

MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

BOBBIE LANGLEY, District 2

GARY STANCELL, District 3

PHILIP SMITH, District 4

JON HUMPHREY, District 5

DAVID COX, District 6

MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA **Work Session**

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

April 12, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

BOBBIE LANGLEY, District 2

GARY STANCELL, District 3

PHILIP SMITH, District 4

JON HUMPHREY, District 5

DAVID COX, District 6

MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

April 12, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
March 8, 2021
- IV. **Public Comments**
Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.
- V. **Public Hearings**
 1. LU-21-0002 Land Use approval for a 317 Site RV Park and Campground on approximately 188 acres. The subject property is located on Country Club Road and Griffin Mill Road, Pickens. The applicant is Small Brothers Pickens, LLC. The property owner of record is Small Brothers Pickens, LLC. TMS#s 4099-07-59-2848
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 8, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

NOTICE OF MEETING AND PUBLIC HEARING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided by January 1, 2021 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

MEMBERS PRESENT:

Bobby Ballentine, Vice-Chairman (Presiding Official)
Phil Smith
David Cox
Gary Stancell
Bobbie Langley
Jon Humphrey
Michael Watson

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

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

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the February 8, 2021 meeting. Mr. Watson motioned to approve the minutes as submitted. Ms. Langley seconded the motion. The motion passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Old Business

1. **SDV-20-0006 Randall Molloseau requesting a subdivision variance from the Pickens County development standards regarding the division of property on a private residential access. The subject**

Draft

1 **tract is located on Smith Memorial Highway, Six Mile. The property**
2 **owner of record is Tony Stephens.**
3 **TMS# 4048-00-70-1884**
4

5 Mr. Ballentine called for a motion to remove this item from the table; the item was tabled from
6 the last meeting pending the submittal of supplemental information by the applicant.

7
8 Mr. Smith motioned that this item be removed from the table.

9
10 Mr. Stancell seconded the motion. The motion to remove from the table passed unanimously.

11
12 Mr. Ballentine asked if the applicant was present and wished to speak.

13
14 Mr. Molloseau appeared before the Commission and briefly went over the additional material
15 that was submitted; that a new, updated right-of-way and maintenance agreement was
16 approved and signed by all the respective property owners, Mr. Stephens, Mr. David Hendricks,
17 Mr. Mark Hendricks, and themselves; that this agreement was also recorded with the County
18 Register of Deeds office.

19
20 Mr. Watson asked about the gate on Creek Bend Road.

21
22 Mr. Molloseau stated that the gate is beyond the properties owned by either him and his wife or
23 the Hendricks and is not part of any right of way or maintenance agreement; that it involves a
24 property owner further up Creek Bend Road.

25
26 There being no further questions or discussion from either the applicant or the Commission, Mr.
27 Ballentine called for a motion.

28
29 Mr. Watson motioned that the request be approved. Mr. Stancell seconded the motion.

30
31 The motion to approve the subdivision variance request was approved unanimously.

32
33 ***Public Hearings***
34

35 Mr. Ballentine briefly went over the procedures that will be followed for this evenings public
36 hearing.

37
38 Mr. Ballentine opened the public hearing portion of the meeting and called for the first case to
39 be heard.

- 40
41 **1. LU-21-0001 Land Use approval for a RV Park and Campground.**
42 **The subject property is located on Gap Hill Road, Six Mile. The**
43 **applicant is Mountain Lakes Marina, LLC. The property owner of**
44 **record is Nimmons Bridge Smith Estates, LLC.**
45 **TMS#s 4130-00-61-4015, 4130-00-61-0769**
46

47 Mr. Marty Kocot, Landworks Engineering, appeared before the members of the Planning
48 Commission and gave a detailed overview of the proposed project and presented a brief video
49 of a representative project located in Lake Toxaway, North Carolina.

50
51 Mr. Kocot gave a general layout and overview of the project relative to the surrounding
52 community and the associated tracts, on some of which is located Sunset Marina; that the
53 owners and investors wish to create a destination resort with Lake Keowee being the
54 destination and draw; that the project will consist of 65 sites with each being approximately
55 6,000 square feet in size; that they are well below the allowed density for such projects and are
56 well above the minimum for each site.

1 Mr. Kocot continued with information on prospective tax benefits to the county and what the
2 target market will be relative to the resort and potential site leases.

3
4 Mr. Kocot explained and gave site details on the project's layout, utilities, and access to
5 personal transportation (golf carts) for travel within the facility and to the adjacent marina; that
6 the resort will also allow for small, coach houses to be built on each site with kitchens, living
7 areas, storage, but no bedrooms; that the request also entails allowing the resort an exception
8 to the county's requirement for leasing or site occupation of no longer than 180 days; that the
9 way the resort will be set up, with long term site leases, this would not fit their model.

10
11 Mr. Kocot explained that all internal roads will be built to minimum county standards but be
12 privately maintained.

13
14 Ms. Langley stated she was concerned about the allowed or permitted sizes of the motor homes
15 allowed in the resort and what can fit on the proposed sites.

16
17 Mr. Watson asked about the entrance and exit design and the turning radius within the project
18 and that with the steep grade leaving the project out on Gap Hill Road that there may issues
19 with the motor homes being able to get up to speed in a reasonable time.

20
21 Mr. Kocot stated that they will address grades within the project but was not sure how to
22 address acceleration issues once on the state road.

23
24 Ms. Langley asked about how many trees would be removed; that the grades on the property
25 appear to require mass grading to make all the sites work.

26
27 Mr. Kocot explained that yes, they may have to clear-cut the entire tract but they will leave
28 plenty of trees along the perimeter as required by the county.

29
30 Ms. Langley stated her concern with boat access/towing and fitting a motorcoach, boat, car all
31 on the individual sites.

32
33 Mr. Kocot stated that the marina will offer storage as part of that project but that most will only
34 be towing a car for travel around the area; that the marina will offer boat rentals or dry storage
35 for someone who would like those services.

36
37 Members of the Commission and applicant continued discussion relative to project access,
38 grades, turning lanes, turning radiuses.

39
40 Mr. Shea Airey, project owner/investor, spoke as a proponent of the request and explained the
41 nature of the leasing program and the nature of potential sub-leases of sites for rental by the
42 general public through AirBnB, VRBO, etc.

43
44 Mr. Smith asked about the cottages and who would be allowed or who would be building them
45 and if there would be an HOA to manage the resort.

46
47 Mr. Airey stated that they are not in the construction business and would not be interested in
48 designing and building the cottages; that they would be permitted and constructed by the
49 individual site leases; that there would be some form of an HOA or other property management
50 arrangement created.

51
52 Ms. Langley asked about septic and if the cottages would be tied to the septic serving the
53 motorcoaches.

54
55 Mr. Kocot stated that they have not yet met with SCDHEC to go over the requirements but he
56 would assume they would all be tied to a community system that they are proposing; that the
57 system would be designed to handle flows from 65 sites and 65 cottages.

1 Commission and the applicant continued to discuss topics such as the cottage designs, project
2 examples in South Carolina, and limits on type and sizes of motorcoachs allowed, project
3 entrance design, ADA sites and accessibility.
4

5 Commission members, staff, and Mr. Airey discussed the 180 day limitation on site occupancy
6 and the construction of the cottages; related to staff recommendations.
7

8 Mr. Tom Smith spoke, not as a proponent or opponent but stated that he was sure that the
9 proposed project would be better than what was there previously but had a question regarding
10 sewage treatment and stormwater.
11

12 Mr. Kocot stated that they are designing, according to SCDHEC standards, a community septic
13 system that will gravity flow to a central collection system and use a majority of the previous
14 campground site as the treatment area.
15

16 There being no additional discussion or presentation by the applicant or anyone else wanting to
17 speak in favor of the proposal, Mr. Ballentine opened the public hearing for those who wished to
18 speak in opposition.
19

20 Mr. Mitch Greene appeared before the commission and spoke in opposition; that with the re-
21 development of the marina and now this project, there will be an influx of people and cars
22 creating traffic problems; that all the members or residents of the resort will be using golf carts
23 to access the marina creating a hazard on Gap Hill Road; that this project will require additional
24 public water that the residents in the area has asked for; that there would really be no true tax
25 benefit to Pickens County since the multimillion dollar motorcoaches would likely be taxed in the
26 home state of the owner, not in Pickens County.
27

28 Mr. Tom Smith spoke again, this time in opposition; that traffic is continually getting worse along
29 Gap Hill Road due to recent residential development and the redevelopment of the marina; that
30 during specific times during the day, the intersection with SC 183 becomes clogged with cars
31 waiting to enter the highway from Gap Hill Road.
32

33 There being no additional citizens wishing to speak in opposition, Mr. Ballentine asked the
34 applicant if they wish to offer any rebuttal.
35

36 Mr. Donald Payne, applicant and investor/owner appeared and explained that they are trying to
37 clean up the area and remove a use that had a troubled past; that the development of the
38 marina and now the resort should help alleviate traffic and get people off Gap Hill Road and
39 onto parking being provided by the marina.
40

41 There being no additional presentation or discussion, Mr. Ballentine closed the public hearing
42 and opened the floor to the Commission for questions or a motion.
43

44 Mr. Watson asked about security of the property.
45

46 Mr. Kocot stated that the resort will be gated.
47

48 Ms. Langley asked about the width of the road right-of-ways in the resort and if they would be
49 private or public and if a deceleration lane would be required on Gap Hill Road.
50

51 Mr. Brink gave background information on the roads proposed and the nature of the comments
52 offered by the County Engineer and Public Works Staff.
53

54 Mr. Smith stated his concerns with the overall size of the project, in terms of number of sites and
55 perhaps limiting the number could help alleviate some of the concerns about traffic.
56

1 Mr. Stancell asked staff if SCDHEC would ultimately be the agency that will dictate the final
2 number of sites in the project.

3
4 Mr. Brink affirmed; that SCDHEC, based on soils, capacity, and proximity to Lake Keowee could
5 require the number of sites, and cottages, be reduced from what is being proposed.

6
7 Mr. Humphrey asked about subleases or if sites could be opened up for AirBnB or nightly
8 rentals.

9
10 Mr. Airey indicated that the resort restrictions being proposed and developed would not allow
11 such sub-leases or nightly rentals.

12
13 Ms. Langley asked about vegetation and tree replacement needed due to the proposed mass
14 grading of the site and using native species.

15
16 Mr. Kocot indicated that based on the project design and vegetation being removed, there may
17 or may not be opportunities for replacement.

18
19 There being no additional comments or discussion, Mr. Ballentine called for a motion.

20
21 Mr. Smith motioned that the project be approved with no more than 50 sites, deceleration and
22 accelerations be provided along Gap Hill Road, and that site leases not extend beyond or be for
23 longer than 5 years.

24
25 Due to the lack of a second, the motion died.

26
27 Ms. Langley motioned that the request be tabled for additional Commission research.

28
29 Due to the lack of a second, the motion died.

30
31 Mr. Stancell motioned that the request be approved with no restriction on occupancy, no 180
32 day rule.

33
34 Mr. Cox seconded the motion for discussion.

35
36 Mr. Stancell added to his original motion that the property management company be
37 responsible for the construction of all structures and coach houses.

38
39 Mr. Cox seconded this addition to the original motion.

40
41 Ms. Langley stated her concerns with the 180 days.

42
43 Mr. Smith stated that he would like to at least limit the number of sites as a way to mitigate
44 traffic concerns.

45
46 Mr. Cox noted that the nature of the lease terms proposed by the applicant must be allowed to
47 match the project investment being made.

48
49 Mr. Brink interjected that to make sure the intent of the Commission is accurately relayed in the
50 motions being made and to make the motion period more clear, that we deny both of the
51 previous motions and start with differently worded motions.

52
53 Mr. Ballentine called for a vote on the motion to amend the original motion. The motion to
54 amend the original motion failed unanimously.

55
56 Mr. Ballentine called for a vote on the original motion to approve. The original motion to
57 approve the request failed.

1 There being no successful motion to approve, a new motion would be in order.

2
3 Mr. Humphrey motioned to approve the request with the following conditions:

- 4
5 1. *Approval shall be considered site specific and is based on the conceptual plans*
6 *submitted with the Land Use Application and reviewed by the Planning Commission.*
7 *Any substantial changes to what has been reviewed by this Commission must be sent*
8 *back for review as a change in conditions of this land use permit action.*
9
- 10 2. *County Public Works/Engineering staff must review project plans during the*
11 *development permitting stage for compliance of all internal roads and associated*
12 *infrastructure for compliance to both county UDSO standards for local streets and typical*
13 *road design. A full set of Street Improvement Plans will be required for review. This is*
14 *not in lieu of any other development permit submittal that may be required for the*
15 *project.*
16
- 17 3. *Sites within the RV Park/Campground shall be limited to a single (one) recreational*
18 *vehicle, travel trailer, motorcoach, camper, motorhome, etc. Occupancy by multiple RVs*
19 *on any particular site is not permitted.*
20
- 21 4. *Permanent structures shall be erected or constructed utilizing a consistent architectural*
22 *style approved by the Commission. Such structures must be primarily "open air" but*
23 *may contain a small restroom (sink, commode, shower), kitchen, and accessory storage.*
24 *No structure may have indoor living spaces or be used or otherwise have a space or*
25 *room that can be separately occupied or inhabited and the use of the structures may*
26 *only accompany the use and occupancy of the associated recreational vehicle.*
27
- 28 5. *If a site has upon it a permanently constructed structure, the area of the structure cannot*
29 *count towards or otherwise be considered in the calculation of the minimum lot area*
30 *required by Section 302(b)(4) of the UDSO.*
31
- 32 6. *All structures located on individual sites must be permitted and constructed according to*
33 *the South Carolina Building Code.*
34
- 35 7. *When a site is leased to an individual, group, or corporation and not otherwise available*
36 *for rent to the general public, a copy of that lease must be furnished to the County's*
37 *Parks, Recreation, and Tourism Director to ensure compliance with the County's*
38 *Accommodation Tax ordinances.*
39

40 Mr. Stancell seconded the motion.

41
42 Mr. Smith offered and motioned that Mr. Humphrey's initial motion be amended to add:

- 43
44 8. *Number of sites may not exceed 50*
45
- 46 9. *SCDOT may require, at their discretion, the construction of acceleration and*
47 *deceleration lanes as appropriate on Gap Hill Road.*
48

49 Ms. Langley seconded the motion to amend Mr. Humphrey's motion.

50
51 Mr. Ballentine called for a vote on the motion to amend.

52
53 The motion to amend Mr. Humphrey's motion was approved unanimously.

54
55 Mr. Ballentine called for a vote on the amended motion.
56

1 Mr. Humphrey motioned to amend his original motion to eliminate and provide for an exception
2 to the 180 day occupancy limitation for the proposed project.

3
4 Mr. Smith seconded the motion to amend.

5
6 Mr. Ballentine called for a vote on the amendment.

7
8 The motion to amend the original motion made by Mr. Humphrey passed unanimously.

9
10 Mr. Ballentine called for a vote on the amended motion.

11
12 Ms. Langley offered an amendment and motioned that Mr. Humphrey's motion be further
13 amended to change his condition number three (3) to read:

- 14
15 *3. Sites within the RV Park/Campground shall be limited to one, Class A*
16 *motorcoach of twenty-six (26) feet or larger.*
17

18 Mr. Cox seconded the motion to amend. The motion to amend the original motion made by Mr.
19 Humphrey, and amended twice before, passed unanimously.

20
21 Mr. Ballentine called for a vote on the original motion made by Mr. Humphrey and subsequently
22 amended three times.

23
24 The original motion, as amended, passed unanimously.

25
26 The request was approved with the following conditions:

- 27
28 *1. Approval shall be considered site specific and is based on the conceptual plans*
29 *submitted with the Land Use Application and reviewed by the Planning Commission.*
30 *Any substantial changes to what has been reviewed by this Commission must be sent*
31 *back for review as a change in conditions of this land use permit action.*
32
33 *2. County Public Works/Engineering staff must review project plans during the*
34 *development permitting stage for compliance of all internal roads and associated*
35 *infrastructure for compliance to both county UDSO standards for local streets and typical*
36 *road design. A full set of Street Improvement Plans will be required for review. This is*
37 *not in lieu of any other development permit submittal that may be required for the*
38 *project.*
39
40 *3. Sites within the RV Park/Campground shall be limited to one, Class A motorcoach of*
41 *twenty-six (26) feet or larger.*
42
43 *4. Permanent structures shall be erected or constructed utilizing a consistent architectural*
44 *style approved by the Commission. Such structures must be primarily "open air" but*
45 *may contain a small restroom (sink, commode, shower), kitchen, and accessory storage.*
46 *No structure may have indoor living spaces or be used or otherwise have a space or*
47 *room that can be separately occupied or inhabited and the use of the structures may*
48 *only accompany the use and occupancy of the associated recreational vehicle.*
49
50 *5. If a site has upon it a permanently constructed structure, the area of the structure cannot*
51 *count towards or otherwise be considered in the calculation of the minimum lot area*
52 *required by Section 302(b)(4) of the UDSO.*
53
54 *6. All structures located on individual sites must be permitted and constructed according to*
55 *the South Carolina Building Code.*
56

- 1 7. *When a site is leased to an individual, group, or corporation and not otherwise available*
2 *for rent to the general public, a copy of that lease must be furnished to the County's*
3 *Parks, Recreation, and Tourism Director to ensure compliance with the County's*
4 *Accommodation Tax ordinances.*
5
6 8. *Number of sites may not exceed 50*
7
8 9. *SCDOT may require, at their discretion, the construction of acceleration and*
9 *deceleration lanes as appropriate on Gap Hill Road.*
10
11 10. *Allow an exception to the 180 day occupancy limitation for the proposed project.*
12

13 **Commissioners and Staff Discussion**
14

15 Mr. Ballentine asked for an update on the Coal Ash issue.
16

17 Staff stated that this was not the forum to speak about an ongoing legal matter; that they would
18 reach out to the County attorney to provide an update as necessary.
19

20 Staff also spoke about upcoming training opportunities for the new members and that that
21 information would be provided at the next meeting.
22

23 **Adjourn**
24

25 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
26 the meeting be adjourned. The motion was seconded by Mr. Smith. The meeting was
27 adjourned at 9:10pm.
28
29
30

31 Submitted by:
32
33
34

35 _____
36 Secretary

_____ Date

37
38
39
40 Approved by:
41
42

43 _____
44 Chairman

_____ Date

LU-21-0002

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

LU-21-0002 Staff Report

Planning Commission Public Hearing: April 12, 2021 6:30 PM

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

Applicant:	Small Brothers Pickens, LLC Riley Small 12810 Tamiami Trail N Suite 200 Naples, FL 34110
Property Owner(s):	Small Brothers Pickens, LLC Duane Bishop
Property Location:	Griffin Mill Road/Country Club Road
Acreage:	188 +- Acres
Tax Map Number:	4099-07-59-2848
County Council District:	3 & 4
Land Use Request:	317 Site RV Park and Campground
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is proposing to develop a 317 site RV Park/Campground (UDSO Sec 302). The site will be served by public water (Pickens), an onsite community septic system regulated by SCDHEC, and multiple, individual bath houses.

Current Property Use:

The property is currently a 14 hole (originally a 9 hole and expanded to an eighteen (18) hole), par 72 golf course with expected amenities (club house, pro shop). A portion of the property, approximately 10 acres, was sold in August 2020 to Mt. Sinai Baptist Church (TMS# 4099-06-39-8738).

Surrounding Area:

North: Medium Density (.50 acre minimum lot size or 2 units/acre) Single-Family Residential

South: Low density, single family residential (lots greater than 1.00 acres)

East: Medium Density (.50 acre minimum lot size or 2 units/acre) Single-Family Residential

West: Medium Density (.50 acre minimum lot size or 2 units/acre) Single-Family Residential

The overall area surrounding the proposed project is primarily medium density residential developments – averaging 20 lots per development.

Future Land Use:

The property is designated as “Residential Growth” Character Area.

Utilities & Infrastructure

Transportation:

The property is served by Griffin Mill Road and Country Club Road – both SCDOT maintained roadways.

Water:

Public, Pickens

Sewerage:

Private, proposed SCDHEC permitted Community Septic

Past Development/Approvals:

Pickens County Club was established in 1953/1954; prior to any required county approval process or action.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

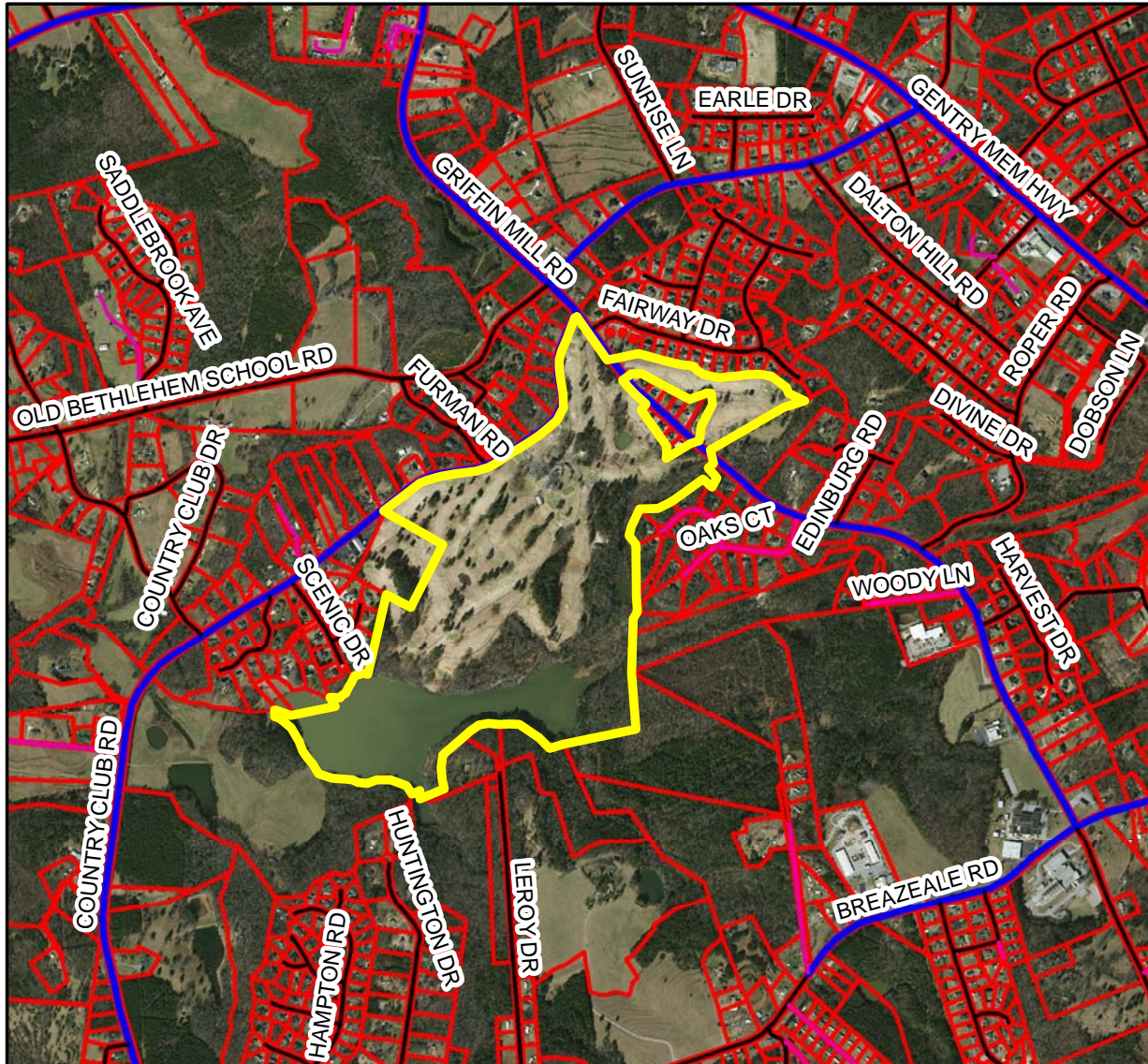
Will need to review, during development review and permitting, fire service (hydrants) and interior road network and access points onto and surrounding the project

Other Reviewing Agencies:

Pickens County Parks, Recreation, and Tourism Department – see attached email.

LU-21-0002

General Area



LU-21-0002

State Roads

County Roads

Private

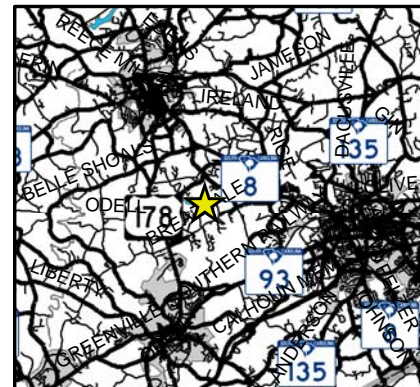


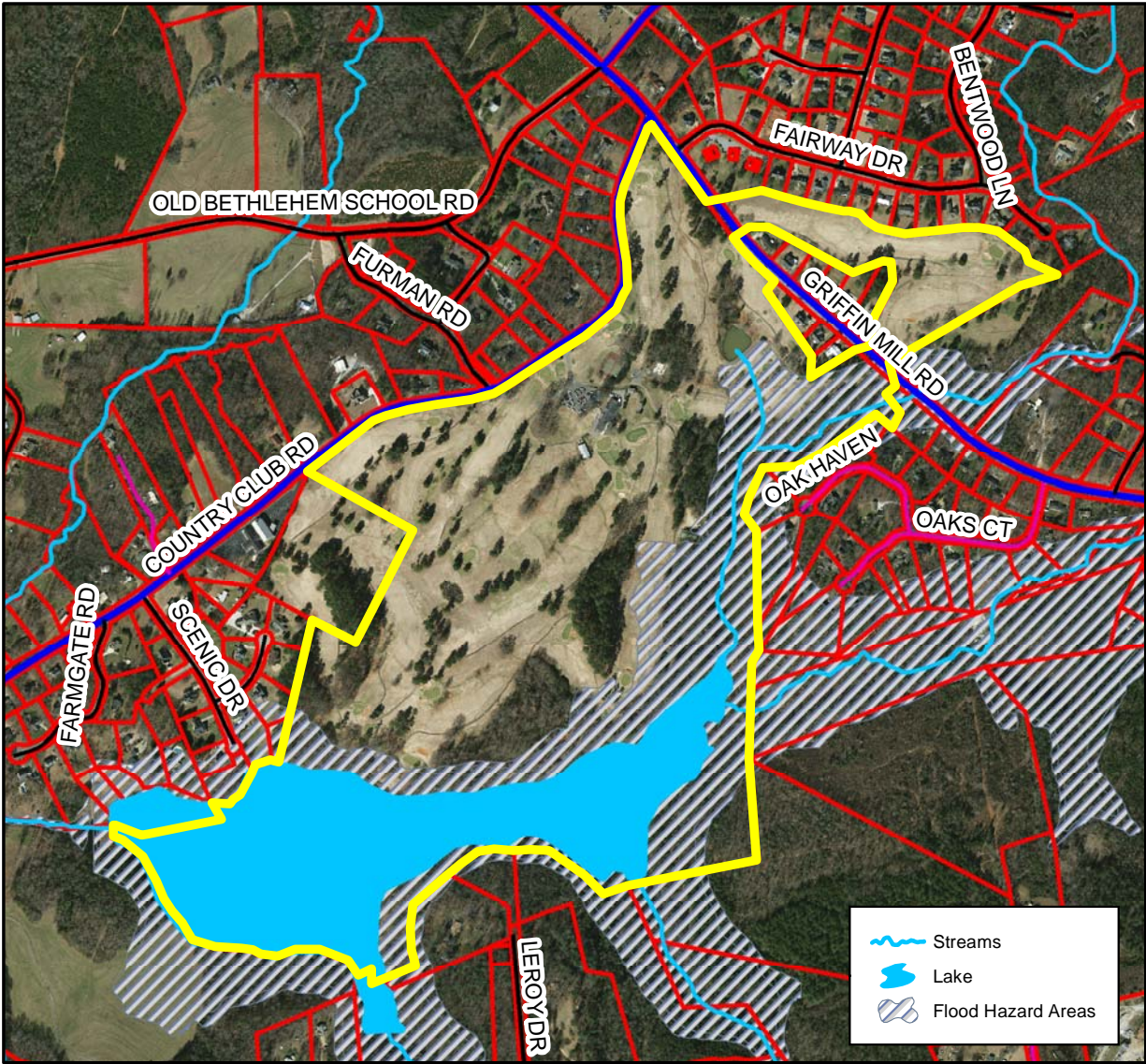
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 455 910 1,820
Feet

Proposed 317 Site
RV Park and Campground
Griffin Mill Rd/Country Club Rd
Small Brothers Pickens, LLC





LU-21-0002

State Roads

County Roads

Private



Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956

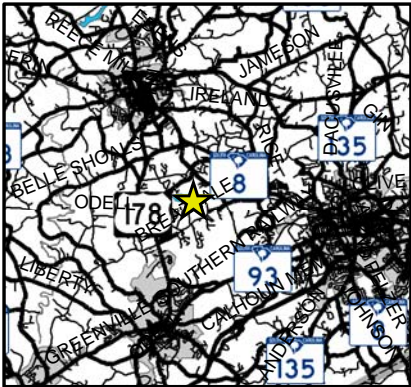
N



0 255 510 1,020

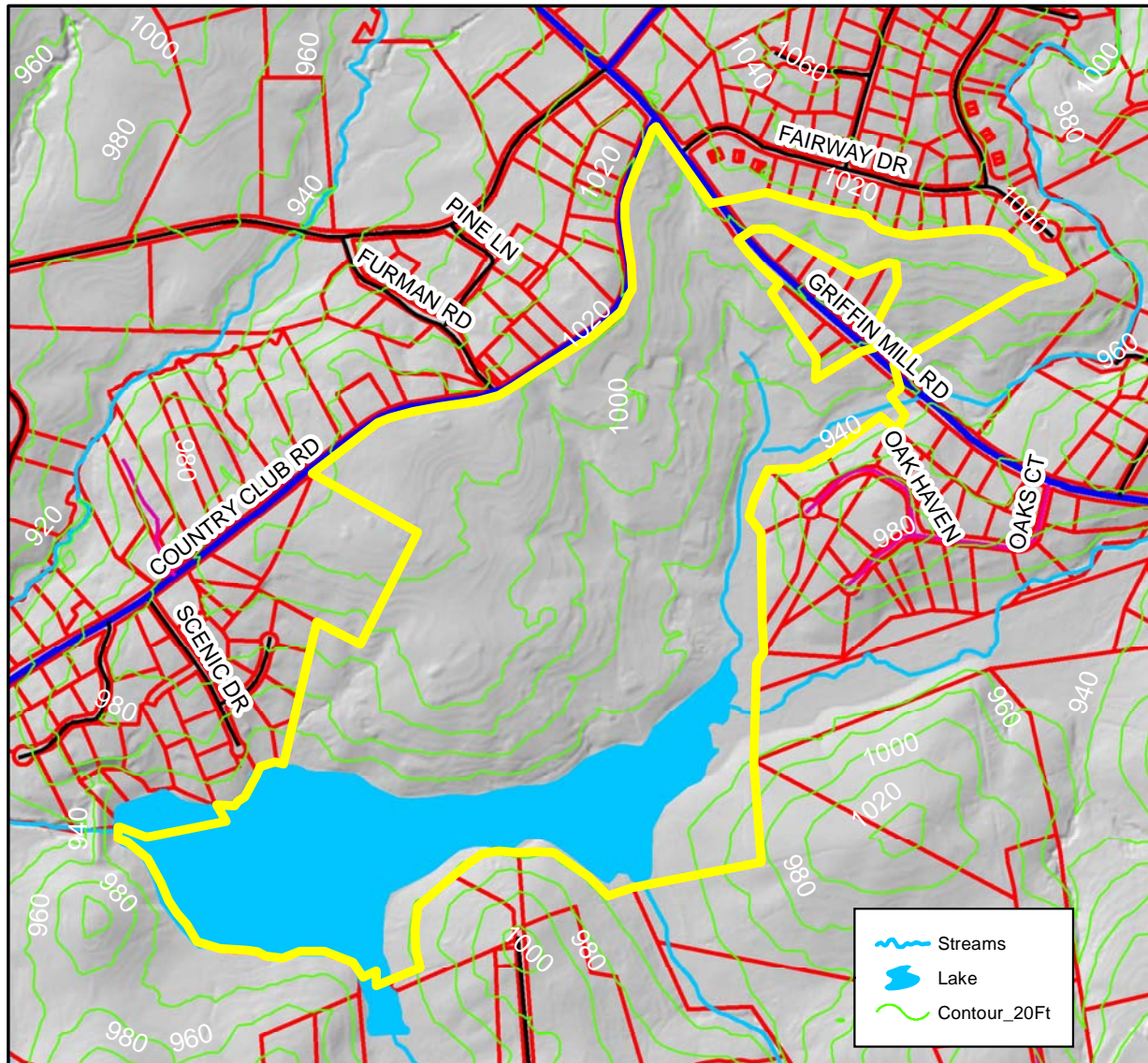
Feet

Proposed 317 Site
RV Park and Campground
Griffin Mill Rd/Country Club Rd
Small Brothers Pickens, LLC



LU-21-0002

Topography



LU-21-0002

- State Roads
- County Roads
- Private

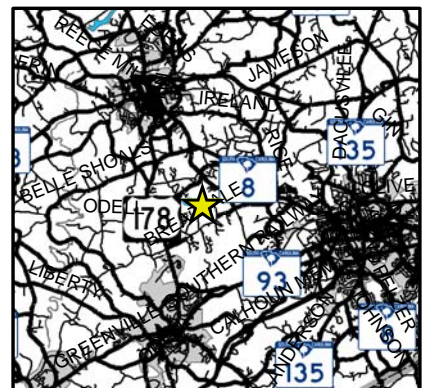


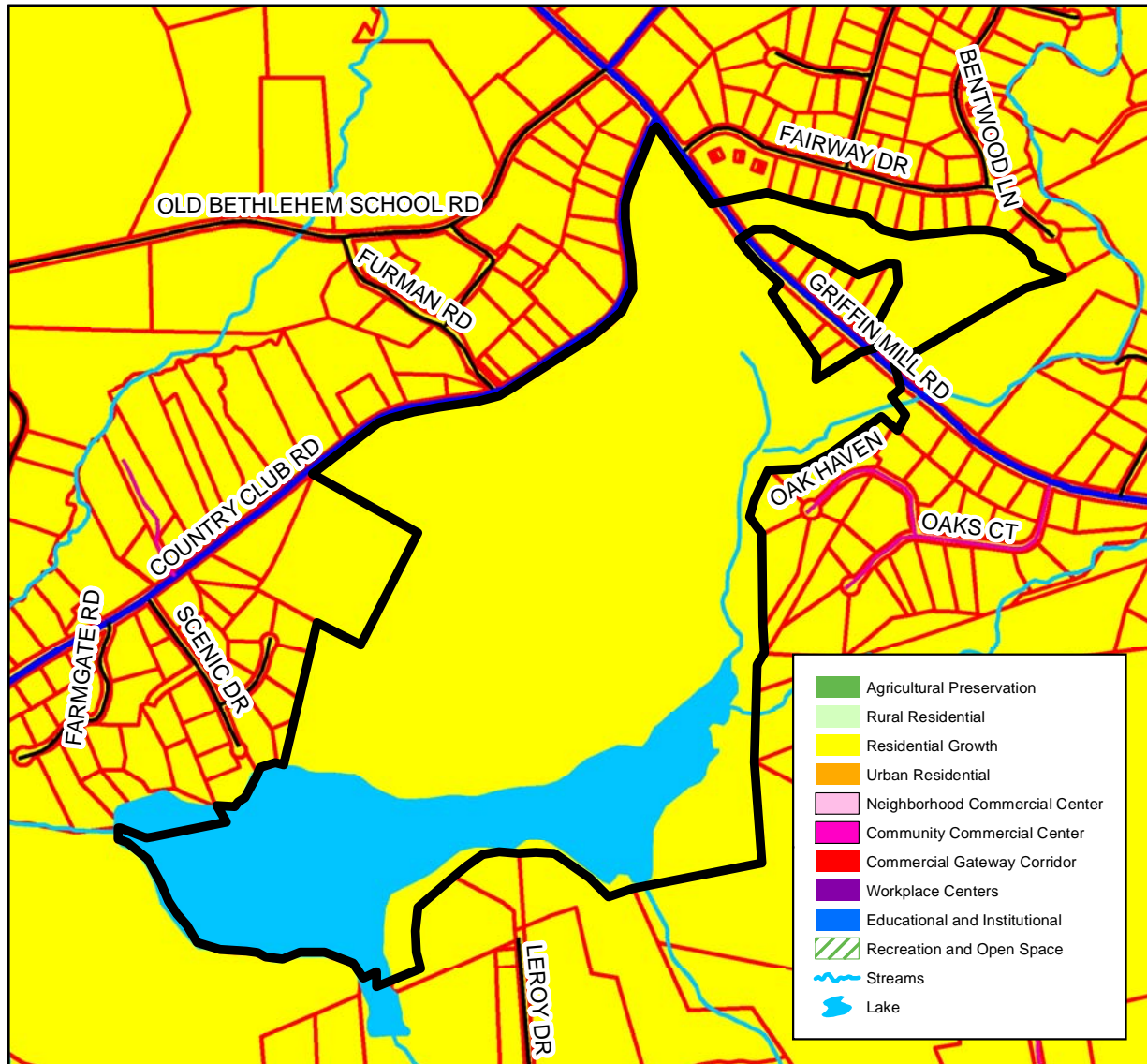
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 255 510 1,020
Feet

Proposed 317 Site
RV Park and Campground
Griffin Mill Rd/Country Club Rd
Small Brothers Pickens, LLC






 LU-21-0002

 State Roads

 County Roads

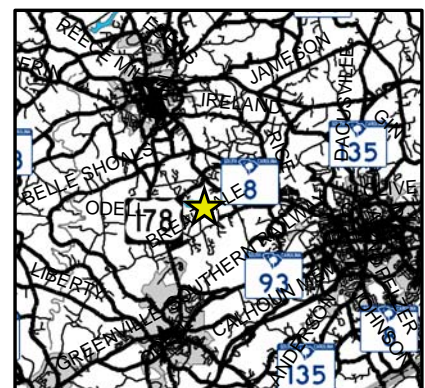
 Private

 Department of Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 255 510 1,020
Feet

Proposed 317 Site
RV Park and Campground
Griffin Mill Rd/Country Club Rd
Small Brothers Pickens, LLC



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?

While the golf club facility is consistent with surrounding uses (residential development has grown as a result of the country club facility) the proposed use (addition of a RV Park and Campground to the existing Golf Course Development) is not consistent with current and existing development patterns in the area – the area has developed primarily as single family detached residential since the development of the Pickens Country Club.

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 and detailed conditions attached to any approval, 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, the proposed project site in particular, as “Residential Growth”. The Comprehensive Plan, however, does speak to placement of development where there are services capable of supporting development. The area and proposed project is and will be served by existing public water and state maintained collector roadways.

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?

The use as proposed and defined by the applicant should not cause an excessive use or burden to existing public facilities – mainly the local street and road network – provided careful planning and consideration is made to mitigate any unnecessary impacts relative to access points from the project onto the local street network. A thoroughly vetted Traffic Impact Study/Analysis should be considered verifying adequate access and adequate capacity of the local street network and addressing the need for any identified upgrades to adjacent and area streets leading to the nearest arterial roadways (SC 8 and US 178). According to the latest Trip Generation Manual published by the Institute of Traffic Engineers, The RV Park/Campground will generate approximately 90 peak AM trips and 184 Peak PM trips (based on a 188 acre facility). Accordingly, the existing Golf Course facility, at 18 holes, would generate approximately 648 total daily trips, whereas a reduced course to 9 holes would generate approximately 322 daily trips.

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. Placement of the proposed use on the subject property, relative to the specific standards for like facilities, makes the specific location on the site suitable for such uses.

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

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

Additional Staff Analysis based on Section 302 of the UDSO

*The following analysis of the application is made based upon the standards for RV Parks and Campgrounds enumerated in Section 302 of the UDSO. The applicable standards have been included for reference with the proposed project's compliance to each standard noted in **BOLD**.*

Sec 302 Recreational Vehicle (RV) Parks and Campgrounds.

302(a) Purpose.

The purpose of this section is to provide opportunities for quality developed campgrounds and recreational vehicle parks that are properly sited where there is adequate public street access and adequate access to other public services which may be needed by such endeavor. In order to create a desirable and successful recreation environment while protecting the public health, safety, and welfare, Planning Commission review and consideration will be required; unless exempted in the following sections.

302(b) Use Standards.

- (1) *Each park must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal streets. Individual sites shall not be accessed directly from a public road.*

Project, as proposed, meets this standard.

- (2) *No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, tents, park model units, and on-site rental cabins. No site may be used for more than one hundred eighty (180) days in any calendar year by the same occupant.*

Project, as proposed, will meet this standard

- (3) *Overall density of the park or campground shall be limited to no more than four (4) sites per acre. When a proposed park or campground is one (1) acre in size or less and will have 4 sites or less Planning Commission review as enumerated in Section 1203 will not be required.*

Proposed RV Park will have 317 sites; less than the 4 units/acre allowance of 752 sites based on 188 acres.

- (4) *Each site in the campground or park shall have a minimum area of eight hundred (800) square feet and have a stabilized and compacted vehicular parking pad of packed gravel, paving, or other suitable material. At least one site must be ADA accessible. When permanent units (Cabins) are provided, at least one (1) unit must be ADA accessible.*

Proposed RV Park will be compliant based on a typical site layout provided with the application.

- (5) *All sites shall be setback from all side and rear property lines by a minimum of ten (10) feet and a minimum of twenty (20) from the edge of any public road right-of-way. When the park or campground is adjacent to a residential use, that ten (10) feet must be vegetated accordingly in order to provide a solid evergreen screen.*

Project will comply.

- (6) *Sites may be served by on-site sewage disposal system as permitted by SCDHEC; however, each individual site may not be served with an individual system.*

Project will need to be served by a SCDHEC permitted Community Septic.

- (7) *Sites within the park that are not otherwise served with sewage disposal connections, an onsite bath house (provisions for restroom and bathing facilities) must be provided.*

Based on the application and materials provided with the application, there will be at least two such facilities.

- (8) *Sites shall not be served by individually metered power or water service. When multiple sites are being provided, master meter(s) must provide service to the entire park. All sites must have access to public water, either directly or communally.*

Project will comply.

Planning Staff Recommendation:

APPROVAL, with Conditions

- 1. Approval shall be considered site specific and is based on the conceptual plans submitted with the Land Use Application and reviewed by the Planning Commission. Any substantial changes to what has been reviewed by this Commission must be sent back for review as a change in conditions of this land use permit action.*
- 2. County Public Works/Engineering staff must review project plans during the development permitting stage for compliance of all internal roads and associated infrastructure for compliance to both county UDSO standards for local streets and typical road design. A full set of Street Improvement Plans will be required for review. This is not in lieu of any other development permit submittal that may be required for the project.*
- 3. Prior to or in conjunction with the submittal of any development application for the re-development of the Pickens Country Club site into a RV Park and Campground, a Traffic Impact Study will need to also be submitted to County Staff for review. Such study will need to look, at a minimum, at access from/to the project onto Country Club Road, all collector intersections within one (1) mile of the proposed project (Griffin Mill Road and Country Club Road, Old Bethlehem School Road and Griffin Mill Road), and the intersections of Old Bethlehem School Road and SC 8 and Old Bethlehem School Road and US 178. Additional reviews may be warranted and required by Pickens County Public Works and or SCDOT. Any improvements or mitigating alternatives will need to be in place prior to the issuance of a Certificate of Site Compliance or the issuance of a Certificate of Occupancy associated with the development.*

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

- Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*

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 Small Brothers Pickens LLC

Mailing Address 12810 Tamiami Trail N. Suite 200, Naples, FL 34110

Telephone 4402558000 or 2164039098 Email dbishop@smallbrothers.com

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

Property Owner(s) of Record Small Brothers Pickens LLC

Mailing Address 12810 Tamiami Trail N Suite 200, Naples, FL 34110

Telephone 4402558000 Email dbishop@smallbrothers.com

Authorized Representative Riley Small, Development Manager

Mailing Address 12810 Tamiami Trail N. Suite 200, Naples, FL 34110

Telephone 4405203787 Email rileys@smallbrothers.com

Address/Location of Property 1018 Country Club Rd, Pickens, SC

Existing Land Use Golf Course/Country Club Proposed Land Use Golf Course & RV Resort

Tax Map Number(s) 4099-07-59-2848

Total Size of Project (acres) 188.1 acres Number of Lots 1

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Bethlehem Roanoke Water

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

Application for Land Use Review

Pickens County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

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

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

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

SIGNATURE(S) OF APPLICANTS(S):

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

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



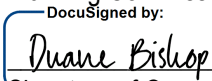
 Signature of Applicant

3/1/21

 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.

DocuSigned by:


 Signature of Owner(s)

3/1/2021

 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

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?

Proposed use is in line with existing use of the property. It is also quite close to the commercial corridors of Route 8 and Route 178. The new resort will be of use to the growing residential population in the area.

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

It will not adversely affect the neighbors. The neighbor directly to the Southeast is a church, and the golf holes that abut the houses on Fairway Rd will not be changed. All other properties are buffered by extensive landscaping/trees or Country Club Lake.

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

The Comprehensive Plan indicates desire for increased recreational areas, promoting parks and open space in private developments, and development of local nature-based businesses. Our project is in line with these three goals.

- (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?

There will be no permanent residents on the property, so there will be no school burden. RVs usually travel for a week at a time and do not move their RV until they leave the property. We plan to install septic on site to handle sewer needs. There will be a need for water lines. There will not be many additional structures than currently exist on the property in regards to fire. We will work with all public services as necessary to ensure a smooth transition.

- (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. We have taken into consideration all requirements, including a 200ft landscape buffer, as indicated on our site plan.

- (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"

March 1, 2021

To: Pickens County Planning Board
222 McDaniel Ave. #B10
Pickens, SC 29671

Letter of Intent: Land Use Modification for 1018 Country Club Rd, Pickens, SC

The property located at 1018 Country Club Rd is currently registered as a golf course and country club. The parcel is approximately 188 acres. We intend to continue golf operations on the site, but in addition, are requesting the ability to construct a luxury RV resort on the property. The RV and golf resort will also have many amenities for the Pickens community to use, such as a renovated golf course and Par 3 Short Course, a resort swimming pool, a new restaurant, new sports courts and new walking paths.

The existing golf course spans fourteen holes; of which, we plan to keep nine of the best holes and use the remaining land for the RV resort. We plan to construct 213 RV sites and 104 park model cabin sites. The density of units per acre is 1.69 RV and park model cabin sites per acre; this is well below the 4.0 units per acre allowable.

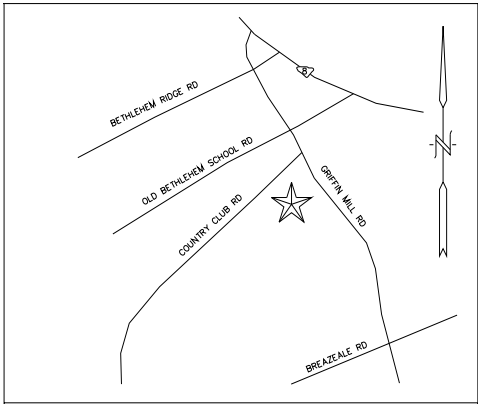
In addition to the RV and cabin sites, we plan to construct four (4) buildings. Firstly, the Main Lodge, which will house the camp and golf stores, check-in, and restaurant; this building will be approximately 15,000 square feet. We will also construct two (2) bath houses for the RV resort, at 3,000 and 2,000 square feet respectively. We plan to construct a maintenance building to replace the existing golf maintenance building; this will be approximately 2,500 square feet. Lastly, we will build a small, covered pavilion for outdoor activities; we estimate the size will be 2,000 square feet.

We fully intend to keep the Pickens Country Club RV and Golf Resort open to the public, and we are excited to add a new amenity for local residents to enjoy.

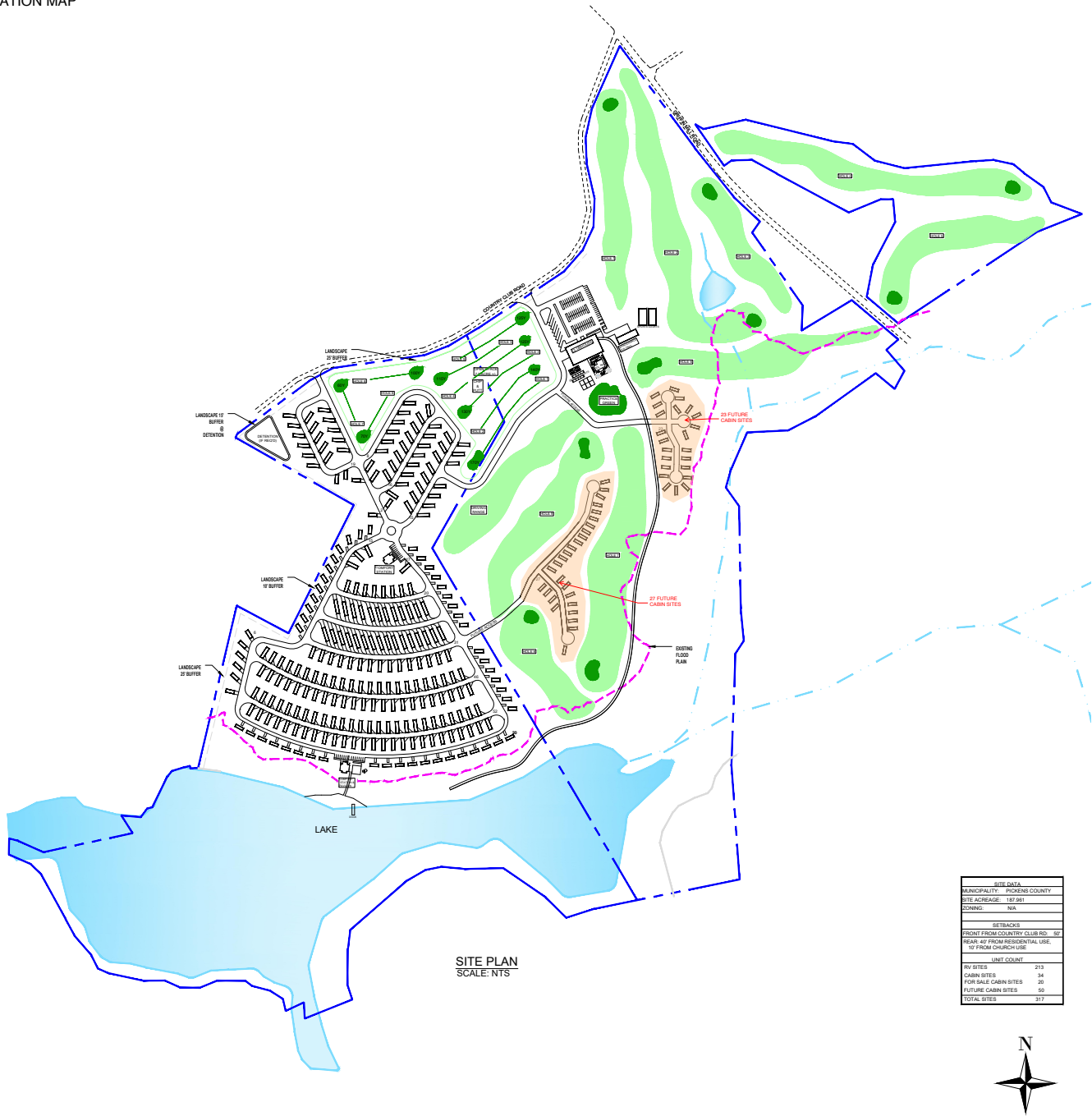
Please let us know if you have any questions about our application.

Sincerely,

Small Brothers Pickens, LLC



LOCATION MAP



SITE DATA	
MUNICIPALITY	PICKENS COUNTY
SITE ACREAGE	187.961
ZONING	NRA
SETBACKS	
FRONT FROM COUNTRY CLUB RD.	50'
REAR 40' FROM RESIDENTIAL USE,	
10' FROM CHURCH USE	
UNIT COUNT	
RV SITES	213
CABIN SITES	34
FOR SALE CABIN SITES	20
FUTURE CABIN SITES	50
TOTAL SITES	317

