January 2025

LU-24-0009

Hagan RV Park

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY & TOURISM DEVELOPMENT

AIRPORT • BUILDING CODES • PLANNING • STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM 222 MCDANIEL AVENUE, B-10 • PICKENS, SC 29671 • 864.898.5950 • WWW.PICKENSCOUNTYSC.COM

APPLICATION FOR:

| X | 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 IERESA HAGAN | |
|---|---|
| Mailing Address 341 HAYWOOD RD. EASLEY, SC 29640 | |
| Telephone 360-621-3953 Email LV2playvb@yahoo.com | |
| Applicant is the: Owner's Agent Property Owner X | |
| Property Owner(s) of Record TERESA & JEFFREY HAGAN | |
| Mailing Address 341 HAYWOOD RD. EASLEY, SC 29640 | |
| Telephone 864-380-0815 Email LV2playvb@yahoo_cpmccom | |
| Authorized Representative | |
| Mailing Address | |
| TelephoneEmail | |
| Address/Location of Property 341 HAYWOOD RD. EASLEY, SC 29640 | |
| Existing Land Use RESIDENTIAL Proposed Land Use RV PARK | |
| Tax Map Number(s) R0014942 | |
| Total Size of Project (acres) 6 Number of Lots 1 | |
| Utilities: Proposed Water Source; Wells Public Water Water District: EASLEY COMBINE Proposed Sewer: Onsite Septic Public Sewer Sewer District: EASLEY COMBINE | D |

Application for Land Use Review

Pickens County, South Carolina

No

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? Yes If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT 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)
- X IS NOT subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

(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.

Hacan Signature of Applicant

11-9-2024 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)

Aller Ham

11-9-2024 Date 11/9/2024



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? PROPERTIES ADJACENT TO THE PROPOSED PROJECT ARE RESIDENTIAL HOWEVER NEARBY IS HEAVY COMMERCIAL |
|-----|---|
| | AND INDUSTRIAL USES. THIS INCLUDES THE LANDFILL AND VULCAN MATERIALS MINE. |
| (B) | Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property? |
| | THE PROJECT WILL MAINTAIN NATURAL BUFFERS THAT WELL EXCEED THE REQUIRED BUFFERS LIMITING ANY |
| | IMPACTS ON ADJACENT PROPERTY. THE PROPOSED NUMBER OF CAMPSITES IS ALSO MUCH LOWER THAN THE |
| | MAXIMUM ALLOWED PER THE DESITY REQUIREMENTS. |
| (C) | Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan? |
| | THE COMPREHENSIVE PLAN SHOWS THIS AREA AS THE TRANSITION LINE BETWEEN WORKPLACE CENTERS AND |
| | RESIDENTIAL GROWTH. THIS DEVELOPMENT WOULD SERVE AS A NICE TRANSITION BETWEEN WORKPLACE CENTERS |
| | AND TRADITIONAL 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? |
| | NO, DUE TO THE LIMITED NUMBER OF SITES, THE PROPOSED DEVELOPMENT IS NOT EXPECTED TO 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, ALL SETBACKS, BUFFERS, OFFSTREET PARKING AND ACCESS WILL MEET OR EXCEED COUNTY AND STATE |
| | DOT REQUIREMENTS. |
| (F) | Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property? |
| | YES, THE DEVLOPMENT WILL BE DESIGNED TO MEET THE STANDARDS OF ALL REGULATING AUTHORITIES. |
| | |

Hagan RV Park Letter of Intent for Development

341 Haywood Rd. Easley, SC 29640

This letter of intent is for the application of a proposed RV on Jeffrey & Teresa Hagan's property located at 341 Haywood Rd. within unincorporated Pickens County. The proposed site is +/- 36.24 acres and currently consist of one single family residence and associated sheds.

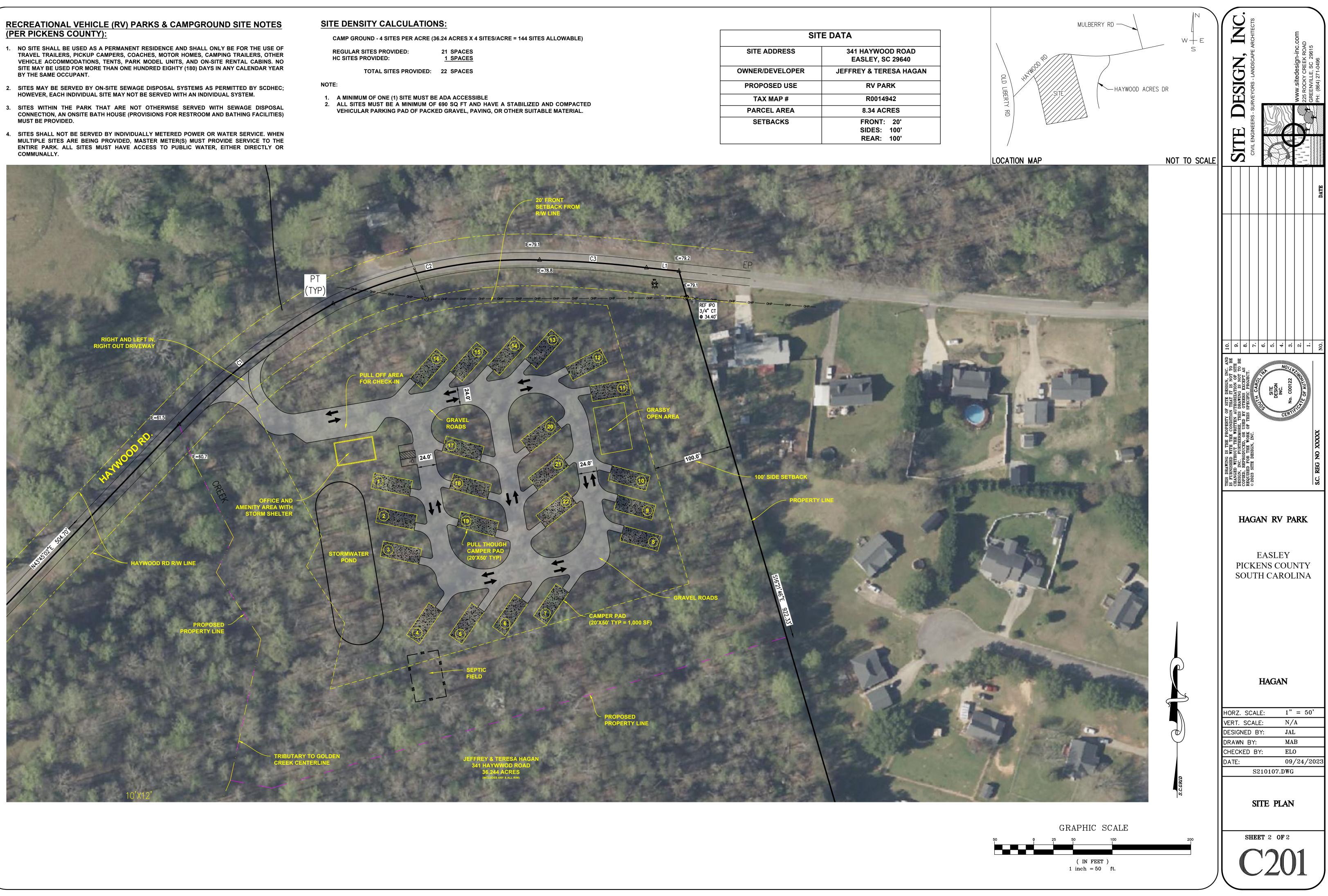
The project proposes twenty-two (22) RV sites with an onsite office & amenity building in addition to a small grassed green space. The intent of the project is to maintain as much of the natural tree coverage and vegetation as possible during the design and development of the property. The intention is to use approximately acres of the 36.24-acre parcel for the RV park leaving the remainder of the site wooded. Natural buffers are to remain along the side and rear of property well in excess of the required 10' in order to limit any impacts on adjacent properties.

The site will be served by public water and an on-site septic system to be permitted through SCDHEC. Access to the property will be from Haywood Rd, an SCDOT maintained road. The access will be permitted through the proper SCDOT permitting authority. On site stormwater contiol will be required as outlined in the Pickens County stormwater manual.

r

- BY THE SAME OCCUPANT.
- MUST BE PROVIDED.
- 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.

HC SITES PROVIDED:



| SITE DATA | | | | |
|-----------------|---|--|--|--|
| SITE ADDRESS | 341 HAYWOOD ROAD EASLEY, SC 29640 | | | |
| OWNER/DEVELOPER | JEFFREY & TERESA HAGAN | | | |
| PROPOSED USE | RV PARK | | | |
| TAX MAP # | R0014942 | | | |
| PARCEL AREA | 8.34 ACRES | | | |
| SETBACKS | FRONT: 20' SIDES: 100' REAR: 100' | | | |

LU-24-0009: Hagan RV Park.

Staff Report

Planning Commission Public Hearing: January 13, 2025 6:30 PM

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

Applicant: Teresa Hagan 341 Haywood Rd. Easley, SC 29640

Property Owner(s): Teresa & Jeffrey Hagan

Property Location: 341 Haywood Rd. Easley, SC 29640

Acreage: 6 acres

Tax Map Number: 5009-18-32-2122

County Council District: 4

Land Use Request: LU-24-0009: The Land Use request is for a twenty two site RV park off of Haywood Rd.

Variance Request(s) from Planning Commission: None

Request Overview:

The proposed RV park consists of twenty-two sites, utilizing approximately 6 acres of the 36.24-acre parcel. Access to the RV park will be from Haywood Road, which is maintained by SCDOT.

Current Property Use:

The property is listed on the Assessor's site as residential and shows as such in the aerial photographs.

Surrounding Area:

The parcel is surrounded by residential areas to the North, East, and West. The South of the property appears to be vacant land.

Utilities & Infrastructure

Transportation: The property is served by Haywood Road.

Emergency Services: Request a fire hydrant at the entrance.

Stormwater: Will require Stormwater permit.

Water: public water (Easley Combined)

Sewerage: Onsite Septic

Comments from Reviewing Agencies:

Staff Analysis of Standards for Land Use Approval:

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

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

The proposed use is not consistent with uses in the immediate area or the general development patterns in the area.

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 not consistent with the Comprehensive Plan as it designates the area for Workplace Centers.

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, the project should not burden 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?

The applicant's proposal before the Commission will meet the respective standards as outlined in the Unified Development Standards Ordinance of Pickens County.

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 should provide for a balance of competing interests.

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 rom 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 Adressing 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 a least 10 feet shall be maintained between recreational vehicles.

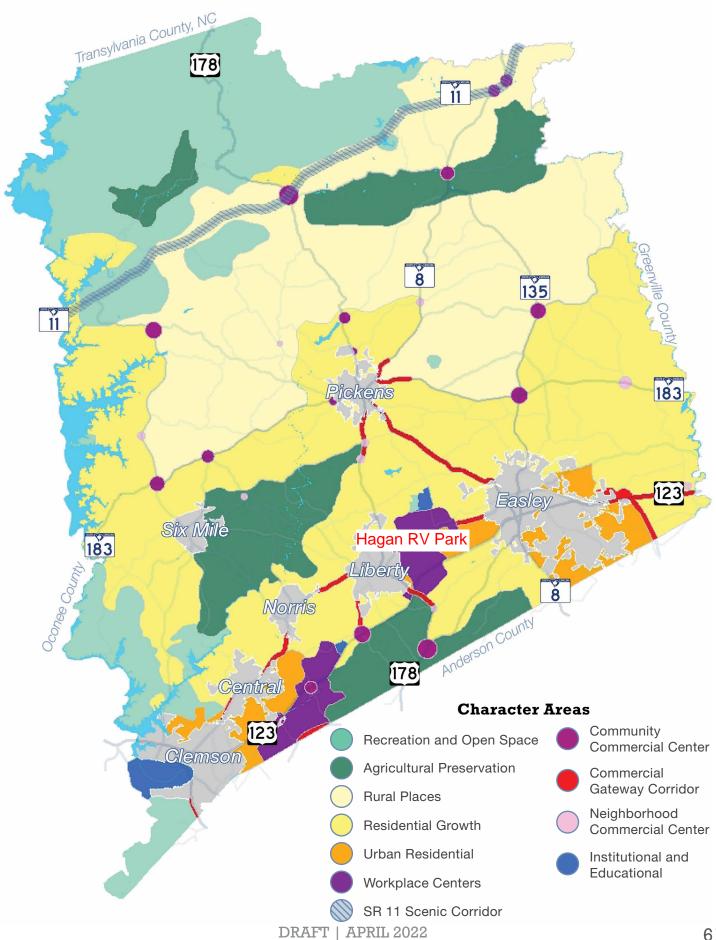
2. For the purpose of this requirement, accessory structures and

accessories attached to an RV are considered a part of the recreational vehicle.

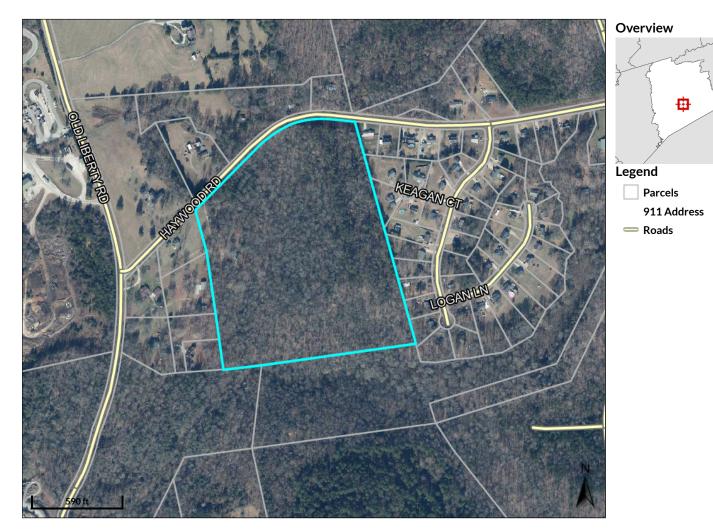
Planning Staff Recommendation:

The site plan will comply with the new standards approved by the County Council on November 4, 2024. Staff has informed the applicant that there is a 100-foot setback requirement from all property lines, and a Class 2 buffer must be maintained within this setback area. The applicant has been asked by staff to clearly indicate the Class 2 buffer on the site plan.

CHAPTER 5 | LAND USE







| Parcel ID | 5009-18-32-2122 | Account | Residential | Ownership | HAGAN | Documents | | | |
|-----------------|--------------------------|---------|-------------|-----------|------------|-----------|-----------|------------------|-----------|
| Account No | R0014942 | Туре | | | JEFFREY W | Date | Price | Doc | Vacant or |
| Property | 341 HAYWOOD RD | Class | 1 Story | | 341 | | | | Improved |
| Address | EASLEY | Acreage | 36.244 | | HAYWOOD | 2/24/2021 | \$385,000 | <u>2247//214</u> | Improved |
| District | A09-Easley | LEA | 0008.7 | | RD | 2/12/2021 | \$0 | <u>612/313</u> | Improved |
| Brief | S/SIDE HIGHLAND RD EXT., | Code | | | EASLEY, SC | | | | |
| Tax Description | PLAT 612/313 | Value | \$81,387 | | 29640-0000 | | | | |
| | (Note: Not to be used on | | | | | | | | |
| | legal documents) | | | | | | | | |

Date created: 12/2/2024 Last Data Uploaded: 12/2/2024 8:30:07 PM



January 2025

SDV-24-0003

Subdivision Variance April Valley Ln

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY & TOURISM DEVELOPMENT

AIRPORT • BUILDING CODES • PLANNING • STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM 222 MCDANIEL AVENUE, B-10 • PICKENS, SC 29671 • 864.898.5950 • WWW.PICKENSCOUNTYSC.COM

APPLICATION FOR:

| | SATION FOR. | |
|-----------|--|--|
| | Land Use Review /Subdivision Revie | w |
| | Subdivision Variance | Case No.: |
| forms. | | ped or legibly printed and all entries must be completed on all the required application of an item, please contact a member of the Planning Staff. Incomplete applications o s will be delayed. |
| Name | of Applicant Scott & Shannon F | Patterson |
| Mailing | Address 112 Woodstone Driv | re, Easley, SC 29642 |
| Teleph | one 864-561-2371 | Email scott.patterson@southernairrepair.com |
| Applica | Int is the: Owner's Agent | Property Owner X |
| Proper | ty Owner(s) of Record Scott and St | nannon Patterson |
| Mailing | Address 112 Woodstone Driv | ve, Easley, SC 29642 |
| Teleph | one 864-561-2371 | Email scott.patterson@southernairrepair.com |
| Author | zed Representative Scott & Shanr | non Patterson |
| | Address 112 Woodstone Driv | |
| Teleph | one 864-561-2371 | Email scott.patterson@southernairrepair.com |
| | | April Valley Lane, Pickens, SC 29671 |
| | | Proposed Land Use Residence/Agriculture |
| | ap Number(s) 5101-00-89-6370 | |
| Total S | ize of Project (acres) 2.0 acres | Number of Lots 3 |
| Utilities | Proposed Water Source: We Proposed Sewer: Onsite Sept | |

Application for Land Use Review

No

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? Yes If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT 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.

(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

November 18, 2024

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)

November 18, 2024

Date



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.

APRIL 2024

- 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.

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) <u>APPLICATION FORM</u>:

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) <u>LETTER OF INTENT</u>:

- 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;

APRIL 2024

- 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)
 - b. City and County boundary lines
 - c. 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) <u>SKETCH PLAN (multi-family and non-residential):</u>

- 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
- 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). <u>ATTACHMENTS</u>

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"

Any roadway, right-of-way or signage/signalization improvements necessary to make a proposed development safe and functional is the responsibility of the developer. Please refer to the Pickens County Traffic Study Policy for more information.



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? $\checkmark \checkmark \checkmark$ |
|-----|--|
| (B) | Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property? $\gamma \not \sim 1$ |
| (C) | Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan? $\sqrt{e^3}$ |
| (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? |
| (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? |
| (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? χes |



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.

1/ _ Completed application form 1

____ Letter of intent

Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 $\frac{1}{2}$ " x 11"

Sketch Plan (for multi-family and non-residential) - 8 copies and one (1) reduction to 8 1/2" x 11"

Attachment "A" £

í

C

November 18, 2024

Letter of Intent Subdivision of property for individual residence. Address 300 & 304 April Valley Lane

Dear Planning Department,

Scott and Shannon Patterson (daughter) who own 19.474 acres mutually together are located at Tax Map No. 5101-00-89-6370. Our intent is to subdivide the two addresses into two separate 2 acre lots where Scott would have a two-acre lot for building of home and Shannon would have a two acre lot in which her home is presently being built and about 90% complete. We would like review of land by the planning department being there are requirements to comply with on private road on the 19.474 acres to be able to access the two residences at top of property hill once subdivision has been accomplished.

On July 21, 2022 we had submitted for address request for each residence and received addresses 300 & 304. The address assigned to each property was 300 April Valley Lane (Scott Pattersons address) and 304 April Valley Lane (Shannon Pattersons address) where there was no surveyed subdivision of properties at that time.

Maintenance from Jameson Road to property (going thru April Valley RV park) has already been recorded in deed due to needing a 30 foot easement allowance from Jameson Road to the property line of 19.474 acres to allow the access for sale of property owned by Scott and Shannon Patterson. What exactly would you need from Scott and Shannon in order to comply with section 1012 (c). Private roads ordinance so we may proceed to complete to submit to planning department.

Reason for this subdivision of property is Scott will be building a house and have a current contract signed with Schumacher home builders. Being this residence will have a mortgage is reason having to sub-divide properties for residence. Unit the requirements are completed by Pickens County Planning department, building cannot start.

Attached you will find;

- Completed application form
- Letter of Intent
- 8 copies of Sketch plan accomplished by surveyor separating the two properties into two separate 2 acre lots for separate residences
- Attachment A / Recorded Deed with Legal Easement from Jameson Road to property line of Scott and Shannons property.
- Quick Claim Deed / Exhibit A with Lab Limited Partnership (April Valley RV Park) for easement to property from Jameson Road to property line of Scott and Shannon Patterson.

Thank you,

Scott and Shannon Patterson

Scott Patterson

| °om: | David Brown <dbrown@eas-pro.com></dbrown@eas-pro.com> |
|--------------|---|
| _ent: | Thursday, October 10, 2024 2:53 PM |
| То: | Scott Patterson; Katy Mason |
| Cc: | Shannon Patterson |
| Subject: | RE: Parcel # 5101-00-89-0912 |
| Attachments: | 247482_300_304 April Valley Lane_Pickens County_preliminary.pdf |

Good afternoon, Scott

Please review the attached preliminary parcel spilt for the requested survey work.

After review, if you have any questions, feel free to contact me.

Have a good day

David Brown Survey Project Manager



Pilgrim Road Greenville, SC 29607

Office (864) 234-7368 x3652

Cell (864) 561-8161

www.eas-pro.com

GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING CONSTRUCTION MATERIALS TESTING LAND SURVEYING SPECIALTY SERVICES

This message and its contents are confidential. If you received this message in error, please do not use or rely on it. Instead, please inform the sender and delete it. Thank you.

From: Scott Patterson <scott.patterson@southernairrepair.com> Sent: Monday, October 7, 2024 10:36 AM

"o: David Brown <dbrown@eas-pro.com>; Katy Mason <kmason@schumacherhomes.com>

.c: Shannon Patterson <shannon.patterson@southernairrepair.com>

Subject: RE: Parcel # 5101-00-89-0912

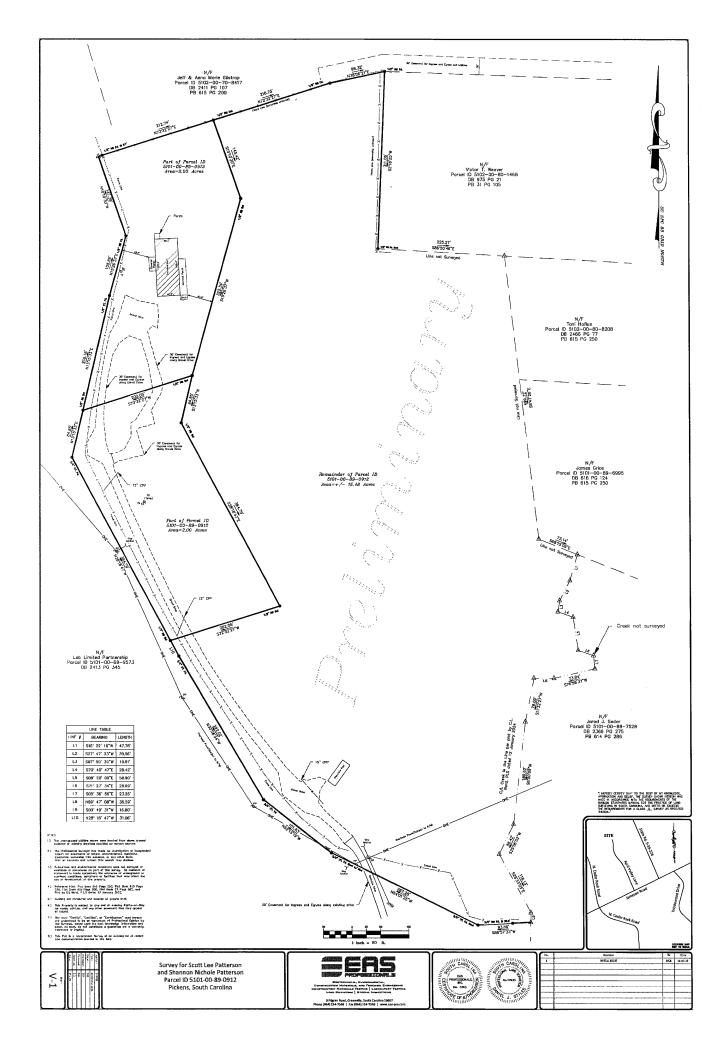


EXHIBIT A

The following restrictions will run with the land and be applicable to each owner granted use of the 30" easement for ingress and egress along the existing road known as April Valley Lane being referenced in this deed:

- 1. All posted speed limits in the easement must be abided by all vehicles at all times.
- 2. No Commercial delivery vehicles including but not limited to Fed Ex, UPS, and Amazon delivery vehicles are allowed past the gate to the easement area.
- 3. Installation of one delivery box per owner for delivery of mail and packages is permitted at the gate to the easement area.
- 4. No vehicles with excessive noise or smoke including but not limited to vehicles, motorcycles, ATVs, street bikes, dirt bikes or 4-Wheelers with loud engines or excessive combustion are permitted.
- 5. Each owner will be responsible for any damage to the existing road and adjoining property in the easement area caused by their willful or negligent use of the easement or the use of the easement by any guest of the Owner.
- 6. Each owner will be responsible for insuring the easement area remains unobstructed and accessible for all pedestrian and allowable vehicular ingress and egress at all times.
- 7. No improvements shall be made to the existing road or adjoining properties within the easement area without the consent of Grantee, his heirs or assigns.
- 8. Each owner will be assigned a private gate code for entrance into the easement area.

@qPublic.net[™] Pickens County, SC

Summary

| Parcel Number | 5101-00-69-9573 |
|----------------------|------------------------------|
| Account Number | R0003191 |
| Location Address | 174 APRIL VALLEY LN |
| Account Status | A |
| Account Type | Vacant Land |
| Property Type | Out Building |
| Subdivision | |
| LEA Code | 0003.2 |
| Zoning | |
| Tax District | A13-Pickens |
| Business name | H10-00-040F |
| Local No | |
| Lot No | |
| Acres | 106.3100 |
| Property Description | SE/SIDE GLASSY MTN CHURCH RD |
| Extension | |
| | |

View Map

New Search

Owner

Lab Limited Partnership 147 April Valley Lane Pickens, SC 29671

Legal Residence Form

Mailing Address Change

Valuation by Year

| | k 15- | 2022 | 2021 | 2020 |
|----------------|-----------|-----------|-----------|-----------|
| Market Value | | \$342,700 | \$342,700 | \$342,700 |
| Taxable Value | | \$12,624 | \$12,624 | \$12,624 |
| Assessed Value | | \$405 | \$505 | \$505 |

Assessment Appeal Process

Would you like to submit an appeal for the assessment of this property? <u>Click Here</u> for more information.

Assessment Appeal Form

Documents

| Sale Date | Sale Price Doc Type | Book | | Vacant or Im, roved | Grantor | Grantee |
|------------|---------------------|-------|-----|---------------------|---------------------------------------|-------------------------|
| 06/08/2022 | \$0 AddRef | 2413/ | 345 | Vacant | LAB LIMITED PARTNERSHIP | D AND B OF SC LLC |
| 12/04/2000 | \$1 Deed | 582 | 291 | Vacant | LAB LIMITED PARTNERSHIP | FLAUGHER LISA |
| 11/03/1999 | \$1 Deed | 517 | 23 | Improved | FLAUGHER PHILLIP SR FLAUGHER LISA ANN | LAB LIMITED PARTNERSHIP |

Land

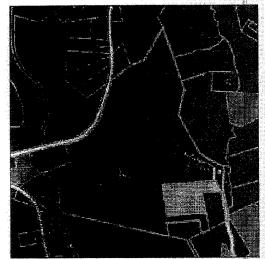
| Description | Acres |
|-----------------|-------|
| 6% Ag Mkt Value | 0 |
| 4% Ag C5 | 2.5 |
| 4% Ag W6 | 5.24 |
| 4% Ag W4 | 34.96 |
| 4% Ag W3 | 53.3 |
| 4% Ag C6 | 10.31 |

Agricultural Form

Buildings

| Building No. | 1 | Square Feet | i na prime na seconda de la companya de la company A desenva de la companya de la compa |
|--------------|------------------------|-------------------|---|
| Occupancy | 0% Exempt Ag Building | Stories | li 1 11 definit de la compañía de la |
| Description | 4% AG Yard Improvement | Built As | 4% Yard Improvement |
| HVAC | None | Year Built | 2004 |
| Foundation | | Exterior | |
| Roof Type | | Width | 0 |
| Roof Cover | | Length | Ø |
| | | | |
| Туре | Description | Units or Square F | ootage |
| Add On | Pole Shed | 960 | |
| 1 444 011 | | | |

Map



No data available for the following modules: Notice of Value, Mobile Homes.

In score County makes every entert to produce the most accurate information possible. No warranties, envices of inplicit are provided for a data herein, its useor interpretation. The assessment information is from the last writhed taxedit. All data is subject to charge before the enter cardinal taxeol.

User Privacy Policy GDPR Privacy Notice

Last Data Upload: 1/13/2023.7:16:51 PM



Developed by

Schneider

<u>k.</u>..

ian.

SDV-24-0003: Subdivision Variance April Valley Lane

Staff Report

Planning Commission Public Hearing: January 13, 2025 6:30 PM

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

Applicant: Scott & Shannon Patterson 112 Woodstone Drive Easley, SC 29642

Property Owner(s): Scott Patterson

Property Location: 300 & 304 April Valley Lane, Pickens SC 29671

Acreage: 4

Tax Map Number: 5101-00-89-0912

County Council District: 3

Land Use Request: SDV-24-0003:

<u>Variance Request(s) from Planning Commission:</u> The applicant is requesting a variance from Article 10 Sec. 1012 (c) Private Road standards of the Unified Development Standards Ordinance.

Request Overview:

This is a request to subdivide the properties at 300 April Valley Lane and 304 April Valley Lane into two separate two-acre lots for individual residences. The remaining area of 15.474 acres will be kept as vacant land. April Valley Lane is a private road that connects to Jameson Road, which is a state road.

Current Property Use:

The property is currently listed on the Assessor's site as vacant land. The property is also denoted on the Assessor's map with the two addresses of 300 and 304 April Valley Lane.

Surrounding Area:

The parcel is surrounded by residential areas to the West. April Valley RV Park is located to the South of the parcel. The North and East sides of the property appear to be vacant land.

Utilities & Infrastructure

Transportation: The property is served by April Valley Lane, which is a private road.

Water: Public Water (Dacusville/Cedar Rock)

Sewerage: Onsite Septic

Private Road Standards

1012 (c) Private Roads.

(1) The maximum number of lots which may be served by a private road shall be governed by Article 4 of this ordinance.

(2) The private road shall be located within a designated right-of-way of at least fifty (50) feet in width and that right-of-way shall be owned and controlled by a homeowner's association or other entity responsible for the road's maintenance.

(3) All lots must meet minimum Development Ordinance requirements for minimum frontage onto the private road.

(4) Minimum lot size shall be governed by Article 4.

(5) The private road cannot originate from a shared driveway or from a common drive. The private road may originate and connect to another private road provided that road meets the minimum requirements listed in this section.

(6) The maintenance of the private road must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.

(7) The following plat certification shall be placed upon every plat for every lot utilizing a private road:

"The private road and associated right-of-way shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements and rights-of-way shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."

(8) All subdivisions utilizing private roads for access must be approved by the Planning Commission in accordance with the procedures listed in Article 12.

(9) Only those lots approved by the Planning Commission and platted with the private road may utilize said road.

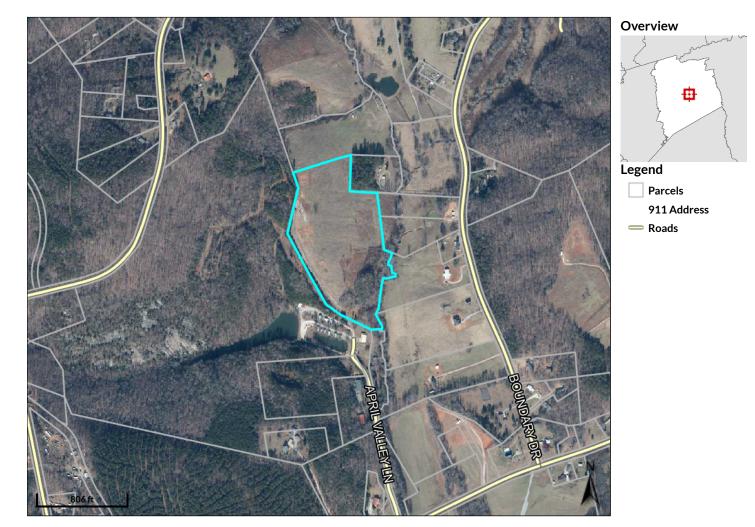
(10) The private road must be named; said name shall be approved by Pickens County E-911 staff.

(11) Construction standards. The private road shall be constructed in accordance with the respective requirements for a public, local residential street.

Planning Staff Recommendation:

April Valley Lane does not meet the standards set forth in the Unified Development Standards Ordinance. Staff recommends against subdividing property off a substandard private road until the road is upgraded to meet the Private Road standards specified in Article 10, Section 1012 (c) of the Pickens County Unified Development Standards Ordinance.





| Parcel ID | 5101-00-89-0912 | Account | Vacant | Ownership | PATTERSON | Documents | | | |
|-----------------|--------------------------------|---------|---------|-----------|-------------|-----------|-----------|------------------|-----------|
| Account No | R0093647 | Туре | Land | | SCOTT LEE | Date | Price | Doc | Vacant or |
| Property | 300 APRIL VALLEY LN | Class | n/a | | 112 | | | | Improved |
| Address | PICKENS | Acreage | 19.494 | | WOODSTONE | 8/30/2022 | \$305,000 | <u>2448//257</u> | Vacant |
| District | A13-Pickens | LEA | 0016 | | DR | 1/12/2022 | \$0 | <u>616/101</u> | Vacant |
| Brief | W/SIDE BLUE RIDGE RD PLAT | Code | | | GREENVILLE, | | | | |
| Tax Description | 616/101 PLAT 614/157 PLAT | Value | \$1,193 | | SC 29611- | | | | |
| | 614/286 PLAT 614/293 PLAT | | | | 0000 | | | | |
| | 614/295 | | | | | | | | |
| | (Note: Not to be used on legal | | | | | | | | |

documents)

Date created: 12/18/2024 Last Data Uploaded: 12/17/2024 8:24:56 PM



January 2025

LU-24-0010

Phase 2 Speedway Multi-Use Park

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 8:00am and 4:30pm, 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 & TOURISM DEVELOPMENT

AIRPORT • BUILDING CODES • PLANNING • STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM 222 MCDANIEL AVENUE, B-10 • PICKENS, SC 29671 • 864.898.5950 • WWW.PICKENSCOUNTYSC.COM

APPLICATION FOR:

| Land Use Review /Subdivision Review | ew |
|---|--|
| □ Subdivision Variance | Case No.: |
| | yped or legibly printed and all entries must be completed on all the required application of an item, please contact a member of the Planning Staff. Incomplete applications or will be delayed. |
| Name of Applicant <u>SC</u> Speedway Hwy | / 124, LLC |
| Mailing Address 201 Riverplace, | Ste 400; Greenville, SC 29601 |
| Telephone (864) 242-4008 | _Emailjcochrane@realtylinkdev.com |
| Applicant is the: Owner's Agent | X Property Owner |
| Property Owner(s) of Record See attac | hed addendum |
| Mailing Address | |
| Telephone | _Email |
| Authorized Representative Seamon Will | niteside & Associates e Road, STE 6060; Greenville SC 29611 |
| o | _Email_rhall@seamonwhiteside.com |
| Address/Location of Property <u>3800</u> Calh | oun Memorial Highway |
| Tax Map Number(s) <u>5049-12-76-6183; 5049-</u> | -08-97-5822; 5049-08-87-9745; 5049-08-88-4098; 5049-08- <u>9</u> 8-2239; |
| Total Size of Project (acres) 153 | Number of Lots2 |
| Utilities: Proposed Water Source: Proposed Sewer: Onsite Seg | Image: state state state X Public Water Water District: Powdersville Water potic X Public Sewer Sewer District: Easley Combined Utilities |

Application for Land Use Review

No

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? Yes If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT 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:

- □ <u>IS</u> 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

November 11th, 2024

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.

See attached addendum

Signature of Owner(s)

Date

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC PROPERTY OWNER: JOAN ALLEN KIRKLAND & SAMUEL LANDER ALLEN

SIGNATURE PAGE

JOAN ALLEN KIRKLAND & SAMUEL LANDER ALLEN – OWNERS OF THE FOLLOWING PARCEL:

Tax Map Number 5049-08-97-5822 consisting of approximately 10.31 acres

JOAN ALLEN KIRKLAND Signed by: Joan Allen kirkland By: 8/27/2024 Date: , 2024

SAMUEL LANDER ALLEN

| | Signed by: | | |
|-------|------------------------|--------|--|
| By: | Jan Jan 7D84A3D4F61 | 100 ML | |
| • | 8/23/2024 | | |
| Date: | | , 2024 | |

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC PROPERTY OWNER: ESTATE OF FRANCES L. MERCER, BY AND THROUGH HER PERSONAL REPRESENTATIVE ELIZABETH LARK MERCER HUNTER

SIGNATURE PAGE

ESTATE OF FRANCES L. MERCER – OWNER OF THE FOLLOWING PARCEL:

Tax Map Number 5049-08-98-2239 consisting of approximately 12.9 acres

ESTATE OF FRANCES L. MERCER

Mercer Huntes By: Clinaber

Name: Elizabeth Lark Mercer Hunter

Title: Personal Representative of the Estate of Frances L. Mercer

Date: August 22 , 2024

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC

PROPERTY OWNER: KEVIN G. WHITAKER

SIGNATURE PAGE

KEVIN G. WHITAKER – OWNER OF THE FOLLOWING PARCELS:

Parcel Number 5049-12-86-3788 consisting of approximately 41.20 acres Parcel Number 5049-08-88-4098 consisting of approximately 13.76 acres Parcel Number 5049-08-87-9745 consisting of approximately 10.37 acres Parcel Number 5049-12-97-4069 consisting of approximately 24.52 acres

KEVIN G. WHITAKER

By: 10/3/ 2024 Date:

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC

PROPERTY OWNER: RACETRACK, LLC

SIGNATURE PAGE

RACETRACK, LLC – OWNER OF THE FOLLOWING PARCELS:

Parcel Number 5049-12-95-1720 consisting of approximately 36.23 acres Parcel Number 5049-16-94-6647 consisting of approximately 33.40 acres Parcel Number 5049-12-76-6183 consisting of approximately 3.84 acres

RACETRACK, LLC

By:_ Kevin G. Whitaker Title: Member

Date: 10/3/ , 2024



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?

<u>Warehouses and industrial parks off of major highways are a general</u> <u>development pattern and remain consistent with other industrial parks in</u> the surrounding upstate.

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

No adverse affects to adjacent/nearby properties are expected. All setbacks and buffers are to be met.

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

Yes.

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

No excessive use of public facilities is expected. Upgrades to facilities will be made as needed.

(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?

| All se | etbacks, | buffers, | , and ac | cess r | requir | reme | ents | will | be | met d | luring | the | design |
|--------|----------|----------|----------|--------|--------|------|------|-------|-----|-------|--------|-------|--------|
| proce | ss. The | required | parking | based | d off | of | the | tenar | nts | needs | are i | being | met. |

(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 park is expected to be a positive improvement for the area and Pickens County as a whole.



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 <u>will be delayed</u>.

| X | _ Completed application form |
|-----|--|
| X | _ Letter of intent |
| N/A | _ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 $\frac{1}{2}$ " x 11" |
| Χ | _ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 $\frac{1}{2}$ x 11" |
| Х | _ Attachment "A" |



Seamon Whiteside & Associates, Inc 701 Easley Bridge Road, Ste. 6060 Greenville SC, 29611

November 11, 2024

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

Letter of Intent

Dear Trad,

This letter is to inform you of the necessary information regarding the land use development. The property in question is to be used for an industrial park. Approximately 110 AC of the total 289 AC are being disturbed in the initial phase. 19 existing lots have been consolidated into five (5) lots. Six (6) buildings were approved for the multi-use commercial park per approval number LU-24-0004.

Phase 2 will disturb approximately 153 AC of the total 289 AC, consolidating 6 lots into two (2) multi-use lots. Four (4) additional buildings will be constructed, comprising a total of no more than 2,900,000 SF.

Your expeditious review is greatly appreciated. Please contact me via phone at 843-333-5962 or email at rhall@seamonwhiteside.com if you have any questions or need further clarification for this project.

Seamon Whiteside and Associates, Inc.

Ryan Hall, P.E. Civil Engineering Director

Judson Mills Bldg 6000, Ste 6060, 701 Easley Bridge Rd, Greenville, SC 29611 (864) 298-0534 | SeamonWhiteside.com Mount Pleasant | Greenville | Summerville | Spartanburg | Charlotte Elevating the site design experience. 10' REAR SETBACK -

30' CLASS 1 LANDSCAPE BUFFER

BUILDING 5F

7' SIDE SETBACK -

30' CLASS 1 LANDSCAPE BUFFER

25' CLASS 5 LANDSCAPE BUFFEF

PASSENGER AND EMERGENCY VEHICLE ENTRANCE ONLY

1.81 AC DETENTION POND

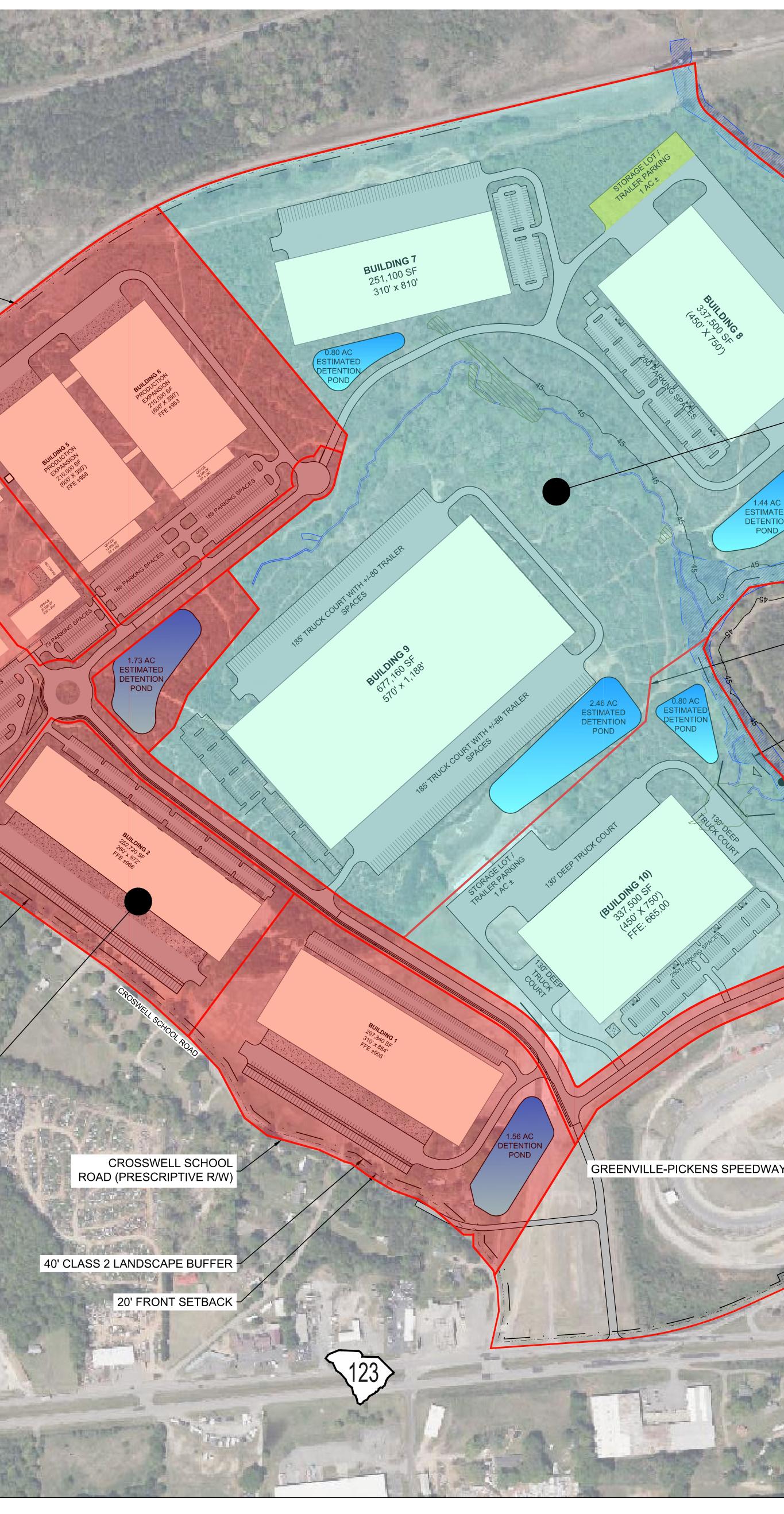
40' CLASS 2 LANDSCAPE BUFFER

PHASE 1 MULTI-USE PARK. APPROVAL NO.: LU-24-0004

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

PLOTTED:11/11/2024 9:19 AM, BY Benjamin Withrow P:\ACAD-D-3\10066\CAD Files\Exhibits\Land Use - PC\Speedway Indsutrial Master Plan Ph2 - Planning Commission.dwg

100 200 400 SCALE: 1" = 200'







7' SIDE SETBACK

PROPOSED PHASE 2 MULTI-USE PARK

- EXISTING FLOODPLAIN

INTERNAL PROPERTY LINES ARE CONCEPTUAL IN NATURE

30' CLASS 1 LANDSCAPE BUFFER

GEORGES CREEK

124

GENERAL INFORMATION

PHASE 1 ACCESS (TRUCK ACCESS)

FRONT SETBACK (20' FROM R/W)

CLASS 1 LANDSCAPE

BUFFER (30' FROM R/W)

TMS # = 5049-12-95-1720; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098; 5049-12-86-3788; 5049-12-76-6183; 5049-12-85-7235

TOTAL LOT AREA = 289 AC BUILDING 7, 8, AND 9 LOT AREA = 121 AC BUILDING 10 LOT AREA = 32 AC TOTAL BUILDING LOT AREA = 153 AC

ZONING = GENERAL DEVELOPMENT DISTRICT

SETBACKS: FRONT = 20 LF SIDE = 7 LF REAR = 10 LF

BUFFERYARD: AS NOTED

MAX DENSITY: 0.75 FAR x 289 AC x 43,560 SQFT = 9,441,630 SQFT BUILDING AREA = $\pm 2,900,000$ SQFT

FLOOD ZONE : ZONE X/AE



LU-24-0010: GP Speedway Multi-Use Park Phase 2

Staff Report

Planning Commission Public Hearing: January 13, 2025 6:30 PM

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

Applicant: SC Speedway Hwy 124, LLC 201 Riverplace, Ste 400 Greenville, SC 29601

| Property Owner(s): | SC Speedway Hwy 124, LLC |
|-----------------------------------|---|
| Property Location: | 3800 Calhoun Memorial Highway |
| Acreage: | 153 |
| Tax Map Numbers: | 5049-12-95-1720; 5049-12-86-3788; 5049- 12-97-4069; 5049-12-88-7235; 5049-12- 76-6183; 5049-08-97-5822; 5049-18-87- 9745; 5049-08-88-4098; 5049-08-98-2239 |
| County Council District | 6 |
| Land Use Request: | Creation of a Multi-Use Park. |
| Variance Request(s) from Planning | Commission: None |

Request Overview:

This is Phase 2 of the proposal to transform the Greenville Pickens Speedway and its surrounding area into a Multi-Use Park. In this phase, four new buildings will be constructed totaling 2,900,000 square feet. The total area of the site is 153 acres. The current site plan indicates that the racetrack will remain intact, with a temporary site entrance located off SC Hwy 124 to the east of the track.

Current Property Use:

The properties are listed on the Assessor's site as a combination of commercial, residential, and vacant

Surrounding Area:

The area to the west is mostly residential, the area to the north is bordered by Southern Railway and mostly vacant land, to the east is vacant land, and to the south is SC Hwy 123 and SC Hwy 124 and commercial uses.

<u>Utilities & Infrastructure</u>

Transportation:

The property is proposed to be served by SC Hwy 124, which is a state-maintained roadway.

Water:

Properties to be serviced by Powdersville Water

<u>Sewerage</u>:

Properties to be serviced by Easley Combined Utilities.

Property Development History:

This property appears to have been commercial for as far back as 1966.

Comments from Reviewing Agencies:

SCDOT: Has issued a encroachment approval for phase 1

Pickens County Engineer: Has been in contact about the project via email communication.

Schools:

N/A

Storm Water: Storm Water Permit will be required.

Staff 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 the

majority of uses in the immediate area and the direction set by the Comprehensive Plan.

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 designation for the area is Commercial Gateway Corridor.

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.

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 the proposed development of the property in question should provide for a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property.

General Requirements for A Large Project:

Sec. 309 Large Scale Projects.

<u>309 (a) Purpose.</u>

Large-scale projects can substantially impact environmental features, surrounding land use, traffic conditions and facilities, and public utilities. The purposes of this section, therefore, are to assure the proper siting of such projects in relation to their surroundings, and to avoid any negative impacts from improper planning and design.

309 (b) Definition.

For purposes of this section, a large-scale project is defined as follows:

(1) Any project that is capable of generating 1,000 average daily vehicle trips or more. Anticipated vehicle trips will be based upon the most current edition of Trip Generation published by the Institute of Transportation Engineers.

(2) A truck or bus terminal, including service facilities designed principally for such uses.

(3) Outdoor sports or similar recreational facilities that encompass one (1) or more total acres in parking and facilities.

309 (c) Site Access Requirements.

(1) External Road Configurations

a. Road systems serving large scale projects shall be designed in relation to existing and planned external systems.

b. To ensure proper location of vehicular access points along existing collector and arterial County roads, the SCDOT Access and Roadside Management Standards, as amended, shall be adhered to in providing for vehicular access to all collector and arterial streets. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movement and minimize hazards to vehicular and pedestrian traffic. Merging and turning lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need.

c. Such projects shall not be permit- ted access to a local residential street, but may border or front on a local commercial or industrial street. Where a large scale project is adjacent to more than one street, access shall be taken from the lower classification of street permitted, where feasible.

d. Access for pedestrians and shall be by safe and convenient routes. Such access need not be adjacent to or limited to the vicinity of access points for automotive vehicles. Where there are crossings of pedestrian ways and vehicular routes at edges of projects, such crossings shall be safely located, marked and controlled and where such ways are exposed to substantial automotive traffic at edges of the district, safeguards including fencing may be required to prevent crossing except at designed points.

e. More specifically, ingress, egress openings in concrete, asphalt, rock or other street curbing provisions, commonly referred to as "curb cuts", as well as other

means of vehicular access to and from such projects shall be in accordance with the following requirements.

(1) Access points to large-scale projects shall consist of two twelve (12) foot exit lanes and a twenty (20) foot entrance lane. A twenty-five (25) foot turning radius space will be provided and one hundred (100) feet of right-of-way where entrance/exit fronts with the intersecting street. Entrances and exits may not take access closer than one hundred twenty-five (125) feet from the right-of-way line of an intersecting major local or collector street and one hundred fifty (150) feet from an intersecting arterial street.

(2) In no case shall any point of access or other means of vehicular ingress and egress from private property onto a public street be permitted closer than two hundred (200) feet to the intersecting point of that street's right-ofway line with the right-of-way of any portion of an interchange involving grade separations with that road and any limited access high- ways, said interchange to include all portions of all ramps, accelerating and decelerating lanes, merge lanes and other facilities specifically de- signed to facilitate traffic movement onto and off of the limited access highway.

(3) Where possible, entrances shall be located in a manner to allow at least one hundred (100) feet of sight distance for each ten (10) miles per hour of speed limit. Sight distance shall be measured from a seeing height of three and one-half (3.5) feet to an object one foot in height.

(4) A fifteen (15) foot sight easement triangle shall be reserved by the developer and dedicated to Pickens County with the recording of the final plat. The sight easement shall be shown on the final plat before it is recorded.

(2) Internal Road Configurations

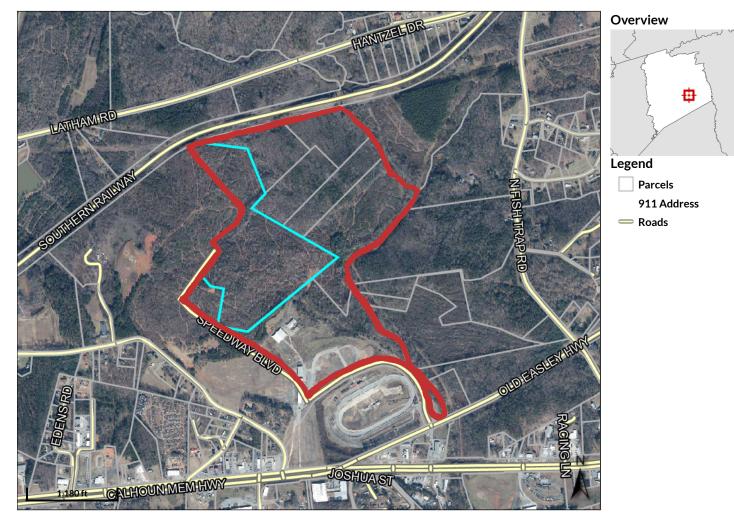
a. Streets, drives, and parking and service areas shall provide safe and convenient access to dwelling units and general facilities and for service and emergency vehicles. Streets shall be laid out so as not to encourage outside traffic to traverse the development on minor streets, not occupy more land than is required to provide access as indicated, or create unnecessary fragmentation of the project into small blocks. In general, the project shall be consistent with use and shape of the site and the convenience and safety of occupants and persons frequenting the project.

b. Vehicular access to collector and arterial streets or portions of streets from offstreet parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic to and from such areas conveniently, safely, and in a manner that minimizes traffic friction and promotes free flow of traffic on streets without excessive interruptions. To this end, the SCDOT Access and Roadside Management Standards, as amended, shall be adhered to in providing for vehicular access to all collector and arterial streets.

Planning Staff Comments:

Planning staff has communicated with the applicant. The site plan meets the standards of the Unified Development Standards Ordinance. Planning staff recommends the project's approval.





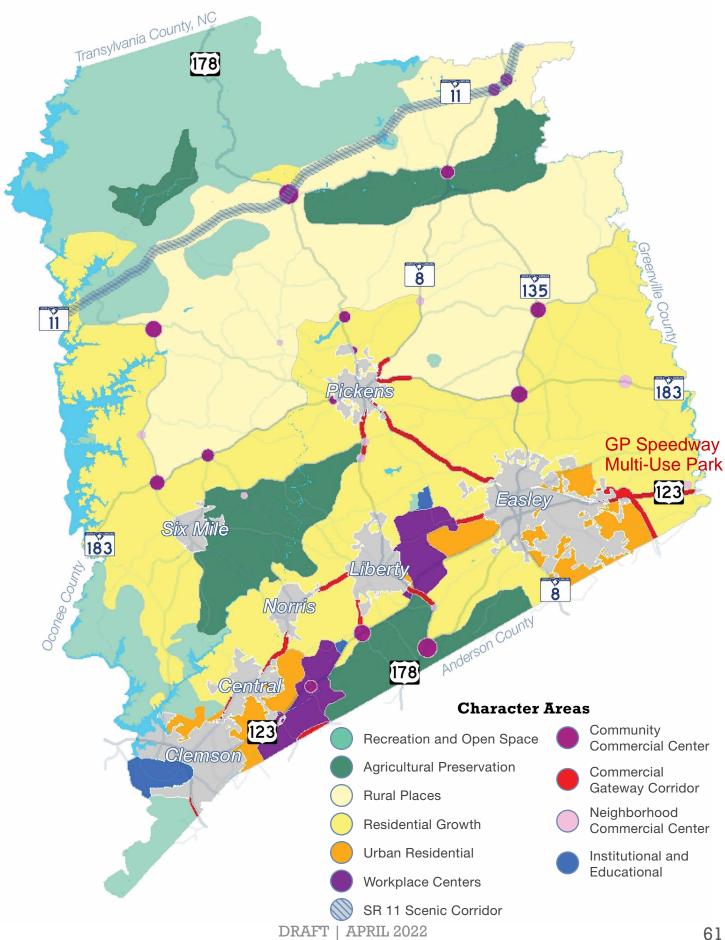
| Parcel ID | 5049-12-86-3788 | Account | Vacant (| Ownership | WHITAKER | Docu | ments | | |
|-----------------|---|---------|----------|-----------|-------------|------|-------|-----|-----------|
| Account No | R0096778 | Туре | Land | | KEVIN | Date | Price | Doc | Vacant or |
| Property | | Class | n/a | | 615 ROPER | | | | Improved |
| Address | | Acreage | 41.2 | | MOUNTAIN | n/a | \$ | / | n/a |
| District | G10-Georges Creek/Crosswell | LEA | 0011 | | RD | n/a | \$ | / | n/a |
| Brief | N/SIDE CROSSWELL SCHOOL RD, SE/SIDE | Code | | | GREENVILLE, | | | | |
| Tax Description | LATHEM RD PLAT 559/10 PLAT 597/129 PLAT | Value | \$0 | | SC 29615 | | | | |
| | 610/56 PLAT 610/51 PLA | | | | | | | | |

(Note: Not to be used on legal documents)

Date created: 12/18/2024 Last Data Uploaded: 12/17/2024 8:24:56 PM



CHAPTER 5 | LAND USE



January 2025

LU-24-0011

Phase 3 Speedway Multi-Use Park

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 8:00am and 4:30pm, 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 & TOURISM DEVELOPMENT

AIRPORT • BUILDING CODES • PLANNING • STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM 222 MCDANIEL AVENUE, B-10 • PICKENS, SC 29671 • 864.898.5950 • WWW.PICKENSCOUNTYSC.COM

APPLICATION FOR:

| ☑ Land Use Review /Subdivision | on Review | | |
|--|-----------------------------------|--|--|
| □ Subdivision Variance | | Case No.: | |
| | icability of an item, please cont | and all entries must be completed on all the act a member of the Planning Staff. Incom | |
| Name of Applicant <u>SC</u> Speedway | y Hwy 124, LLC | | |
| Mailing Address 201 Riverp | lace, Ste 400; Gr | eenville, SC 29601 | |
| Telephone (864) 242-4 | 008 Emailjcochrane | @realtylinkdev.com | |
| Applicant is the: Owner's Age | ent X | Property Owner | |
| Property Owner(s) of Record See a | attached addendum | | |
| Mailing Address | | | |
| Telephone | Email | | |
| Authorized Representative <u>Seam</u> Mailing Address ⁷⁰¹ Easley B | | sociates)60; Greenville SC 29611 | |
| Telephone (843) 333-5962 | | | |
| | Calhoun Memorial | Highway | |
| Tax Map Number(s) | 1 | | |
| Total Size of Project (acres)33 | Nu | mber of Lots1 | |
| Utilities: Proposed Water Source: Proposed Sewer: | Wells X Public Wells | | |

Application for Land Use Review

No

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? Yes If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT 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:

- □ <u>IS</u> 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

November 11th, 2024

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.

See attached addendum

Signature of Owner(s)

Date

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC PROPERTY OWNER: JOAN ALLEN KIRKLAND & SAMUEL LANDER ALLEN

SIGNATURE PAGE

JOAN ALLEN KIRKLAND & SAMUEL LANDER ALLEN – OWNERS OF THE FOLLOWING PARCEL:

Tax Map Number 5049-08-97-5822 consisting of approximately 10.31 acres

JOAN ALLEN KIRKLAND Signed by: Joan Allen kirkland By: 8/27/2024 Date: , 2024

SAMUEL LANDER ALLEN

| | Signed by: | | |
|-------|------------------------|--------|--|
| By: | Jan Jan 7D84A3D4F61 | 100 ML | |
| • | 8/23/2024 | | |
| Date: | | , 2024 | |

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC PROPERTY OWNER: ESTATE OF FRANCES L. MERCER, BY AND THROUGH HER PERSONAL REPRESENTATIVE ELIZABETH LARK MERCER HUNTER

SIGNATURE PAGE

ESTATE OF FRANCES L. MERCER – OWNER OF THE FOLLOWING PARCEL:

Tax Map Number 5049-08-98-2239 consisting of approximately 12.9 acres

ESTATE OF FRANCES L. MERCER

Mercer Huntes By: Clinaber

Name: Elizabeth Lark Mercer Hunter

Title: Personal Representative of the Estate of Frances L. Mercer

Date: August 22 , 2024

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC

PROPERTY OWNER: KEVIN G. WHITAKER

SIGNATURE PAGE

KEVIN G. WHITAKER – OWNER OF THE FOLLOWING PARCELS:

Parcel Number 5049-12-86-3788 consisting of approximately 41.20 acres Parcel Number 5049-08-88-4098 consisting of approximately 13.76 acres Parcel Number 5049-08-87-9745 consisting of approximately 10.37 acres Parcel Number 5049-12-97-4069 consisting of approximately 24.52 acres

KEVIN G. WHITAKER

By: 10/3/ 2024 Date:

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS PICKENS COUNTY, SOUTH CAROLINA

APPLICANT: SC SPEEDWAY HWY 124, LLC

PROPERTY OWNER: RACETRACK, LLC

SIGNATURE PAGE

RACETRACK, LLC – OWNER OF THE FOLLOWING PARCELS:

Parcel Number 5049-12-95-1720 consisting of approximately 36.23 acres Parcel Number 5049-16-94-6647 consisting of approximately 33.40 acres Parcel Number 5049-12-76-6183 consisting of approximately 3.84 acres

RACETRACK, LLC

By:_ Kevin G. Whitaker Title: Member

Date: 10/3/ , 2024



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?

<u>Warehouses</u>, industrial parks, and mixed use development off of major highways are a general development pattern and remain consistent with other industrial parks and mixed use developments in the surrounding upstate.

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

No adverse affects to adjacent/nearby properties are expected. All setbacks and buffers are to be met.

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

Yes.

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

No excessive use of public facilities is expected. Upgrades to facilities will be made as needed.

(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?

| All se | etbacks, | buffers, | , and ac | cess r | requir | reme | ents | will | be | met d | luring | the | design |
|--------|----------|----------|----------|--------|--------|------|------|-------|-----|-------|--------|-------|--------|
| proce | ss. The | required | parking | based | d off | of | the | tenar | nts | needs | are i | being | met. |

(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 park is expected to be a positive improvement for the area and Pickens County as a whole.



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 <u>will be delayed</u>.

| X | _ Completed application form |
|-----|--|
| X | _ Letter of intent |
| N/A | _ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 $\frac{1}{2}$ " x 11" |
| Χ | _ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 $\frac{1}{2}$ x 11" |
| Х | _ Attachment "A" |



Seamon Whiteside & Associates, Inc 701 Easley Bridge Road, Ste. 6060 Greenville SC, 29611

November 11, 2024

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

Letter of Intent

Dear Trad,

This letter is to inform you of the necessary information regarding the land use development. The property in question is to be used for an industrial park. Approximately 110 AC of the total 289 AC are being disturbed in the initial phase. 19 existing lots have been consolidated into five (5) lots. Six (6) buildings were approved for the multi-use commercial park per approval number LU-24-0004.

Phase 3 will disturb approximately 33 AC of the total 289 AC, and will not divide the existing parcel. Within that parcel, nine (9) additional buildings will be constructed, comprising a total of no more than 800,000 SF.

Your expeditious review is greatly appreciated. Please contact me via phone at 843-333-5962 or email at rhall@seamonwhiteside.com if you have any questions or need further clarification for this project.

Seamon Whiteside and Associates, Inc.

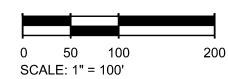
Ryan Hall, P.E. Civil Engineering Director

Judson Mills Bldg 6000, Ste 6060, 701 Easley Bridge Rd, Greenville, SC 29611 (864) 298-0534 | SeamonWhiteside.com Mount Pleasant | Greenville | Summerville | Spartanburg | Charlotte Elevating the site design experience.

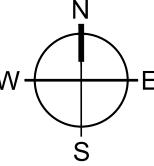
PHASE 1 MULTI-USE PARK. APPROVAL NO.: LU-24-0004

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

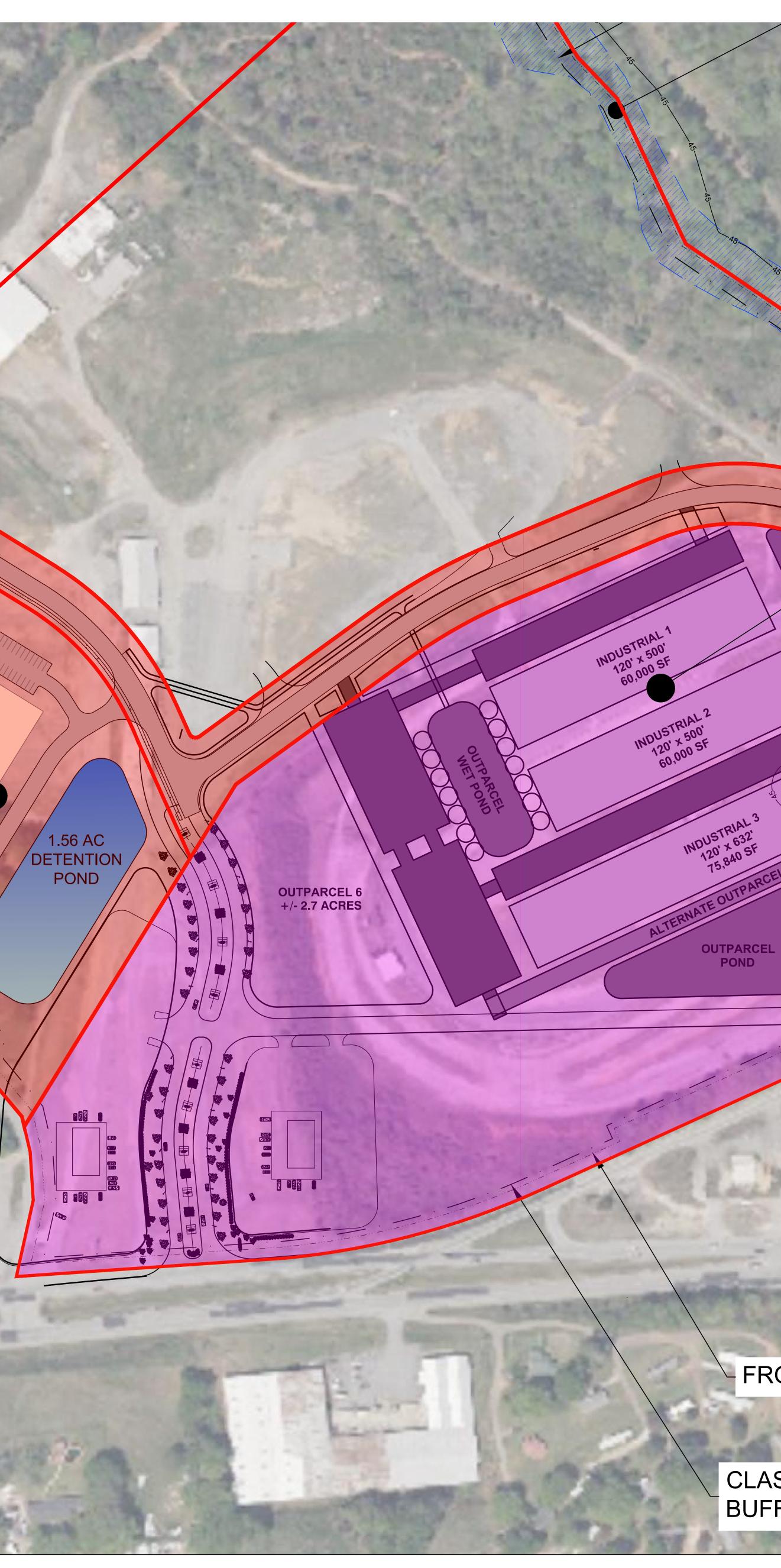
PLOTTED:11/11/2024 1:34 PM, BY Austin Horvat P:\ACAD-D-3\10066\CAD Files\Exhibits\Land Use - PC\Speedway Indsutrial Master Plan Ph3 - Planning Commission.dwg



OL ROAD

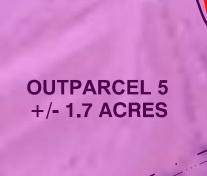


23





PROPOSED PHASE 3 MULTI-USE PARK



PHASE 1 ACCESS (TRUCK ACCESS)

GENERAL INFORMATION

TMS # = 5049-16-94-6647

TOTAL LOT AREA = 289 AC EXISTING SPEEDWAY LOT AREA = 33 AC TOTAL BUILDING LOT AREA = 33 AC

ZONING = GENERAL DEVELOPMENT DISTRICT

SETBACKS: FRONT = 20 LF SIDE = 7 LF REAR = 10 LF

BUFFERYARD: AS NOTED

MAX DENSITY: 0.75 FAR x 33 AC x 43,560 SQFT = 1,078,110 SQFT BUILDING AREA = ±300,000 SQFT

FLOOD ZONE : ZONE X/AE

FRONT SETBACK (20' FROM R/W)

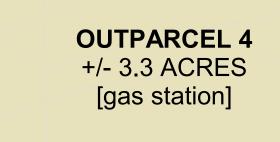
CLASS 1 LANDSCAPE BUFFER (30' FROM R/W)

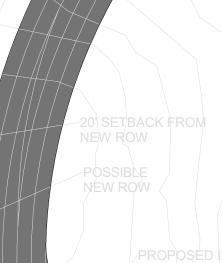
The second of the



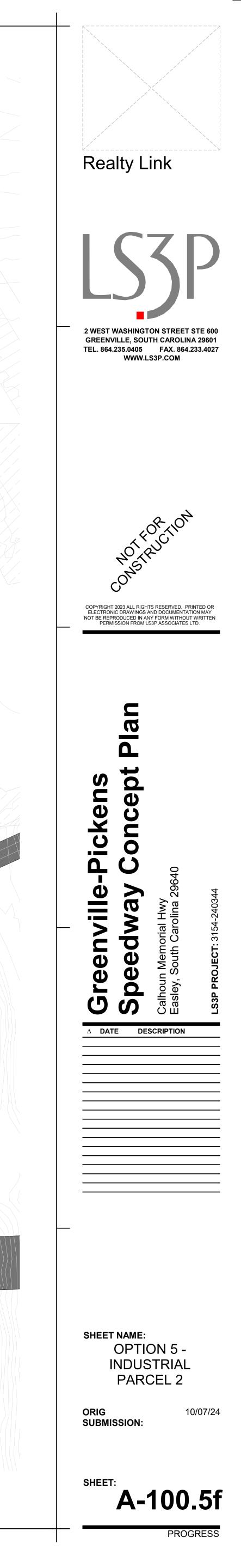








HIGHWAY 123







LU-24-0011: GP Speedway Multi-Use Park

Staff Report

Planning Commission Public Hearing: January 13, 2025 6:30 PM

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

Applicant: SC Speedway Hwy 124, LLC 201 Riverplace, Ste 400 Greenville, SC 29601

| Property Owner(s): | SC Speedway Hwy 124, LLC | | | | |
|--|-------------------------------|--|--|--|--|
| Property Location: | 3800 Calhoun Memorial Highway | | | | |
| Acreage: | 33 | | | | |
| Tax Map Numbers: | 5049-16-94-6647 | | | | |
| County Council District | 6 | | | | |
| Land Use Request: | Creation of a Multi-Use Park. | | | | |
| Variance Request(s) from Planning Commission: None | | | | | |

Request Overview:

This is phase 3 of the proposal to transform the Greenville Pickens Speedway and its surrounding area into a Multi-Use Park. Nine buildings will be constructed, covering a total of 800,000 square feet. The entire site spans 33 acres. This site plan indicates that this phase will be developed over the racetrack, with the site entrance relocated to SC Hwy 123.

Current Property Use:

The property is listed on the Assessor site as commercial.

Surrounding Area:

The area to the west is mostly residential, the area to the north is bordered by Southern Railway and mostly vacant land, to the east is vacant land, and to the south is SC Hwy 123 and SC Hwy 124 and commercial uses.

Utilities & Infrastructure

Transportation:

The property is proposed to be served by SC Hwy 123, which is a state-maintained roadway.

Water:

Properties to be serviced by Powdersville Water

<u>Sewerage</u>:

Properties to be serviced by Easley Combined Utilities.

Property Development History:

This property appears to have been commercial for as far back as 1965.

Comments from Reviewing Agencies:

SCDOT: Has issued an encroachment approval for phase 1

Pickens County Engineer: Has been in contact about the project via email communication.

Schools:

N/A

Storm Water: The site plan is currently under review.

Staff 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 the majority of uses in the immediate area and the direction set by the Comp Plan.
- 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 designation for the area is Commercial Gateway Corridor.

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.

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 the proposed development of the property in question should provide for a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property.

General Requirements for A Large Project:

Sec. 309 Large Scale Projects.

<u>309 (a) Purpose.</u>

Large-scale projects can substantially impact environmental features, surrounding land use, traffic conditions and facilities, and public utilities. The purposes of this section, therefore, are to assure the proper siting of such projects in relation to their surroundings, and to avoid any negative impacts from improper planning and design.

309 (b) Definition.

For purposes of this section, a large-scale project is defined as follows:

(1) Any project that is capable of generating 1,000 average daily vehicle trips or more. Anticipated vehicle trips will be based upon the most current edition of Trip Generation published by the Institute of Transportation Engineers.

(2) A truck or bus terminal, including service facilities designed principally for such uses.

(3) Outdoor sports or similar recreational facilities that encompass one (1) or more total acres in parking and facilities.

309 (c) Site Access Requirements.

(1) External Road Configurations

a. Road systems serving large scale projects shall be designed in relation to existing and planned external systems.

b. To ensure proper location of vehicular access points along existing collector and arterial County roads, the SCDOT Access and Roadside Management Standards, as amended, shall be adhered to in providing for vehicular access to all collector and arterial streets. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movement and minimize hazards to vehicular and pedestrian traffic. Merging and turning lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need.

c. Such projects shall not be permit- ted access to a local residential street, but may border or front on a local commercial or industrial street. Where a large scale project is adjacent to more than one street, access shall be taken from the lower classification of street permitted, where feasible.

d. Access for pedestrians and shall be by safe and convenient routes. Such access need not be adjacent to or limited to the vicinity of access points for automotive vehicles. Where there are crossings of pedestrian ways and vehicular routes at edges of projects, such crossings shall be safely located, marked and controlled and where such ways are exposed to substantial automotive traffic at edges of the district, safeguards including fencing may be required to prevent crossing except at designed points.

e. More specifically, ingress, egress openings in concrete, asphalt, rock or other street curbing provisions, commonly referred to as "curb cuts", as well as other means of vehicular access to and from such projects shall be in accordance with the following requirements.

(1) Access points to large-scale projects shall consist of two twelve (12) foot exit lanes and a twenty (20) foot entrance lane. A twenty-five (25) foot turning radius space will be provided and one hundred (100) feet of right-of-way where entrance/exit fronts with the intersecting street. Entrances and

exits may not take access closer than one hundred twenty-five (125) feet from the right-of-way line of an intersecting major local or collector street and one hundred fifty (150) feet from an intersecting arterial street.

(2) In no case shall any point of access or other means of vehicular ingress and egress from private property onto a public street be permitted closer than two hundred (200) feet to the intersecting point of that street's right-ofway line with the right-of-way of any portion of an interchange involving grade separations with that road and any limited access high- ways, said interchange to include all portions of all ramps, accelerating and decelerating lanes, merge lanes and other facilities specifically de- signed to facilitate traffic movement onto and off of the limited access highway.

(3) Where possible, entrances shall be located in a manner to allow at least one hundred (100) feet of sight distance for each ten (10) miles per hour of speed limit. Sight distance shall be measured from a seeing height of three and one-half (3.5) feet to an object one foot in height.

(4) A fifteen (15) foot sight easement triangle shall be reserved by the developer and dedicated to Pickens County with the recording of the final plat. The sight easement shall be shown on the final plat before it is recorded.

(2) Internal Road Configurations

a. Streets, drives, and parking and service areas shall provide safe and convenient access to dwelling units and general facilities and for service and emergency vehicles. Streets shall be laid out so as not to encourage outside traffic to traverse the development on minor streets, not occupy more land than is required to provide access as indicated, or create unnecessary fragmentation of the project into small blocks. In general, the project shall be consistent with use and shape of the site and the convenience and safety of occupants and persons frequenting the project.

b. Vehicular access to collector and arterial streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic to and from such areas conveniently, safely, and in a manner that minimizes traffic friction and promotes free flow of traffic on streets without excessive interruptions. To this end, the SCDOT Access and Roadside Management Standards, as amended, shall be adhered to in providing for vehicular access to all collector and arterial streets.

Planning Staff Comments:

Planning staff has been in contact with the applicant. The site plan complies with the Unified Development Standards Ordinance. Planning staff recommends approval of the project.





| Parcel ID | 5049-16-94-6647 | Account | Commercial | Ownership | RACETRACK | Docu | nents | | |
|-----------------|---|----------|-------------|-----------|-------------|------|-------|-----|-----------|
| Account No | R0096776 | Туре | | | LLC | Date | Price | Doc | Vacant or |
| Property | 3800 CALHOUN MEM HWY | Class | Stadiums | | C/O KEVIN | | | | Improved |
| Address | EASLEY | | *CODE | | WHITAKER | n/a | \$ | / | n/a |
| District | G10-Georges Creek/Crosswell | Acreage | 33.4 | | PO BOX 6628 | n/a | \$ | / | n/a |
| Brief | HWY 123 AT CROSWELL SCHOOL RD, | LEA Code | 0010 | | GREENVILLE, | | | | |
| Tax Description | PLAT 620/78 TR 3B | Value | \$ 0 | | SC 29615 | | | | |
| | (Note: Not to be used on legal documents) | | | | | | | | |

Date created: 12/18/2024 Last Data Uploaded: 12/17/2024 8:24:56 PM

CHAPTER 5 | LAND USE

