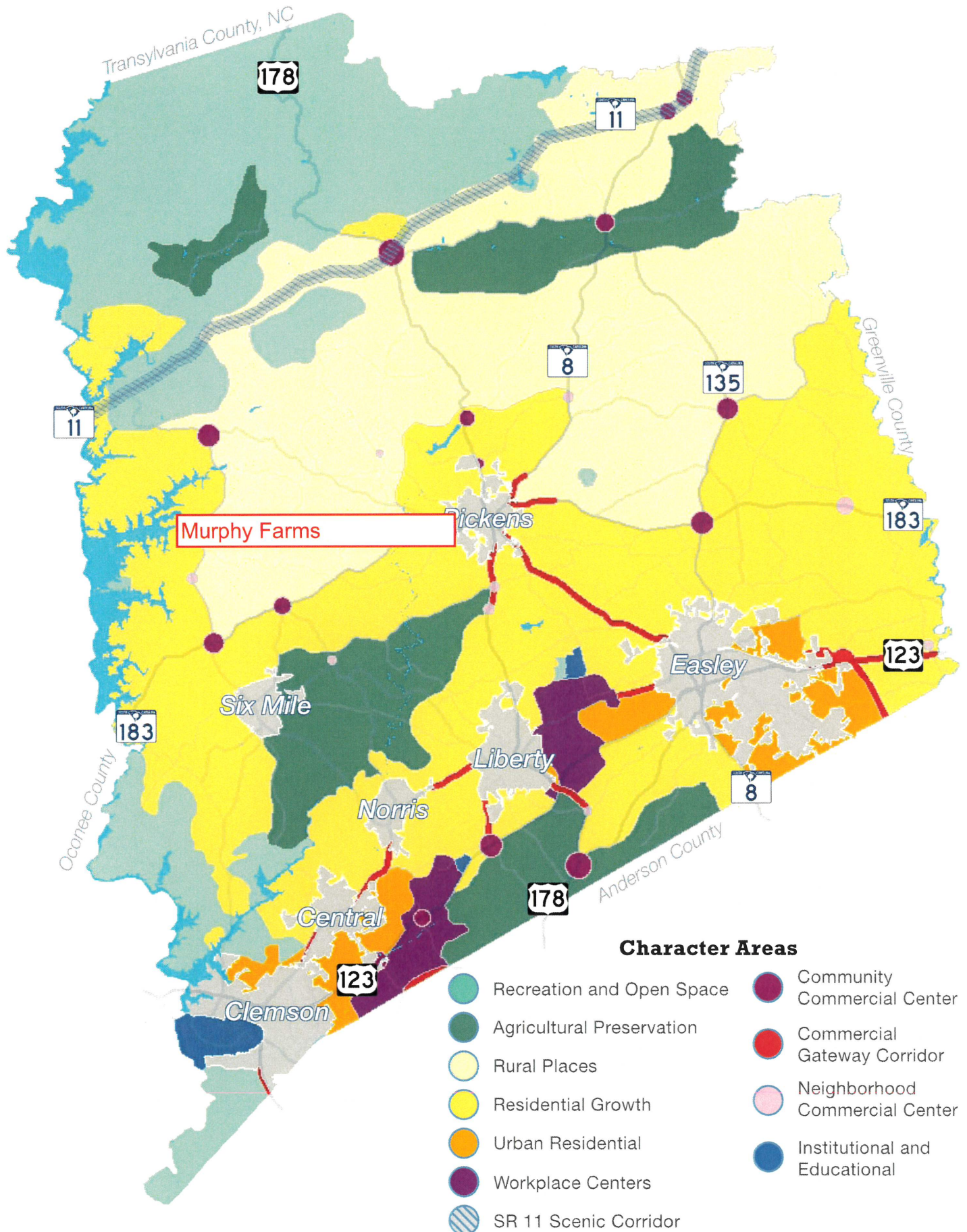
- Parcels
- 911 Address
- Roads

Parcel ID	4141-00-23-0551	Account	Residential	Ownership	MURPHREE	Documents			
Account No	R0092393	Type			FARM LLC	Date	Price	Doc	Vacant or Improved
Property Address	599 LAKESIDE DR SIX MILE	Class	1 Story		PO BOX 580	1/11/2022	\$0	614/274	Vacant
District	A16-Six Mile	Acreage	47.4		SIX MILE, SC	4/1/2009	\$0	593/246	Vacant
Brief	N S/SIDE LAKESIDE DR PLAT	LEA	0060		29682-0000				
Tax Description	593/246 PLAT 614/274	Code							
	(Note: Not to be used on legal documents)	Value	\$503,142						

Date created: 11/20/2023

Last Data Uploaded: 11/20/2023 8:39:22 AM

Developed by Schneider
GEOSPATIAL



LU-23-0024

Water Treatment Facility

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, 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.



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 Amy Hopkins

Mailing Address 117 Welborn St Greenville, SC 29601

Telephone 803.315.3950 Email amy.hopkins@gmcnetwork.com

Applicant is the: Owner's Agent X Property Owner _____

Property Owner(s) of Record Six Mile Rural Community Water District

Mailing Address PO Box 350 Six Mile, SC 29682

Telephone 864.868.0942 Email ekelley@sixmilewater.com

Authorized Representative Larry W. Hudson

Mailing Address 144 McDaniel Avenue, Pickens, SC 29671

Telephone 864-361-2913 Email prjwspc.sc@gmail.com

Address/Location of Property 3874 Walhalla Hwy, Six Mile, SC 29682

Existing Land Use Vacant Proposed Land Use Certain Public Use: Water Treatment Facility

Tax Map Number(s) 4038-00-55-3218

Total Size of Project (acres) 76.19 Number of Lots n/a

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Pickens Regional Joint Water System

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.

Amy S. Hopkins
 Signature of Applicant

10/11/23
 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.

Joe L. Durn
 Signature of Owner(s)

Oct. 20, 2023
 Date

PICKENS COUNTY STAFF USE ONLY

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

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
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

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, proposed Water Treatment Facility is consistent with other uses in the area or the general development patterns occurring in the area and will provide quality water to the area based on predicted future growth.

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

The proposed Water Treatment Facility will not affect use or usability of adjacent or nearby property and noise mitigation techniques will be used for all equipment.

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

Yes, the proposed use is compatible with the goals, objectives, purpose and intent of the Comprehensive Plan in particular the Natural Resources Policies and the goal to maintain water quality and air quality as required by DHEC and EPA. The project also satisfies the Population Policy to implement comprehensive growth management.

- (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, the proposed Water Treatment Facility will not cause an excessive or burdensome use of public 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 property is suitable for the proposed project relative to the requirements set forth in this 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?

Yes, the proposed use reflects a reasonable balance between the promotion of public health, safety, morality or general welfare and the right to unrestricted use of property.



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



Goodwyn Mills Cawood

117 Welborn Street
Greenville, SC 29601

T (864) 527-0460
F (864) 527-0461

www.gmcnetwork.com

Pickens County Planning Department
222 McDaniel Avenue, B-10
Pickens, SC 29671

10/2/2023

RE: Letter of Intent for the Proposed Water Intake and Water Treatment Facility for Pickens Regional Joint Water System in Pickens County
GMC Project Number CGRE220014

Dear Planning Commission,

Pickens Regional Joint Water System, with the assistance of Goodwyn Mills & Cawood (GMC) is in the process of applying for a raw water intake and water treatment plant on Lake Keowee in Pickens County, South Carolina. The proposed water intake will be located on a 76.19-acre lot in Six Mile, South Carolina approximately 12 miles southwest from downtown Pickens. The current land use of the parcel with Tax Map ID 4038-00-55-3218 is "Vacant Land" and the proposed use of the parcel is "Certain Public Service Uses: Water and Sewage Treatment facilities". The number of buildings proposed for the water treatment plant is four (4) total. The proposed buildings and sizes are as follows: raw water intake building (less than 4000 sqf), treatment and administration building (less than 15,000 sqf) and electrical building (less than 3000 sqf). Pickens Regional Joint Water System is hereby submitting the following information for your review and comment:

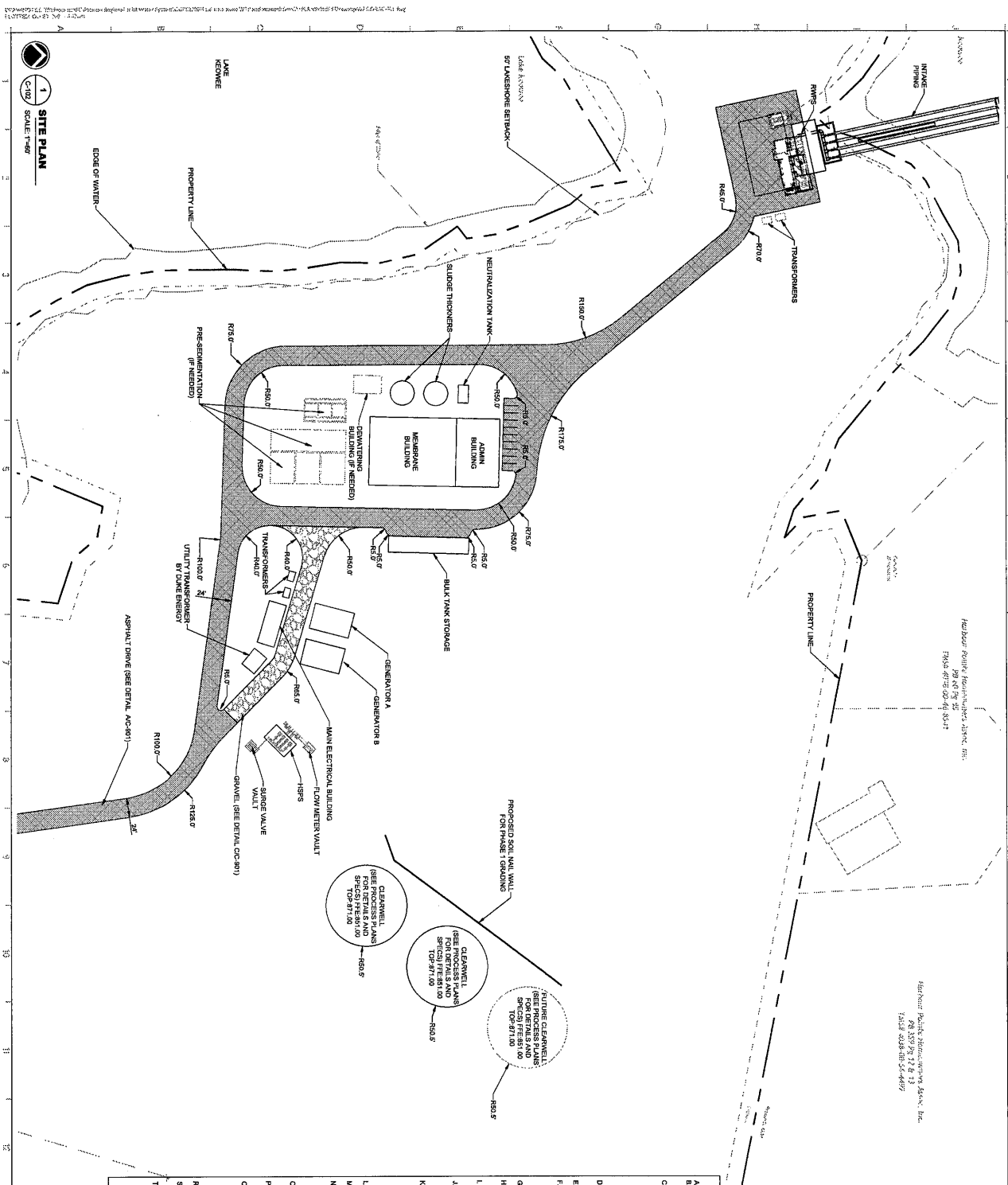
- Land Use Application Form
- Sketch Plan
- Attachment A: Land Use Review
- Attachment B: Application Checklist

Goodwyn Mills & Cawood requests your approvals for the proposed land use. Due to future population growth trends in the area and rising costs of transport, a new source of water is necessary. The proposed water treatment facility will improve the Owner's ability to control costs and provide a more reliable supply of water for customers in the area.


If you have any questions, please feel free to contact me at Amy.Hopkins@gmcnetwork.com or Tony Reid at Tony.Reid@gmcnework.com.


Sincerely,

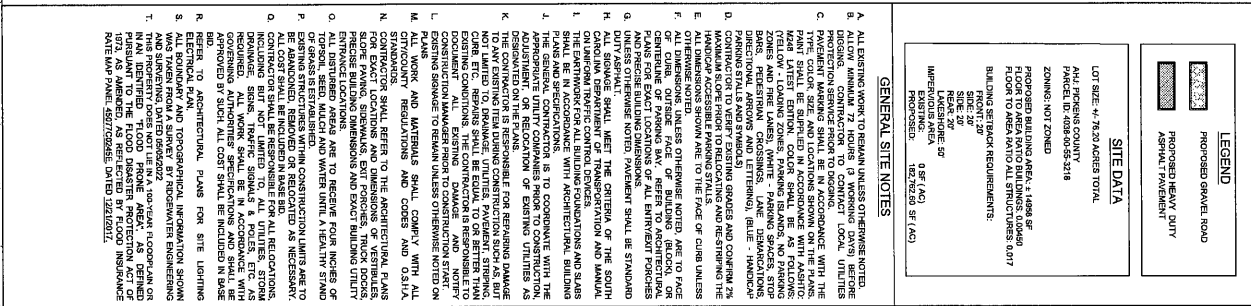
Amy Hopkins, EIT, MBA, PMP
Project Manager



- [illegible]

		<p>LEGEND</p> <p>PROPOSED GRASSY ROAD</p> <p>PROPOSED HEAVY DUTY ASPHALT PAVEMENT</p>	
<p>LOT SIZE: 47-10.20 ACRES TOTAL</p> <p>APL: PENDING COUNTY</p> <p>PAPERS: ID: 4039-00-055-3218</p> <p>ZONING: NOT ZONED</p>		<p>SITE DATA</p> <p>PROPOSED BUILDING AREA: 1,400 SQ FT</p> <p>FLOOR TO AREA RATIO BUILDINGS: 10000'S</p> <p>FLOOR TO AREA RATIO SITE: 10000'S</p> <p>BUILDING PERMITS REQUIREMENTS</p> <p>DEVELOPER: JCR</p> <p>DESIGNER: JCR</p> <p>REALTOR: JCR</p> <p>UNDERWOODS FIELD</p> <p>ENGINEER: JCR</p> <p>FINANCIAL: JCR</p> <p>0.37 (AC)</p> <p>0.37 (AC)</p> <p>10000'S</p> <p>0.37 (AC)</p>	

<h1 style="margin: 0;">C-102</h1>	SITE PLAN LAKE KEOWEE WTP & INTAKE PICKENS REGIONAL JOINT WATER SYSTEM Six Mile, South Carolina	50% SUBMITTAL 100% SUBMITTAL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">ISSUE</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> <td>08.31.2023</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	ISSUE	DATE		08.31.2023			
	ISSUE	DATE								
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	GMC Project #CGRE220014	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT MANAGER</td> <td>AM</td> </tr> <tr> <td>ENGINEER</td> <td>TR</td> </tr> <tr> <td>DESIGNER</td> <td>DH</td> </tr> <tr> <td>DRAWN BY:</td> <td>FN</td> </tr> </table>	PROJECT MANAGER	AM	ENGINEER	TR	DESIGNER	DH	DRAWN BY:	FN
PROJECT MANAGER	AM									
ENGINEER	TR									
DESIGNER	DH									
DRAWN BY:	FN									



117 Welborn Street
Greenville, SC 29601
T 864.527.0460

LU-23-0024: Water Treatment Plant

Staff Report

Planning Commission Public Hearing: December 11, 2023 6:30 PM

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

Applicant: Amy Hopkins
117 Welborn Street
Greenville, SC 29601

Property Owner(s): Six Mile Rural Community Water District

Property Location: 3874 Walhalla Highway, Six Mile, SC

Acreage: 76-Acres

Tax Map Number: 4038-00-55-3218

County Council District: 2

Land Use Request: **LU-23-0024:** Land Use Review for a new water treatment facility. The subject property is located at 3874 Walhalla Highway, Six Mile, SC. The applicant is Amy Hopkins. The property owner of record is Six Mile Rural Community Water District. TMS# 4038-00-55-3218.

Variance Request(s) from Planning Commission: None

Request Overview:

Pickens Regional Joint Water System is in need of a new raw water intake and water treatment plant on Lake Keowee. The site will include four buildings, several other structures/generators, and parking on a 76-acre lot.

Current Property Use:

The property is currently vacant.

Surrounding Area:

The subject property is surrounded by Lake Keowee to the west, vacant land to the south, a mix of vacant and residential land to the north, and a mix of vacant land and large lot residential on the other side of Highways 183 to the east.

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, the allowance of this project supports the overall mission of the area which 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 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.

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:

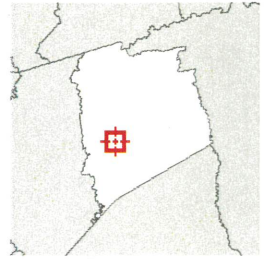
There is only one condition the Commission may want to consider is to require all lighting to be Dark Sky compliant.



Pickens County, SC



Overview



Legend

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

Parcel ID	4038-00-55-3218	Account	Vacant	Ownership	SIX MILE RURAL	Documents			
Account No	R0079132	Type	Land		COMMUNITY	Date	Price	Doc	Vacant or Improved
Property		Class	n/a		WATER DISTRICT				
Address		Acreage	76.2		PO BOX 350	6/23/2008	\$1,336,296	1194 / 232	Vacant
District	A16-Six Mile	LEA	0018		SIX MILE, SC 29682	6/9/2008	\$0	592 / 137	Vacant
Brief	W/SIDE	Code							
Tax Description	WALHALLA HWY	Value	\$1,371,600						
	PLAT 592/137								
	(Note: Not to be used on legal documents)								

Date created: 11/15/2023

Last Data Uploaded: 11/15/2023 8:38:22 AM

Developed by Schneider
GEOSPATIAL

