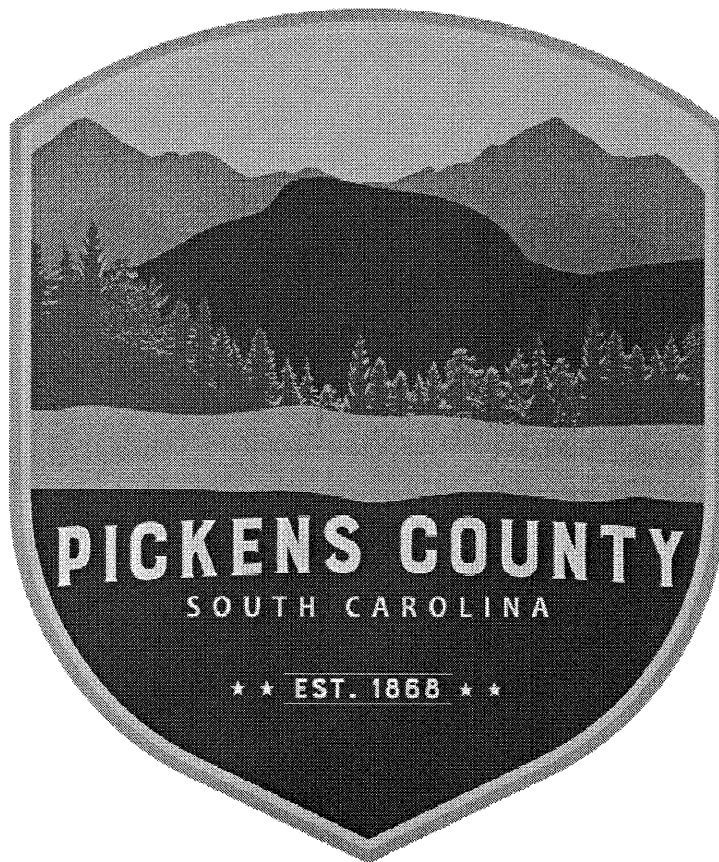


MARCH 2024

LU-24-0001

**Saluda River
Campground**

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS

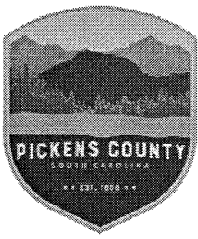


Thank you for your interest in Pickens County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Pickens County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Planning Staff between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5956

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: _____ - _____ - _____

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

Name of Applicant Cliff Carden

Mailing Address 550 Tanner Road. Greenville SC 29607

Telephone 864-386-2015 Email cliffcarden@gmail.com

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

Property Owner(s) of Record CB Holdings Exchange, LLC

Mailing Address 1001 Old Easley Highway. Greenville, SC 29611

Telephone 864-386-2015 Email cliffcarden@gmail.com

Authorized Representative Cliff Carden

Mailing Address 1001 Old Easley Highway. Greenville, SC 29611

Telephone 864-386-2015 Email cliffcarden@gmail.com

Address/Location of Property 1311 Old Easley Hwy. Easley SC 29640

Existing Land Use Residential Proposed Land Use Add 3 cabins

Tax Map Number(s) 5059-11-57-1063

Total Size of Project (acres) 1/4 acre Number of Lots 1

Utilities:

Proposed Water Source: ☒ Wells ☒ Public Water Water District: Powdersville 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:

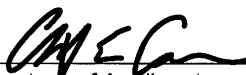
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not other wise 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

2/3/2024
 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)

2/3/2024
 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

LAND USE REVIEW

Application Process and Requirements

This application applies to the following uses when proposed in the unincorporated areas of the county:

- A. Hazardous Waste and Nuclear Waste Disposal Sites
 - B. Motorized Vehicle Tracks (commercial)
 - C. Mining and Extraction Operations
 - D. Gun Clubs, Skeet Ranges, Outdoor Firing Ranges
 - E. Stockyards, Slaughterhouses, Feedlots, Kennels and Animal Auction Houses
 - F. Golf Courses
 - G. Certain Public Service Uses
 - Land Fills
 - Water and Sewage Treatment facilities
 - Electrical Substations
 - Prisons
 - Recycling Stations
 - Transfer Stations
 - Schools
 - Water and Sewer Lines
 - H. Large Scale Projects
 - Any project that is capable of generating 1,000 average daily vehicle trips or more.
 - A truck or bus terminal, including service facilities designed principally for such uses.
 - Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
 - I. Major Subdivisions
 - J. Communication Towers
 - K. Tattoo Facilities
 - L. Mobile Home Parks/Manufactured Home Parks
 - M. Sexually Oriented Business
 - N. Salvage, junk, and scrap yards
 - O. Uses within the Airport District
-

APPLICATION PROCESS

1. A Pre-Application meeting with a Planning Staff member is required before an application can be submitted and accepted. For certain requests, this pre-application meeting will involve several county departments. For this reason, this meeting will need to take place well in advance of filing an application with the Planning Department so that all questions can be asked of staff prior to the formal submittal of any application.
2. An application is submitted, along with any required filing fee, to the Planning Department according to the set deadline schedule (see attached schedule).
3. The Planning Department shall review the application for completeness within 5 business days of submission. In complete or improper applications will be returned to the applicant.
4. If the application is considered complete and proper then the planning staff will further review the application and may make a written recommendation. The written recommendation is available to the applicant approximately five days before the Planning Commission's public hearing. Copies of the report may be obtained from the Planning Department.
5. Legal notice is required to be printed in a newspaper of general circulation in Pickens County. This notice currently appears in the Pickens County Courier at least 15 days before public hearings in the legal notice section.
6. A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by the applicant or applicant's agent.

7. The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina
 8. The Commission shall review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
 9. In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
 10. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
 11. Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
 12. Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Director of Community Development.
 - If the request for withdrawal is received prior to the publication of notice for the public hearing, the Director of Community Development shall withdraw the application administratively without any restriction on the re-filing of a proposed land use permit on the property in the future.
 - If notice has been published (or is irretrievably set for publication) and the application has not been heard by the Planning Commission, the application shall remain on the Planning Commission's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the Planning Commission.
 13. All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application; the County must be reimbursed for these cost by the applicant.
-

The items listed below are necessary to process a Land Use Review application. Please see the attached schedule of filing deadlines and meeting dates. A pre-application conference with Planning Staff to discuss the proposal is required.

Any amendments to an application must be submitted to the Planning Department for staff review at least 10 days prior to the Planning Commission hearing.

REQUIRED ITEMS

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

A. One (1) copy of a Letter of Intent (must be typed or legibly printed).

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (major subdivisions):

- A. An application for a land use permit for a major subdivision shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the concept plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:
 1. Proposed name of the development
 2. Acreage of the entire development
 3. Location map
 4. Proposed lot layout
 5. Minimum lot size with anticipated overall density (lots/acre)
 6. Setbacks, with front setbacks shown, side and rear may be stated
 7. All proposed rights-of-way with applicable widths
 8. Natural features located on the property
 9. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - a. City and County boundary lines
 - b. Existing buildings to remain
 10. Proposed areas of public dedication (conservation areas/open space)
 11. Flood plains and areas prone to flooding
 12. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) SKETCH PLAN (multi-family and non-residential):

- A. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the sketch plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - b. City and County boundary lines
 - c. Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

Attachment A – “Standards For Land Use Approval Consideration”

Attachment B – “Application Checklist”



Pickens County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

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

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

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

Yes, the property is adjacent to Saluda Outdoor Center which has similar use.

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

No

- (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?

It will not

- (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

- (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



Pickens County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **will be delayed.**

- ☒ Completed application form
- ☒ Letter of intent
- ☐ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☐ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ Attachment "A"
- ☒ Site plan attached, not sure that it fits the above options (asking to add 4 cabins)

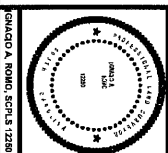
NOTE: THIS LOT WAS AFFECTED ON THIS PLAT AS ACCORDING TO FEMA MAP: 460703500, EFFECTIVE DATE APR. 1, 2006.

TOPOGRAPHIC ELEVATIONS ARE BASED ON THE NAVD 86 DATUM.

THERE ARE NO STRUCTURES WITHIN THE DESIGNATED FLOOD HAZARD AREA.

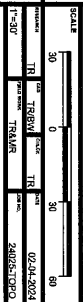
TOTAL LAND DISTURBANCE ESTIMATED AT 11,200 SQ. FT.

ALL UTILITIES SHOWN BEYOND THE LINES OF ADJACENT REAL PROPERTY ARE BY A MINIMUM OF TEN (10) FT. AND ALL UTILITIES (60 FT. MINIMUM) FROM THE EDGE OF ANY PUBLIC ROAD RIGHT-OF-WAY.

[illegible]

REFERENCES		
1	2	EDWARD S. SNICE & DORNE S. PANDY
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**PROPERTY SURVEY FOR
CBHI EXCHANGE, LLC**



I.A. ROMO, PLS
PO BOX 83327
GREENVILLE, SC 29604-8327
TEL OR TEXT: 864-905-8052
EMAIL: TONYA@IAROMOPLS.COM

Letter of Intent for Development of 1311 Old Easley Highway

To whom it may concern:

We would like to apply for the addition of four cabins on our newly acquired property located at 1311 Old Easley Highway, Easley, SC 29640 which is a 1.34 acre lot with an existing house.

Our intention is to build three cabins ("Zomes") that are 300 sq ft each for recreational use to take advantage of the beautiful water frontage on the Saluda River.

This property is adjacent to our project at 1307 Old Easley Hwy, the Saluda Outdoor Center, where we have renovated the old Saluda River Yacht Club and RV park into a beautiful recreation area on the Saluda River that is enjoyed by families year round. We believe we have taken what many thought of as a run down, sometimes dangerous bar and dilapidated RV park, and turned it into a destination that is an asset to Pickens County, while also being good stewards of the river through river clean up days and paying to have downed trees removed that were blocking the egress and safety of the navigable waterways.

We hope to continue what we have started with the adjacent property. Our plan is to build four Zomes, if approved by you, that will overlook the Saluda River and take advantage of its natural beauty.

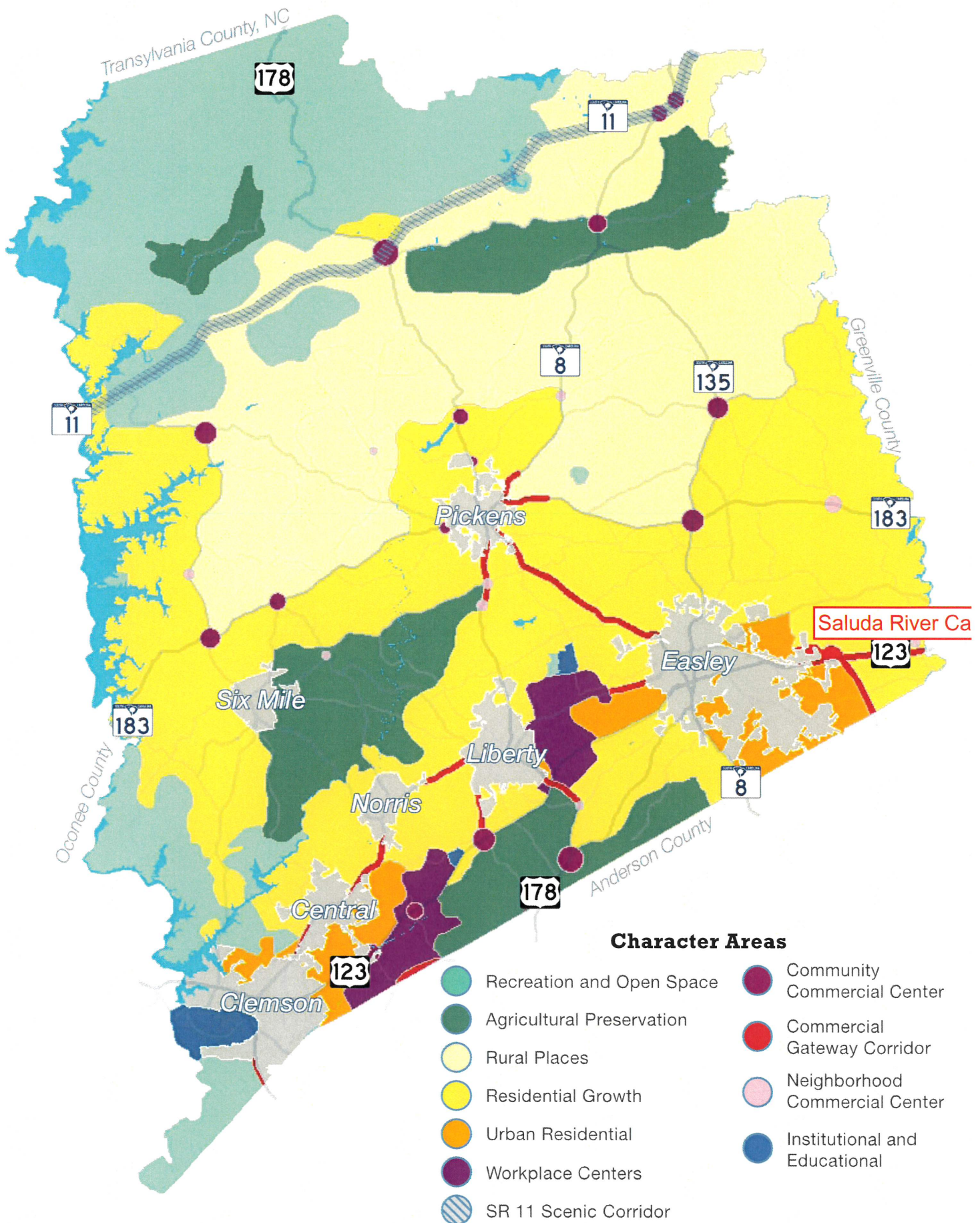
Please consider our new development as an extension of the good work we have started and will, with your approval, continue.

Sincerely
Cliff Carden

Image of a Zome





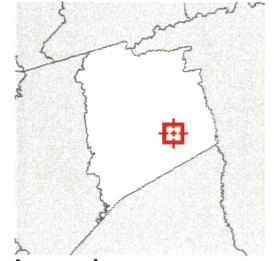




Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Municipalities
- Roads

Parcel ID	5059-11-57-1063	Account	Residential	Ownership	PAGE	Documents			
Account No	R0028822	Type			RICHARD S	Date	Price	Doc	Vacant or Improved
Property Address	1311 OLD EASLEY HWY	Class	1 1/2 Story		1311 OLD				
District	EASLEY		Unfin		EASLEY HWY	3/25/1996	\$1	320 / 172	Improved
Brief	A10-Crosswell	Acreage	1.0		EASLEY, SC	9/10/1958	\$1	9A / 199	Improved
Tax Description	S/SIDE HWY 124	LEA Code	0016		29640				
		Value	\$107,000						

(Note: Not to be used on legal documents)

Date created: 2/6/2024

Last Data Uploaded: 2/6/2024 12:22:19 AM

Developed by  Schneider
GEOSPATIAL

LU-24-0001: Saluda River Campground

Staff Report

Planning Commission Public Hearing:

March 11, 2024 6:30 PM

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

Applicant: Cliff Carden
550 Tanner Road
Greenville, SC 29607

Property Owner(s): CB Holdings Exchange, LLC

Property Location: 1311 Old Easley Highway Greenville, SC 29611

Acreage: 1 acres

Tax Map Number: 5059-11-57-1063

County Council District: 6

Land Use Request: **LU-24-0001:** Land Use for the construction of 3 additional cabins. The property owner of record is CB Holdings Exchange, LLC. TMS# 5059-11-57-1063.

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

Request Overview:

The applicant is proposing to develop 1.34 acres from the site plan that was provided. The Property has a residential dwelling and can only support 3 cabins.

Current Property Use:

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

Surrounding Area:

The subject property is surrounded by single-family residential, (±1.50 acre) vacant land, and some commercial property.

Utilities & Infrastructure

Transportation: The property is served by Old Easley Highway. (State Road)

Water: Public Water (Powdersville Water)

Sewerage: Onsite Septic

Past Development/Approvals:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:

SCDOT: Encroachment permit is required.

Analysis of Standards for Land Use Approval:

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

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

The proposed use is consistent with other uses in the area.

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

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

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

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

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

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

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

Yes. The size of the tract allows the proposed project to meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.

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

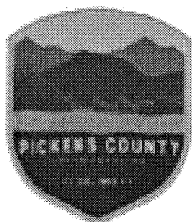
Yes. The use and request as proposed appear to balance the protection of health and welfare with the unfettered use of property.

Planning Staff Comments: The staff has informed the applicant that only three cabins can be built on the property as there is an existing residential dwelling on the site. The applicant also owns the property adjacent to the subject property and has indicated that it will be part of a 501c3 exchange with another property. Additionally, the applicant has expressed interest in placing Zumes on the sites. Pictures have been provided for reference. The staff has reviewed the proposal and sees no issue as long as the applicant adheres to the RV/Campground Standards in the UDSO.

MARCH 2024

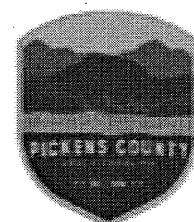
LU-24-0003

Blue Valley RV Park



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 Michele Trubey

Mailing Address 351 Amberwood Road Pickens SC 29671 United States

Telephone 269-208-9303 Email michelebt07@gmail.com

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

Property Owner(s) of Record Michele & Jeff Trubey

Mailing Address 351 Amberwood Road Pickens SC 29671 United States

Telephone 269-208-9303 Email michelebt07@gmail.com

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property 925 Mile Creek Road, Pickens, SC

Existing Land Use Agricultural Proposed Land Use RV Park

Tax Map Number(s) 4150-00-66-0097 & 4150-00-56-2197

Total Size of Project (acres) Approx. 6 Acres Number of Lots 24 - 25 Sites

Utilities:

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

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 other wise 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.

Michael Fuley *Jim Fuley*
Signature of Applicant

2/7/24
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.

Michael Fuley *Jim Fuley*
Signature of Owner(s)

2/7/24
Date

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/ACounty Engineer _____ ☐ N/ASCDOT _____ ☐ N/ALocal VFD _____ ☐ N/ASchool Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date): _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____



Pickens County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

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

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

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

The area currently consist of residential homes, farms, and 1 church. The residential structures are a mix of mobile home and conventional framed houses. The proposed use is consistent with the general trend and apparent needs of the community.

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

It will not adversely affect the surrounding area

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

I believe it is, however my understanding of the comprehensive plan is limited.

- (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?

I believe it to be compatible with the county's existing facilities.

- (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

- (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

Prepared for: Pickens County Planning Commission

Prepared by: Michele Trubey on February 5, 2024

Purpose: To gain County Planning Commission approval to develop an RV Park near the address of 925 Mile Creek Road.

This proposal is for the development of an RV Park utilizing approximately 6 acres.

The RV Park will meet community and visiting traveler needs by having a planned and approved location for visitors to park their RV that is close to the lake, Hiking and Equine Trails, Keowee communities, and neighboring towns. One which will exceed the standards of the area... woodscaped, clean, minimal road visibility.

Although we seek approval for just the RV Park at this time, this RV Park is planned with future development for the remaining acreage in mind.

Stage 1: Main entrance; RV Park; and water, septic, and electrical systems designed to serve in the best interest of the entire MPD— whatever is planned for the RV Park is done with the MPD in mind.

Stage 2: Cottage Community (middle portion); Office; Recreation Area

Stage 3: Cottage Community (Love and Care Road side portion); Farm Yard; Walking Path.

Proposed Name: Blue Valley RV Park.

Acreage: 6 acres, approximately. Can utilize more of the larger parcel if needed for stormwater/wastewater systems.

Location: 925 Mile Creek Rd. Pickens. The NE portion of TMS# 's: 4150-00-56-2197 & 4150-00-66-0097.

Buildings: There are currently no buildings/structures on the designated portion of the land.

Density: The overall density will eventually be 24-25 sites. In keeping with the 4 site/acre maximum. Sites will meet the 800 sq. ft/site requirement and be positioned according to land/tree features and power line locations.

ADA: One site will be ADA accessible per regulation.

Site Pad: Each site will have a stabilized compacted gravel pad of no less than 12' x 30', with some being longer to accommodate larger RV's. Each site plan will take elevation and drainage into consideration when planning the site pad.

Setbacks: County regulations regarding setbacks can easily be adhered to. 20' from access road and 10' from all property lines.

Access: The property has road frontage on only one side. The entrance to the RV Park will be from Mile Creek Road.

Natural Features: Currently the land is overgrown pasture. No extraordinary features, gently sloped if at all, scrub trees with perhaps a few scattered mature trees.

Man-made Features: There are no man-made structures on the property. There are homes in the general area... the closest is across the street and one beside the property.

Buffers: All buffer and landscape requirements will be adhered to... both with existing vegetation, supplemented by additional purchased vegetation when necessary.

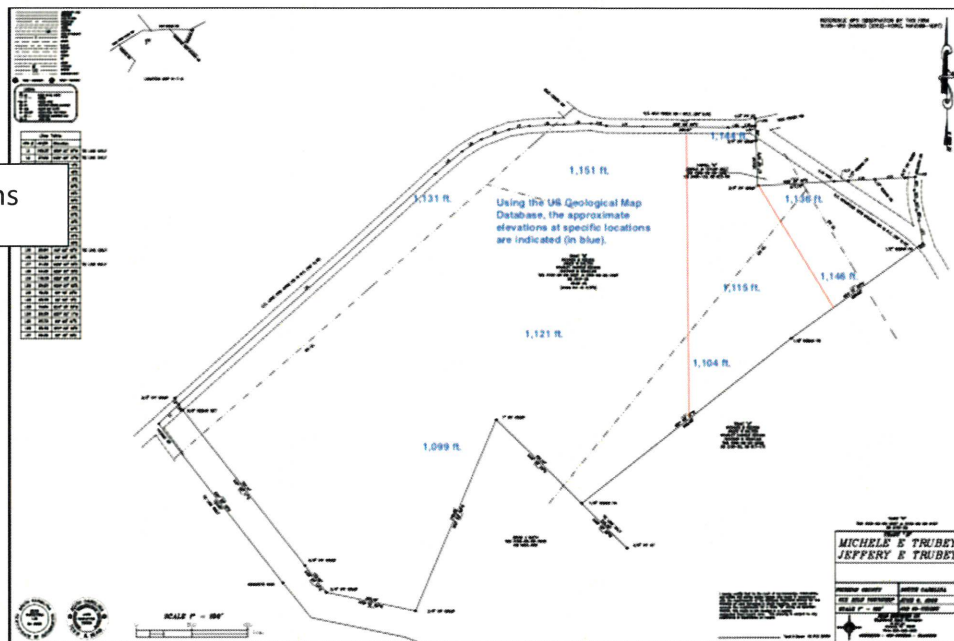
Flood Plain: This is not an area prone to flooding.

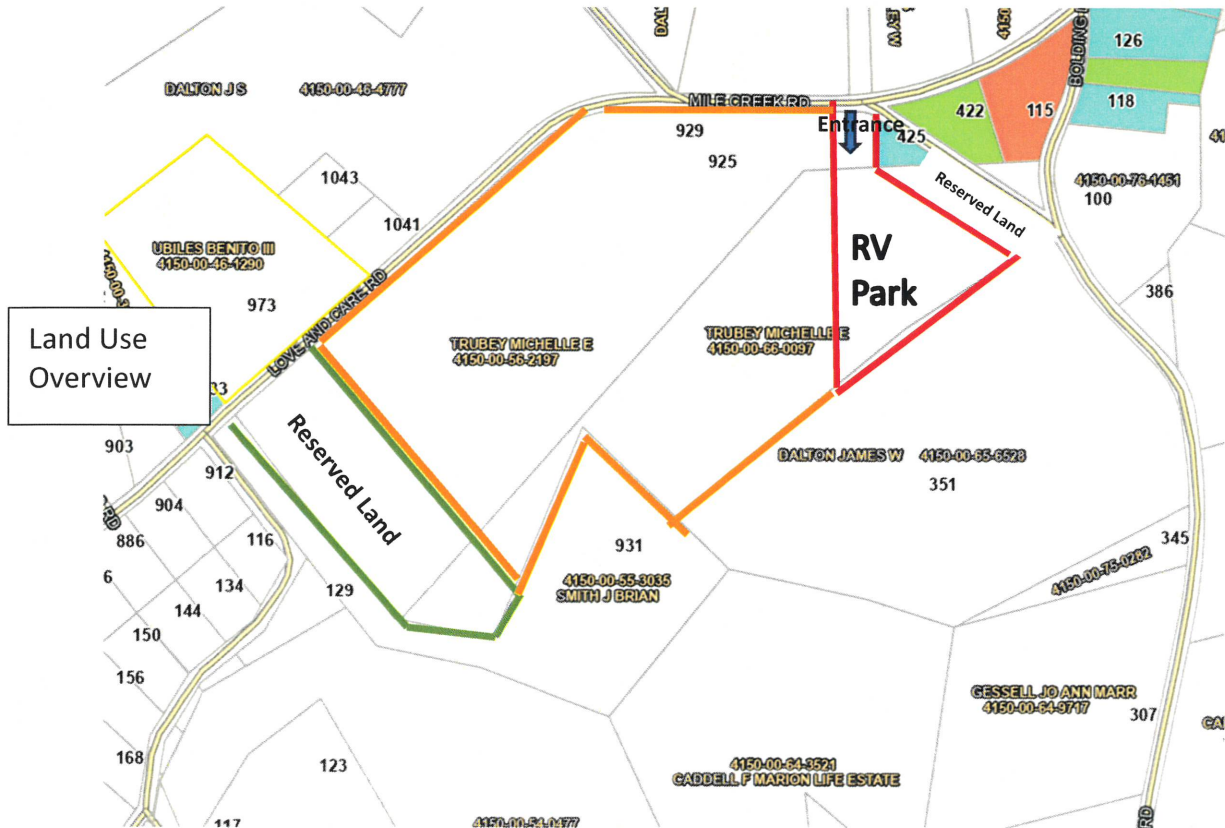
Utilities: Each site will have water, electric, and sewage connections--Water from Six Mile Water District; Electric from Blue Ridge Electrical Co-op; Stormwater and on-site Sewage system as determined by engineer/DHEC. Since detailed requirements are not yet known, the sketch illustrates possible locations for a common septic system.

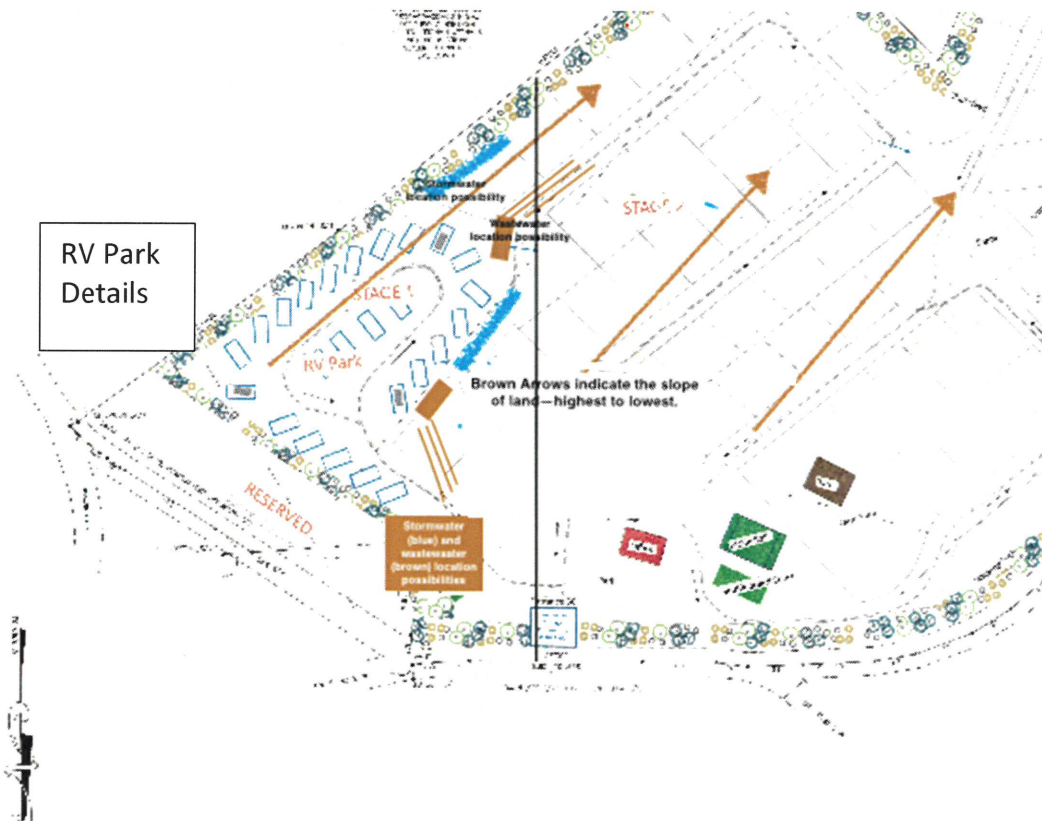
RV Acreage
& Location
on Property

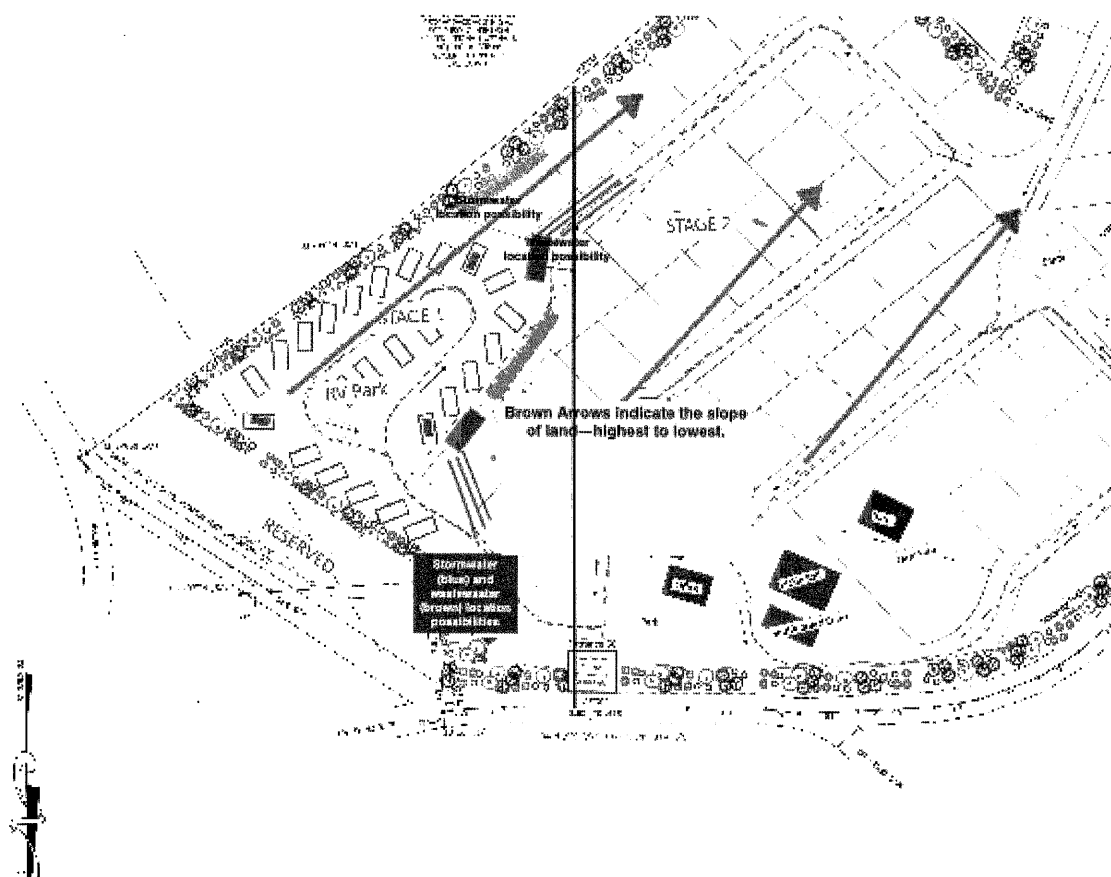


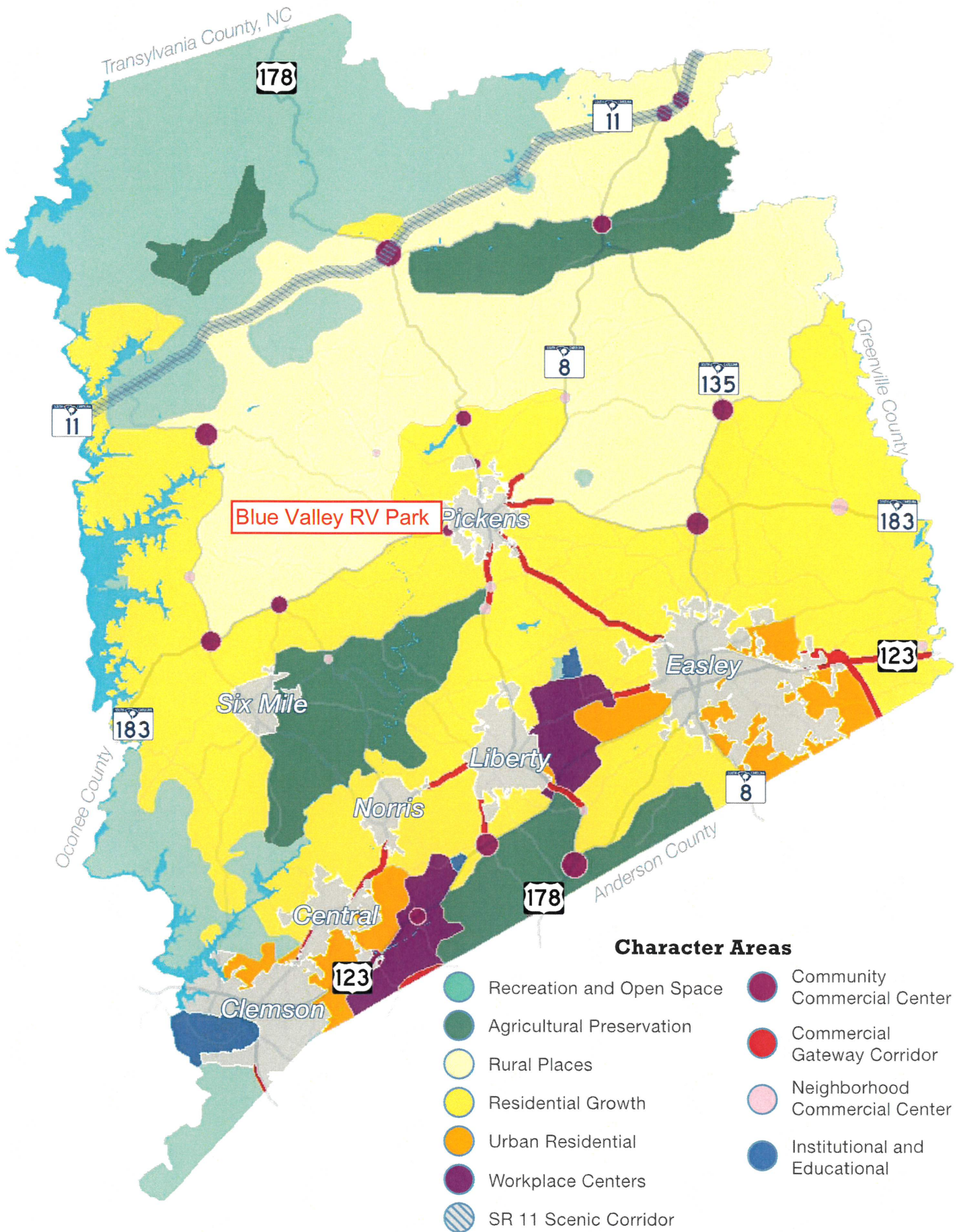
Elevations





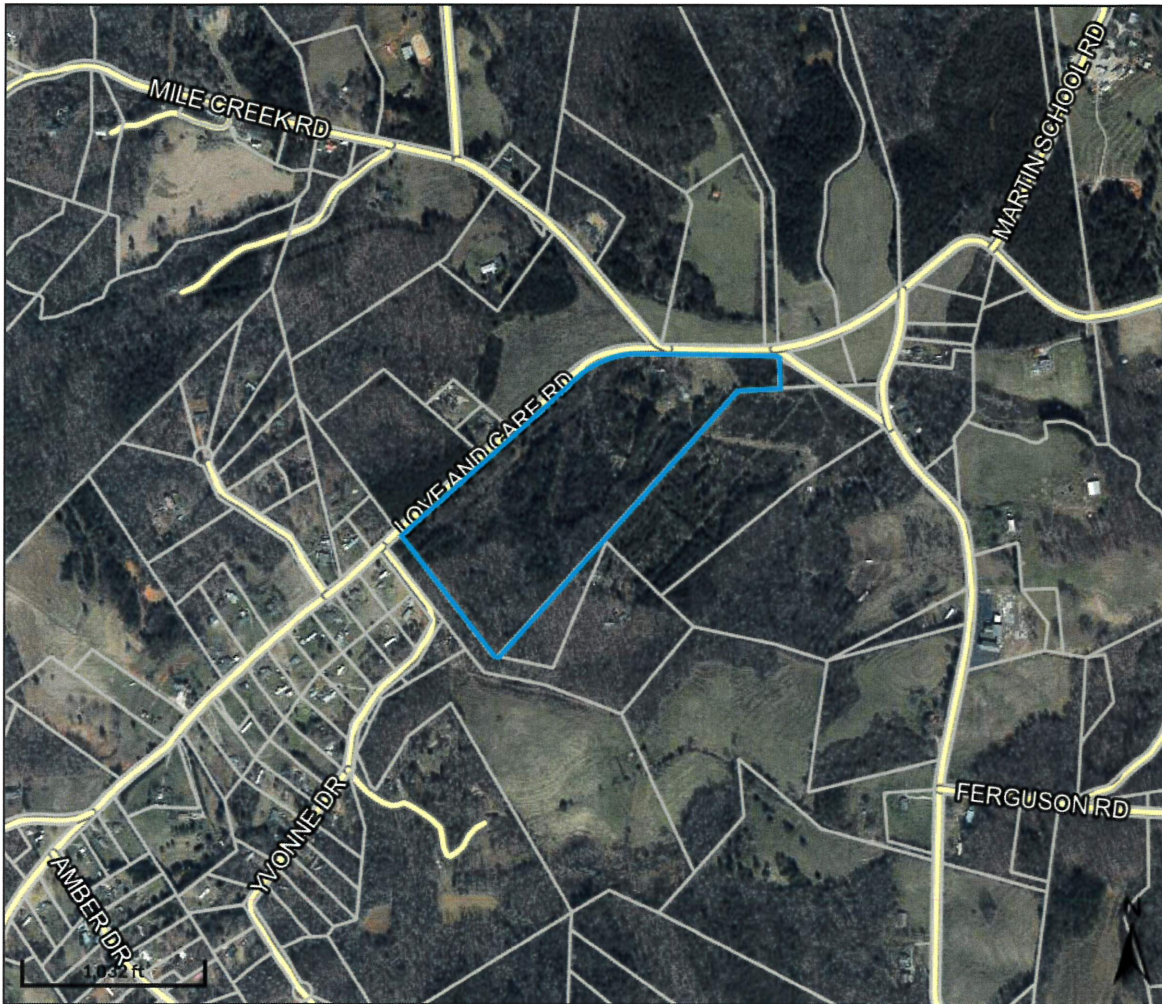




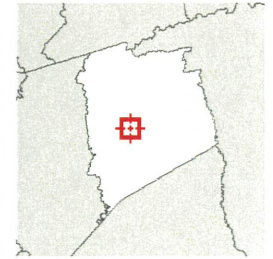




Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Municipalities
- Roads

Parcel ID	4150-00-56-2197	Account	Purged	Ownership	TRUBEY	Documents			
Account No	R0063116	Type	MH		MICHELE E	Date	Price	Doc	Vacant or Improved
Property	925 MILE CREEK RD	Class	Double		351				
Address	PICKENS		Wide		AMBERWOOD	6/22/2023	\$699,000	2554//156	Vacant
District	A16-Six Mile	Acreage	40.0		RD	6/20/2023	\$1	2554//152	Improved
Brief	S/SIDE DUNCAN RD. SEE	LEA	0005.5		PICKENS, SC				
Tax Description	GIS NOTES	Code			29671-0000				
	(Note: Not to be used on legal documents)	Value	\$31,733						

Date created: 2/6/2024

Last Data Uploaded: 2/6/2024 12:22:19 AM

Developed by Schneider
GEOSPATIAL

LU-24-0003: Blue Valley RV Park

Staff Report

Planning Commission Public Hearing: March 11, 2024 - 6:30 PM

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

Applicant: Michelle Trubey
351 Amberwood Road
Pickens, SC 29671

Property Owner(s): Michelle and Jeff Trubey

Property Location: 925 Mile Creek Road

Acreage: 6-acres

Tax Map Number: 150-00-66-0097 & 4150-00-56-2197

County Council District: 2

Land Use Request: Commercial/RV Park

Variance Request(s) from Planning Commission: None

Request Overview:

The applicant is seeking to establish a 25-site RV park. This park is currently intended as the first phase of a larger development which will include a cottage home community. The review for the RV park is to be done as a stand alone and any future phases will coordinate/dovetail with any actions taken by the Planning Commission.

Current Property Use:

The properties are listed on the Assessor's site as vacant or developed. There appear to be two structures located on 4150-00-56-2197.

Surrounding Area:

The property is surrounded by residential uses with lot sizes ranging from a little over 1-acre up to 25-acres.

Utilities & Infrastructure

Transportation: The site(s) are serviced by Mile Creek Road, Love and Care Road, and Mountain View Church Road. All three of these are County Roads.

Water: Six Mile District

Sewerage: Onsite Septic

Property Development History: This property appears to have been residential/vacant for many decades.

Comments from Reviewing Agencies:

SCDOT: N/A

Pickens County Engineer: Roads and Bridges does not see any issues with this project other than the need to ensure they have adequate site distance for entrance and apply for an encroachment permit. Emergency Services reviewed the plan and found no impediments for development as long as the applicant provided road access within 200 feet of every site, adequate road width for fire apparatus access (20' wide minimum), an all-weather road surface must be maintained, if the park will be gated then Emergency services will need 24-hour gate access, and adequate fire hydrants for fire protection inside the property will be determined during the permitting phase.

Schools: N/A

Storm Water: A cursory review of this site shows ample room for stormwater management. The exact location and configuration will be determined as the sitework progresses.

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 County standards and according to the applicant's proposal, will be consistent with 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 use, 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 somewhat consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan. The Character Area designation for the site is Rural Places which is defined as: *This area intends to maintain an agrarian character in outlying areas which include active, mostly small-scale, farming operations and large homes sites. It stands on its own as a reflection of existing character but is also considered a "transitional" area generally in between farmland preserves and residential developments. Residential uses are low density, reflecting reliance on on-site sewage disposal systems and often well water, and generally poor soil conditions for septic tank drain fields. Public sanitary sewer will not exist in this character area. While some locations in this character area may be served by public water, generally this area will continue to rely on individual wells for water supply.*

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 UDSO 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 meets all of the RV Park standards set forth in the Unified Development Standards Ordinance for 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 of the property in question should provide for a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Planning Staff Comments:

As mentioned, this RV Park is intended to be the first phase of a project that will eventually include a proposed cottage home community. As such, the location and size of the stormwater and sewer facilities may change in both size and location. The applicant is aware of this and is also aware that when/should the time come to proceed with phase two they will need to bring a revised plan back to the Planning Commission which shows the RV Park (should it be approved) and how it integrates with the larger cottage home development. That said, this proposal for an RV park meets all UDSO standards.