

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

# PICKENS COUNTY

SOUTH CAROLINA



## PLANNING COMMISSION

### AGENDA

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

September 27, 2023

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

- I. **Election of Officers**
  1. Chairman
  2. Vice Chairman
  3. Appointment of Secretary
- II. **Welcome and Call to Order**

Moment of Silence  
Pledge of Allegiance
- III. **Introduction of Members**
- IV. **Approval of Minutes**

July 10, 2023
- V. **Public Comments**

*Members of the public are invited to address the Planning Commission on relevant topics not on this agenda.*
- VI. **Public Hearings**

LU-23-0021 – 26 Lot Single Family Subdivision TMS# 4171-00-02-3739
- VII. **New Business**
- VIII. **Commissioner and Staff Discussion**
- IX. **Adjourn**

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

July 10, 2023

6:30pm

### PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

**NOTICE OF MEETING AND PUBLIC HEARING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided by January 1, 2022 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

#### **MEMBERS PRESENT:**

Gary Stancell, Chair  
David Cox, Vice Chairman  
Bobby Ballentine  
Clay Counts  
Mike Watson  
Jon Humphrey

#### **STAFF PRESENT:**

Ray Holliday, County Planner  
Trad Julian, Planning Supervisor

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

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

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

#### ***Approval of Minutes***

Mr. Stancell called for approval of the minutes of the June 12, 2023 meeting.

Bobby Ballentine made the motion to approve the minutes.

Clay Counts seconded the motion.

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

#### ***Public Comments***

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda.

1 Mrs. Jessica Massey spoke the last time she was at the Planning Commission on Dec. 12 about West Ridge and how  
2 they formed a group called Community Alliance for Sustainable Development. She wanted to read some of the main  
3 topics. Setbacks are a big issue in reducing the density. They subject a 20-yard setback front and rear and 15-yard  
4 setback on the sides. This would be for not only the esthetic but for the safety for emergency vehicles. The tree  
5 ordinance they would like to structure it off of Charleston's tree ordinance and no clear cutting. For a single-family and  
6 2 family residential properties, any tree over 24 inches would be protected unless it is pines or sweet gum tress. In  
7 enforcement of this issues the would like two additional full time Code officers. They would like a traffic study are not  
8 lead by the developers. The group would like to see more amenities in the larger developments like West Ridge. The  
9 group would like to use local builders if at all possible instead of national builders. She wants to see the money stay in  
10 our community.

### 11 12 13 **Public Hearings**

14  
15 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard

#### 16 **SDV-23-0005:**

17  
18  
19 Mr. Stancell then asked the applicant, Mrs. Hicks, to speak on the matter.

20  
21 Mrs. Hicks stated the request details and personal reasons for the request.

22  
23 Mr. Watson asked if there were any questions.

24  
25 Mr. Ballentine reinforced the requirements for the maintenance of a public drive and motioned to approve.

26  
27 Mr. Humphrey seconded the motion to approve.

28  
29 Mr. Watson asked if an emergency vehicle could make it through the roadway. Mrs. Hicks confirmed that the road was  
30 accessible for emergency vehicles.

31  
32 Mr. Watson asked about the conformity of the proposed structure with the existing structures and Mrs. Hicks voiced  
33 approval from neighbors regarding the mobile home that would be placed on the parcel.

34  
35 Mr. Ballentine spoke about the verbiage requirement for the plat regarding a shared drive.

36  
37 Mr. Ballentine clarified that the motion was to approve the proposed variance with the stipulation of a road maintenance  
38 agreement being filed with the register of deeds and the required verbiage being added to the plat.

39  
40 Motion and second to the motion were verified.

41  
42 Vote passed unanimously.

43  
44 Mr. Stancell closed the Public Hearing.

45  
46 **New Business:** There was no new business.

### 47 48 **Commissioners and Staff Discussion**

49  
50 Discussion and review of the Updated Matrix. Mr. Stancell reminded the matrix is just a tool that reflects the contents  
51 of the UDSO and should be updated with any UDSO changes moving forward.

52  
53 Mr. Counts expressed his desire to ensure that setbacks are addressed at a later planning commission meeting.

54  
55 Mr. Julian reminded the commission about the upcoming public meetings regarding UDSO changes.  
56

1 Mr. Stancell confirmed that 7/18 is the last planned public meeting at this time for input regarding UDSO changes.  
2  
3 Mr. Counts inquired about the end date of the moratorium which is October 6, 2023.  
4  
5 Mr. Ballentine and Mr. Watson departed the meeting. The remainder of the commission and staff continued to discuss  
6 UDSO changes.  
7  
8 Mr. Counts highlighted the topics of the most recent citizens for sustained development meeting.  
9  
10 Mr. Humphrey commented on the lack of manpower available to enforce current development and stormwater  
11 requirements.  
12  
13 Mr. Cox verbalized concerns he had heard from citizens regarding overbuilding and infrastructure capability.  
14  
15 Mr. Stancell voiced his disagreement with Mr. Cox's perception and stance on the goals of land use and reinforced the  
16 purpose of the committee.  
17  
18 After various members of the committee voiced their opinions about the restriction of land use and goals, this portion  
19 of the meeting ended.  
20  
21 **Adjourn**  
22  
23 There being no additional matters to be taken up by the Commission, Mr. Stancell made a motion to adjourn. Mr. Cox  
24 seconded. Mr. Stancell called for discussion. Hearing none he called for a vote. The motion passed unanimously (4-  
25 0).  
26  
27 The meeting was adjourned at 8:00 pm.  
28  
29  
30 Submitted by:  
31  
32  
33  
34  
35 Secretary \_\_\_\_\_ Date \_\_\_\_\_  
36  
37  
38 Approved by:  
39  
40  
41  
42  
43 Chairman \_\_\_\_\_ Date \_\_\_\_\_

**LU-23-0021**

**26 Lot Single Family  
Subdivision**



# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant Randy Solomon

Mailing Address 121 Emerald Ct Liberty Sc 29657

Telephone 843-624-8152 Email rsolomon@veritasdevelopmentre.com

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

Property Owner(s) of Record Davis Holland

Mailing Address 245 Stephens Rd Pickens SC 29671

Telephone 864-878-6821 Email \_\_\_\_\_

Authorized Representative Randy Solomon

Mailing Address 121 Emerald Ct Liberty Sc 29657

Telephone 843-624-8152 Email rsolomon@veritasdevelopmentre.com

Address/Location of Property Corner of Concord Church Rd and Stephens Rd Pickens SC

Existing Land Use Vacant unused Proposed Land Use Residential single family subdivision

Tax Map Number(s) 4171 - 00 - 02- 3739

Total Size of Project (acres) 18 Number of Lots 26

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Six Mlle Water

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

**REQUEST FOR VARIANCE (IF APPLICABLE):**

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No  
 If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☒ **IS NOT** subject to recorded restrictive covenants

**SIGNATURE(S) OF APPLICANT(S):**

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

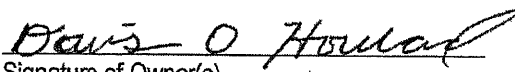
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

  
 Signature of Applicant

7-25-23  
 Date

**PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.

  
 Signature of Owner(s)

7-27-2023  
 Date

**PICKENS COUNTY STAFF USE ONLY**

Application Processing

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

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

Application Forwarded to (date):

DHEC \_\_\_\_\_ ☐ N/A

County Engineer \_\_\_\_\_ ☐ N/A

SCDOT \_\_\_\_\_ ☐ N/A

Local VFD \_\_\_\_\_ ☐ N/A

School Board \_\_\_\_\_ ☐ N/A

Hearing and Action

Planning Commission Hearing Date \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Letter of Hearing Sent to Applicant \_\_\_\_\_

Sign Placement Deadline \_\_\_\_\_

Planning Commission Action (date) \_\_\_\_\_

☐ Approval ☐ Approval w/ modifications ☐ Denial  
 Modifications \_\_\_\_\_

Notice of Action to Applicant \_\_\_\_\_



## Pickens County, South Carolina

### Attachment A

## LAND USE REVIEW

### Standards of Land Use Approval Consideration

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

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

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

Yes, other than YLA on the adjacent corner, there are nothing but roadfront residential houses

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

The proposed use will have no affect on the existing use or usability of nearby properties

---

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

Yes the 2023 comprehensive plan calls for increase in housing quality and affordability the houses in this development will be all new construction single family homes between 1400 and 1800 sq ft with prices between 229k-250k. which is over 10% lower than average resale homes in the area

---

- (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?

Six mile water has confirmed capacity for the 26 houses, they will be on septic systems so no sewer will be utilized. Add the density is only 1 house per 1.25 acres so there is no reason to believe there would be excessive/burdensome use of any 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?

Each lot will adhere to the counties setbacks of 20 ft from the road, with parking on each lot 50' - 60' wide of road frontage

---

- (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. this will be a low density (26 houses on 20 acres) new construction development on septic that will provide convenience access to Downtown Pickens while not over whelming any of the current county services.

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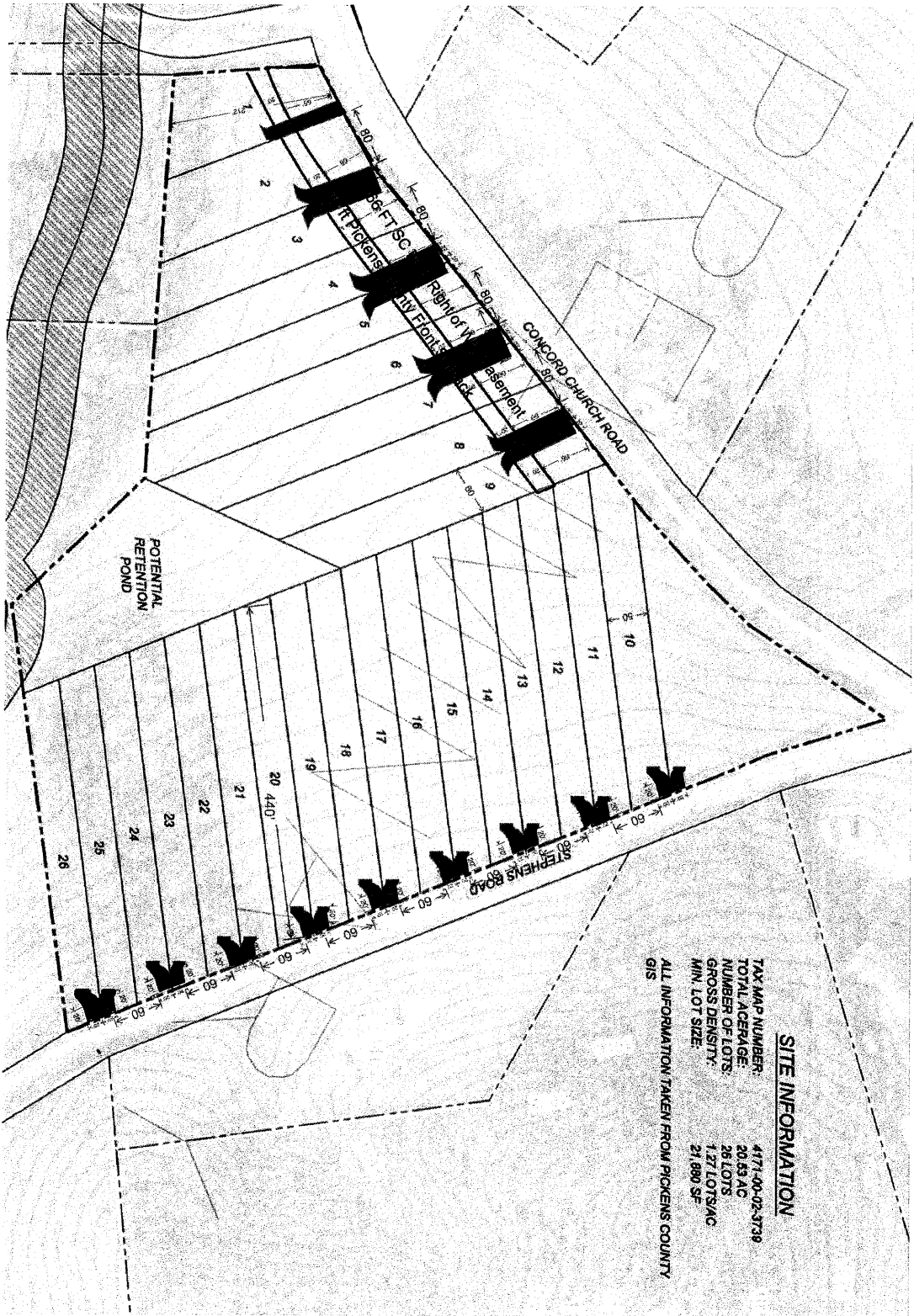
To Whom it May Concern,

Good day, I am writing this letter to express my intent to develop 26 single family residential lots on the corner of concord church rd and Stephens Rd within Pickens County. The intent is to develop lower density road front single family lots. These lots will be .5 acre+ with Six mile public water and septic systems. The development will provide more spacious residential lots for development with finished new construction homes, adhering to the county's comprehensive plan of improving quality and increasing affordability.

Your consideration is greatly appreciated and look forward to working with you!

Best Regards,

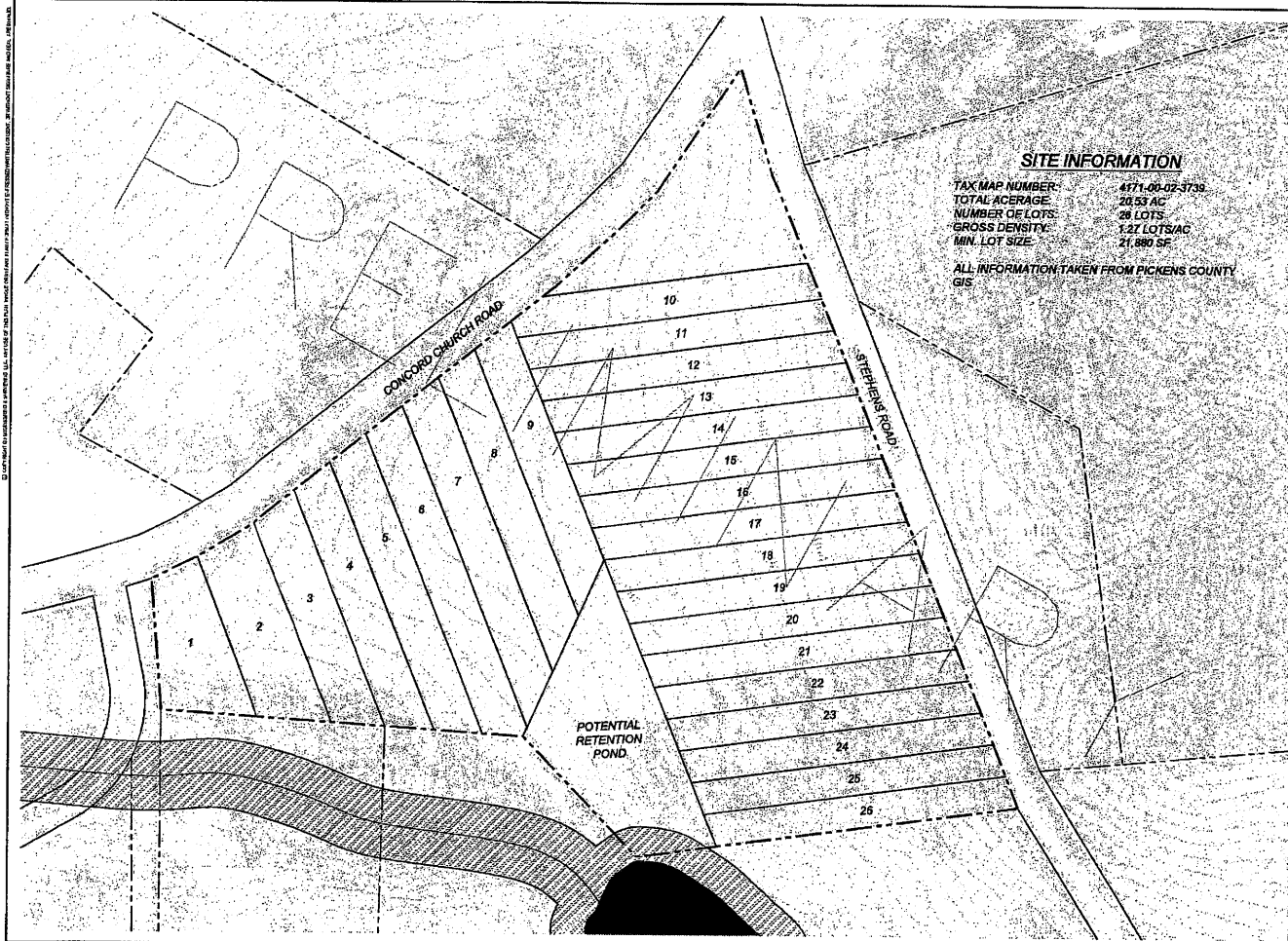
R.Solomon



**SITE INFORMATION**

TAX MAP NUMBER: 4171-00-02-3738  
TOTAL ACERAGE: 20.63 AC  
NUMBER OF LOTS: 26 LOTS  
GROSS DENSITY: 1.27 LOTS/AC  
MIN. LOT SIZE: 21,890 SF  
ALL INFORMATION TAKEN FROM PICKENS COUNTY GIS

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### SITE INFORMATION

TAX MAP NUMBER: 4771-00-02-3733  
TOTAL ACERAGE: 28.53 AC  
NUMBER OF LOTS: 26 LOTS  
GROSS DENSITY: 1.27 LOTS/AC  
MIN. LOT SIZE: 21,880 SF

ALL INFORMATION TAKEN FROM PICKENS COUNTY GIS

PERRY SURVEYING & ENGINEERING, LLC	
1000 W. MAIN ST., SUITE 100 ANDERSON, SC 29621 PHONE: 843.227.1801 WWW.PERRYENGINEERING.COM	
NOT FOR CONSTRUCTION	
PICKENS COUNTY, SOUTH CAROLINA	
CONCORD CHURCH ROAD TRACT	
PRELIMINARY LAYOUT	
SCALE: 1"=40'	
DATE: 10/1/2014	
C-1	



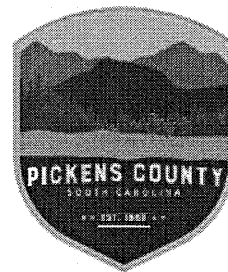
ALLISON FOWLER  
DIRECTOR  
JOEY AIKEN  
CHIEF BUILDING OFFICIAL  
KYLE BENNETT  
STORMWATER MANAGER  
TRAD JULIAN  
PLANNING SUPERVISOR  
AUSTIN CASSELL  
ENFORCEMENT OFFICER  
TYLER MERCK  
PARKS, RECREATION &  
TOURISM

# PICKENS COUNTY

SOUTH CAROLINA

## COMMUNITY & TOURISM DEVELOPMENT

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



### LU-23-00021 Updated Staff Report

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Planning Commission Public Hearing: September 27, 2023 6:30 PM

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

Applicant: Randy Solomon  
121 Emerald Ct.  
Liberty, South Carolina 29657

Property Owner(s):	Davis Holland
Property Location:	Corner of Concord Church Rd and Stephens Rd Pickens SC
Acreage:	20.50
Tax Map Number:	4171-00-02-3739
County Council District:	3
Land Use Request:	Creation of a 22-lot single-family Subdivision.
Variance Request(s) from Planning Commission:	N/A

**Request Background:**

The subject property is listed on the Assessor's site as vacant. The applicant is requesting to subdivide the land into 22 single-family lots. Being a conventional subdivision no common area is required.

**Current Property Use:**

The property is listed on the Assessor's site as vacant but aerial photography shows one mobile home on the property.

**Surrounding Area:**

The subject property fronts Concord Church Rd just outside of Pickens. 6-10 acres residential lots on the Concord Church Rd side of the property. On Stephens Rd side of the project, 32.9 acres are owned by the State of SC and two residential lots. On the South side of the project is a 4.4-acre vacant and a 34-acre residential owned by the same landowners as the project.

**Utilities & Infrastructure***Transportation:*

The property is served by Concord Church Rd which is a SCDOT-maintained roadway and Stephens Rd with is a County maintained roadway.

*Water:**Six Mile Water**Sewerage:**Onsite Septic**Property Development History:*

This property appears to have been vacant for as far back as the Assessor's records go.

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:****SCDOT:**

An encroachment permit would be required from the SCDOT for access off of Concord Church Rd.

**Pickens County Engineer:**

An encroachment permit would need to be obtained from the Roads & Bridges Department before they can install the driveway. Recommend shared driveways or constructing a road along the back of the lots to allow them to access Concord Church Rd rather than having driveway access on Stephens Rd. From a safety standpoint, this many lots (along with possibly equal number driveways) along this short stretch of road is very concerning.

**Schools:**

Requested applicant to provide a letter from Pickens County School District indicating impact on local schools.

## 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 uses 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 consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designations for the area is Rural.**

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

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

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

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

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

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

## General Requirements for Residential Developments

### Residential Lot Area

Conventional Developments

**21,780 square feet minimum or .5 acres (public water and septic)**

Development as Proposed

**21,780 square feet minimum or .5 acres minimum including easements and street right-of-way.**

Residential Dwelling Unit Density

Conventional Developments

**2 dwelling units (du)/acre (when served by public water and septic)**

Development as Proposed

**.933 Lots/acre**

Setbacks

Conventional Developments

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

Development as Proposed

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

Maximum # of Lots Allowed

Conventional Developments

**41 Lots (when served by public water and septic)**

Development as Proposed

**22 Lots**

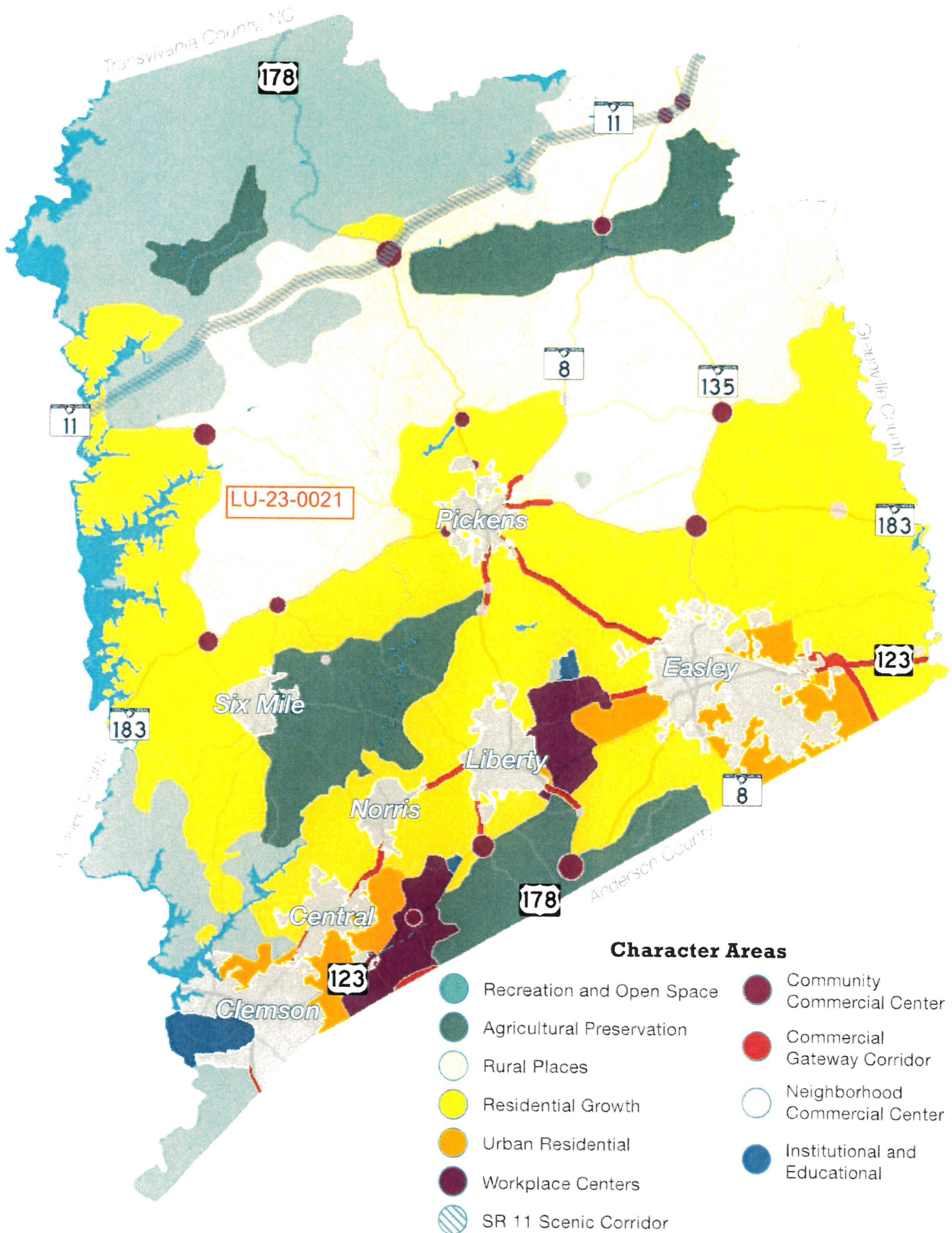
**Planning Staff Comments:**

1. Does not meet the minimum standards for Conventional Subdivision. The minimum lot size requirement is .5 acres (public water and septic) excluding street rights-of-way or easements. The applicant has been made aware of this standard in the Unified Development Standard Ordinance.

Section 104(b)(3)

Street rights-of-way or easements shall not be considered a part of a lot for the purpose of meeting the minimum requirements of this Development Standards Ordinance.

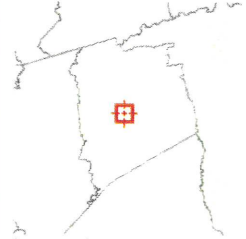








Overview



Legend

-  Parcels
-  911 Address
-  Roads

Parcel ID	4171-00-02-3739	Account	Vacant	Ownership	HOLLAND	Documents			
Account No	R0075283	Type	Land		DAVIS O	Date	Price	Doc	Vacant or Improved
Property		Class	n/a		PO BOX 375				
Address		Acreage	20.53		PICKENS, SC	10/26/2017	\$45,000	<a href="#">1907/1188</a>	Vacant
District	A13-Pickens	LEA	0008		29671-0000	n/a	\$	<a href="#">L</a>	n/a
Brief	S/SIDE CONCORD CHURCH	Code							
Tax Description	RD PLAT 62/13 P/O	Value	\$970						
	(Note: Not to be used on legal documents)								

Date created: 8/15/2023

Last Data Uploaded: 8/15/2023 9:31:00 AM

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