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PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



WORKSHOP NOTICE

AGENDA

Pickens County Planning Commission

Pickens County Administration Building

Planning Conference Room

222 McDaniel Avenue, Pickens, South Carolina

March 31, 2025

Planning Commission Workshop - 6:00 pm

The Pickens County Planning Commission will hold a workshop on March 31st, starting at 6:00 PM. The workshop's main agenda includes discussing RVs, Tiny Homes, and the Highway 11 Ordinance. Additionally, the staff will also discuss Oconee's Lake Overlay District with the Planning Commission, which was requested by a member of the Public. The Planning Commission will not take any formal action during this workshop.

Article 3. Standards for Certain Uses

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Article 3. Standards for Certain Uses

Sec. 301 Purpose of Article 3.

The purpose of Article 3 is to provide land use and development standards for specific uses that are established in Pickens County. Unless otherwise noted, these standards are intended to be applied throughout the General Development District. Because of the nature and potential impact of uses listed in this article, the Planning Commission, with some exceptions, shall consider the proposed use under the processes enumerated in Article 12 of this ordinance.

DIVISION I. STANDARDS.

Sec. 302 Recreational Vehicle (RV) Parks and Campgrounds.

302 (a) Purpose.

The purpose of this section is to provide opportunities for quality developed campgrounds and recreational vehicle parks that are properly sited where there is adequate public street access and adequate access to other public services which may be needed by such endeavor. In order to create a desirable and successful recreation environment while protecting the public health, safety, and welfare, Planning Commission review and consideration will be required; unless exempted in the following sections. Two or more RVs on one single parcel constitutes an RV Park.

302 (b) Use Standards.

- (1) Each park or campground must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal/private roads. Individual sites shall not be accessed directly from a public road.
 - 1a. Roadways within an RV Park or Campground shall be constructed to all-weather standards: graveled road or road of equivalent materials that is passable by vehicles under both wet and dry weather conditions.
 - 1b. All roadways shall have a minimum travel width of twelve feet (12") for single lane travel and twenty-four feet (24") for two lane travel, and a thirty-five foot (35") turning radius required on all curves to allow access by emergency vehicles.
- (2) RV parks and campgrounds must be a minimum of five (5)-acres in size and shall not exceed ten (10)-acres in the Appalachian, Agricultural, and Natural Heritage Areas and must be a minimum of five (5)-acres in the Community Center and Gateway Areas.
- (3) No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, tents, park model units, and on-site rental cabins. No site may be used for more than one hundred eighty (180) days in any calendar year by the same occupant.
- (4) Overall density of the park or campground shall be limited to no more than four (4) sites per acre.
- (5) Minimum Space Size. A minimum net space of 690 square feet is required for each RV space.
- (6) Setbacks. RV Parks shall maintain a minimum setback of 100 feet from all property lines.
- (7) Sites may be served by on-site sewage disposal system as permitted by SCDHEC; however, each individual site may not be served with an individual system.
- (8) For sites within the park that are not otherwise served with sewage disposal connections, an onsite bath house (provisions for restroom and bathing facilities) must be provided.
- (9) Sites shall not be served by individually metered power or water service. When multiple sites are being provided, master meter(s) must provide service to the entire park. All sites must have access to public water, either directly or communally.
- (10) For parks with more than four (4) sites a storm shelter shall be provided per IRC standards.
- (11) At the time of application for land use approval, RV parks and campgrounds must include a proper site management plan to be instituted once operational.
- (12) 911 Addressing is required for all RV parks and campgrounds.
- (13) Buffers. RV parks are subject to a Class II Buffer (see Figure 8.2, Section 812)

(14) Minimum Separation Between Recreational Vehicles.

1. A distance of at least 10 feet shall be maintained between recreational vehicles.
2. For the purpose of this requirement, accessory structures and accessories attached to an RV are considered a part of the recreational vehicle.

(Section Amended 11/04/2024)

Sec. 303 Motorized Vehicle Tracks (commercial).

303 (a) Purpose.

Outdoor Motorsports facilities, racing or testing tracks, including, but not limited to, dirt tracks, whether private or open to the public, are declared by this article to be incompatible with residential development. Motorsports facilities and test tracks shall not include properties that have a primary use other than use as a motorsports facility or testing tracks, and where use of motor vehicles is merely ancillary to the primary use. Motorsports facilities and test tracks have the potential of negatively impacting many nonresidential uses. As a result, any such use proposed to be located in the county shall comply with the following development standards in 303 (b) below.

303 (b) Use Standards.

- (1) No such use shall be located within 2,500 feet of any residential use.
- (2) Dirt tracks shall be located no closer than one mile from any residential use.
- (3) Buffer yards equal to those specified for heavy industrial uses adjacent to residential uses on local streets shall be provided along all property lines.
- (4) Proposed facilities shall have direct access off collector or arterial streets only.

(Section Amended 4/1/2024)

Sec. 304 Mining and Extraction Operation.

304 (a) Purpose.

Due to the land disturbing nature of these operations, pollution to air and water, and use of explosives to break up earth materials, such uses shall be permitted in Pickens County only under the conditions listed in this section.

304 (b) Use Standards.

- (1) A mining permit must be obtained from the South Carolina Land Resources Commission prior to securing a County permit. The mining permit shall have been issued within six (6) months of the date of the request for the County permit.
- (2) A drainage and sedimentation plan as required by the DHEC's Sediment Control ordinance shall accompany the application.
- (3) No such use shall be located less than 2,500 feet from any residential use, where explosives are to be employed.
- (4) A vegetated strip may be required along the margins of the excavation to reduce sedimentation and air borne debris.
- (5) The site must have direct access to a collector or arterial street.
- (6) With respect to any parcel or contiguous parcels under the same ownership on the date of passage of this Ordinance, mining and extraction uses in existence on the date of passage of this Ordinance which are non-conforming, and any extension or expansion of such uses, operations, activities or business on such parcel or contiguous parcels under the same ownership on the date of passage of this Ordinance, after the date of enactment of this Ordinance shall be exempt from these and all other requirements contained in this Ordinance.

Sec. 305 Outdoor Shooting Ranges.

305 (a) Purpose

This section is intended to set standards for the establishment and operation of outdoor shooting ranges and facilities receiving remuneration for use of the facility. Such facilities, due to their potential noise impacts and safety concerns, merit careful review to minimize adverse effects on nearby properties. All applications for the operation of any facility wherein the firearms of any sort are discharged out of doors and such facility is open to the public, whether by membership or in general, and remuneration is received for the use of the facility shall be governed by this Section.

***Tiny Home:* a self-contained dwelling unit built with any IRC compliant method and materials that is not on wheels (sometimes referred to as a Park Model) and is less than 600SF.**

Townhouse: See under “Dwelling.”

Transfer of Ownership: Includes any of the following:

- a. The sale, lease or sublease of the business.
- b. The transfer of securities that constitute a controlling interest in the business, whether by sale, exchange, or similar means.
- c. The establishment of a trust, gift or other similar legal device which transfer the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Travel Trailer: See “recreational vehicle.”

Tree: Any living, self-supporting woody perennial plant which normally obtains a trunk diameter of at least 2 inches and a height of at least 10 feet, and typically has one main stem or trunk and many branches.

Tree Save Area: All areas designated for the purpose of meeting tree density requirements, saving specimen trees, or preserving natural buffers.

Turf: Ground cover composed of one or more species of perennial grass that is grown as a permanent lawn.

Two-Family Dwelling: See under “dwelling.”

Understory Tree: A small deciduous tree that forms a layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees, and others.

Use: The purpose for which land or a building or other structure is designed or arranged, or for which it is occupied. See also “Principal Use” and “Accessory Use or Structure.”

Variance: A grant of relief from a term or terms of this ordinance.

Vehicular sign: Any sign placed, mounted, painted on or affixed to a motor vehicle, freight, flatbed or storage trailer or other conveyance when same are placed or parked in such a manner as to be viewed or intended to be viewed from the public right(s)-of-way except that this definition shall not apply when:

- 1) Such conveyances are actively being used to transport persons, goods or services in the normal course of business;
- 2) When such conveyances are parked in an inconspicuous area; or
- 3) When such conveyances are actively being used for storage of construction materials for, and on the same lot with a bona fide construction project for which building and other applicable permits have been issued and where construction is underway and provided said conveyances are located within designated storage areas.

Vested Right: Vested right means the right to undertake and complete the development of property under the terms and conditions of a site specific development plan in conjunction with this ordinance and in conformity with county land development ordinances and upon final approval by the county.

View Lane: In regard to lake front properties, property owners are allowed to establish a “view lane”. View lanes are portions of the setback area and buffer that may be slightly altered to enhance lake and/or surrounding landscape views. The view lane may not exceed 25% of the lot width as measured at the full pool mark. Within the view lane, trees may be limbed up to fifty percent (50%) of their height. Selective thinning or pruning are allowed within the view lane, but vegetation, including shrubs and bushes, should not be completely removed nor pruned to a height less than 4 feet. No vegetation should be pruned in a manner that would result in probable death or disease introduction. Mechanical clearing with heavy equipment is not allowed. Thinning and pruning should be generally accomplished with hand-held tools. Land owners are encouraged to consult with landscape professionals or the Clemson Cooperative Extension Service for horticultural advice.

Viewing Room: means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, videocassette, video reproduction, or live production.

Trad Julian
Planning Department
Pickens County, SC

Mr. Julian,

I moved to the Upstate because of Lake Keowee after visiting lakes in NC, TN and GA. The clarity of the water and lack of commercial clutter were key factors.

Living in Oconee County for 10+ years, I developed an appreciation and respect for the Lake Overlay Zoning as a means to protect the lake—after all, it is what we drink!

When I moved to Pickens County three years ago, I was surprised the county had not followed Oconee's lead. My concern is that developers will be drawn to the northern part of the lake because it lacks the protection afforded to the southern end.

The lake overlay in Oconee has proven to be a fair compromise among those who use the lake for boating and fishing, living on the lake and using it as a valuable water source. It has been tried and tested for 15 years or so—it seems like a good place to start.

I would like to see the northern part of the lake protected. What can I do to help you and your staff get this approved?

Sincerely,

Robert S. Moore
PO Box 231
Pickens, SC 29671
808-292-2120



OCONEE COUNTY
DEPARTMENT OF PLANNING & ZONING

415 S Pine St. Room 212 | Walhalla, SC 29691
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Sec. 38-11.1. Lake overlay district.

- (a) *Title:* Lake overlay district.
- (b) *Definition:* The lake overlay is not intended to be a separate zoning district, but shall be assigned to the shoreline areas of Oconee County lakes that are considered by county council to be vital to the economic prosperity and general well-being of all county citizens.
- (c) *Intent:* This overlay is intended to protect water quality, maintain natural beauty, and limit secondary impacts of new development that may negatively affect the lifestyles of those living near the lakeshore and the general enjoyment of the lakes by all citizens.
- (d) *Boundary:* The boundaries of the lake overlay district are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:
 - (1) Keowee/Jocassee Overlay (Lakes Keowee and Jocassee). The following standards shall apply within 750 feet of the full pond contour of Lake Keowee and Lake Jocassee, to be measured along a perpendicular line from the full-pond contour.
 - a. *Standards.*
 - 1. Lots that are created subsequent to the effective date of the ordinance codified in this subsection and which exist, in whole or in part, within 200 feet of the full pond contour of Lake Keowee or Lake Jocassee shall be no less than one-half acre in size, with a maximum density of one dwelling unit per one-half acre. Lots located fully within the remaining boundaries of the lake overlay district are limited to a net density of no greater than two dwelling units per acre.
 - 2. No structure constructed in the overlay shall have a building height greater than 65 feet above finished grade. In no circumstance shall the grade elevation be altered beyond that necessary to provide for structural soundness. For the purposes of this section, unless otherwise stated, all dimensions, heights, elevations and other specifications related to structures shall be measured in accordance with adopted building codes.
 - 3. Marinas and commercial boat storage shall comply with Duke Energy's regulations and shall not be located within a mile radius of an existing platted and properly recorded subdivision.
 - 4. All non-residential projects that have a proposed developed area fully or partially located within the boundaries of the Lake Keowee/Jocassee Overlay shall be subject to a special exception hearing by the board of zoning appeals. The board of zoning appeals shall use Appendix A as a guide and for good cause shown they may waive the strict application of any standard therein.
 - 5. Natural vegetative buffer.
 - (i) The natural vegetative buffer shall be established on all waterfront parcels whose property line is located within 25 feet from the full pond contour. Those parcels not meeting these criteria shall be

exempt from this standard. A map indicating those parcels to which the standards of this section apply, as well as the status of the establishment of the required buffer, shall be created and maintained as a layer in the county's geographic information system (GIS), and shall be available to the public.

- (ii) The buffer shall extend to a depth of 25 feet measured along a perpendicular line from the full-pond contour (800 feet above MSL for Keowee and 1,100 feet above MSL for Jocassee). Shoreline stabilization shall be permitted provided any soil disturbance or other stabilization activities are supervised and approved by the appropriate licensed design professional and submitted to the zoning administrator. Right-of-way maintenance activities by all utilities shall be exempt.
- (iii) Motorized equipment will be permitted inside the natural vegetative buffer if:
 - a. Required to remove dead or dying trees, as confirmed by a certified arborist, forester or zoning administrator.
 - b. Required for remediation purposes, as permitted by the zoning administrator.
 - c. Required for construction of the 15 percent view lane path or permitted patio/deck.
 - d. Required for work related to installing permitted electrical/water piping into the lake.
 - e. Golf carts and similar vehicles are permitted to utilize the path of the permitted 15 percent view lane(s).
- (iv) All structures and landscaping existing at the time of adoption of this chapter shall be considered as permitted and shall not be considered impediments to the buffer.
- (v) Silt fences: In order to ensure that the natural vegetative buffer is maintained during the development of property, properly installed, entrenched and maintained silt fences are required, before a zoning inspection will take place. The silt fences must begin at or above the vegetative buffer line. Wire backed silt fences are highly recommended and J-hooks, hay bales, grass mats and seeding shall be installed, as needed, at least 25 feet from the full pond contour (800 feet above MSL for Keowee and 1,100 feet above MSL for Jocassee), separating the buffer from the developed area, until the completion of construction. The county may mandate additions of any or all of these options at any point during construction.

If the silt fences and other measures, listed above, fail to prevent an accumulation of silt and other debris in the natural vegetative buffer, the county shall require the responsible parties to install additional control measures. These measures shall be installed in a timely manner to prevent any further accumulation.

Silt that has entered the natural vegetative buffer shall be removed if possible and then the area within the natural vegetative buffer shall be stabilized with pine straw, mulch and/or other planted vegetation.

See subsection (f) for penalties.

- (vi) View lanes: View Lane means the portion of a natural buffer utilized and maintained by the property owner to enhance observation and access of the lake and surrounding landscapes. Typically, the vegetation in the view lane is lower in height and/or smaller in diameter than that found in the rest of the buffer. The view lane may be up to 15 percent of the vegetative buffer either as one contiguous lane or multiple smaller lanes.
- (vii) Allowed development within the vegetative buffer: Paths of permeable or impermeable construction are permitted within the natural vegetative buffer provided they are no wider than six feet. Turnarounds are permitted within the 15 percent view lane. Any path is considered a part of the allowed 15 percent view lane. Patios or decks, without permanent vertical features other than those required for safety or building code standards, are permitted but may not be more than 100 square feet and must be part of a contiguous 15 percent view lane. Electrical and water lines may be installed through the natural vegetative buffer provided they run within the permitted 15 percent view lane and meet all applicable building codes.
- (viii) Vegetation removal: No trees larger than six-inch caliber at four feet from the ground shall be removed unless certified to be a hazard by a registered forester or arborist. Trees may be limbed up to 50 percent of their height. A removal plan shall be submitted for approval. Invasive species may be removed in such a manner that does minimal damage to surrounding native vegetation. Trees that are clearly dead or dying may be removed with the permission of the zoning administrator. Existing vegetation, outside of the allowed 15 percent view lane, may be under-brushed. This under-brushing may not utilize herbicides, fertilizers or other chemicals and may not increase run-off throughout the natural vegetative buffer. Vegetation within the allowed 15 percent view lane may be maintained to the property owner's standards provided it does not create or contribute to runoff entering the lake or adjacent properties and the maintenance does not utilize herbicides, fertilizers or other chemicals.
- (ix) Vegetation mitigation: The following mixture of plants for every 2,500 square feet of the natural vegetative buffer shall be required if reestablishing the native vegetation or for mitigation purposes:
 - a. Three large maturing shade trees, equally spaced, four-inch or greater caliber at four feet.
 - b. Three understory trees, equally spaced, two-inch or greater caliber at four feet.
 - c. Six small evergreen trees.

- d. Twenty shrubs or a diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses where available and suited to the site.
 - (x) No new manicured lawns or other managed grasses shall be established within the buffer area. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the buffer area.
 - (xi) In the event that a property owner is unable to establish the said buffer they may request a variance, to be considered at a hearing before the board of zoning appeals, stating the reasons why a buffer cannot be established. The board of zoning appeals may, in its sole discretion, grant or not grant such variance, for good cause shown.
- (e) *Compliance and conflicts:* Compliance with the requirements of this section does not nullify a party's duty to comply with other or more stringent regulations, requirements, or guidelines of a Duke Energy company or affiliate, or any local, state, or federal law or other applicable authority.
- (f) *Penalties:* The intent of the natural vegetative buffer is to protect the natural and built environment within and surrounding Lakes Keowee and Jocassee. All parties owning, renting, or inhabiting property or working on property within the lake overlay are required to work within the intent and the letter of this and all applicable ordinances and standards to protect and enhance the natural and built environments.

A violation of this article is punishable by fine and/or imprisonment in an amount not to exceed the jurisdictional limits granted to a magistrate's court in the county under state law. Additionally, building and zoning permits may be revoked, stop work orders issued, and civil fines levied as appropriate under the circumstances. Further, the provisions, including prescriptions, proscriptions, and penalties contained within the International Property Maintenance Code may apply.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2017-33, § 1(Att. A), 2-6-2018; Ord. No. 2022-24, § 1, 12-16-2022)