

## MEMBERS

ROBERT BALLENTINE, *District 1*  
Chairman  
GARY STANCELL, *District 3*  
Vice Chairman  
BOBBIE LANGLEY, *District 2*  
PHILIP SMITH, *District 4*  
JON HUMPHREY, *District 5*  
DAVID COX, *District 6*  
MATTHEW KUTILEK, *At-Large*

# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



### AGENDA

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

August 8, 2022  
6:30 pm

**I. Welcome and Call to Order**

Moment of Silence  
Pledge of Allegiance

**II. Introduction of Members**

**III. Approval of Minutes**

June 13, 2022

**IV. Public Comments**

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

**V. Public Hearings**

1. **SD-22-0006:** Subdivision Review for the expansion of an existing residential development by creating three new lots. The subject property is located at the northeast corner of the intersection of Highway 93 and Sherwood Road. The applicant is Terry Sutton. The property owner of record is Sutton and Sons, Inc.  
TMS# 5008-10-47-8362

**VI. Commissioners and Staff Discussion**

**VII. Adjourn**

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

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

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

June 13, 2022

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 by January 1, 2022 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:**

Bobby Ballentine, Chairman  
Gary Stancell, Vice Chairman  
Phil Smith  
Bobbie Langley  
Jon Humphrey  
David Cox

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Katie Corbin, County Addressing Specialist

#### ***Welcome and Call to Order***

Mr. Ballentine, the Presiding Official, stated the first order of business, we have to once a year do selection of office. We have to elect Chairman, Vice Chairman, and appointment of a Secretary. First off could we have a nomination for Chairman please  
Mr. Ballentine asked for the members of the Commission to introduce themselves.

Mr. Smith nominated Gary Stancell for Chairman

Mr. Ballentine asked are there any other nominations.

Nominations end.

The vote was unanimous (6-0).

Mr. Ballentine asked for nominations for Vice Chairman.

Mr. Smith nominates David Cox for Vice Chairman.

Mr. Ballentine asked everybody to raise their right hand in favor of David Cox becoming Vice Chair. The was unanimous (6-0).

Mr. Stancell asked will we appoint a secretary?

1 Mr. Holliday states that at this time a planning staff person will serve as Secretary if that was okay with the chair.

2 Mr. Stancell states that the Chair concurs.

3  
4 Mr. Stancell asked those in attendance to join in a moment of silence and for the recital of the Pledge of Allegiance.

5  
6 Mr. Stancell asked for the members of the Commission to introduce themselves.

7  
8 ***Approval of Minutes***

9  
10 Mr. Stancell called for corrections of the minutes of the May 9, 2022 meeting.

11  
12 Mr. Smith states that page 3, line 45-46, there's something in there that doesn't look like it belongs. Mr. Roy Costner  
13 answered that they would be close to 400 SF, and Mr. Smith said didn't know what that means and that it was discussed  
14 for about 10 lines.

15  
16 Mr. Stancell stated that Mr. Costner was not there.

17  
18 Mr. Holliday states Roy Costner Jr. was here. It was Roy Costner Jr. that was here with Mr. Anthony last time. If that's  
19 your question.

20  
21 Mr. Smith stated that he withdraws his concerns.

22  
23 Mr. Stancell calls for a motion to approve the minutes of the June 13, 2022 meeting.

24 Mr. Ballentine made a motion to approve and Mr. Cox seconded the motion to approve the minutes of the meeting on  
25 May 9, 2022. The motion passed unanimously (6-0).

26  
27 ***Public Comments***

28  
29 There were no public comments provided.

30  
31 ***Public Hearings***

32  
33 Mr. Stancell opened the public hearing portion of the meeting and called for the first case being heard.

- 34  
35 **1.) LU-22-0007 Land Use Review for expansion of an existing dog kennel/training facility. The subject**  
36 **property is located at 282 Ambler School Road. The applicants are Gregory and Alexis Thomas. The**  
37 **property owner of record is Gregory Thomas.**  
38 **TMS# 5104-00-76-3033**  
39

40 Mr. Thomas presented the project for expanding the Carolina K-9 Academy. The subject kennel is at 262 Ambler  
41 School Road which is located on the same parcel as 280 Ambler School Road. He said they are looking to expand  
42 the existing building which is 40x50 by 24 feet for a real office space and storage. As well as adding a new kennel,  
43 about 10-15 feet away from the existing building, back in the woods that will be a 20- dog kennel. They want to  
44 maintain the same building concept as our existing building, essentially a barn with a bathroom in a commercial  
45 building. As well as maintain driveway and commercial property.

46  
47 Mr. Thomas stated that he'd like to also address the staff report. He recognizes they are not meeting the distance from  
48 our neighbor. At the time that they originally built, they had no neighbor. They have added more trees, new building is  
49 going behind the existing building, they're adding newer tech to the facility and using insulated panels to cut down on  
50 the noise.

51  
52 Mr. Dutton presented on behalf of the business. The business is providing working dogs for local, state and federal  
53 entities. They're doing a class right now for the Central Police Department and their class has been approved by the  
54 Criminal Justice Academy since our last meeting here. Currently they have about 100 dogs at US Customs and Border  
55 Patrol. The need for the new building is stopping them from growing. Since January, they've probably lost \$200,000  
56 worth of work they cannot go after because they don't have enough space.

1 Mr. Thomas stated they have the acreage; they need the facility space.

2  
3 Mr. Humphrey asked do people bring dogs to you for training?

4  
5 Mr. Dutton explains that most departments already have a K9, but need a new handler class/ training. They just got  
6 back from Hungary a few weeks ago where they purchased some dogs. The customer will contact them and say we  
7 need 5 dogs, they train the dogs to that specific task and ship them to the customers.

8  
9 Mr. Humphrey responded by saying you guys purchase from another breeder, but with the expansion I'm trying to get  
10 an understanding of how the breeding would work. It seems like it may be much cheaper for you to breed than purchase  
11 from a breeder.

12  
13 Mr. Dutton responded with they do not breed, mostly because they are not staffed for it. It creates a lot of work with  
14 puppies and having to find those puppies homes.

15  
16 Mr. Ballentine makes a motion to approve following provisions. The housing and boarding of breeding is prohibited.  
17 Facility must be sized and located according to the submitted site plan. Any changes to the operation which increases  
18 the size of the facility and or changes its location in such a way that decreases its distance to the adjacent residential  
19 uses will require resubmittal to the Planning Commission. Kennel facility shall not be open to the general public or for  
20 the boarding of animals.

21  
22 Mr. Stancell states we have a motion; do we have a second?

23  
24 Mr. Cox seconds the motion to approve with provisions.

25  
26 Mr. Smith states that the conditions are unnecessary because they are already in the package from last time.

27  
28 Mr. Ballentine responded with I don't agree, we need to have it in writing like it is supposed to be. This is adequate and  
29 appropriate.

30  
31 Mr. Humphrey asked a question about the acreage on the front page. The 0.24 acres is that just trying to identify just  
32 the size of the building?

33  
34 Mr. Holliday responded with that's the number he took from their application which they used to identify what the actual  
35 acreage was.

36  
37 Mr. Thomas explained that on the application you take the square footage on the acreage you are putting it on. The  
38 application is more written for how many homes can be added to the property.

39  
40 Mr. Stancell states we have a motion and a second on the floor, would we like to vote on that. All in favor (6-0). Motion  
41 approved.

42  
43 Mr. Stancell called for the next item in the public hearing.

44  
45 **2.) LL-00-0008 Land Use Review for a campground. The subject property is located at 138 Hagood Mill**  
46 **Road. The applicant is the Hagood Mill Foundation. The property owner of record is Pickens County.**  
47 **TMS# 4182-06-39-8470**  
48

49 Mr. Crawford presented on behalf of the Hagood Mill Foundation. He said he was the Director of Hagood Mill and here  
50 with him was Betty McDaniel, Co-Chair of the Hagood Mill Foundation. They are requesting permission to get a permit  
51 for a campground. They were already a well-established historical site, getting at least 30,000 visitors a year and folks  
52 are now asking for a place to camp. They need places for people to stay. They're requesting 3 RV sites and 2 platform  
53 camping sites with power and water. Huge interest for people who want to come in and do that. Huge interest for  
54 tourism in Pickens County. They're going to start with 5 and maybe go up to 10 in the future.

55  
56 Mr. Smith asked for the two spots that are not RV, will you have restroom facilities?  
57

1 Mr. Crawford responded yes, they have 3-bath bath houses which are handicap accessible. Septic installed already.  
2 Campers have access to that. They're going to add an outdoor wash station eventually for washing pots, pans, etc. 31  
3 acres of pristine beautiful woodlands, nature trails, gold course and classes. Put in a couple of camp sites for people  
4 to come enjoy and generate a little revenue and add to tax for Pickens County. Wonderful place to camp as is right  
5 now. Get these 5 sites put together and see where we go from there.

6  
7 Mr. Stancell asked is there a dump station at the facility?

8  
9 Mr. Crawford responded saying there is no dump station. They want to emphasize that there is no dump station on  
10 site, so "take it with you". But they will look into it with DHEC. If it's something that is going to be required they will work  
11 on that. They're hoping to not need to add a dump station.

12  
13 Mr. Ballentine stated that this is basically dry camping, which is not an unusual situation. It will be self-contained and I  
14 don't think that's unusual. Especially with no more than the 5 sites you're going to have.

15  
16 Mr. Stancell asked is it going to be opened year-round?

17  
18 Mr. Crawford responded that they do hope to be open year-round because they have events to support that. We want  
19 to be able to advertise the 5 spaces that we've got.

20  
21 Mr. Smith stated that these 5 sites were mentioned as baby steps. What do the adult steps look like?

22  
23 Mr. Crawford responded that the adult steps would be to add 5 more sites on top of the original 5. If they came back  
24 with another request they would probably start with an additional 5 spaces. Due to funding for one. They are not sure  
25 if they could get approved for 20 spaces and only build three.

26  
27 Mr. Crawford stated that he was out on vacation last week and he did not see a staff report. If there was anything he  
28 needed to see, to let him know.

29  
30 Mr. Cox asked what would be the rate for night or week for these sites?

31  
32 Mr. Crawford explained that they are looking to get \$20-\$40 per night. They are not a campground; they will just have  
33 camping spots if you want one. For tent campers they're looking at \$10 for kids and \$20 for adults. The RV sites will  
34 be \$-\$30 with power and water only. What they are calling glamping platform would be \$40-\$50 a night. Those would  
35 be for people that don't want to put their tent on the ground. Somewhere from \$15-\$50 per night, depending on how  
36 much they do to the sites. The plan in place is to pea gravel the sites, picnic table, and a fire ring. They didn't realize  
37 until the last minute that they needed to go through the Planning Commission.

38  
39 Mr. Humphrey stated that the site detail is not quite detailed. The question is on the ADA Accessibility, is this something  
40 that is going to go into the plan?

41  
42 Mr. Crawford explained that they would need to look into the ADA compliance and maybe that is something that needs  
43 to be done on the first 5 sites and they can look into that. There are no hills, it is a completely flat area for wheel chairs.  
44 If anything, they could use quarry dust to get compaction for ADA compliance. They will whatever need to be done.

45  
46 Mr. Ballentine stated that once the Planning Commission approved it, that would be something handled by the Planning  
47 Department.

48  
49 Mr. Holliday responded saying that is correct they would go through ADA review.

50  
51 Mr. Ballentine stated our basic thing is approval and you work out the weeds in Planning.

52  
53 Mr. Stancell stated that he is really concerned with the dump station situation. Up the creek from City Lake, after a few  
54 days that could be rough.

55  
56 Mr. Ballentine stated that it should be self-contained.

1 Mr. Crawford stated that the complete bath houses are in the same location as the camp sites and there are 5 port a  
2 john's down near the camp sites as well.

3  
4 Mr. Stancell ask is there is any other discussion.

5  
6 Mr. Ballentine makes a motion to approve.

7  
8 Mr. Cox seconded the motion to approve.

9  
10 Mr. Stancell ask for all in favor. Motion is approved unanimously (6-0).

11  
12 **Executive Session**

13  
14 No Executive Session

15  
16 **Commissioners and Staff Discussion**

17  
18 Mr. Holliday stated I'll be getting a letter out to each of you as far as approval and what your next steps are. There are  
19 no cases in July, but there is an upcoming training in July. Also, Todd Steadman was here to visit. He recently retired  
20 as Planning Director for Clemson City, he's looking for something else to do and we need the help. He came by to  
21 introduce himself, but he will be taking lead on Planning Commission reports and working with you all. This may become  
22 one of his primary responsibilities.

23  
24 Mr. Steadman stated that his exact duties will be worked out from what is needed most. He is planning to work through  
25 the end of the year. He does not plan to work full time right now, but was aware that when Chris left, there might be a  
26 void and the possibility to be of service my county.

27  
28 Mr. Ballentine state that if you want to get in contact with me, Ray Holliday will have my contact.

29  
30 Mr. Steadman stated that his first official day would be June 27<sup>th</sup>. Meanwhile, Ray knows how to reach me.

31  
32 Mr. Stancell called a motion to adjourn. Mr. Smith seconded the motion.

33  
34 **Adjourn**

35  
36 There being no additional matters to be taken up by the Commission, Mr. Smith motioned that the meeting be  
37 adjourned. Ms. Langley seconded the motion to adjourn. The meeting was adjourned at 8:27pm.

38  
39 Submitted by:

40  
41  
42  
43 \_\_\_\_\_  
44 Secretary

\_\_\_\_\_ Date

45  
46  
47 Approved by:

48  
49  
50  
51 \_\_\_\_\_  
52 Chairman

\_\_\_\_\_ Date

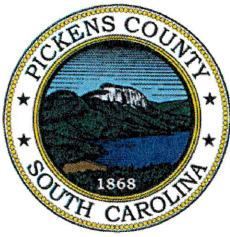
# Application For Land Use Review Hearings



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.

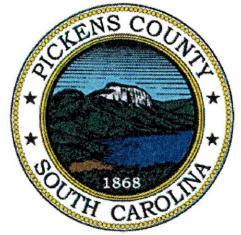
Should you need further assistance, please feel free to contact a member of the Planning Staff between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5953





# COUNTY OF PICKENS

www.co.pickens.sc.us



## Department of Community Development

Building Codes Administration • Parks and Recreation • E-911 Administration • Planning

APPLICATION FOR:

☒ Land Use 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 may be delayed.

Name of Applicant Sutton and Son, Inc (TJ Sutton)

Mailing Address 2132 Ruhamah Road Liberty, SC 29667

Telephone 864-906-3695 Cell 864-906-3695

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

Property Owner(s) of Record Sutton and Son, Inc

Mailing Address 2132 Ruhamah Road Liberty, SC 29667

Telephone 864-906-3695 Cell 864-906-3695

Authorized Representative TJ Sutton

Mailing Address 2132 Ruhamah Road Liberty, SC 29667

Telephone 864-906-3695 Cell 864-906-3695

Address/Location of Property E/SIDE AMSTERDAM RD, WHISPERING PINE PH 2, PLAT 614/244 TRACT 2, PLAT 615/132

Existing Land Use Commercial - Vacant

Proposed Land Use Single Family Residential

Tax Map Number(s) 5008-10-47-9102

Total Size of Project (acres) .63 AC Number of Lots 3 Lots

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Easley Central Water District

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Pickens County Public

Power Company Duke Energy

Sewer Commission



**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

7/5/2022  
 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)

7/5/2022  
 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 \_\_\_\_\_

## Sutton and Son Inc.

2132 Ruhamah Rd.

Liberty, SC 29657

Date: July 8, 2022

Subject: Divide "Commercial Lot 2" of Whispering Pines II into (3) individual homesites.

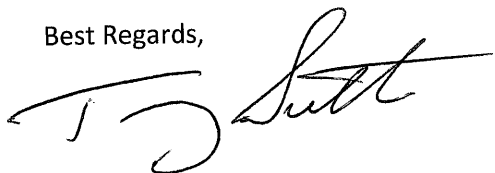
Re: 105 Sherwood Rd. Easley, SC 29640

Sutton and Son Inc. are requesting to take the existing (.63 Acre) commercial corner ("commercial lot 2") of the Whispering Pines II subdivision and divide it into three (3) individual residential homesites. These lots will be accessed from Sherwood Road and will be a continuation of the existing residential lots located along Sherwood Rd of the Whispering Pines II neighborhood.

See Survey with home site dimensions:

Lot "A"	.243 Acre	10,585.08 sq/ft
Lot "B"	.196 Acre	8,537.76 sq/ft
Lot "C"	.191 Acre	8,319.96 sq/ft

Best Regards,



Terry Sutton

Sutton and Son Inc.

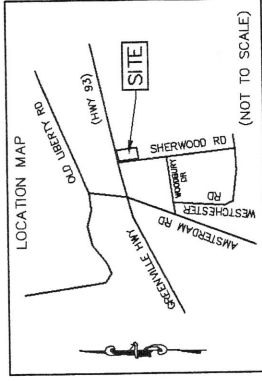
Established Quality Since 1969



PROPOSED

AUSTIN SURVEYING, LLC

204 E. MAIN ST.  
LIBERTY, SC 29657  
TEL. (864) 304-8317  
EMAIL: austinsurveyingllc@gmail.com



REF. PLAT BOOK:	615 PG. 132
REF. DEED BOOK:	2135 PG. 159
TAX MAP :	5008-10-47-8362
DATE OF SURVEY:	6/17/2022
DRAWING NO:	2051-3
DATE OF LAST REVISION:	
60' 00' 60' 120'	SCALE: 1" = 60'

STATE OF SOUTH CAROLINA  
PICKENS COUNTY

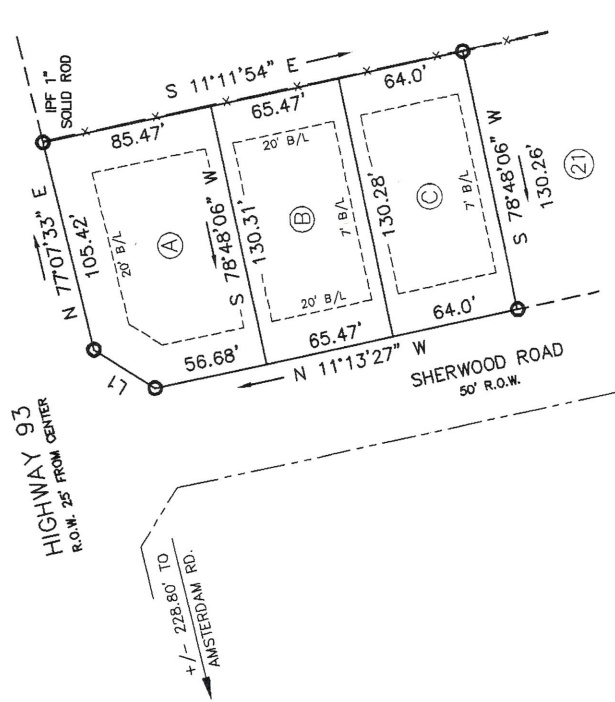
SURVEY FOR:

SUTTON & SON INC.

SITE ADDRESS: 105/111 SHERWOOD RD.  
LIBERTY, SC 29657

5008-11-56-7923  
N/F  
RPG DEVELOPMENT LLC  
D.B. 2242 PG. 186  
P.B. 612 PG. 267

LEGEND	
○ IPS	IRON PIN SET (1/2" REBAR)
○ IPF	IRON PIN FOUND
-X-X-X-	FENCE



-WHISPERING PINES II SUB.-  
PT. TMS: 5008-10-47-9102  
N/F  
A&D HOMES LLC  
D.B. 2135 PG. 159  
P.B. 610 PG. 231

LINE	BEARING	DISTANCE
L1	N 32°57'33" E	35.83'

ACREAGE:

LOT A = 0.243 ACRE  
LOT B = 0.196 ACRE  
LOT C = 0.191 ACRE

SURVEYOR'S NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
- 1/2" REBARS FOUND/SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PLS: GARY D. AUSTIN NO: 26207

PRELIMINARY



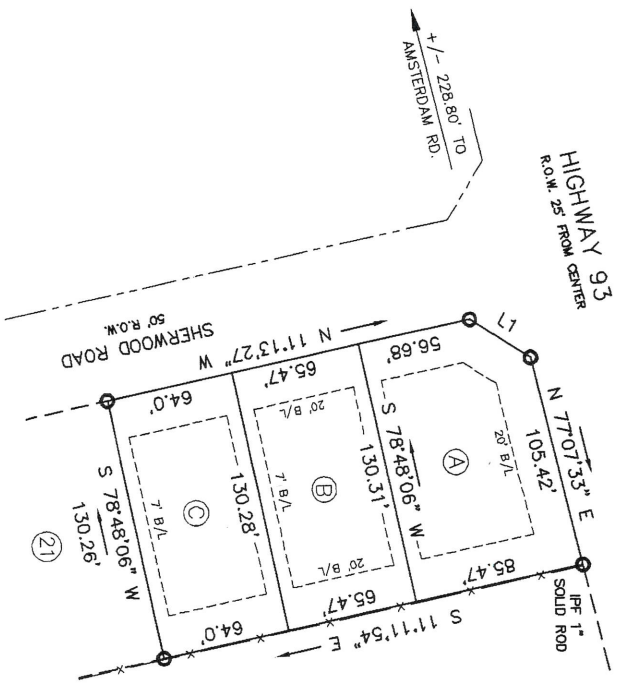
PROPOSED

LINE	BEARING	DISTANCE
L1	N 32°57'33" E	35.83'

ACREAGE:

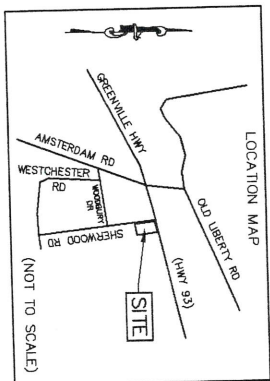
LOT A = 0.243 ACRE  
 LOT B = 0.196 ACRE  
 LOT C = 0.191 ACRE

LEGEND	
○	IPS
○	IRON PIN SET (1/2" REBAR)
○	IPF
○	IRON PIN FOUND
-X-X-X-	FENCE



-WHISPERING PINES II SUB.-  
 PT. TMS: 5008-10-47-9102  
 N/F  
 A&D HOMES LLC  
 D.B. 2135 PG. 159  
 P.B. 612 PG. 231

5008-11-58-7923  
 N/F  
 RFG DEVELOPMENT LLC  
 D.B. 2242 PG. 185  
 P.B. 612 PG. 287



204 E. MAIN ST.  
 LIBERTY, SC 29657  
 TEL. (864) 304-8317  
 EMAIL: austinsurveyingllc@gmail.com

AUSTIN SURVEYING, LLC

SURVEYOR'S NOTES:

- 1) I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
- 4) 1/2" REBAR FOUND/SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PRELIMINARY

PLS: GARY D. AUSTIN NO: 26207

REF. PLAT BOOK:	615 PG. 132
REF. DEED BOOK:	2135 PG. 159
TAX MAP :	5008-10-47-8362
DATE OF SURVEY:	6/17/2022
DRAWING NO:	2051-3
DATE OF LAST REVISION:	
SCALE:	1" = 60'

STATE OF SOUTH CAROLINA  
 PICKENS COUNTY

SURVEY FOR:  
 SUTTON & SON INC.

SITE ADDRESS: 105/111 SHERWOOD RD.  
 LIBERTY, SC 29657

ALLISON FOWLER  
DIRECTOR  
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CHIEF BUILDING OFFICIAL  
SCOTTIE FERGUSON  
STORMWATER MANAGER  
RAY HOLLIDAY  
COUNTY PLANNER  
CHAD CHAPMAN  
ENFORCEMENT OFFICER  
TYLER MERCK  
PARKS, RECREATION &  
TOURISM

# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY & TOURISM DEVELOPMENT

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

### SD-22-0006 Staff Report

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Planning Commission Public Hearing: August 8, 2022 6:30 PM

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

Applicant:	Terry Sutton 2132 Ruhamah Road Liberty, SC 29657
Property Owner(s):	Sutton and Son, Inc.
Property Location:	Greenville Highway and Sherwood Road, Easley
Acreage:	.63 acres
Tax Map Number:	5008-10-47-8362
County Council District:	4
Land Use Request:	Add three more residential lots to Whispering Pines, Phase II
Variance Request(s) from Planning Commission:	N/A

### **Request Background:**

The Planning Commission approved a 21 lot, single-family residential development in November of 2019. At that time there were two adjoining parcels owned by the developer that abutted Highway 93 and it was stated that they were intended for future commercial use. Neither of these parcels were part of the original development or a part of the plan approved by the Commission. The owner/developer is requesting that one of those two parcels originally slated for commercial be allowed to be used for three residential lots instead.

### **Current Property Use:**

The property is currently vacant/wooded.

### **Surrounding Area:**

The subject property fronts on Greenville Highway and Sherwood Road and Amsterdam Road and is surrounded by lots that are comparable in size to what is being proposed.

### **Utilities & Infrastructure**

#### *Transportation:*

The property is served by Greenville Highway which is a SCDOT maintained roadway and Sherwood Road which is a County maintained roadway.

#### *Water:*

Easley Central

#### *Sewerage:*

Pickens County

#### *Property Development History:*

Phase I of Whispering pines was developed in 1969/1970.

#### *Photograph(s):*

N/A

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

#### **Pickens County Engineer:**

In regard to curb cuts onto Sherwood Road, the County does not have anything in the Ordinance that specifies a required distance between driveways and intersections. In a situation like this the County Engineer recommends that the owner / developer place the driveway as far from the intersection as possible. Regardless, an encroachment permit would need to be obtained from the Roads & Bridges Department before they can install the driveway. Our Permit Manager would look at this at that time.

#### **SCDOT:**

We did not speak to the SCCOT directly but the applicant will need to apply for an encroachment permit if they desire access from Highway 93. A cursory review of the Access and Roadside Management Manual indicates that a driveway would need to be a minimum of 125-175 feet from Sherwood Road. The proposed lot has a frontage of 105 feet.



## Analysis of Standards for Land Use Approval:

*Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria.*

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

**The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with similar uses in the general 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 use should not adversely affect the existing use of adjacent property.**

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

**The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designations for the area are Urban Residential and Workplace Center.**

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

**If developed according to adopted development standards, the project should not cause a burden on existing facilities or services.**

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

**Yes. The applicant's proposal before the Commission will meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County 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?*

**As proposed by the applicant and as outlined in the UDSO for such uses, the proposed development of the property in question should provide for a balance of competing interests.**

## **General Requirements for Residential Developments**

### **Residential Lot Area**

Conventional Developments

**8,000 square feet minimum (when served by public water and public sewer)**

Development as Proposed

**8,000 sq. ft. minimum**

### **Residential Dwelling Unit Density**

Conventional Developments

**5.45 dwelling units (du)/acre (when served by public water and public sewer)**

Development as Proposed

**3.4 du/acre**

### **Setbacks**

Conventional Developments

**20' front, 7' side, 10' rear**

Development as Proposed

**20' Front, 7' side, 10' rear**

### **Maximum # of Lots Allowed**

Conventional Developments (similarly sized .63 acre project)

**3.4 lots (when served by public water and public sewer)**

Development as Proposed

**3 Lots**

### **Planning Staff Recommendation:**

#### **APPROVAL, WITH CONDITIONS**

1. Approval with the condition/awareness that a curb cut for the lot abutting Highway 93 has not been and may not be approved by either Pickens County Roads and Bridges Department and/or SCDOT.

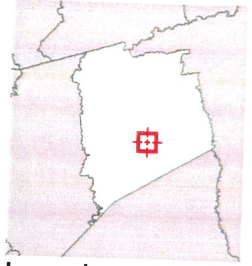
*The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:*

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*

*Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*



### Overview



### Legend

- ☐ Parcels
- ☐ 911 Address
- Yearly Sales
  - 2022
  - 2021
  - 2020
  - 2019
  - 2018
  - 2017
  - 2016
  - 2015
  - 2014
- Roads

Parcel ID	5008-10-47-8362	Account	Residential	Ownership	A & D	Documents			
Account No	R0092750	Type			HOMES	Date	Price	Doc	Vacant or Improved
Property Address		Class	n/a		LLC				
District	A09-Easley	Acreage	0.63		PO	4/25/2022	\$0	<a href="#">615/132</a>	Vacant
Brief	E/SIDE AMSTERDAM RD, WHISPERING	LEA	n/a		BOX	n/a	\$	<a href="#">L</a>	n/a
Tax Description	PINE PH 2, PLAT 614/244 TRACT 2, PLAT 615/132	Code			2237				
	(Note: Not to be used on legal documents)	Value	\$0		EASLEY, SC				
					29641-0000				

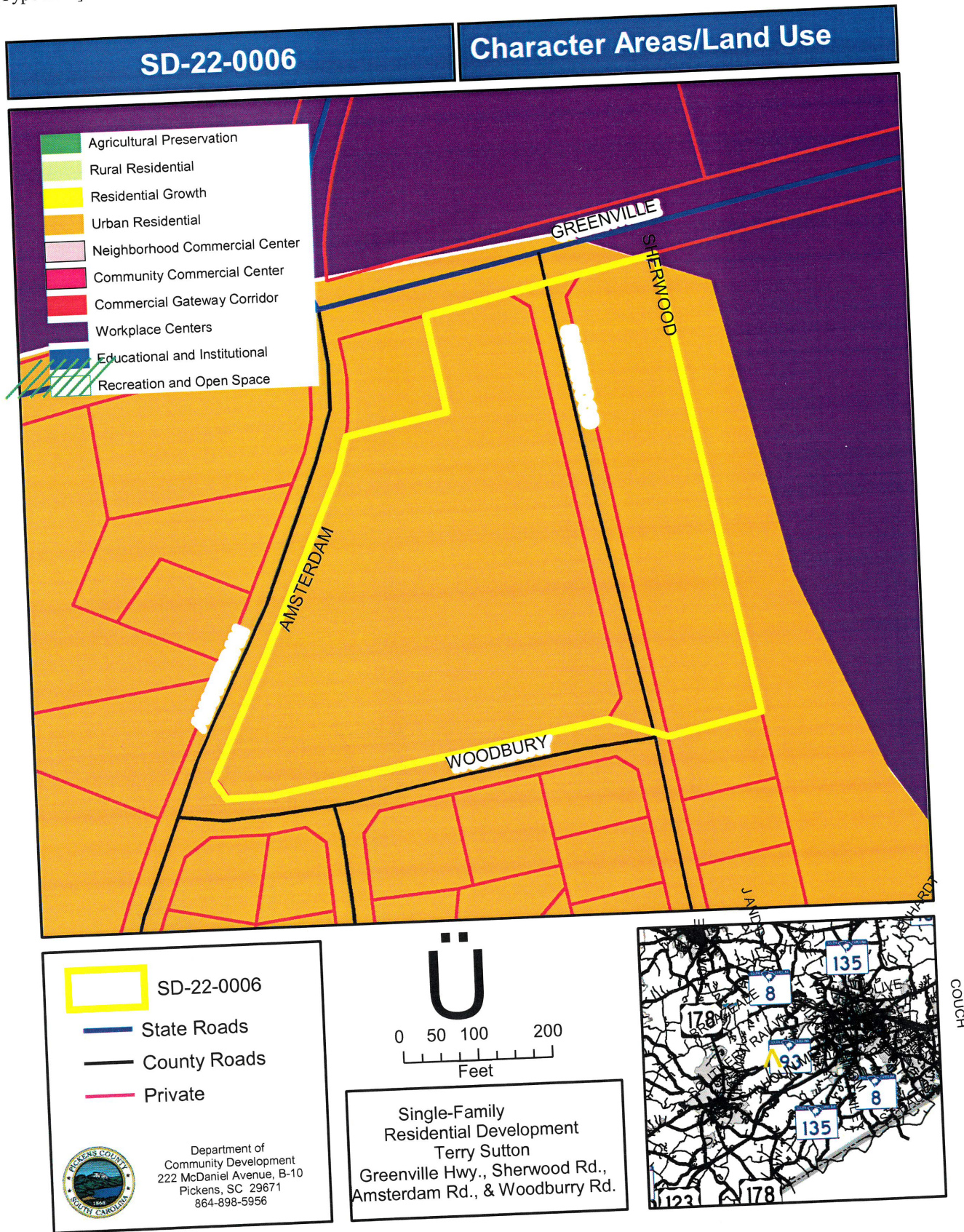
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