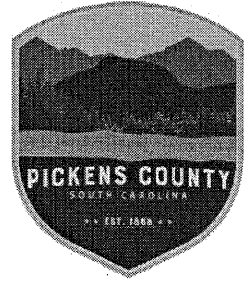


#### MEMBERS

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

November 13, 2023

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

**I. Welcome and Call to Order**

Moment of Silence  
Pledge of Allegiance

**II. Introduction of Members**

**III. Approval of Minutes**

October 10, 2023

**IV. Public Comments**

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

**V. Public Hearings/ Action Items**

**SD-23-0017 – GP Speedway Warehouse Park at 3800 Calhoun Memorial Highway Easley, SC 29640**

**SD-23-0018 – 20 lot Conventional Subdivision at 245 Stephens Rd Pickens, SC 29671**

**UDSO Amendment- Definitions for measuring distance.**

**VI. New Business**

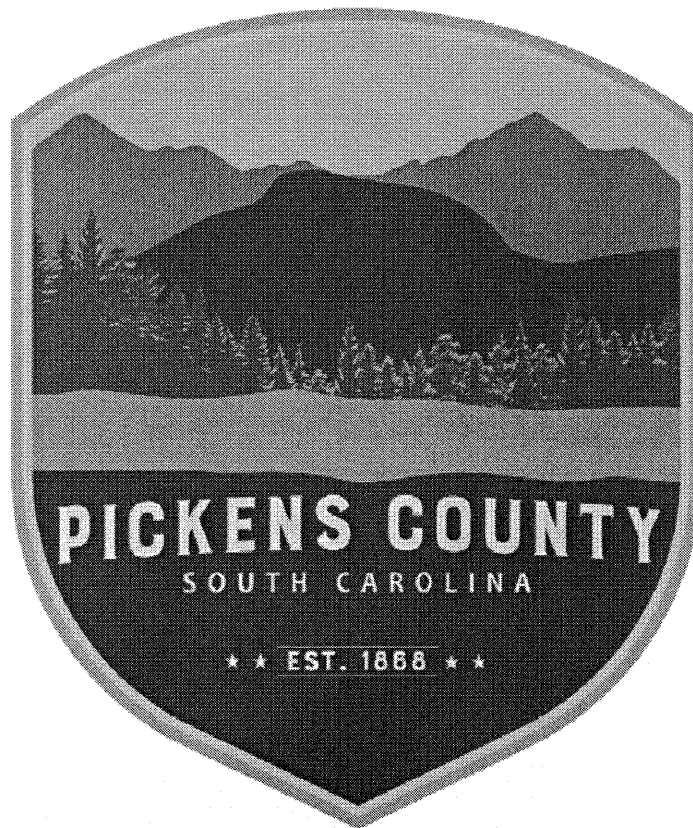
**VII. Commissioner and Staff Discussion**

**VIII. Adjourn**

**SD-23-0017**

**GP Speedway Warehouse 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 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5956

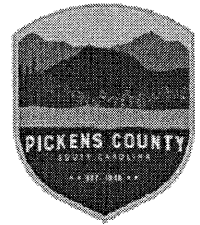
This institution is an equal opportunity provider and employer.

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](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](mailto: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 SC GP Speedway, LLC

Mailing Address 201 Riverplace, Ste 400; Greenville, SC 29601

Telephone (864) 242-4008 Email JCOCHRANE@REALTYLINKDEV.COM

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

Property Owner(s) of Record See attached addendum

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Authorized Representative Seamon Whiteside & Associates

Mailing Address 701 Easley Bridge Road, STE 6060; Greenville SC 29611

Telephone (843) 333-5962 Email rhall@seamonwhiteside.com

Address/Location of Property 3800 Calhoun Memorial Highway

Existing Land Use Speedway/Recreation Proposed Land Use Warehouse Park

Tax Map Number(s) 5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564; 5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098

Total Size of Project (acres) 289 AC Number of Lots 10

### Utilities:

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

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: ECU

## 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

09/26/23

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.

\*\*See attached addendum\*\*

\_\_\_\_\_  
 Signature of Owner(s)

\_\_\_\_\_  
 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**  
**LAND USE REVIEW**  
**Application Process and Requirements**

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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**

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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?

Industrial Parks off of major highways is a general development pattern and remains consistent with other industrial parks in the surrounding upstate.

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

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

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

Yes.

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- (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.

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- (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 land use requirements will be met during the design process.

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- (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 for the area and Pickens County as a whole.

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

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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.**

    X     Completed application form

    X     Letter of intent

    N/A     Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"

    X     Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"

    X     Attachment "A"


**ADDENDUM TO THE  
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

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

**APPLICANT: REALTYLINK, LLC  
PROPERTY OWNER: SC GP SPEEDWAY, LLC**

**SIGNATURE PAGE**

**KEVIN G. WHITAKER**

By:   
Date: 9/27, 2023


**OWNER OF THE FOLLOWING TAX MAP NUMBERS:**

- 5049-12-77-6195 consisting of approximately 71.44 acres (purchasing a portion of)
- 5049-08-88-4098 consisting of approximately 13.76 acres
- 5049-08-87-9745 consisting of approximately 10.37 acres
- 5049-12-97-4069 consisting of approximately 24.52 acres (purchasing a portion of)

**ADDENDUM TO THE  
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

**SIGNATURE PAGE**

**RACETRACK, LLC**

By:   
Kevin G. Whitaker, Manager

Date: 9/27, 2023

**OWNER OF THE FOLLOWING TAX MAP NUMBERS:**

- 5049-11-66-8564 consisting of approximately 33.67 acres
- 5049-11-75-2981 consisting of approximately 15.01 acres (purchasing a portion of)
- 5049-12-85-5560 consisting of approximately 93.08 acres (purchasing a portion of)
- 5049-16-84-6629 consisting of approximately 0.66 acres
- 5049-16-84-4589 consisting of approximately 0.64 acres
- 5049-16-84-4676 consisting of approximately 0.96 acres

**ADDENDUM TO THE  
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

**SIGNATURE PAGE**

**JIMMY D. RHODES**

By: Jimmy Rhodes

Date: 7-28, 2023

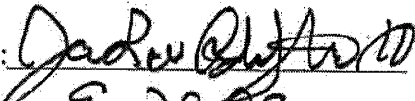
**OWNER OF THE FOLLOWING TAX MAP NUMBERS:**

- 5049-11-66-1994 which consists of approximately 0.57 acres
- 5049-11-66-2823 which consists of approximately 0.57 acres

**ADDENDUM TO THE  
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

**SIGNATURE PAGE**

**JACK W. ADDINGTON**

By:   
Date: 9-28-23, 2023

**OWNER OF THE FOLLOWING TAX MAP NUMBERS:**

- 5049-11-56-9792 consisting of approximately 5.58 acres
- 5049-11-66-2574 consisting of approximately 0.74 acres



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

September 26, 2023

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 100 AC of the total 289 AC are to be disturbed in the initial phase. 19 existing lots will be consolidated into one (1) lot. While no dwelling units will be constructed, ten (10) buildings are proposed. In the initial phase, 2 warehouses are to be fully constructed with 2 additional pads graded for future warehousing. Later phases will add 6 additional warehouses across the site.

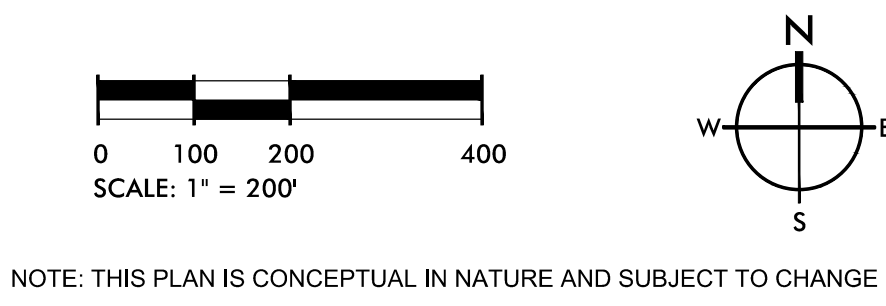
Your expeditious review is greatly appreciated. Please contact me via phone at 843-333-5962 or email at [rhall@seamonwhiteside.com](mailto:rhall@seamonwhiteside.com) if you have any questions or need further clarification for this project.

Seamon Whiteside and Associates, Inc.

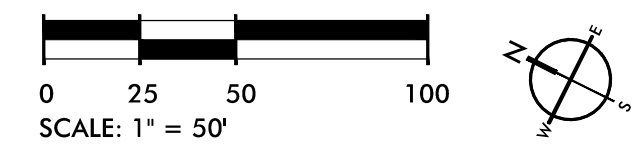
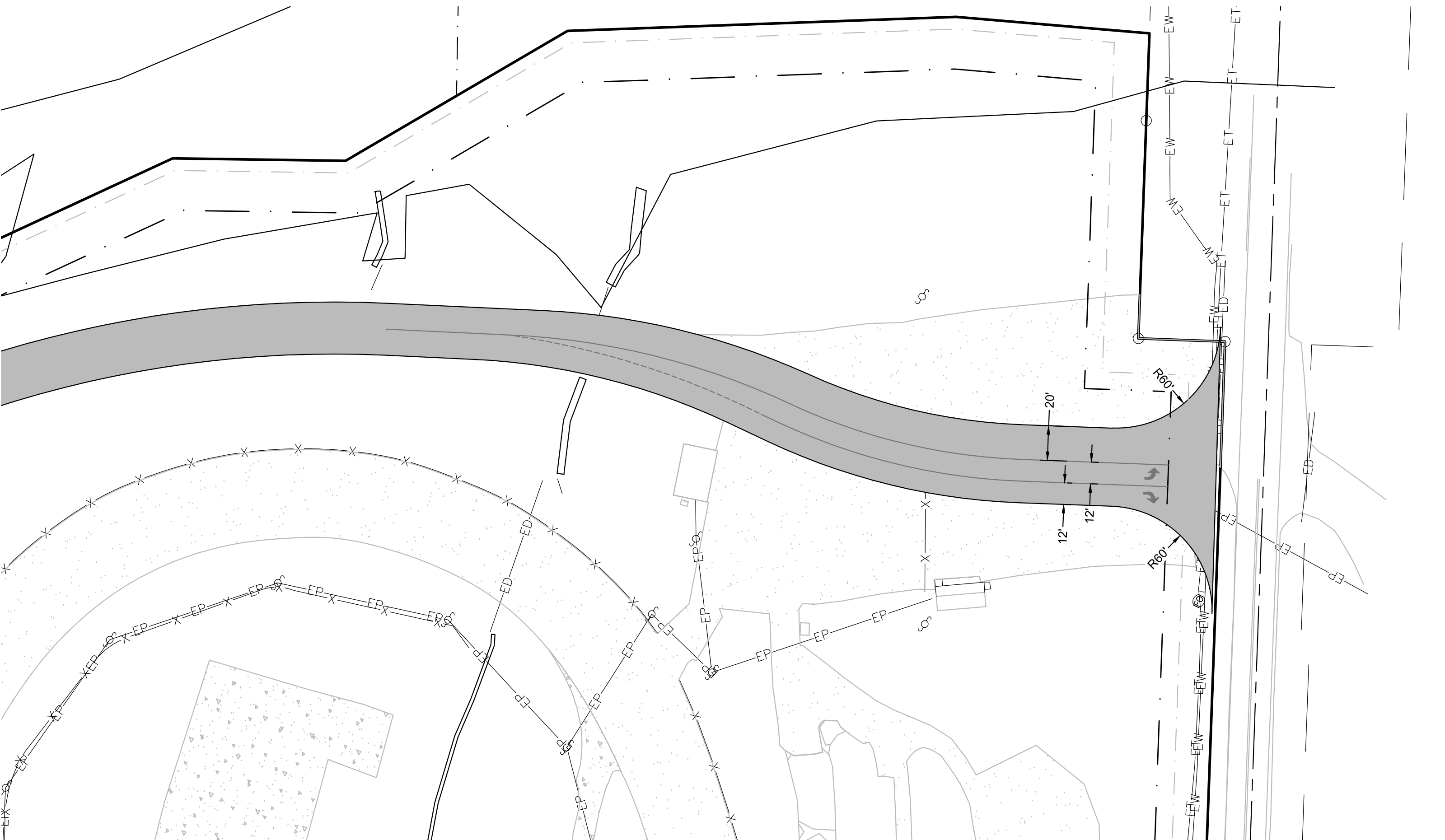
Ryan Hall, P.E.  
Director



GENERAL INFORMATION	
TMS # = 5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564; 5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098	
TOTAL LOT AREA = 289 AC (PHASE 1 LOT AREA = 102 AC)	
ZONING = GENERAL DEVELOPMENT DISTRICT	
SETBACKS: FRONT = 20 LF SIDE = 7 LF REAR = 10 LF	
BUFFERYARD: AS NOTED	
PHASE 1 MAX DENSITY: 0.75 FAR x 102 AC x 43,560 SQFT = 3,332,340 SQFT PHASE 1 BUILDING AREA = ±1,135,620 SQFT	
FLOOD ZONE : ZONE X/AE	
NOTE:	PROJECT TO BE DARK SKY COMPLIANT



**SPEEDWAY MASTER PLAN**  
**SPEEDWAY INDUSTRIAL PARK**  
**PICKENS COUNTY, SC**  
**10/31/2023**



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



**SPEEDWAY INDUSTRIAL ACCESS DRIVE**  
**SPEEDWAY INDUSTRIAL PARK**  
**PICKENS COUNTY, SC**  
**10/31/2023**

## **SD-23-0017: GP Speedway Warehouse Park**

### **Staff Report**

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Planning Commission Public Hearing: November 13, 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: SC GP Speedway, LLC  
201 Riverplace, Ste 400  
Greenville, SC 29601

Property Owner(s): SC GP Speedway, LLC  
Property Location: 3800 Calhoun Memorial Highway  
Acreage: 289  
Tax Map Numbers: 5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564;  
5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069;  
5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239;  
5049-08-88-4098;  
County Council District 6  
Land Use Request: Creation of a Warehouse Park.  
Variance Request(s) from Planning Commission: None

### **Request Overview:**

This request is to convert the existing site of the Greenville Pickens Speedway and surrounding area into a warehouse park. The plan is to develop the site in two phases. The approval before the Planning Commission is for Phase 1 only. The total land area is 289 acres and they plan for Phase 1 is to have four buildings totaling 1,135,620 square feet. Phase Two would be comprised of six additional buildings totaling 1,224,340 square feet. The current site plan shows the

racetrack as remaining intact with a temporary site entrance located off of Highway 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 Highway 123 and Highway 124 and commercial uses.

**Utilities & Infrastructure**

Transportation:

The property is proposed to be served by SC 124 which is a State maintained roadway.

Water:

Properties to be serviced by Powdersville Water

Sewerage:

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:

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

Schools:

N/A

Storm Water: The site plan has been given a cursory review and has no apparent issues.

**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 the public health, safety, morality, or general welfare and the right to unrestricted use of property.**

## **General Requirements for A Large Project:**

### **Planning Staff Comments:**

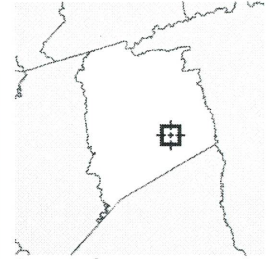
Planning Staff has no comments and will defer to Planning Commission.



# Pickens County, SC



## Overview

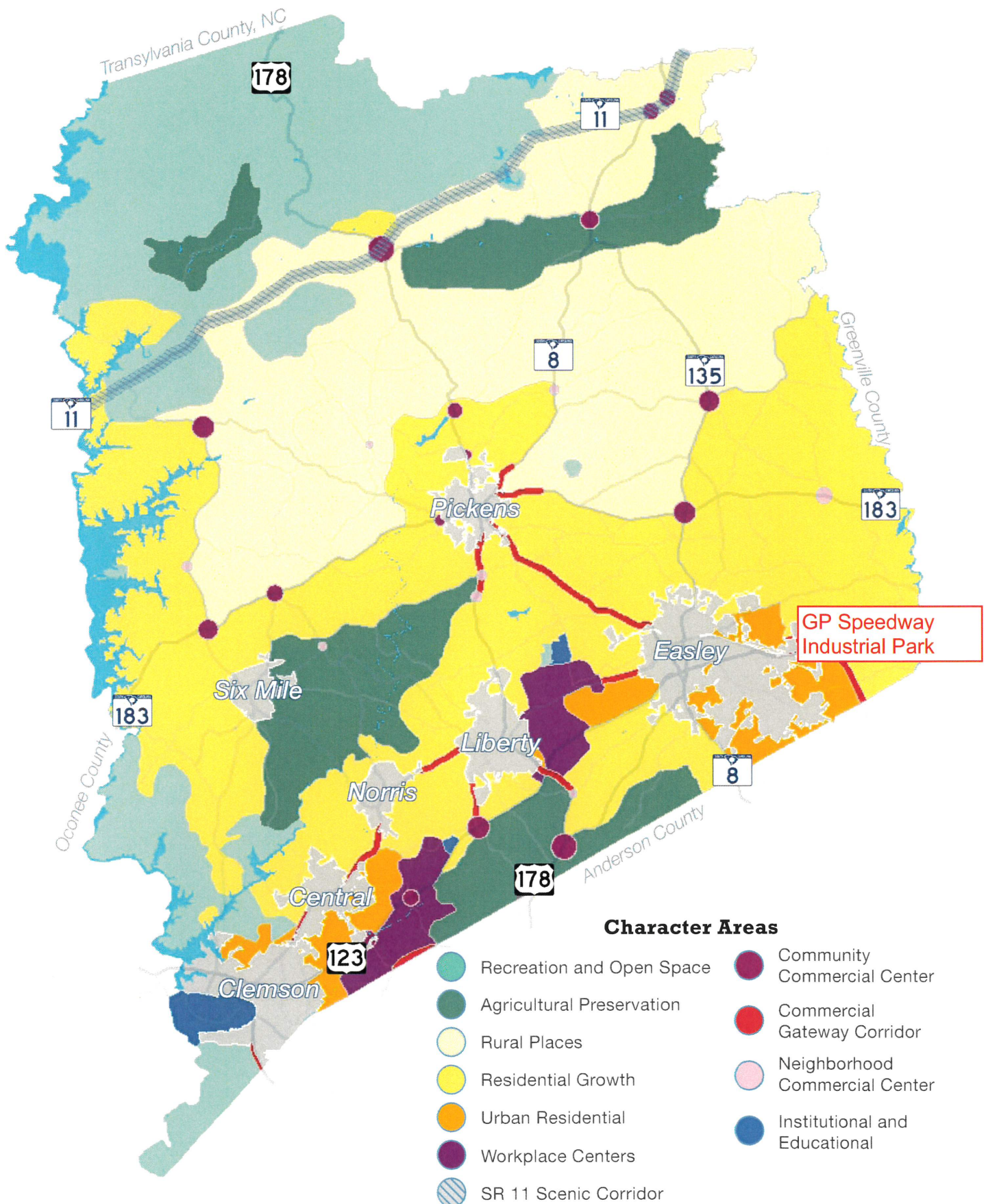


## Legend

- Parcels
- Roads

Date created: 10/25/2023  
Last Data Uploaded: 10/25/2023 8:38:45 AM

Developed by  **Schneider**  
GEOSPATIAL



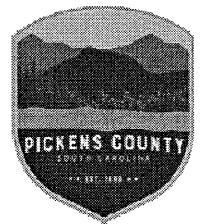
**SD-23-0018**

**20 Lot Conventional  
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) \_\_\_\_\_ Number of Lots \_\_\_\_\_

Utilities: 20 20

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 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.

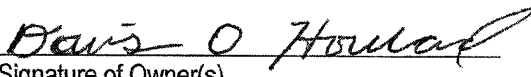
  
 \_\_\_\_\_  
 Signature of Applicant

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**

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

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 \_\_\_\_\_

Application Processing

Hearing and Action



**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

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- (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

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- (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.

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- (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 via shared driveways, on miminum 60 ft wide lots

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- (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 20 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.

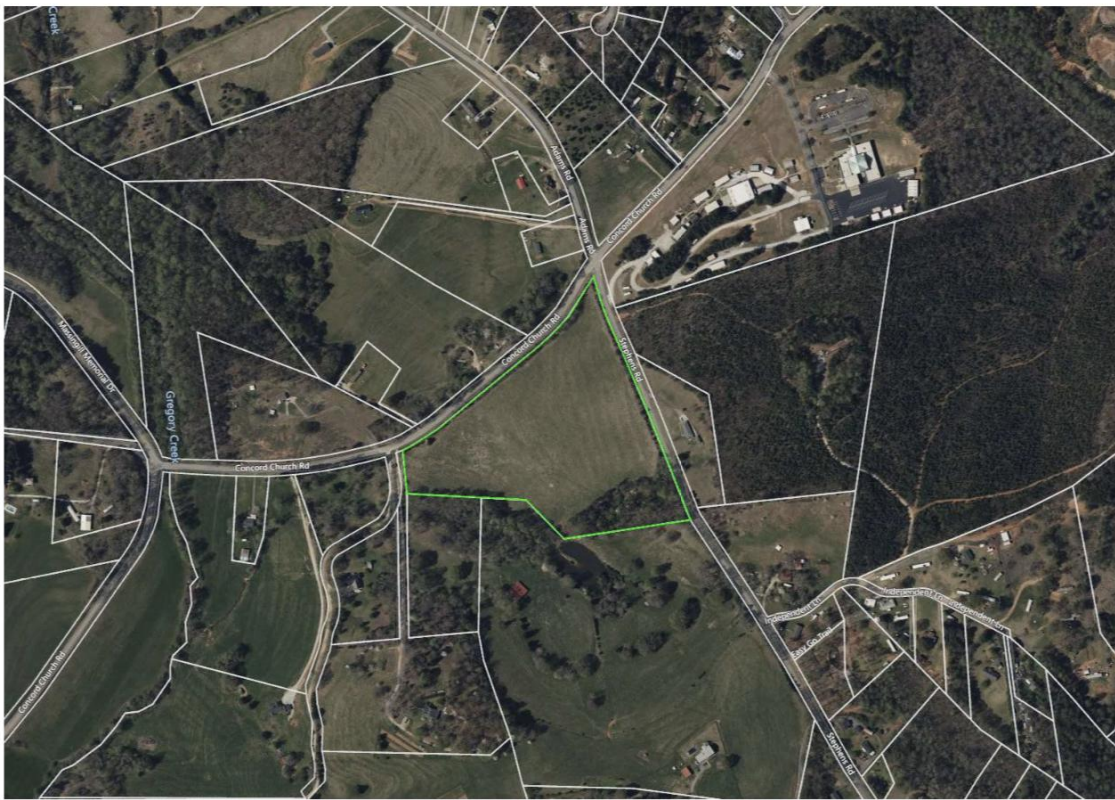
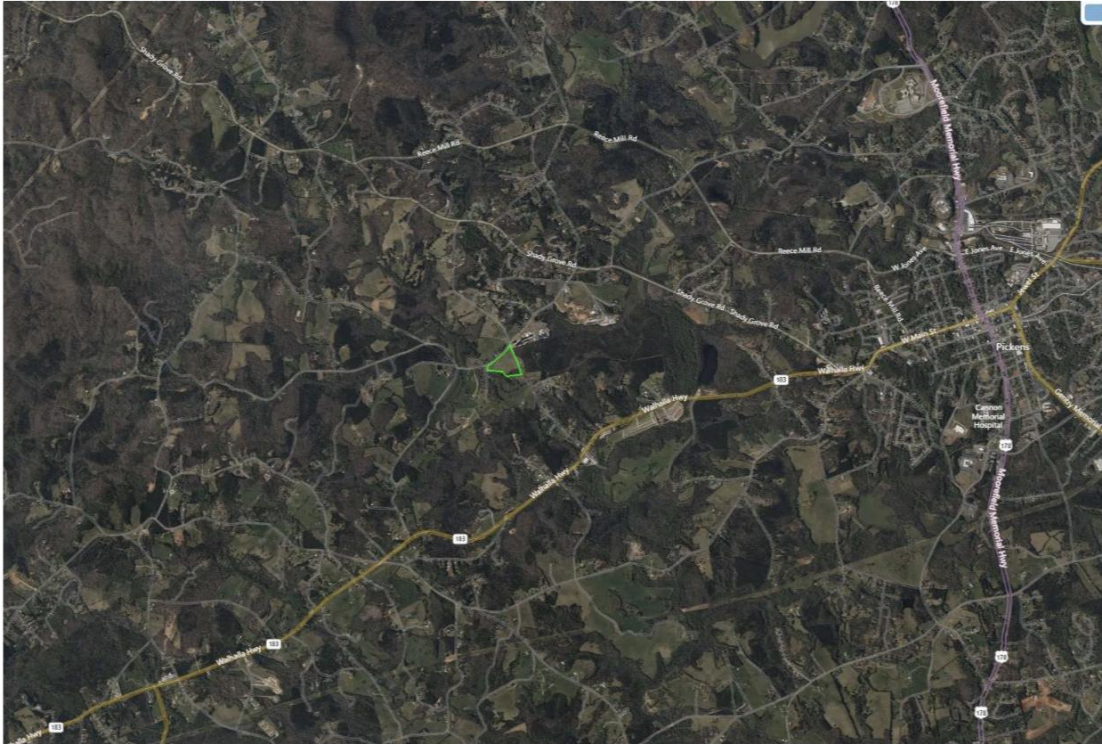
Your consideration is greatly appreciated and look forward to working with you!

Best Regards,

R.Solomon



## Aerial Images



Comps Schedule:

Concord Church Rd Average					Resale	New Construction SD	New Construction	Existing Century Complete
Base Sales Price with Lot Prem.	230,298	\$	280,798	\$	295,606	\$	317,147	RDIV/01
Sq. Ft.	1,664		1,621		1,960		RDIV/01	
Price / Sq. Ft. with Lot Prem.	138.44		173.20		150.82		166.43	RDIV/01

CMP Line Up Series A

	Summit	Roanoke	Dugout															Series A Average
Base Sales Price with Lot Prem.	221,990	\$	235,990	\$	231,990													\$ 230,298
Sq. Ft.	1,416		1,773		1,774													1,664
Price / Sq. Ft. with Lot Prem.	156.77		133.10		130.77													\$ 138.44

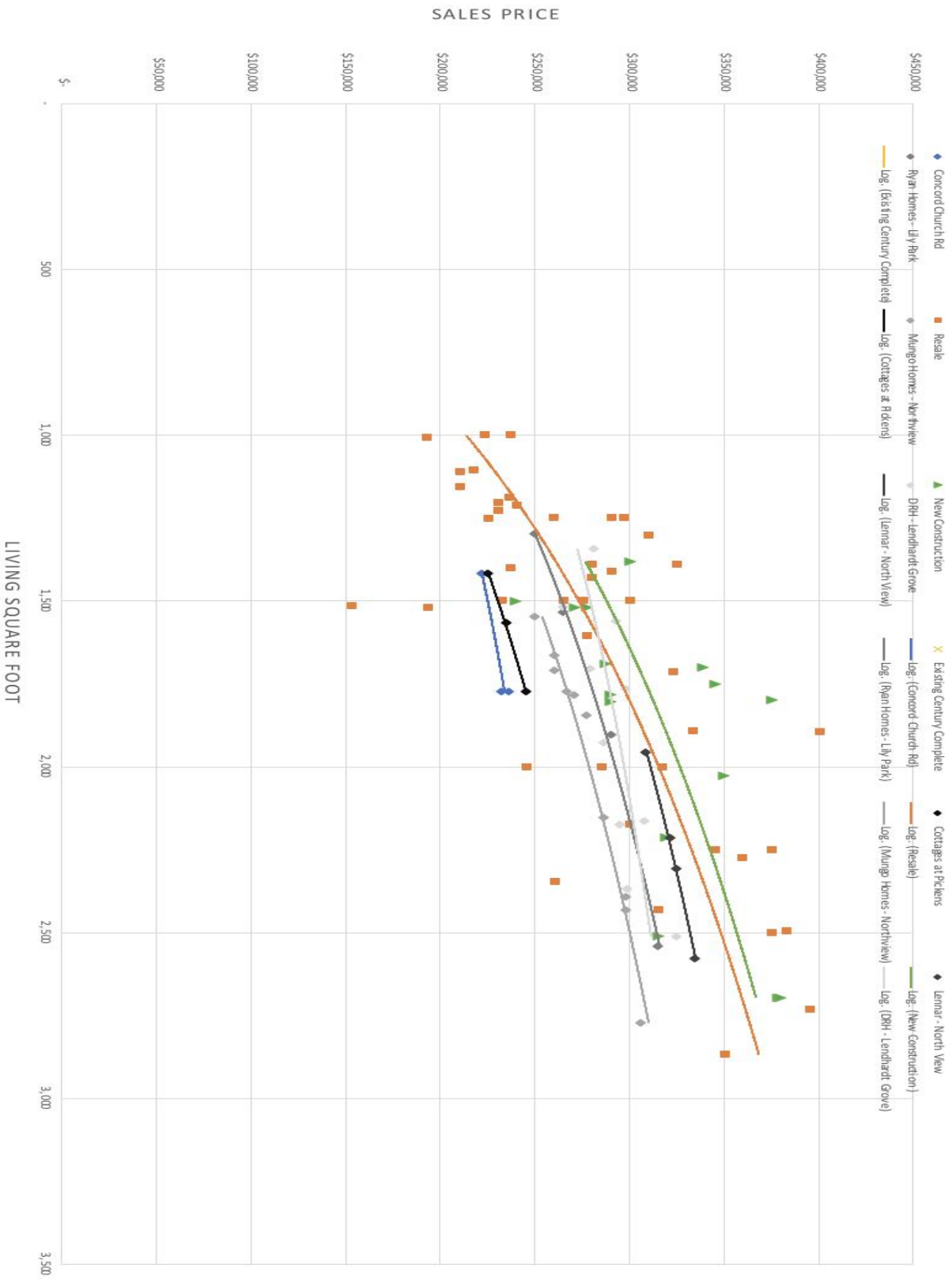
Synopsis of Comp Strategy

A 10 mile radius and 90 day time period were used as parameters to analyze comps.  
Comps reflect significant activity among resales with an average of more than 10 sales per month in the last 3 months.

Resale Pricing Comparison  
Average price of resales in the market is \$280,798 and \$170/sqft. CMP has a price

Resale		Address	City	State	Sale Price	Sale Date	Sq. Ft.	Timeframe:	3 Mon	Baths	Ranch (y/n)	Basement (y/n)	Year Built	Garage	Relevant Comp	Link to Website Com	InSP	Text
		Concord Church Rd	Pickens	SC	SUBJECT PROPERTY		1,664	138.44										
		101 Forest Woods Dr	Eastley	SC	\$ 152,500	6/30/23	1,514	100.73	3	2.5	n	n	2017	2		<a href="https://www.zillow.com/homedetails/101-Forest-Woods-Dr-Eastley-SC-29526/101-Forest-Woods-Dr-Eastley-SC-29526/">https://www.zillow.com/homedetails/101-Forest-Woods-Dr-Eastley-SC-29526/101-Forest-Woods-Dr-Eastley-SC-29526/</a>	7.32	<a href="https://www.zillow.com/homedetails/101-Forest-Woods-Dr-Eastley-SC-29526/101-Forest-Woods-Dr-Eastley-SC-29526/">https://www.zillow.com/homedetails/101-Forest-Woods-Dr-Eastley-SC-29526/101-Forest-Woods-Dr-Eastley-SC-29526/</a>
		6 Norris Ave	Liberty	SC	\$ 192,500	7/28/23	1,008	190.97	3	3	y	n	2002	0		<a href="https://www.zillow.com/homedetails/6-Norris-Ave-Liberty-SC-29556/6-Norris-Ave-Liberty-SC-29556/">https://www.zillow.com/homedetails/6-Norris-Ave-Liberty-SC-29556/6-Norris-Ave-Liberty-SC-29556/</a>	4.92	<a href="https://www.zillow.com/homedetails/6-Norris-Ave-Liberty-SC-29556/6-Norris-Ave-Liberty-SC-29556/">https://www.zillow.com/homedetails/6-Norris-Ave-Liberty-SC-29556/6-Norris-Ave-Liberty-SC-29556/</a>
		353 Wolf Creek School Rd	Pickens	SC	\$ 193,000	5/18/23	1,519	127.06	3	3	y	y	1996	2		<a href="https://www.zillow.com/homedetails/353-Wolf-Creek-School-Rd-Pickens-SC-29582/353-Wolf-Creek-School-Rd-Pickens-SC-29582/">https://www.zillow.com/homedetails/353-Wolf-Creek-School-Rd-Pickens-SC-29582/353-Wolf-Creek-School-Rd-Pickens-SC-29582/</a>	7.33	<a href="https://www.zillow.com/homedetails/353-Wolf-Creek-School-Rd-Pickens-SC-29582/353-Wolf-Creek-School-Rd-Pickens-SC-29582/">https://www.zillow.com/homedetails/353-Wolf-Creek-School-Rd-Pickens-SC-29582/353-Wolf-Creek-School-Rd-Pickens-SC-29582/</a>
		217 Elise Dr	Pickens	SC	\$ 210,000	5/30/23	1,111	189.02	3	2	y	n	2002	0		<a href="https://www.zillow.com/homedetails/217-Elise-Dr-Pickens-SC-29582/217-Elise-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/217-Elise-Dr-Pickens-SC-29582/217-Elise-Dr-Pickens-SC-29582/</a>	7.03	<a href="https://www.zillow.com/homedetails/217-Elise-Dr-Pickens-SC-29582/217-Elise-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/217-Elise-Dr-Pickens-SC-29582/217-Elise-Dr-Pickens-SC-29582/</a>
		113 Rollingwood Dr	Eastley	SC	\$ 210,000	6/15/23	1,157	181.50	3	2	y	n	1996	0		<a href="https://www.zillow.com/homedetails/113-Rollingwood-Dr-Eastley-SC-29582/113-Rollingwood-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/113-Rollingwood-Dr-Eastley-SC-29582/113-Rollingwood-Dr-Eastley-SC-29582/</a>	7.05	<a href="https://www.zillow.com/homedetails/113-Rollingwood-Dr-Eastley-SC-29582/113-Rollingwood-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/113-Rollingwood-Dr-Eastley-SC-29582/113-Rollingwood-Dr-Eastley-SC-29582/</a>
		307 Dean St	Pickens	SC	\$ 217,000	6/26/23	1,106	196.20	3	2	y	n	1999	0		<a href="https://www.zillow.com/homedetails/307-Dean-St-Pickens-SC-29582/307-Dean-St-Pickens-SC-29582/">https://www.zillow.com/homedetails/307-Dean-St-Pickens-SC-29582/307-Dean-St-Pickens-SC-29582/</a>	7.01	<a href="https://www.zillow.com/homedetails/307-Dean-St-Pickens-SC-29582/307-Dean-St-Pickens-SC-29582/">https://www.zillow.com/homedetails/307-Dean-St-Pickens-SC-29582/307-Dean-St-Pickens-SC-29582/</a>
		164 Erin Ln	Pickens	SC	\$ 222,900	7/11/23	1,000	222.90	3	2	y	n	1983	0		<a href="https://www.zillow.com/homedetails/164-Erin-Ln-Pickens-SC-29582/164-Erin-Ln-Pickens-SC-29582/">https://www.zillow.com/homedetails/164-Erin-Ln-Pickens-SC-29582/164-Erin-Ln-Pickens-SC-29582/</a>	6.95	<a href="https://www.zillow.com/homedetails/164-Erin-Ln-Pickens-SC-29582/164-Erin-Ln-Pickens-SC-29582/">https://www.zillow.com/homedetails/164-Erin-Ln-Pickens-SC-29582/164-Erin-Ln-Pickens-SC-29582/</a>
		220 Lakewood Dr	Pickens	SC	\$ 225,000	7/5/23	1,252	179.71	3	2	y	n	1996	0		<a href="https://www.zillow.com/homedetails/220-Lakewood-Dr-Pickens-SC-29582/220-Lakewood-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/220-Lakewood-Dr-Pickens-SC-29582/220-Lakewood-Dr-Pickens-SC-29582/</a>	7.13	<a href="https://www.zillow.com/homedetails/220-Lakewood-Dr-Pickens-SC-29582/220-Lakewood-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/220-Lakewood-Dr-Pickens-SC-29582/220-Lakewood-Dr-Pickens-SC-29582/</a>
		517 Rice Creek Rd	Liberty	SC	\$ 230,000	6/12/23	1,229	187.14	3	2	y	n	2001	0		<a href="https://www.zillow.com/homedetails/517-Rice-Creek-Rd-Liberty-SC-29556/517-Rice-Creek-Rd-Liberty-SC-29556/">https://www.zillow.com/homedetails/517-Rice-Creek-Rd-Liberty-SC-29556/517-Rice-Creek-Rd-Liberty-SC-29556/</a>	7.11	<a href="https://www.zillow.com/homedetails/517-Rice-Creek-Rd-Liberty-SC-29556/517-Rice-Creek-Rd-Liberty-SC-29556/">https://www.zillow.com/homedetails/517-Rice-Creek-Rd-Liberty-SC-29556/517-Rice-Creek-Rd-Liberty-SC-29556/</a>
		120 Zion St	Eastley	SC	\$ 230,000	5/19/23	1,205	190.87	3	2	y	n	2007	0		<a href="https://www.zillow.com/homedetails/120-Zion-St-Eastley-SC-29582/120-Zion-St-Eastley-SC-29582/">https://www.zillow.com/homedetails/120-Zion-St-Eastley-SC-29582/120-Zion-St-Eastley-SC-29582/</a>	7.09	<a href="https://www.zillow.com/homedetails/120-Zion-St-Eastley-SC-29582/120-Zion-St-Eastley-SC-29582/">https://www.zillow.com/homedetails/120-Zion-St-Eastley-SC-29582/120-Zion-St-Eastley-SC-29582/</a>
		310 Forest Dr	Liberty	SC	\$ 232,000	6/16/23	1,500	154.67	4	2	n	n	1983	0		<a href="https://www.zillow.com/homedetails/310-Forest-Dr-Liberty-SC-29556/310-Forest-Dr-Liberty-SC-29556/">https://www.zillow.com/homedetails/310-Forest-Dr-Liberty-SC-29556/310-Forest-Dr-Liberty-SC-29556/</a>	7.31	<a href="https://www.zillow.com/homedetails/310-Forest-Dr-Liberty-SC-29556/310-Forest-Dr-Liberty-SC-29556/">https://www.zillow.com/homedetails/310-Forest-Dr-Liberty-SC-29556/310-Forest-Dr-Liberty-SC-29556/</a>
		308 Haywood Acres Dr	Eastley	SC	\$ 236,000	6/16/23	1,188	198.65	2	2	y	n	1997	0		<a href="https://www.zillow.com/homedetails/308-Haywood-Acres-Dr-Eastley-SC-29582/308-Haywood-Acres-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/308-Haywood-Acres-Dr-Eastley-SC-29582/308-Haywood-Acres-Dr-Eastley-SC-29582/</a>	7.08	<a href="https://www.zillow.com/homedetails/308-Haywood-Acres-Dr-Eastley-SC-29582/308-Haywood-Acres-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/308-Haywood-Acres-Dr-Eastley-SC-29582/308-Haywood-Acres-Dr-Eastley-SC-29582/</a>
		186 Pine Mountain Dr	Eastley	SC	\$ 237,000	5/25/23	1,000	237.00	3	2	y	n	2000	1		<a href="https://www.zillow.com/homedetails/186-Pine-Mountain-Dr-Eastley-SC-29582/186-Pine-Mountain-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/186-Pine-Mountain-Dr-Eastley-SC-29582/186-Pine-Mountain-Dr-Eastley-SC-29582/</a>	6.91	<a href="https://www.zillow.com/homedetails/186-Pine-Mountain-Dr-Eastley-SC-29582/186-Pine-Mountain-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/186-Pine-Mountain-Dr-Eastley-SC-29582/186-Pine-Mountain-Dr-Eastley-SC-29582/</a>
		111 Bradley Dr	Pickens	SC	\$ 237,000	7/12/23	1,400	169.29	4	2	y	n	2020	2	Y	<a href="https://www.zillow.com/homedetails/111-Bradley-Dr-Pickens-SC-29582/111-Bradley-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/111-Bradley-Dr-Pickens-SC-29582/111-Bradley-Dr-Pickens-SC-29582/</a>	7.24	<a href="https://www.zillow.com/homedetails/111-Bradley-Dr-Pickens-SC-29582/111-Bradley-Dr-Pickens-SC-29582/">https://www.zillow.com/homedetails/111-Bradley-Dr-Pickens-SC-29582/111-Bradley-Dr-Pickens-SC-29582/</a>
		124 Beverly Dr	Eastley	SC	\$ 240,000	6/15/23	1,212	198.02	3	2	y	n	2004	2	Y	<a href="https://www.zillow.com/homedetails/124-Beverly-Dr-Eastley-SC-29582/124-Beverly-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/124-Beverly-Dr-Eastley-SC-29582/124-Beverly-Dr-Eastley-SC-29582/</a>	7.10	<a href="https://www.zillow.com/homedetails/124-Beverly-Dr-Eastley-SC-29582/124-Beverly-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/124-Beverly-Dr-Eastley-SC-29582/124-Beverly-Dr-Eastley-SC-29582/</a>
		294 Fish Camp Rd	Eastley	SC	\$ 245,000	8/4/23	1,000	122.50	3	2	y	n	1993	1		<a href="https://www.zillow.com/homedetails/294-Fish-Camp-Rd-Eastley-SC-29582/294-Fish-Camp-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/294-Fish-Camp-Rd-Eastley-SC-29582/294-Fish-Camp-Rd-Eastley-SC-29582/</a>	7.60	<a href="https://www.zillow.com/homedetails/294-Fish-Camp-Rd-Eastley-SC-29582/294-Fish-Camp-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/294-Fish-Camp-Rd-Eastley-SC-29582/294-Fish-Camp-Rd-Eastley-SC-29582/</a>
		104 Bufflehead Cir	Liberty	SC	\$ 259,900	6/23/23	1,250	207.92	3	2	y	n	2020	0		<a href="https://www.zillow.com/homedetails/104-Bufflehead-Cir-Liberty-SC-29556/104-Bufflehead-Cir-Liberty-SC-29556/">https://www.zillow.com/homedetails/104-Bufflehead-Cir-Liberty-SC-29556/104-Bufflehead-Cir-Liberty-SC-29556/</a>	7.13	<a href="https://www.zillow.com/homedetails/104-Bufflehead-Cir-Liberty-SC-29556/104-Bufflehead-Cir-Liberty-SC-29556/">https://www.zillow.com/homedetails/104-Bufflehead-Cir-Liberty-SC-29556/104-Bufflehead-Cir-Liberty-SC-29556/</a>
		116 Buckingham Rd	Eastley	SC	\$ 260,000	7/3/23	1,346	110.81	4	3	n	n	1981	2		<a href="https://www.zillow.com/homedetails/116-Buckingham-Rd-Eastley-SC-29582/116-Buckingham-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/116-Buckingham-Rd-Eastley-SC-29582/116-Buckingham-Rd-Eastley-SC-29582/</a>	7.76	<a href="https://www.zillow.com/homedetails/116-Buckingham-Rd-Eastley-SC-29582/116-Buckingham-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/116-Buckingham-Rd-Eastley-SC-29582/116-Buckingham-Rd-Eastley-SC-29582/</a>
		150 Park Ct	Eastley	SC	\$ 265,000	7/6/23	1,500	176.67	3	3	y	n	2021	1	Y	<a href="https://www.zillow.com/homedetails/150-Park-Ct-Eastley-SC-29582/150-Park-Ct-Eastley-SC-29582/">https://www.zillow.com/homedetails/150-Park-Ct-Eastley-SC-29582/150-Park-Ct-Eastley-SC-29582/</a>	7.11	<a href="https://www.zillow.com/homedetails/150-Park-Ct-Eastley-SC-29582/150-Park-Ct-Eastley-SC-29582/">https://www.zillow.com/homedetails/150-Park-Ct-Eastley-SC-29582/150-Park-Ct-Eastley-SC-29582/</a>
		107 Malibu Ct	Liberty	SC	\$ 275,000	6/13/23	1,500	183.33	3	2	y	n	2019	2	Y	<a href="https://www.zillow.com/homedetails/107-Malibu-Ct-Liberty-SC-29556/107-Malibu-Ct-Liberty-SC-29556/">https://www.zillow.com/homedetails/107-Malibu-Ct-Liberty-SC-29556/107-Malibu-Ct-Liberty-SC-29556/</a>	7.31	<a href="https://www.zillow.com/homedetails/107-Malibu-Ct-Liberty-SC-29556/107-Malibu-Ct-Liberty-SC-29556/">https://www.zillow.com/homedetails/107-Malibu-Ct-Liberty-SC-29556/107-Malibu-Ct-Liberty-SC-29556/</a>
		106 Shadydale Dr	So Mile	SC	\$ 277,500	7/28/23	1,606	172.79	3	2	y	y	2002	1		<a href="https://www.zillow.com/homedetails/106-Shadydale-Dr-So-Mile-SC-29582/106-Shadydale-Dr-So-Mile-SC-29582/">https://www.zillow.com/homedetails/106-Shadydale-Dr-So-Mile-SC-29582/106-Shadydale-Dr-So-Mile-SC-29582/</a>	7.38	<a href="https://www.zillow.com/homedetails/106-Shadydale-Dr-So-Mile-SC-29582/106-Shadydale-Dr-So-Mile-SC-29582/">https://www.zillow.com/homedetails/106-Shadydale-Dr-So-Mile-SC-29582/106-Shadydale-Dr-So-Mile-SC-29582/</a>
		204 Front St	Eastley	SC	\$ 280,000	8/4/23	1,391	201.29	3	2	y	n	1990	0		<a href="https://www.zillow.com/homedetails/204-Front-St-Eastley-SC-29582/204-Front-St-Eastley-SC-29582/">https://www.zillow.com/homedetails/204-Front-St-Eastley-SC-29582/204-Front-St-Eastley-SC-29582/</a>	7.24	<a href="https://www.zillow.com/homedetails/204-Front-St-Eastley-SC-29582/204-Front-St-Eastley-SC-29582/">https://www.zillow.com/homedetails/204-Front-St-Eastley-SC-29582/204-Front-St-Eastley-SC-29582/</a>
		303 Lenhardt Rd	Eastley	SC	\$ 280,000	7/31/23	1,430	195.80	3	2	y	n	2005	2	Y	<a href="https://www.zillow.com/homedetails/303-Lenhardt-Rd-Eastley-SC-29582/303-Lenhardt-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/303-Lenhardt-Rd-Eastley-SC-29582/303-Lenhardt-Rd-Eastley-SC-29582/</a>	7.27	<a href="https://www.zillow.com/homedetails/303-Lenhardt-Rd-Eastley-SC-29582/303-Lenhardt-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/303-Lenhardt-Rd-Eastley-SC-29582/303-Lenhardt-Rd-Eastley-SC-29582/</a>
		514 Pope Field Rd	Eastley	SC	\$ 285,000	7/10/23	2,000	142.50	3	3	y	n	1985	2		<a href="https://www.zillow.com/homedetails/514-Pope-Field-Rd-Eastley-SC-29582/514-Pope-Field-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/514-Pope-Field-Rd-Eastley-SC-29582/514-Pope-Field-Rd-Eastley-SC-29582/</a>	7.60	<a href="https://www.zillow.com/homedetails/514-Pope-Field-Rd-Eastley-SC-29582/514-Pope-Field-Rd-Eastley-SC-29582/">https://www.zillow.com/homedetails/514-Pope-Field-Rd-Eastley-SC-29582/514-Pope-Field-Rd-Eastley-SC-29582/</a>
		303 Briggs Dr	Eastley	SC	\$ 290,000	7/31/23	1,250	232.00	3	2	y	n	1991	2	Y	<a href="https://www.zillow.com/homedetails/303-Briggs-Dr-Eastley-SC-29582/303-Briggs-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/303-Briggs-Dr-Eastley-SC-29582/303-Briggs-Dr-Eastley-SC-29582/</a>	7.13	<a href="https://www.zillow.com/homedetails/303-Briggs-Dr-Eastley-SC-29582/303-Briggs-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/303-Briggs-Dr-Eastley-SC-29582/303-Briggs-Dr-Eastley-SC-29582/</a>
		215 Thames Valley Dr	Eastley	SC	\$ 290,000	7/28/23	1,412	205.38	3	2	y	n	2019	2		<a href="https://www.zillow.com/homedetails/215-Thames-Valley-Dr-Eastley-SC-29582/215-Thames-Valley-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/215-Thames-Valley-Dr-Eastley-SC-29582/215-Thames-Valley-Dr-Eastley-SC-29582/</a>	7.25	<a href="https://www.zillow.com/homedetails/215-Thames-Valley-Dr-Eastley-SC-29582/215-Thames-Valley-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/215-Thames-Valley-Dr-Eastley-SC-29582/215-Thames-Valley-Dr-Eastley-SC-29582/</a>
		543 Hilldale Rd	Liberty	SC	\$ 297,000	8/6/23	1,250	237.60	3	2	y	n	2010	0		<a href="https://www.zillow.com/homedetails/543-Hilldale-Rd-Liberty-SC-29556/543-Hilldale-Rd-Liberty-SC-29556/">https://www.zillow.com/homedetails/543-Hilldale-Rd-Liberty-SC-29556/543-Hilldale-Rd-Liberty-SC-29556/</a>	7.13	<a href="https://www.zillow.com/homedetails/543-Hilldale-Rd-Liberty-SC-29556/543-Hilldale-Rd-Liberty-SC-29556/">https://www.zillow.com/homedetails/543-Hilldale-Rd-Liberty-SC-29556/543-Hilldale-Rd-Liberty-SC-29556/</a>
		120 Estella Ln	Central	SC	\$ 300,000	5/12/23	1,500	200.00	3	2	y	n	2017	2		<a href="https://www.zillow.com/homedetails/120-Estella-Ln-Central-SC-29905/120-Estella-Ln-Central-SC-29905/">https://www.zillow.com/homedetails/120-Estella-Ln-Central-SC-29905/120-Estella-Ln-Central-SC-29905/</a>	7.31	<a href="https://www.zillow.com/homedetails/120-Estella-Ln-Central-SC-29905/120-Estella-Ln-Central-SC-29905/">https://www.zillow.com/homedetails/120-Estella-Ln-Central-SC-29905/120-Estella-Ln-Central-SC-29905/</a>
		107 Thames Valley Dr	Eastley	SC	\$ 300,000	5/26/23	2,175	137.93	4	3	n	n	2020	2		<a href="https://www.zillow.com/homedetails/107-Thames-Valley-Dr-Eastley-SC-29582/107-Thames-Valley-Dr-Eastley-SC-29582/">https://www.zillow.com/homedetails/107-Thames-Valley-Dr-Eastley-SC-29582/107-Thames-Valley-Dr-Eastley-SC-29582/</a>	7.68	

# CENTURY COMPLETE PRICING VS. COMPS - RESALE & NEW CONSTRUCTION





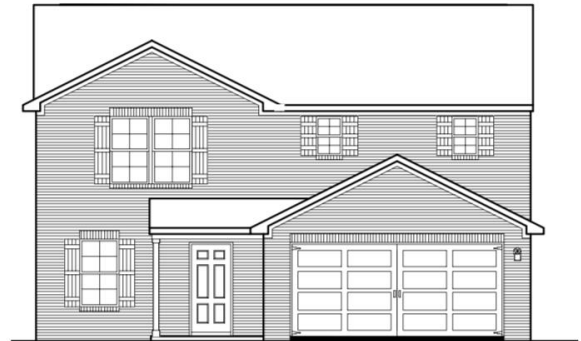
Dupont 'A1'



Dupont 'A3'



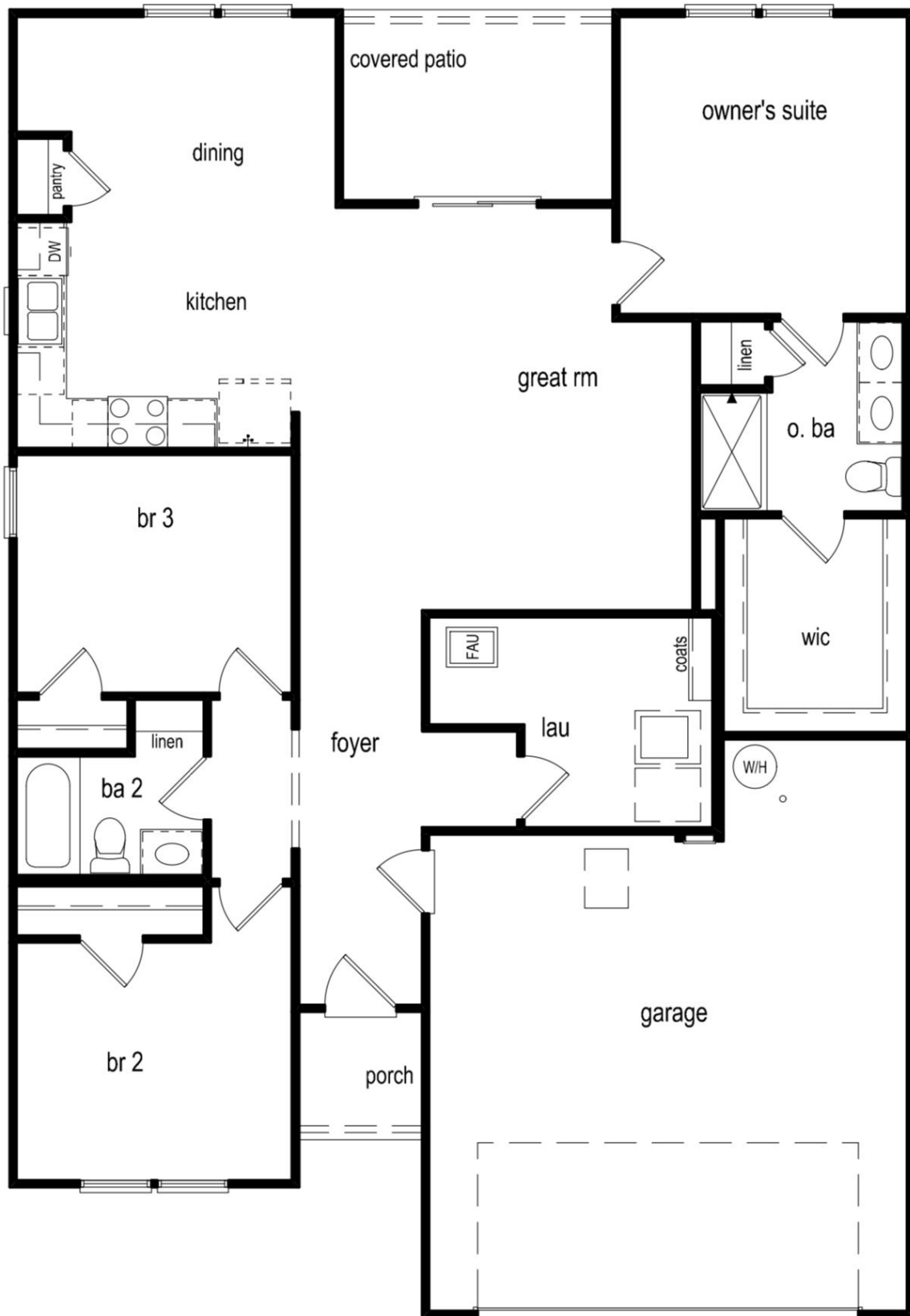
Dupont 'A2'



Dupont 'A4'



Dupont 'A2s'



first floor plan 'A1'



second floor plan



first floor plan



Roanoke 'A1'



Roanoke 'A4'



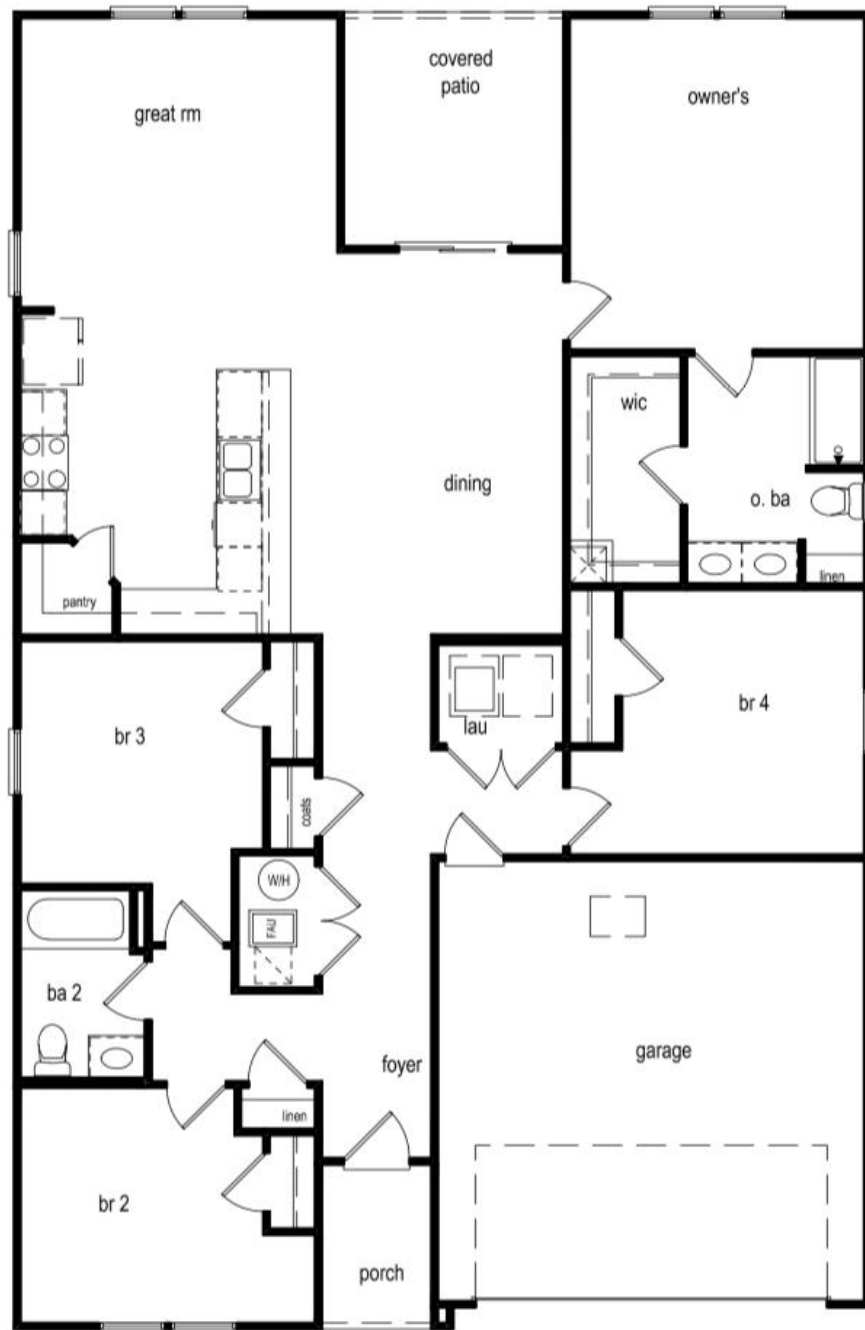
Roanoke 'A2'



Roanoke 'A5'



Roanoke 'A2s'

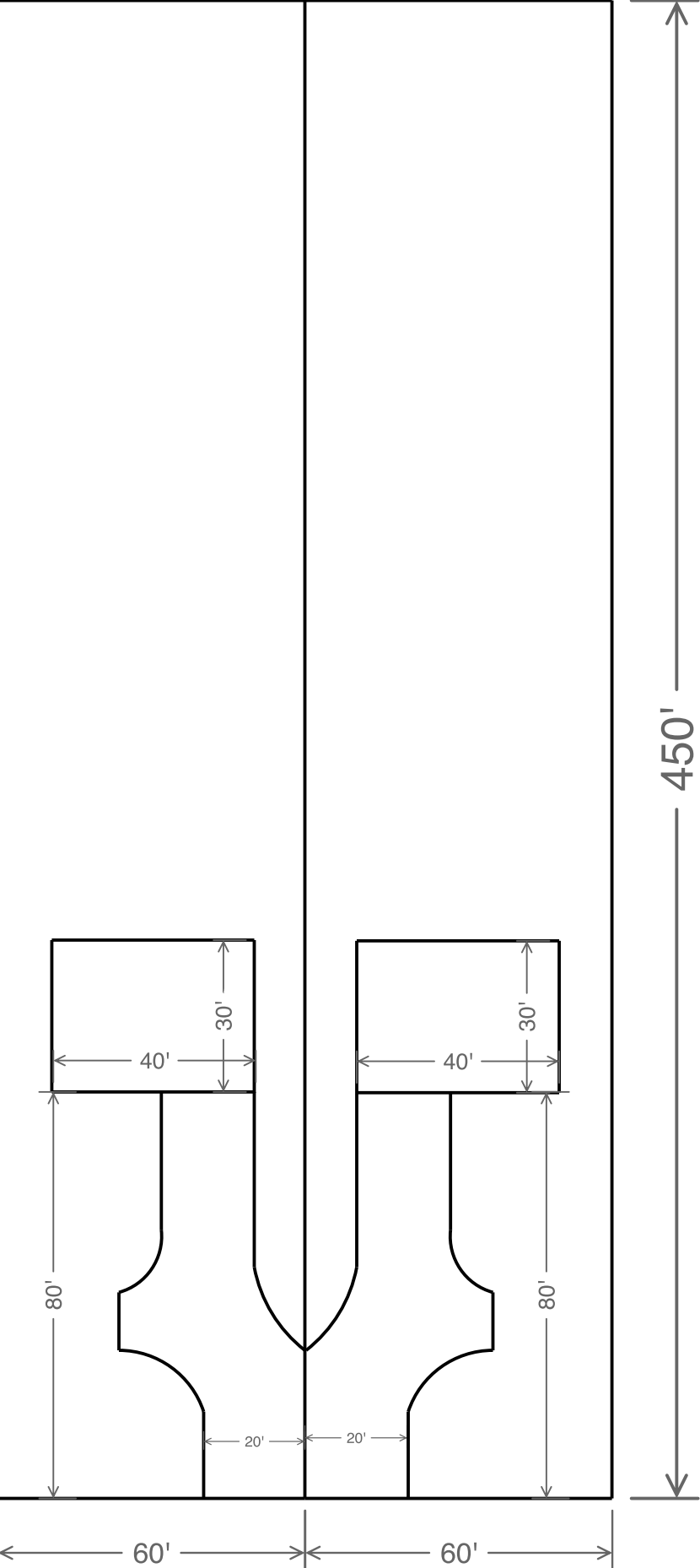


first floor plan









## **SD-23-0018: Concord Church Rd and Stephens Rd Subdivision**

### **Staff Report**

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Planning Commission Public Hearing: November 13, 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, SC 29657

Property Owner(s): Davis Holland  
Property Location: 245 Stephens Rd Pickens SC 29671  
Acreage: 20 [Note: The Assessor's site shows the property at 20.53 Acres.]  
Tax Map Number: 4171-00-02-3739  
County Council District 3  
Land Use Request: Creation of a 20-lot Conventional Subdivision.  
Variance Request(s) from Planning Commission: None

### **Request Overview:**

The subject property is currently a 20.53-acre tract of vacant land. The owner would like to carve out twenty .5+ Acre lots and in addition, land set aside for a detention pond. The project will use Six Mile water and Onsite Septic.

**Current Property Use:**

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

**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 (State Rd) and Stephens Rd (County).

**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.

**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 a possible equal number of driveways) along this short stretch of road is very concerning.

**Schools:**

Applicant has reached out to the school district with no reply.

Storm Water: Request that the detention area have its own access.

**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 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 Rural Places.**

*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?*

**No. The applicant's proposal before the Commission will not meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County. The applicant has not yet demonstrated parking for lots that the Planning Commission requested.**

*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 the public health, safety, morality, or general welfare and the right to unrestricted use of property.**

## **General Requirements for Conventional Subdivisions:**

### **Residential Lot Area**

Conventional Developments

21,780-square foot lot minimum (when served by onsite septic and public water)

Development as Proposed

21,780 square foot lot minimum

**Residential Dwelling Unit Density**

Conventional Developments

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

Development as Proposed

0.97 Lots/AC

**Setbacks**

Open Space Subdivisions

20' front, 7' side, 10 rear

Development as Proposed

Requested information from the applicant with no response.

**Maximum # of Lots Allowed**

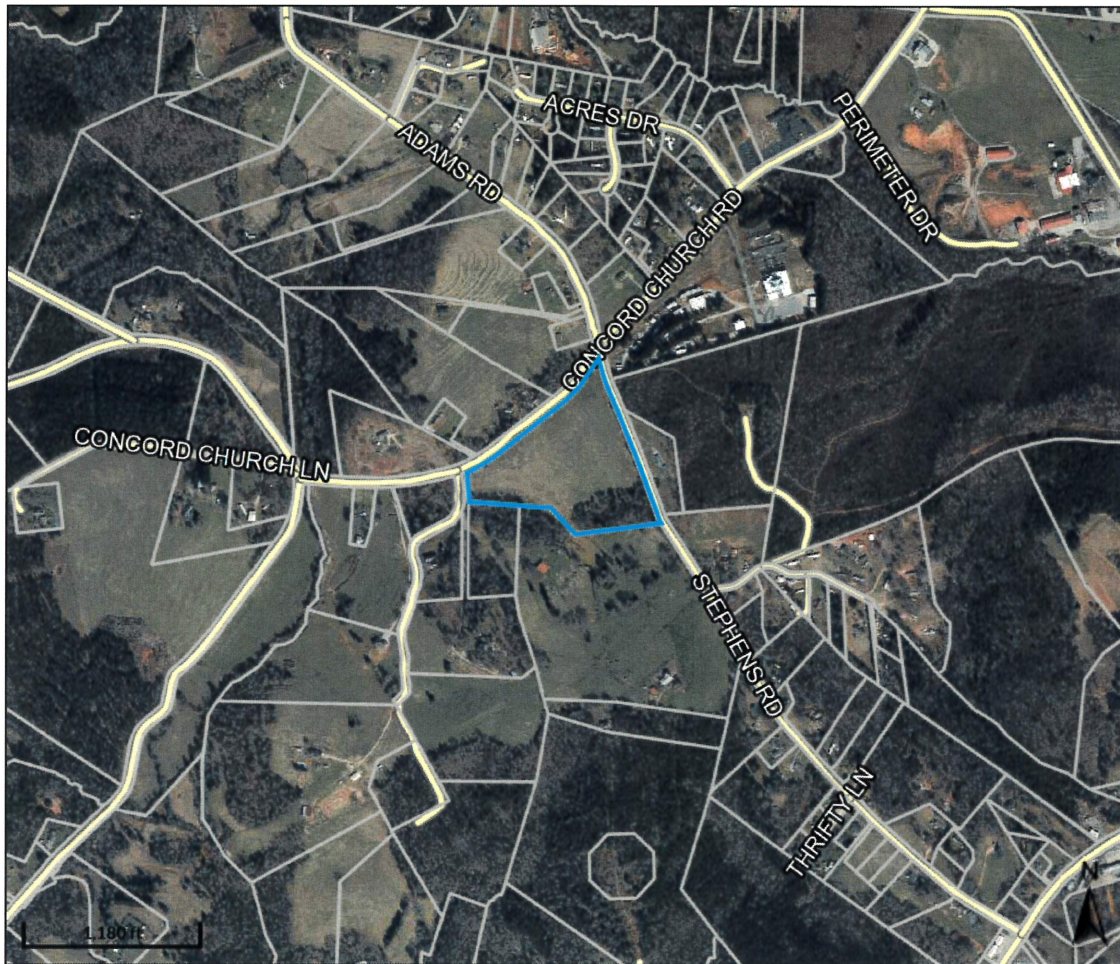
41 lots

Development as Proposed

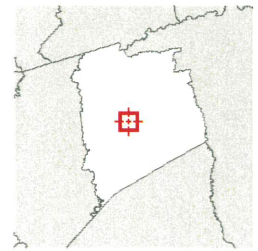
20 lots

**Planning Staff Recommendation:**

The applicant has been asked to clearly indicate the minimum required .5-acre area, excluding road right-of-way or easement, and provide accurate dimensions for all lots. The Planning Commission also requested building footprint and access for parking to be illustrated. The applicant stated success with other developments with similar lot configurations. The Planning Commission requested to view samples of these successful lot configurations. On the applicant site plan Concord Church Rd has a 20' ROW, other plats on the Register of Deeds website state a 66' ROW, and the Roads and Bridges said that the ROW on Stephens Rd should be Ditch to Ditch and not 5' ROW as depicted on the site plan.



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//188</a>	Vacant
District	A13-Pickens	LEA	0008		29671-0000	n/a	\$	<a href="#">/</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

Developed by  **Schneider**  
GEOSPATIAL

