

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

June 14, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, District 1, Vice Chairman

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PLANNING COMMISSION



AGENDA

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

June 14, 2021
6:30 pm

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

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

May 10, 2021
- V. **Public Comments**

Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.
- VI. **Old Business**
 1. SD-21-0001 Subdivision Land Use for a 46 lot, single-family residential development located on Bakerville Road and Zion Church Road, Easley. The proposed development is located on approximately 34.14 acres. The applicant is Mungo Homes Properties, LLC. The property owner of record is the Estate of Frances M Black Parslow.
TMS# 5017-00-94-3270
- VII. **Public Hearings**
 1. SD-21-0004 Subdivision Land Use for an 11 lot addition to a previously approved single-family residential development located on Old Keowee Church Road, Six Mile. The proposed development is located on approximately 36.43 acres. The applicant is RSL Buildings, LLC. The property owner of record is William Randolph Stancil.
TMS# 4049-00-68-5608
- VIII. **Commissioners and Staff Discussion**
- IX. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

May 10, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Auditorium

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)
David Cox
Gary Stancell
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 April 12, 2021 meeting. Mr. Cox motioned to approve the minutes. Mr. Stancell seconded the motion. The motion to approve the minutes passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Old Business

1. **Reconsideration of condition #4 (Minimum size of provided Park Model RVs) placed on LU-21-0002**

Draft

1 This item was placed under "old business" due to a request made by the applicant for the
2 Commission to provide an opportunity to offer rebuttal or to otherwise reconsider the action
3 taken on his application during the April 12th meeting.
4

5 Mr. Humphrey motioned that the item listed under old business be brought back up for a
6 reconsideration of the action taken on April 12th, 2021. Mr. Cox seconded the motion. The
7 motion to allow for reconsideration passed unanimously.
8

9 Mr. Ballentine provided an opportunity for the applicant to address the Commission.
10

11 Mr. Duane Bishop appeared before the Commission to ask that the condition limiting the size of
12 the Park Model RVs being provided in the project be removed or be amended so that the
13 products initially proposed be allowed; that limiting unit sizes to a minimum of 400 square feet
14 severely limits the units provided to only 400 square feet from a practical stand point; that units
15 are 400 square feet or less; that their plan was to have a range of unit size offerings from
16 approximately 350 square feet to the largest being 400 square feet; that his team was not given
17 an opportunity to comment on the additional condition or time to think through the condition's
18 impact would have on the overall project.
19

20 There being no additional presentation made and there being no additional questions or
21 comments, Mr. Watson motioned that the condition be amended to state that Park Model units
22 be a maximum of 400 square feet. Mr. Stancell seconded the motion.
23

24 Mr. Humphrey motioned that the motion to amend the condition be further amended to state that
25 the size of Park Model units provided be a maximum of 400 square feet and a minimum of 300
26 square feet.
27

28 Mr. Cox seconded the motion to amend. The motion to amend passed unanimously.
29

30 Mr. Ballentine called for a vote on the original motion made by Mr. Watson, and further
31 amended by the latest action. The motion on the original, amended motion to amend the
32 condition passed unanimously.
33

34 ***Public Hearings***

35

36 Mr. Ballentine briefly went over the procedures that will be followed for this evening's public
37 hearing.
38

39 Mr. Ballentine opened the public hearing portion of the meeting and called for the case being
40 heard.
41

- 42 **1. SD-21-0001 Subdivision Land Use for a 46 lot, single-family**
43 **residential development located on Bakerville Road and Zion**
44 **Church Road, Easley. The proposed development is located on**
45 **approximately 34.14 acres. The applicant is Mungo Homes**
46 **Properties, LLC. The property owner of record is the Estate of**
47 **Frances M Black Parslow.**
48 **TMS# 5017-00-94-3270**
49

50 Mr. Chris Emde, Mungo Homes, appeared before the Commission and gave a presentation on
51 the proposed development on Bakerville and Zion Church Road; that home prices will be in the
52 \$300k to \$400k range; that they have spoken with the school district and according to district
53 representatives (Josh Young), there is no issue with the additional attendance; that the project
54 will have traditional curb and gutter road design with the intent to turn the roads over to the
55 county for maintenance but it may be possible that they will remain private and gated.
56

1 There being no additional presentation by the applicant, Mr. Ballentine opened the floor to
2 anyone wanting to speak in favor of the request.

3
4 Being no one present wanting to speak in favor, Mr. Ballentine open the floor to anyone wanting
5 to speak in opposition.

6
7 Emilee Ramey addressed the Commission and spoke in opposition.

- 8
9
 - The project will be right in her backyard
 - Loss of trees and land
 - Kids and animals will no longer be safe

10
11
12
13 Mandy Bennett addressed the Commission and spoke in opposition.

- 14
15
 - Impact to creek from the subdivision construction and impact to the flood zone
 - Roads and impact to SC 8 and intersection of Bakerville Road and Zion Church Road
 - Teen drivers in the area and safety, traffic during school hours
 - Existing roads cannot handle additional traffic
 - Farming area/home are not needed in the area
 - Need for a traffic study

16
17
18
19
20
21
22 Rusty Rice addressed the Commission and spoke in opposition.

- 23
24
 - Horse arena next door to the property
 - Stream feeds a pond on an adjacent property
 - Project will impact the community
 - SC 8 cannot handle any more traffic

25
26
27
28
29 Candice Pilgrim addressed the Commission and spoke in opposition.

- 30
31
 - Traffic is terrible/teen drivers on the road
 - The roads in the area are dangerous

32
33
34 David Kelley addressed the Commission and spoke in opposition.

- 35
36
 - Traffic and speeds in the area are a concern
 - Growth in the area is inevitable
 - Infrastructure in area will need to be upgraded

37
38
39
40 Renee Loggins addressed the Commission and spoke in opposition.

- 41
42
 - Increase runoff/flooding/impact to neighbors/erosion

43
44 Brittany Rice addressed the Commission and spoke in opposition.

- 45
46
 - Who will maintain the roads in the area once this project goes in?

47
48 There being no additional comments or anyone else wishing to speak in opposition, Mr.
49 Ballentine offered the applicant a chance for additional comment or rebuttal.

50
51 Mr. Emde deferred questions regarding stormwater issues to his project engineer, Derrek Pulley
52 of Gray Engineering.

53
54 Mr. Pulley stated that they will be required by the county and by SCDHEC to design the project
55 and provide stormwater infrastructure that would not allow an increase in run-off from the
56 property beyond what exists today; that there are no flood hazard areas on the site.

1 Mr. Watson asked about the mentioned creek and its location.

2
3 Mr. Pulley stated that the creek mentioned is not on their property; that it runs along the western
4 side but is located on the adjacent tract.

5
6 Mr. Humphrey asked who will maintain the roads within the development.

7
8 Mr. Emde stated that they would like to turn them over to the county for maintenance but would
9 keep them privately maintained if the county chooses not to accept them.

10
11 Mr. Ballentine affirmed that no traffic study had been performed nor would one be required for a
12 project of this size.

13
14 Mr. Watson asked about street lights.

15
16 Mr. Emde stated that yes, streetlights would be provided in the development.

17
18 With no additional questions or comments, Mr. Ballentine closed the public hearing for this case.

19
20 Mr. Ballentine called for a motion.

21
22 Mr. Cox motioned that approval be tabled until the next meeting, being June 14th, so that county
23 staff and the applicant could provide additional information on traffic and safety.

24
25 Mr. Humphrey seconded the motion to table. The motion passed unanimously.

26
27 Mr. Ballentine called for the next public hearing.

28
29 **2. SD-21-0002 Subdivision Land Use for a 98 lot, single-family**
30 **residential development located on Pelzer Highway and Terri Acres**
31 **(Anderson County), Easley. The proposed development is located**
32 **on approximately 38.03 acres. The applicant is Doug Hunt. The**
33 **property owners of record are Sadie Irene Coats, Carlie J Coats,**
34 **Robert S Coats, Richard Bryant, and Robert Bryant.**
35 **TMS# 5027-00-64-9964, 5027-00-75-7226, 5027-11-75-4761**
36

37 Mr. Paul Harrison, project engineer, came before the Commission and presented the proposed
38 project and provided details on the proposal; that part of the project, the project entrance only, is
39 actually in Anderson County and agreements will be sought between the two counties for design
40 requirements for this section as well as the provision of public services for the new
41 development; that the project will have roads to be maintained by Pickens County; that a HOA
42 will be created that will be responsible for maintenance of streetlights and landscaping/open
43 space areas; that all stormwater, like all projects, will meet both the requirements of the state as
44 well as the county; that Easley Combined Utilities will be the sewer provider and Southside will
45 be the water provider; that, although not required, the project will have approximately 24% open
46 space.

47
48 There being no additional presentation by the applicant, Mr. Ballentine called for anyone wishing
49 to speak in favor of the proposal or anyone wishing to speak in opposition.

50
51 Mr. Dave Schwartz addressed the Commission and spoke in opposition.

- 52
53
 - He is a neighboring property owner to the project
 - Concerned with traffic
 - The project will become an eyesore to the community
54
55
56
57

1 Mr. Edmond Blackman addressed the Commission and spoke in opposition.

- 2
- 3 • Lives on Pine Lake Drive
- 4 • Doubts Anderson County would upgrade any roads in the area without some type of
- 5 compensation from the developer
- 6

7 Ms. Kris Blackman addressed the Commission and spoke in opposition.

- 8
- 9 • Need for traffic light at SC 8 and Terri Acres
- 10 • Most people will utilize Ballentine Road to St. Paul Road to reach the nearest light,
- 11 further increasing traffic in the area
- 12

13 There being no additional public comments in opposition to the project, Mr. Ballentine offered an
14 opportunity for rebuttal to the applicant.

15
16 Mr. Harrison stated that a Traffic Impact Study was being conducted as required by Anderson
17 County for access onto Terri Acres; that the scope and findings from the study will provide
18 guidance on what off-site improvements would be required.

19
20 There being no additional comments, questions, or presentation on the proposed project, Mr.
21 Ballentine closed the public hearing for this case.

22
23 Mr. Watson asked if a traffic study would require the project be amended to decrease traffic.

24
25 Mr. Harrison stated that the study is based on the proposed project size and recommendation
26 on off-site improvements required will be based on the project as reviewed.

27
28 Mr. Humphrey asked if the stormwater pond would be permanent.

29
30 Mr. Harrison stated that it may become a water feature for the development but currently only
31 designed as a detention pond.

32
33 Mr. Humphrey asked about the impact to the schools and if the applicant had spoken to the
34 school district.

35
36 Mr. Harrison stated that they had in fact spoken with the district with very little interest or
37 response from them; that they would not provide comment toward potential impact. Mr.
38 Harrison stated that with similar projects, any potential impact would be gradual, if any impact is
39 realized. A project of the size proposed is not built overnight; that it may take five or more years
40 before all the lots are even sold and more before they are all built on.

41
42 Mr. Humphrey asked about the traffic study and who determines the scope of the study.

43
44 Mr. Harrison stated that the scope is set by both Anderson County engineering and SCDOT.

45
46 Mr. Stancell asked about how long will it take for the development to be complete.

47
48 Mr. Harrison stated it may take as long as three years before the infrastructure is completed.

49
50 Mr. Cox commented that typically SCDOT will determine what off-site improvements will be
51 required.

52
53 There being no additional questions from the Commission, Mr. Ballentine called for a motion.

54
55 Mr. Stancell motioned that the project be approved as presented. Mr. Watson seconded the
56 motion.

1 The motion to approve as presented passed with three in favor (Stancell, Watson Cox) and one
2 opposed (Humphrey).

3
4 Mr. Cox commented that traffic and safety were of a concern for the area in general and was
5 glad that Anderson County was requiring a study.

6
7 Mr. Humphrey commented that his primary concern was impact to the schools; that all these
8 projects being in the general area would place a burden on a single attendance area.

9
10 Mr. Ballentine called for the next public hearing.

11
12 **3. SD-21-0003 Subdivision Land Use for a 90 lot, single-family**
13 **residential development located on SC 93 (2906 Greenville Highway)**
14 **and Gillespie Road, Easley. The proposed development is located**
15 **on approximately 37.47 acres. The applicant is RPG Development.**
16 **The property owner of record is RPG Development (per application).**
17 **TMS# 5008-11-56-7923**
18

19 Mr. Jamie McCutchen, Davis and Floyd Engineering, addressed the Commission and presented
20 the proposed development; that a small tract was going to be devoted to a commercial use such
21 as a day care, but was not part of the project being presented; that initially, the site was being
22 considered for an industrial use so a lot of site studies had been conducted that normally do not
23 take place for a residential project; that a traffic study had been conducted for the industrial use
24 and no improvements were recommended and the residential project has about ½ the traffic the
25 initial use would have had; that detention is planned for the project; that Josh Young was
26 contacted at the School District and the project would have no impact to the school attendance
27 zone.

28
29 Mr. Ballentine asked about the size of the homes proposed.

30
31 Mr. McCutchen stated that homes will be in the \$150k to \$200k price point with home sizes
32 being between 1,600 square feet and 2,400 square feet; that the project will be on public sewer
33 (Pickens County) and a secondary entrance, as required by staff, was being provided as a
34 means for emergency access if needed due to the main entrance crossing a fairly substantial
35 stream; that a boulevard entrance was being designed and proposed as required by SCDOT to
36 match the site entrance of the tract immediately across SC 93.

37
38 There being no additional comment or questions and no one from the public wishing to speak,
39 Mr. Ballentine closed the public hearing.

40
41 Mr. Stancell motioned that the project be approved as presented. Mr. Cox seconded the
42 motion. The motion to approve as presented passed unanimously.

43
44 Mr. Ballentine called for the last public hearing of the evening.

45
46 **4. LU-21-0004 Land Use approval for a new 250' wireless**
47 **communication tower at 165 Mt. Bethel Road, Sunset. The**
48 **applicant is Tillman Infrastructure, LLC. The property owners of**
49 **record are Clarence Elwell Gilstrap Jr. and Susan G. Gilstrap.**
50 **TMS# 4162-00-16-4908**
51

52 Mr. Paul Parker appeared before the Commission on behalf of the applicant and gave a brief
53 background on the proposed cell tower project; that the tower will be 250 feet to the top of the
54 lightening arrestor and the tower will be lighted as required by the county and the FAA with a
55 dual lighting system; that the tower will be a self-supported, lattice type tower with capacity for
56 five additional users as required by the county; that the tower was being funded partially with
57 federal funds to support service in rural areas.

1 Mr. Stancell asked about the use of the individual tracts shown.

2
3 Mr. Parker stated that he was not entirely sure but the applicant and another family member
4 reside on the property but that the tower is on the larger tract which has no residences on it.

5
6 Mr. Stancell asked about additional users.

7
8 Mr. Parker indicated that they have not identified any additional carriers on the tower but it was
9 being designed as required by the county to hold up to five additional users.

10
11 There being no additional comments, questions, or citizens wishing to speak on the item, Mr.
12 Ballentine closed the public hearing and called for a motion.

13
14 Mr. Cox motioned that the cell tower be approved. Mr. Stancell seconded the motion. The
15 motion to approve the use passed unanimously.

16
17 ***Commissioners and Staff Discussion***

18
19 Mr. Brink asked for clarification on what was needed from staff regarding the tabled case from
20 earlier. Clarification from Mr. Cox was provided; that he would like to see additional information
21 on existing traffic in the area and anything that could be provided regarding traffic safety.

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. Mr. Humphrey seconded the motion to adjourn. The meeting was
27 adjourned at 8.30pm.

28
29
30 Submitted by:

31
32
33
34 _____
35 Secretary

_____ Date

36
37
38
39 Approved by:

40
41
42 _____
43 Chairman

_____ Date

Old Business

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

SD-21-0001 Updated Staff Report (6/03/21)

Planning Commission Meeting: June 14, 2021 6:30 PM

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

Applicant:	Mungo Homes Properties, LLC Chris Emde 535 Brookshire Road, Suite A Greer, SC 29651
Property Owner(s):	The Estate of Frances M. Black Parslow
Property Location:	Zion Church Road and Bakerville Road, Easley
Acreage:	37 +- Acres
Tax Map Number:	5017-00-94-3270
County Council District:	4
Land Use Request:	46 lot, Single Family Residential Development
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is proposing to develop a 46 lot, single family residential development on approximately 37 acres south of the City of Easley. The proposed development will have 0.50 acres (21,780 sq. ft) minimum lot sizes served by individual, private, on-site septic systems and public water (Southside).

Current Property Use:

The property is currently vacant, open pasture with some wooded areas along the western property line.

Surrounding Area:

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

South: Low density, single family residential (lots greater than 1.00 acres) and several commercial properties along Bakerville Road.

East: Large (>25.00 acre) vacant/wooded tracts and large lot residential properties.

West: Large (>25.00 acre) agricultural and residential lots.

Future Land Use:

The property is designated as "Agricultural Preservation" Character Area with "Residential Growth" immediately across Zion Church Road and surrounding.

Utilities & Infrastructure

Transportation:

The property is served by Zion Church Road (SCDOT Maintained) and Bakerville Road (County Maintained)

Water:

Public, Southside

Sewerage:

Private, SCDHEC permitted individual septic

Past Development/Approvals:

N/A

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

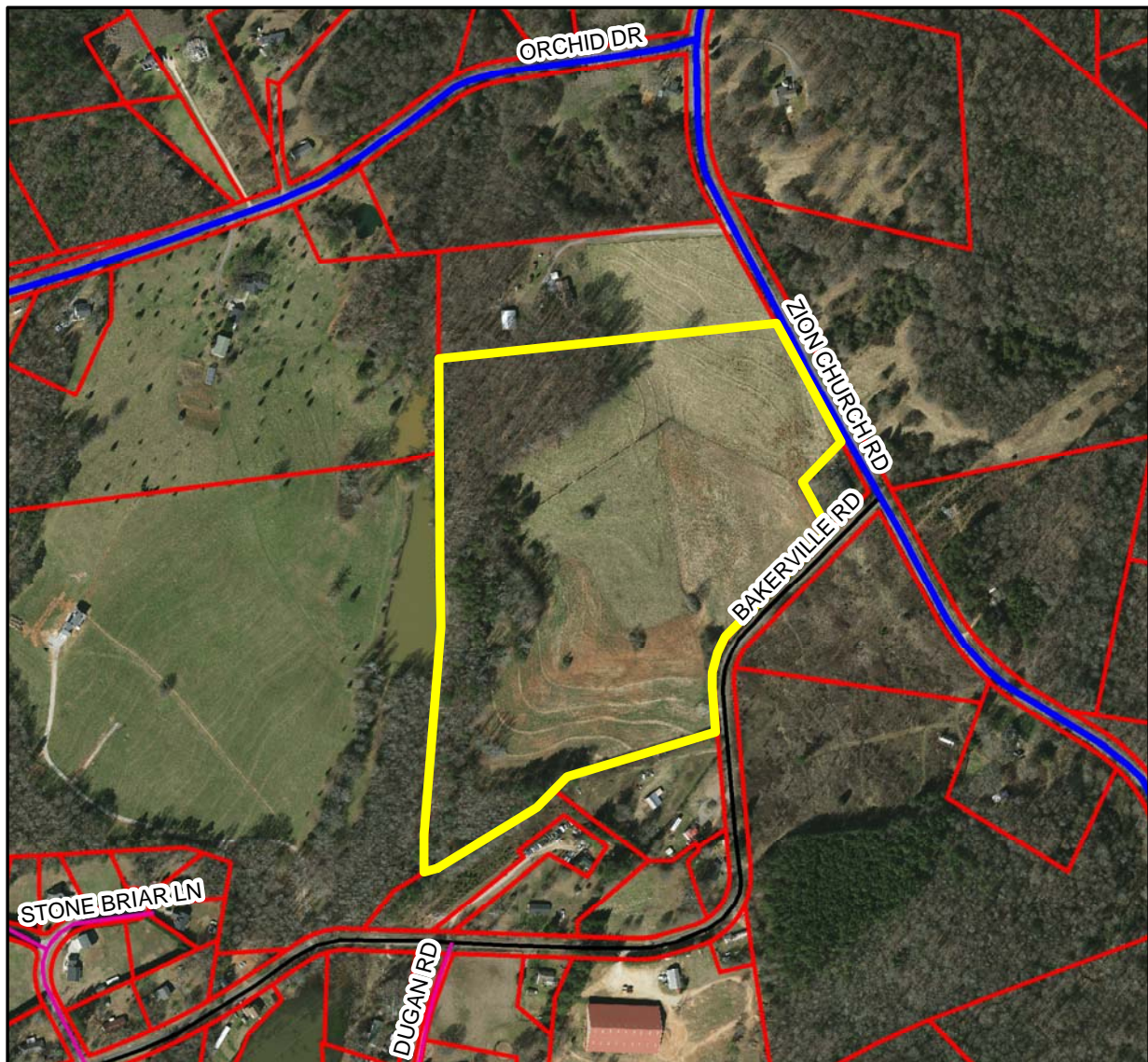
PC Emergency/Fire Services:

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:

SD-21-0001

General Site



SD-21-0001

- State Roads
- County Roads
- Private

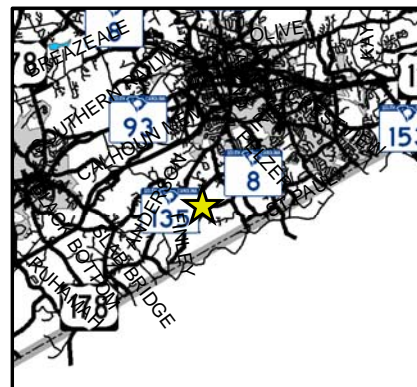


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



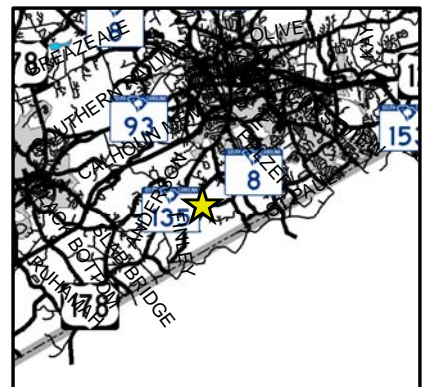
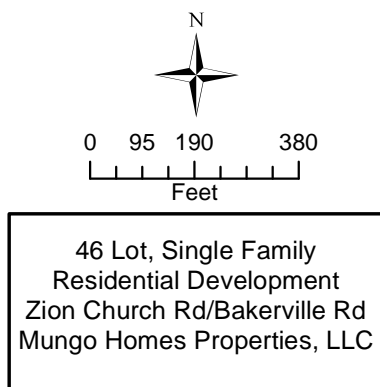
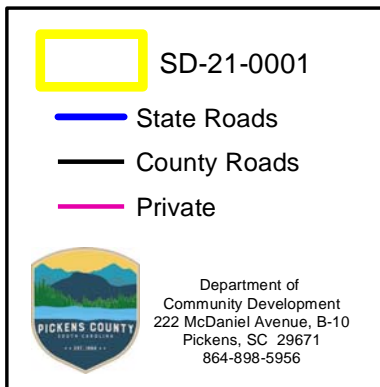
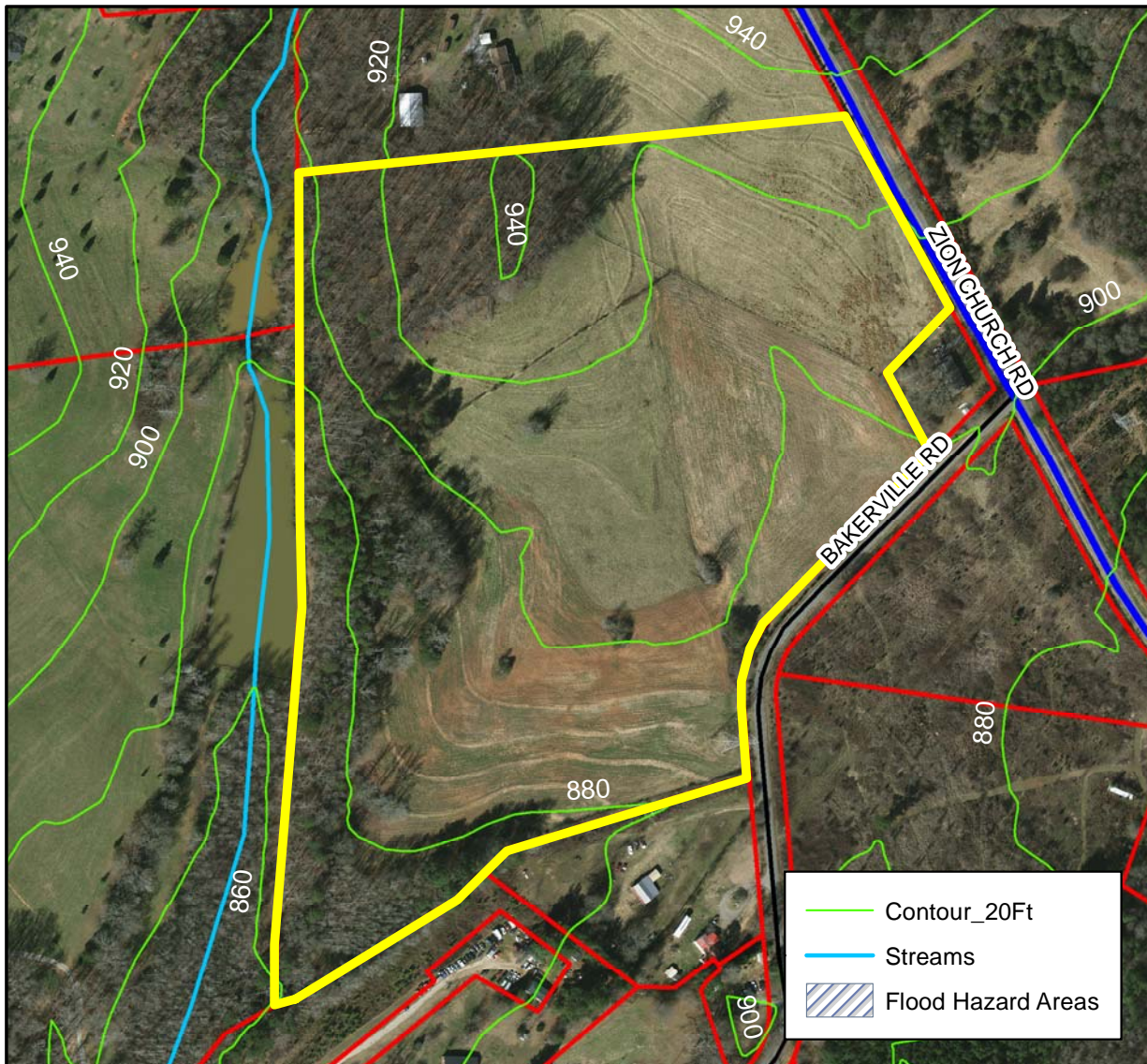
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46 Lot, Single Family
Residential Development
Zion Church Rd/Bakerville Rd
Mungo Homes Properties, LLC



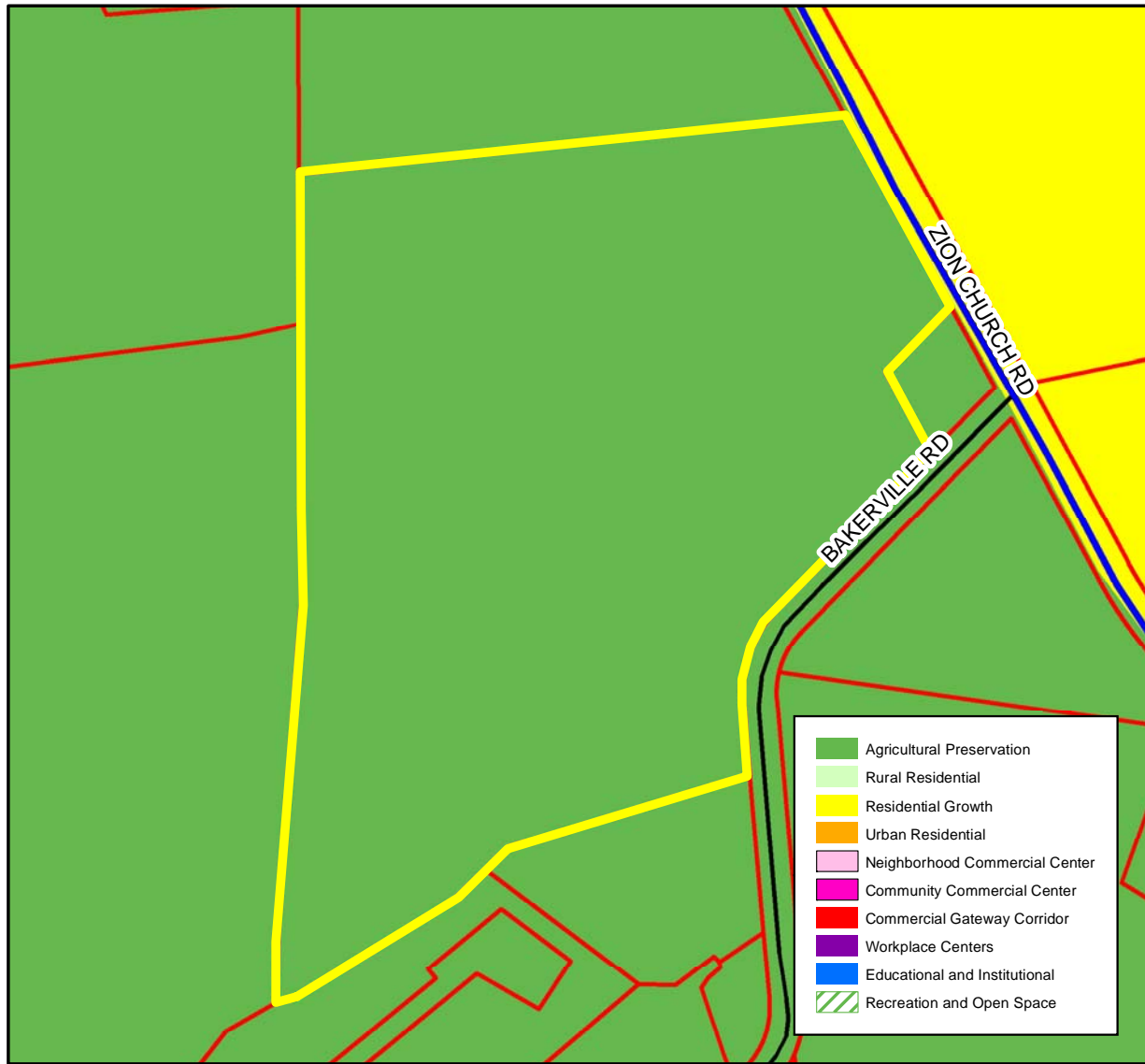
SD-21-0001

Topography/Hydrology



SD-21-0001

Character Areas/Land Use



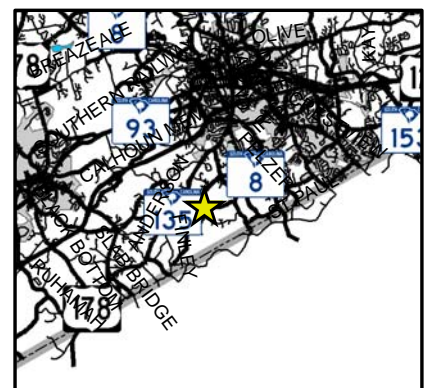
SD-21-0001

State Roads
County Roads
Private

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

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Feet

46 Lot, Single Family Residential Development
Zion Church Rd/Bakerville Rd
Mungo Homes Properties, 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?

The area is primarily made up of medium to large size residential tracts. The area, however, has been transitioning for some time to mostly medium density residential – City of Easley and southward.

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 Single Family Residential Developments, the use and request as proposed should not negatively 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 current Comprehensive Plan identifies the area, the proposed project site in particular, as “Agricultural Preservation”. This category was designed to provide for the continuing agricultural activities on the subject tracts unencumbered; realizing that they would transition to residential at some point in the future. The Comprehensive Plan 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 suitable for residential developments as is being proposed.

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

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

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

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

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

Staff Analysis of Request

General Requirements for Conventional Subdivisions

Section 403 – Public Street Frontage

Required: 30'

Development as Proposed: 30' +

Section 404 – Residential Lot Area

Required: 0.50 acre minimum (when served by public water and on-site septic)
1.00 acre minimum (when served by well and on-site septic)

Development as Proposed: 0.50 acre minimum lot size

Section 408 – Minimum Setbacks, Principal Building

Required: 20' front, 7' side, 10' rear

Development as Proposed: 20' front, 7' side, 10' rear

Section 504 – Maximum Lots

Allowed: 74 lots (without consideration of the area within any easement or road ROW) when served by public water

Development as Proposed: 46 Lots

Section 1006(b)(2) – Required Improvements

Required: Streets providing access to such a development and to all lots...in accordance with Sec. 1010.

Section and respective summary...All streets (new and existing) must meet minimum requirements for a standard county local or collector street...paved accordingly.

Development as Proposed: Roads to be constructed to applicable standards and become publically maintained. Due to lot size and density, standard curb and gutter construction required.

Traffic/Safety

On 5/10/21, the Planning Commission tabled the action on this case pending further review regarding traffic and safety. Planning staff along with County Engineering staff and the applicant is providing the following, additional information regarding issues relative to traffic and safety.

Trip generation calculations for the SD-21-0001 project site were prepared using the ITE Trip Generation manual, 9th Edition and Land Use Category 210, Single Family Detached. A full traffic impact analysis, using standard traffic engineering practices and identifying trip directions once on the local street network was not conducted.

The SD-21-0001 Single Family Residential project is proposed to construct, or allocate, 46 buildable lots within the development. The following table shows the trip generation results for the site according to the sketch plan presented with the application. As shown in the table, **at full build-out**, the site is expected to generate approximately 440 daily trips with AM peak hour trips expected to reach 35 and PM peak hour trips to reach 46. Of the AM peak hour trips, 9 are entering trips with 26 being exiting trips. Of the PM peak hour trips, 29 are entering and 17 exiting.

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
210	Single-Family Detached	9.57/du	440	9	26	0	29	17	0

According to County engineering Staff, traffic counts on Bakerville Road are relatively low. During the spring of 2021, in order to set priorities for the county road paving program, staff conducted counts for various roads in the county. The counts for Bakerville Road were taken in proximity to 453 Baskerville Road.

According to the data collected between February 19th and March 4th :

AADT (Average Annual Daily Traffic) counts – 258

AM Peak Hour – 22

PM Peak Hour – 32

Average Vehicle Speed – 32.8 mph

Posted Speed Limit – 35

% Above – 31.6%

% Below – 68.4%

Due to the size of the data reports, they are not being attached to this report but can be produced if needed.

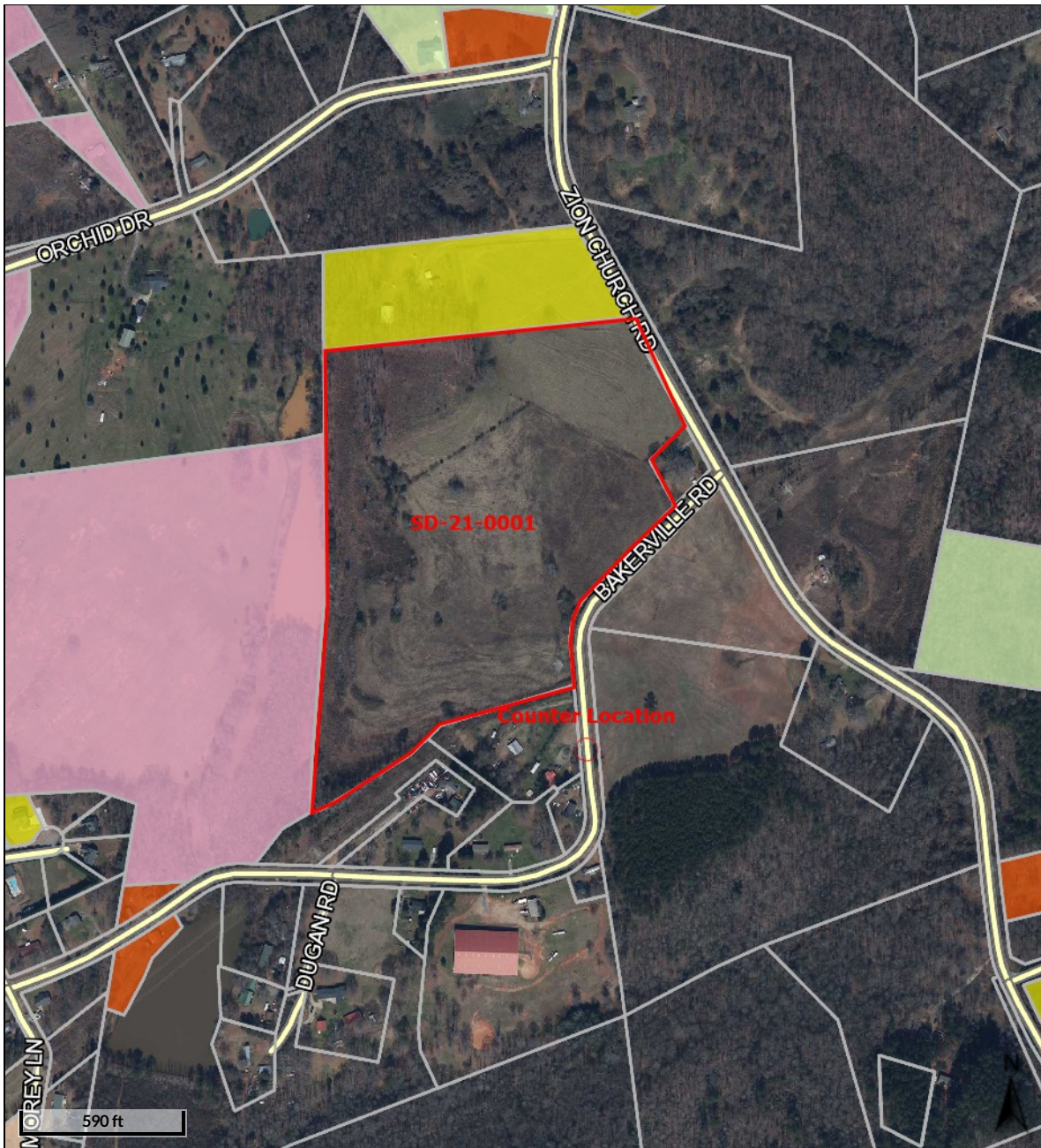
For Zion Church Road, SCDOT does not have traffic count information. Traffic counts in the area are monitored yearly by SCDOT on several spots along Pelzer Highway and Anderson Highway. The applicant's representative engineering firm has provided information regarding those count locations. The applicant has also provided motor vehicle accident (MVA) data for the two latest (since 2016) accidents, both in the same general vicinity on Zion Church Road. See attached for all the provided information.

Planning Staff Recommendation:

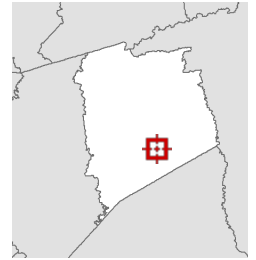
Approval

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.*



Overview



Legend

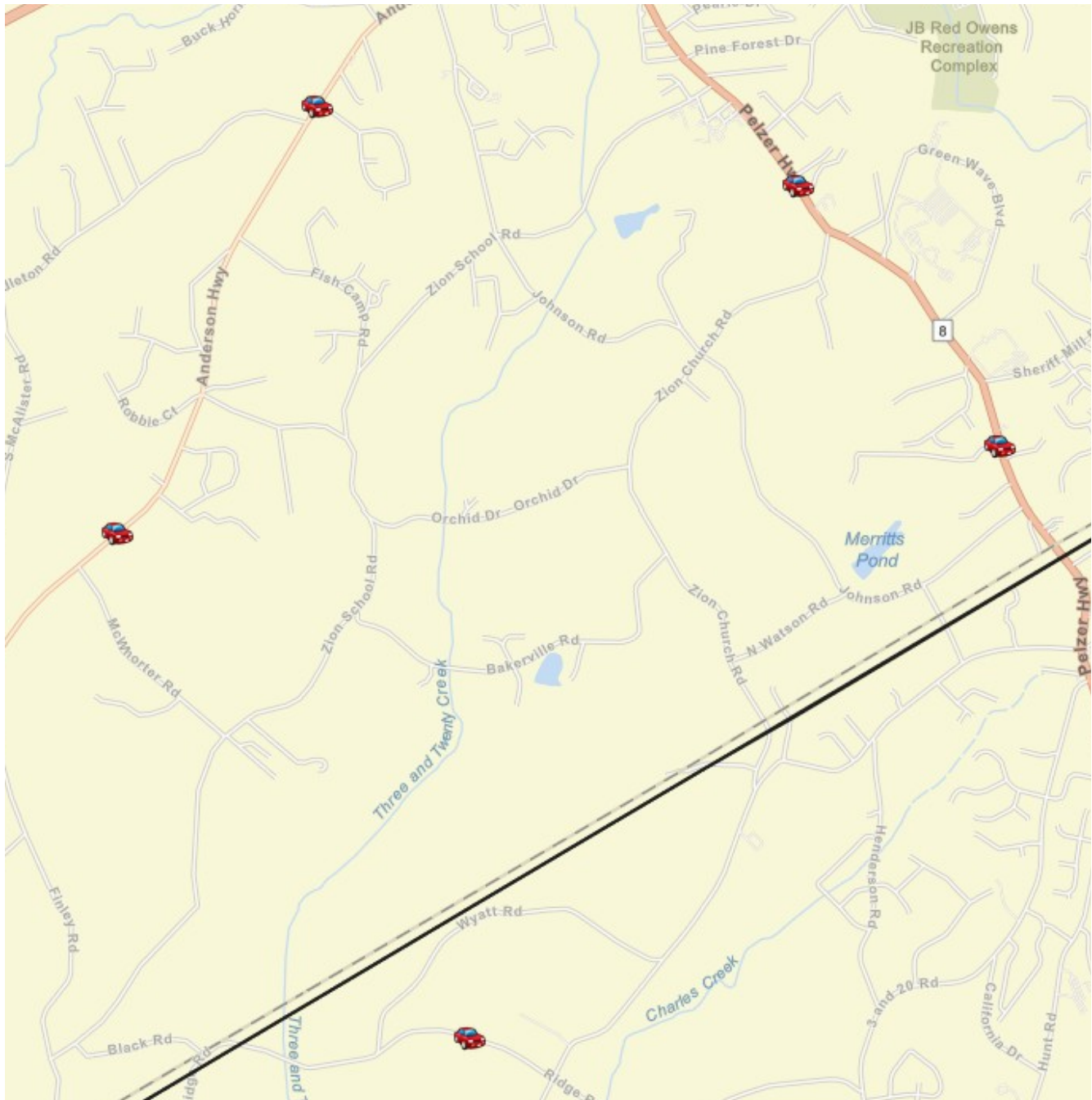
- Parcels
- 911 Address
- Yearly Sales
 - 2021
 - 2020
 - 2019
 - 2018
 - 2017
 - 2016
 - 2015
 - 2014
- Roads

Date created: 6/4/2021
Last Data Uploaded: 6/4/2021 2:28:41 AM

Developed by  Schneider
GEOSPATIAL

Traffic Analysis

The SCDOT provides traffic counts for the locations below and are listed in the attached PDF. These traffic counts are for 2019. Bakerville Road does not have counts as it is a local road. Zion Church Road is a state road but SCDOT does not provide traffic counts.



2019 Average Daily Traffic For Pickens County

County	Station	Route	Route Location	Est. AADT	AADT Year
PICKENS	185	US 178	US 123 (CALHOUN MEM HWY) TO S- 64 (FIVE FORKS RD)	7900	2019
PICKENS	187	US 178	S- 64 (FIVE FORKS RD) TO SC 135 (ANDERSON HWY)	5500	2019
PICKENS	189	US 178	SC 135 (ANDERSON HWY) TO County Line - ANDERSON	6400	2019
PICKENS	191	SC 8	County Line - ANDERSON TO S- 42 (ZION CHURCH RD)	9900	2019
PICKENS	193	SC 8	S- 42 (ZION CHURCH RD) TO SC 135 (ANDERSON HWY)	11000	2019
PICKENS	195	SC 8	SC 135 (ANDERSON HWY) TO SC 135 (S PENDLETON ST), L- 570	17300	2019
PICKENS	197	SC 8	SC 135 (S PENDLETON ST), L- 570 TO S- 421 (ROSS AVE)	7500	2019
PICKENS	199	SC 8	S- 421 (ROSS AVE) TO L- 2298 (W 5TH AVE)	7700	2019
PICKENS	201	SC 8	L- 2298 (W 5TH AVE) TO SC 8 CO2 (FOLGER AVE)	7300	2019
PICKENS	203	SC 8	SC 8 CO2 (FOLGER AVE) TO SC 93 (LIBERTY DR)	7000	2019
PICKENS	205	SC 8	SC 93 (LIBERTY DR) TO S- 21 (FLEETWOOD DR)	18500	2019
PICKENS	207	SC 8	S- 21 (FLEETWOOD DR) TO S- 54 (BREAZEALE RD)	18600	2019
PICKENS	209	SC 8	S- 54 (BREAZEALE RD) TO S- 55 (CEDAR ROCK CHURCH RD)	13900	2019
PICKENS	211	SC 8	S- 55 (CEDAR ROCK CHURCH RD) TO S- 274 (GRIFFIN MILL RD)	12300	2019
PICKENS	213	SC 8	S- 274 (GRIFFIN MILL RD) TO S- 90 (IRELAND RD)	20400	2019
PICKENS	215	SC 8	S- 90 (IRELAND RD) TO SC 183 (E MAIN ST)	13000	2019
PICKENS	217	SC 8	SC 183 (E MAIN ST) TO S- 23 (E JONES AVE)	9300	2019
PICKENS	219	SC 8	S- 23 (E JONES AVE) TO S- 68 (TROTTER RD)	7800	2019
PICKENS	221	SC 8	S- 68 (TROTTER RD) TO S- 126 (FLINT HILL DR)	4800	2019
PICKENS	223	SC 8	S- 126 (FLINT HILL DR) TO SC 186 (EARLS BRIDGE RD)	4200	2019
PICKENS	225	SC 8	SC 186 (EARLS BRIDGE RD) TO SC 135 (DACUSVILLE HWY)	2100	2019
PICKENS	227	SC 8	SC 135 (DACUSVILLE HWY) TO SC 288 (TABLE ROCK RD)	3400	2019
PICKENS	229	SC 8	SC 288 (TABLE ROCK RD) TO SC 11 (HIGHWAY 11)	1250	2019
PICKENS	231	SC 8	SC 11 (HIGHWAY 11) TO S- 70 (TALLEY BRIDGE RD)	2700	2019
PICKENS	233	SC 8	S- 70 (TALLEY BRIDGE RD) TO County Line - GREENVILLE	225	2019
PICKENS	235	SC 8 CO2	SC 93 (W MAIN ST), L- 2314 TO SC 8 (S 5TH ST)	600	2019
PICKENS	237	SC 11	County Line - OCONEE TO S- 49 (LITTLE EASTATOE RD), S- 143	2400	2019
PICKENS	239	SC 11	S- 49 (LITTLE EASTATOE RD), S- 143 TO US 178 (MOOREFIELD MEM HWY)	2100	2019
PICKENS	241	SC 11	US 178 (MOOREFIELD MEM HWY) TO S- 25 (HICKORY HOLLOW RD)	1850	2019
PICKENS	242	L- 398	L- 46 (W 1ST AVE), L- 2513 TO SC 93 (W MAIN ST)	2200	2019
PICKENS	243	SC 11	S- 25 (HICKORY HOLLOW RD) TO SC 8 (PUMPKINTOWN HWY)	2500	2019
PICKENS	244	SC 11	SC 8 (HIGHWAY 11) TO County Line - GREENVILLE	2400	2019
PICKENS	245	S- 4	County Line - OCONEE TO L- 320 (PERIMETER RD)	10300	2019
PICKENS	246	L- 2513	L- 46 (W 1ST AVE), L- 398 TO S- 210 (W 2ND AVE), L- 3151	1350	2019
PICKENS	247	L- 4	L- 320 (PERIMETER RD) TO L- 1451 (WILLIAMSON RD)	8500	2019
PICKENS	249	L- 4	L- 1451 (WILLIAMSON RD) TO L- 10 (COLLEGE AVE)	9900	2019
PICKENS	251	L- 4	L- 10 (COLLEGE AVE) TO L- 1113 (N PALMETTO BLVD), L- 1327	10200	2019
PICKENS	253	L- 4	L- 1113 (N PALMETTO BLVD), L- 1327 TO US 76 (ANDERSON HWY), SC 93	9700	2019
PICKENS	255	SC 93	US 76 (ANDERSON HWY), S- 4 TO US 123 (TIGER BLVD)	22600	2019

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(Note: * next to termini indicates a representative station in another county)

2019 Average Daily Traffic For Pickens County

County	Station	Route	Route Location	Est. AADT	AADT Year
PICKENS	257	SC 93	US 123 (TIGER BLVD) TO S- 271 (BERKELEY DR)	26000	2019
PICKENS	259	SC 93	S- 271 (BERKELEY DR) TO S- 30 (ISSAQUEENA TRL), L- 1244	16600	2019
PICKENS	261	SC 93	S- 30 (ISSAQUEENA TRL), L- 1244 TO S- 290 (WERNER ST)	17300	2019
PICKENS	263	SC 93	S- 290 (WERNER ST) TO S- 165 (WESLEYAN DR)	8600	2019
PICKENS	265	SC 93	S- 165 (WESLEYAN DR) TO L- 96 (CLAYTON ST)	5500	2019
PICKENS	267	SC 93	L- 96 (CLAYTON ST) TO S- 44 (EARLE RD)	5400	2019
PICKENS	269	SC 93	S- 44 (EARLE RD) TO SC 137 (NORRIS HWY), L- 1808	4200	2019
PICKENS	272	SC 93	SC 137 (NORRIS HWY), L- 1808 TO S- 51 (ROBINSON BRIDGE RD), L- 2414	5100	2019
PICKENS	273	SC 93	S- 51 (ROBINSON BRIDGE RD), L- 2414 TO S- 171 (OLD NORRIS RD)	4100	2019
PICKENS	275	SC 93	S- 171 (OLD NORRIS RD) TO S- 64 (N HILLCREST ST)	7100	2019
PICKENS	277	SC 93	S- 64 (N HILLCREST ST) TO US 178 (PICKENS DR)	9000	2019
PICKENS	279	SC 93	US 178 (PICKENS DR) TO L- 3875 (KAY HOLCOMBE RD)	6400	2019
PICKENS	281	SC 93	L- 3875 (KAY HOLCOMBE RD) TO S- 317 (QUARRY RD)	4400	2019
PICKENS	283	SC 93	S- 317 (QUARRY RD) TO S- 127, L- 127	6600	2019
PICKENS	285	SC 93	S- 127, L- 127 TO S- 73 (WALLACE DR)	7800	2019
PICKENS	287	SC 93	S- 73 (WALLACE DR) TO US 123 CON (ROSS AVE)	11100	2019
PICKENS	289	SC 93	US 123 CON (ROSS AVE) TO S- 61 (OLD LIBERTY RD)	3200	2019
PICKENS	291	SC 93	S- 61 (OLD LIBERTY RD) TO SC 8 (S 5TH ST)	4000	2019
PICKENS	293	SC 93	SC 8 (S 5TH ST) TO SC 135 (S PENDLETON ST)	12400	2019
PICKENS	295	SC 93	SC 135 (S PENDLETON ST) TO S- 268 (S E ST)	13200	2019
PICKENS	297	SC 93	S- 268 (S E ST) TO S- 97 (DENNIS DR)	14600	2019
PICKENS	299	SC 93	S- 97 (DENNIS DR) TO US 123 (CALHOUN MEM HWY)	16000	2019
PICKENS	301	SC 124	US 123 (CALHOUN MEM HWY) TO County Line - GREENVILLE	10200	2019
PICKENS	303	L- 10	L- 4 (OLD GREENVILLE HWY) TO L- 1967 (EDGEWOOD AVE), L- 3278	11200	2019
PICKENS	305	S- 10	L- 1967 (EDGEWOOD AVE), L- 3278 TO US 76 (TIGER BLVD)	17200	2019
PICKENS	307	SC 133	US 76 (TIGER BLVD) TO S- 102 (PIKE RD)	17700	2019
PICKENS	309	SC 133	S- 102 (PIKE RD) TO S- 321 (R C EDWARDS SCHOOL RD), L- 532	7100	2019
PICKENS	311	SC 133	S- 321 (R C EDWARDS SCHOOL RD), L- 532 TO S- 15 (MADDEN BRIDGE RD)	5600	2019
PICKENS	313	SC 133	S- 15 (MADDEN BRIDGE RD) TO S- 101 (KNOLLVIEW RD)	3500	2019
PICKENS	315	SC 133	S- 101 (KNOLLVIEW RD) TO SC 137 (NORRIS HWY)	3500	2019
PICKENS	317	SC 133	SC 137 (NORRIS HWY) TO SC 183 (WALHALLA HWY)	3800	2019
PICKENS	319	SC 133	SC 183 (WALHALLA HWY) TO S- 327 (KEOWEE BAPTIST CHURCH RD)	2500	2019
PICKENS	321	SC 133	S- 327 (KEOWEE BAPTIST CHURCH RD) TO S- 172 (NEWTON RD)	1550	2019
PICKENS	323	SC 133	S- 172 (NEWTON RD) TO SC 11 (HIGHWAY 11)	1450	2019
PICKENS	325	SC 135	US 178 (MOOREFIELD MEM HWY) TO S- 336 (WYATT STEWART RD), L- 488	2600	2019
PICKENS	327	SC 135	S- 336 (WYATT STEWART RD), L- 488 TO S- 41 (MT CALVARY CHURCH RD), L- 3778	3500	2019
PICKENS	329	SC 135	S- 41 (MT CALVARY CHURCH RD), L- 3778 TO S- 57 (JOHNSON RD)	5600	2019
PICKENS	331	SC 135	S- 57 (JOHNSON RD) TO SC 8 (PELZER HWY)	7000	2019

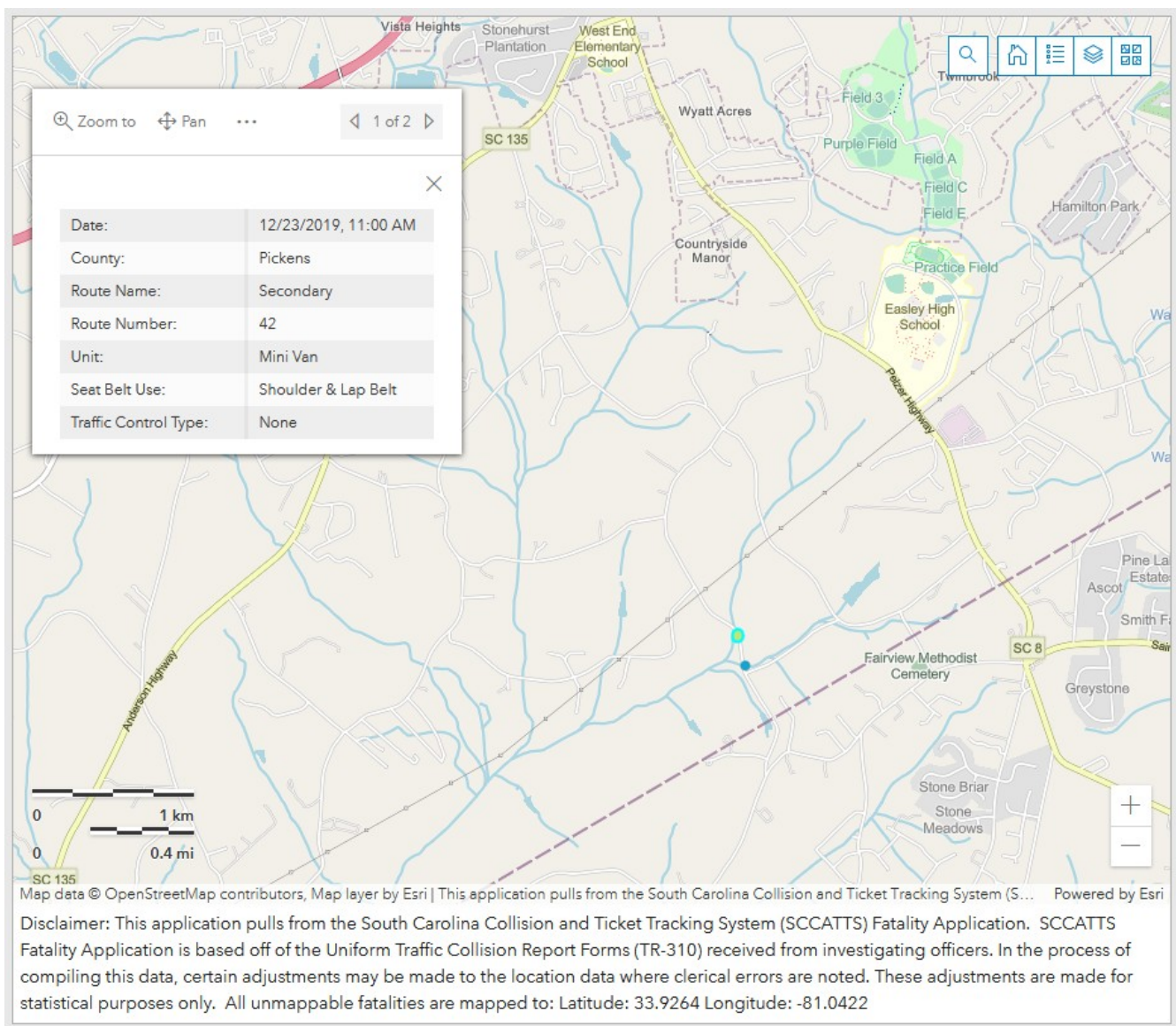
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Traffic Fatalities

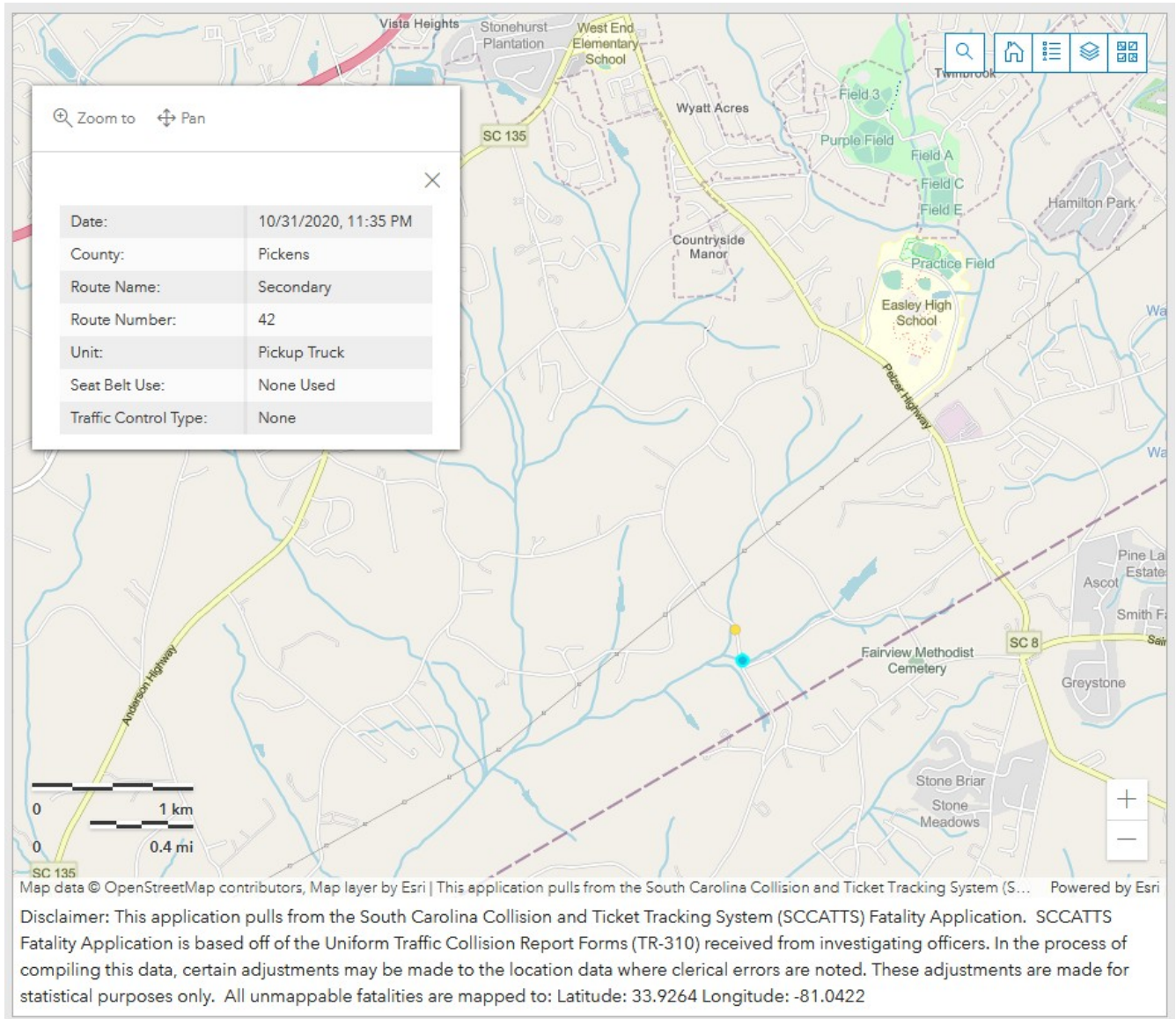
Jan 1, 2016 – Present

In the past five years, there have been two traffic fatalities, both seem to be single car incidents and one was not wearing a seat belt. I don't have the reports for these, but according to neighbors, one of these accidents, speed was a contributing factor. Looking at the traffic counts of the surrounding area, it doesn't seem that the proposed development would create any changes regarding safety.

MVA #1



MVA #2



SD-21-0004

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

SD-21-0004 Staff Report

Planning Commission Public Hearing: June 14, 2021 6:30 PM

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

Applicant: RSL Buildings, LLC
Mark Clayton
1512 Highway 414
Travelers Rest, SC

Property Owner(s): RSL Buildings, LLC

Property Location: Old Keowee Church Road, Six Mile

Acreage: 36 +/- Acres

Tax Map Number: 4049-00-68-5608

County Council
District: 2

Land Use Request: 11 lot addition to a previously approved 22 Lot, Conventional,
Single-Family Residential Development

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

Request Background:

The applicant is proposing to add 11 lots to a previously approved conventional 22 lot, single-family residential development. The new 33 lot development is planned to be developed as a Net-Zero, farm concept – with trails, farm areas, agricultural buildings, tiny homes, and traditional homes. The overall density of the single family (33 total lots) will be approximately 0.50 units/acre.

Current Property Use:

The property is currently vacant/wooded.

Surrounding Area:

North: Low density residential – lot sizes greater than 10 acres

South: Low density residential – lot sizes greater than 10 acres; Commercial – Century Plaza

East: Medium density residential – lot sizes less than 10 acres

West: Immediately west - Medium density residential – lot sizes less than 10 acres; 1st phase (previously approved land use) of Net Zero Farm. Further to the west (Gap Hill Road) are several developments where minimum lot sizes approved are less than 1.00 acre in size.

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by Old Keowee Church Road, A County Maintained Road

Water:

Six Mile Water

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

Adjacent tracts were approved on September 14th, 2020 (SD-20-0003) as a 22 lot, single family residential development.

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

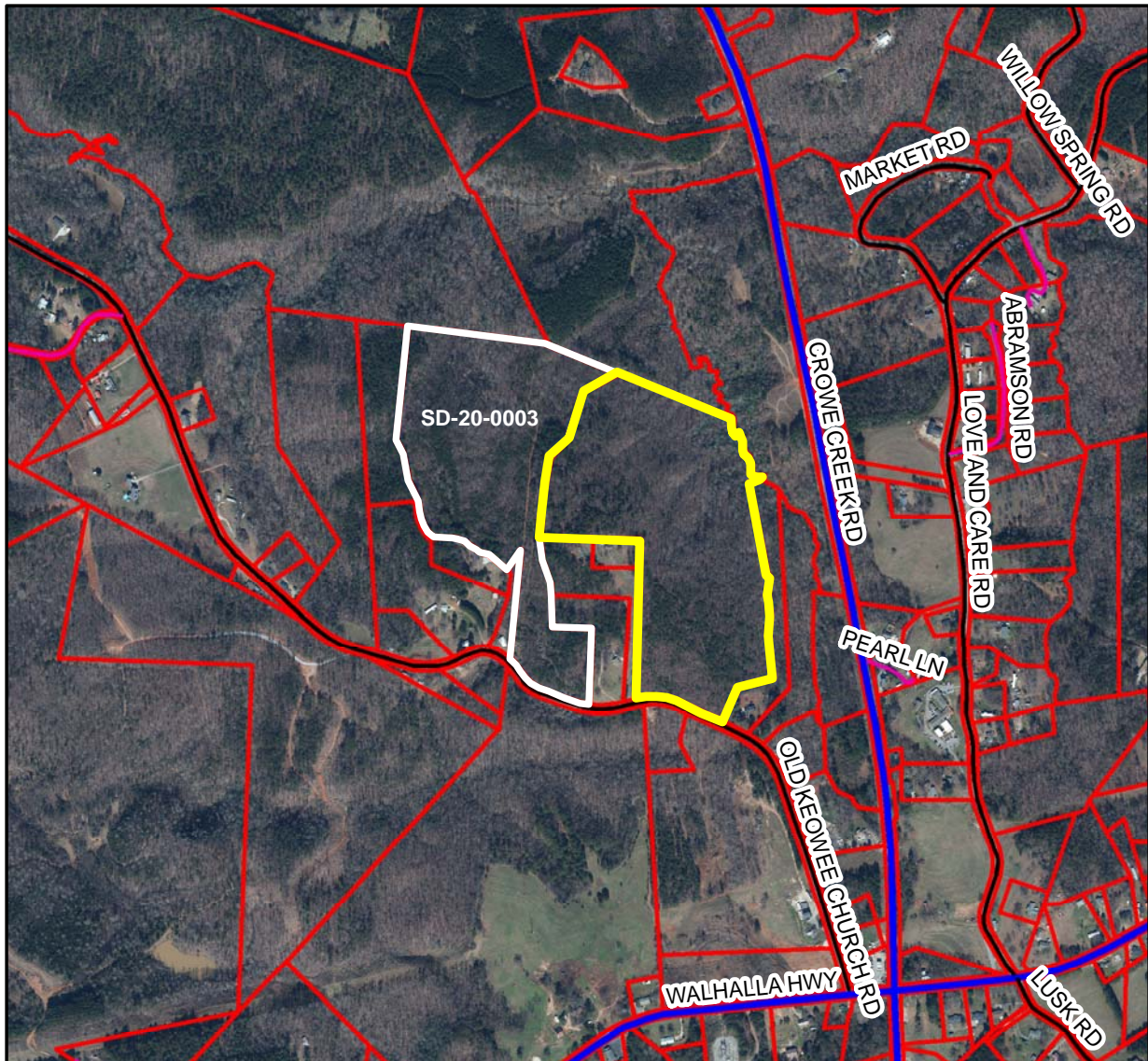
PC Emergency/Fire Services:

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:

SD-21-0004

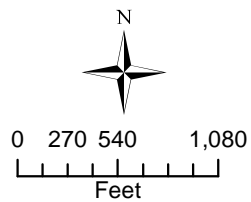
General Site



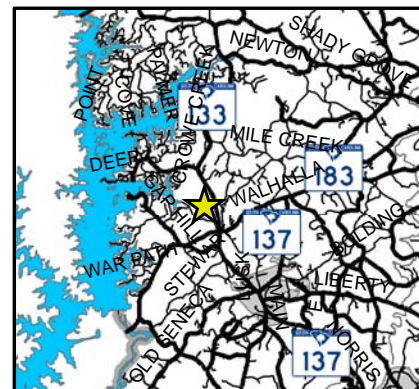
- SD-21-0004
- State Roads
- County Roads
- Private



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

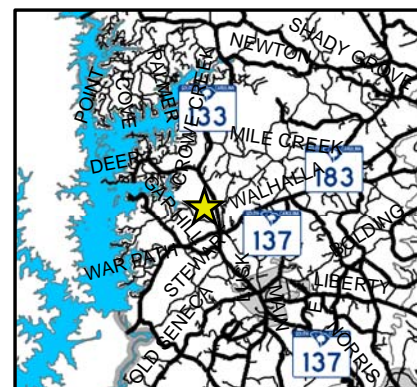
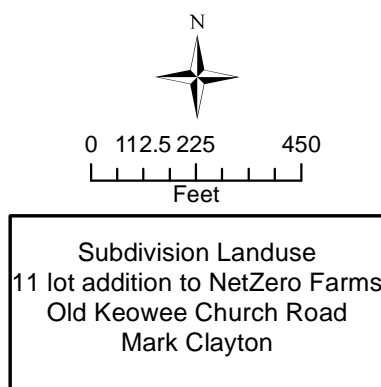
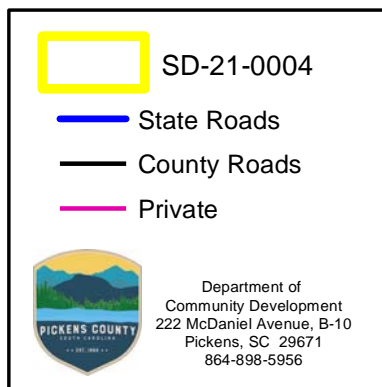
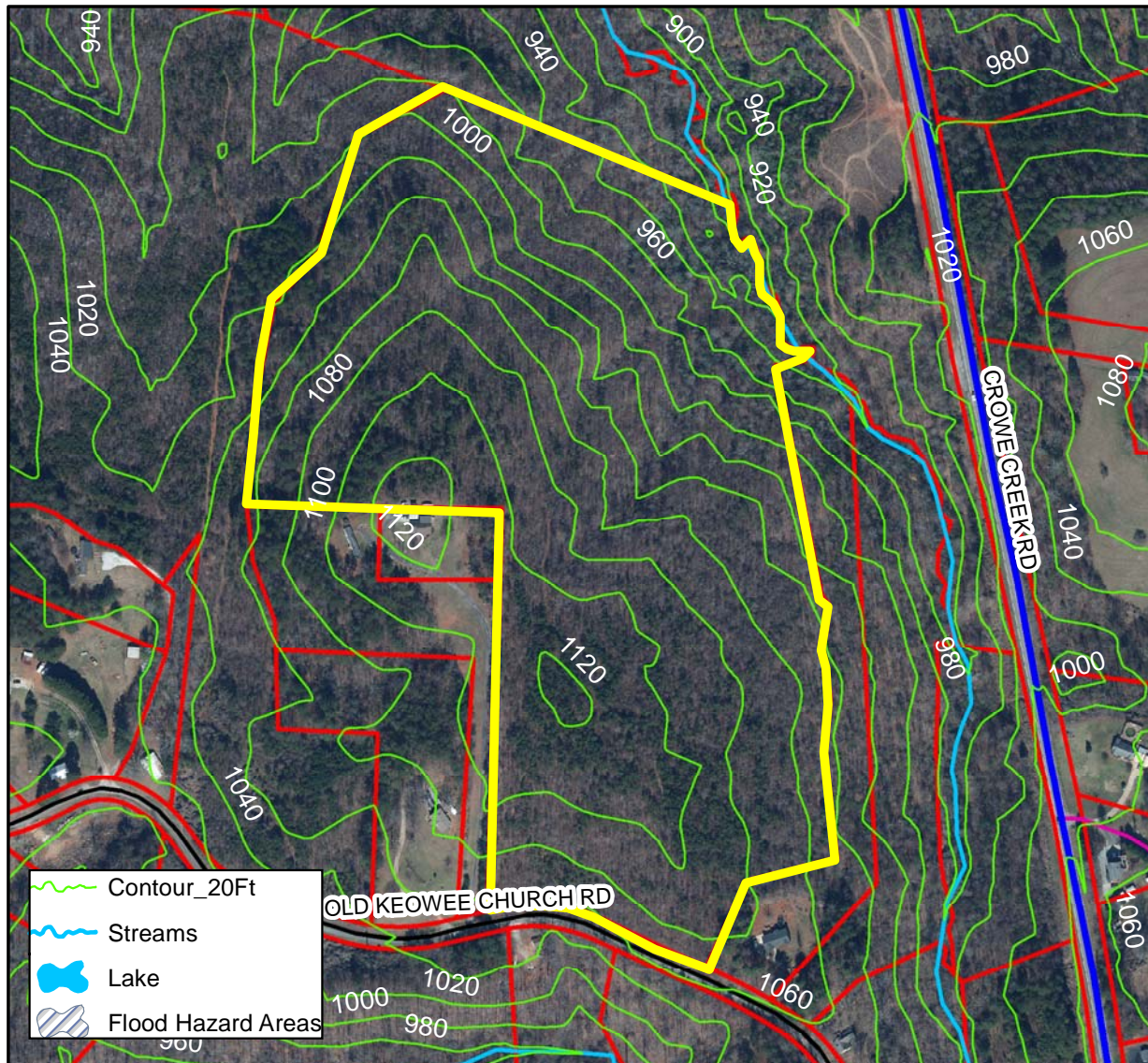


Subdivision Landuse
11 lot addition to NetZero Farms
Old Keowee Church Road
Mark Clayton



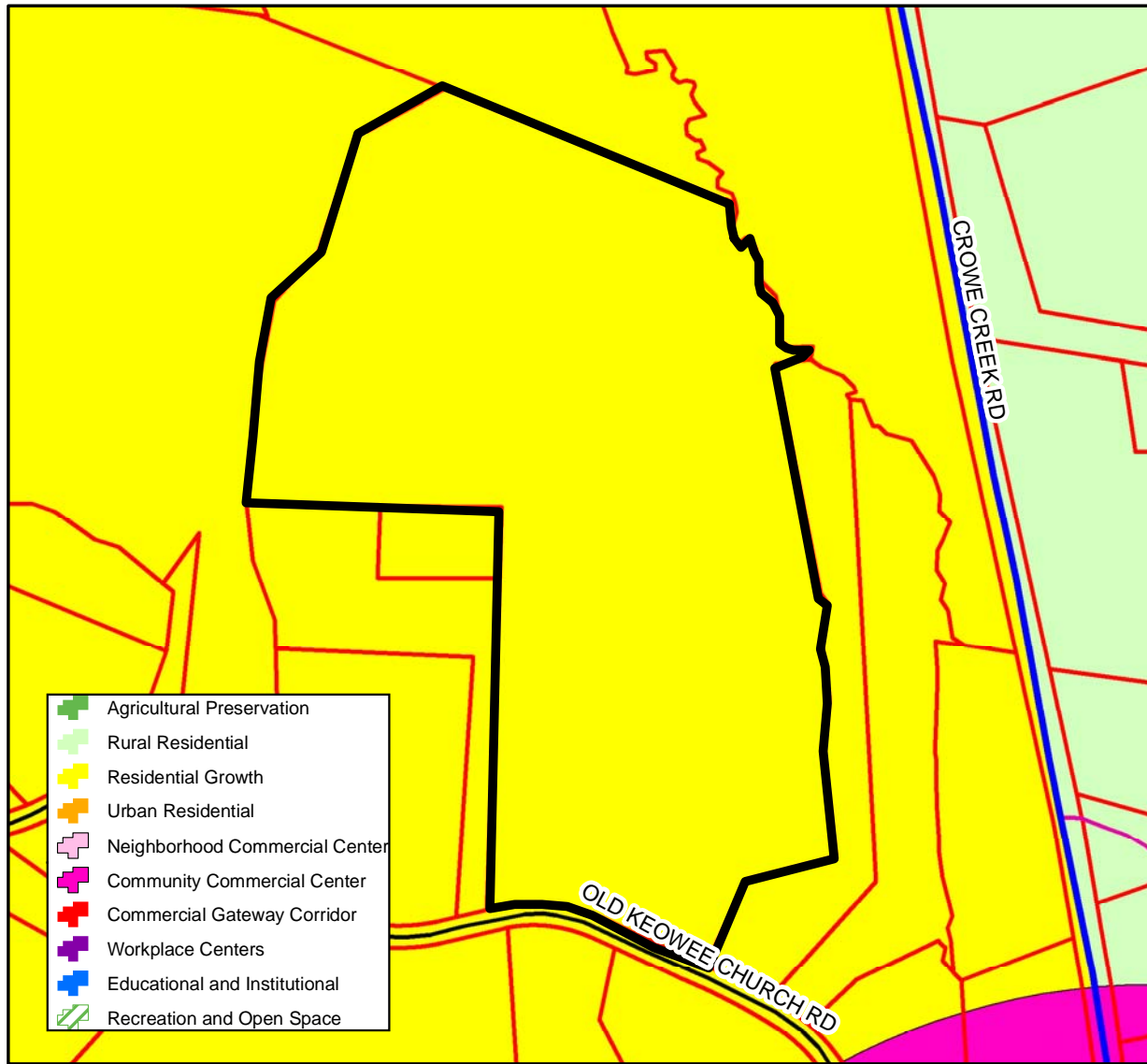
SD-21-0004

Topology/Hydrology



SD-21-0004

Land Use/Character Areas



- Agricultural Preservation
- Rural Residential
- Residential Growth
- Urban Residential
- Neighborhood Commercial Center
- Community Commercial Center
- Commercial Gateway Corridor
- Workplace Centers
- Educational and Institutional
- Recreation and Open Space



SD-21-0004

- State Roads
- County Roads
- Private

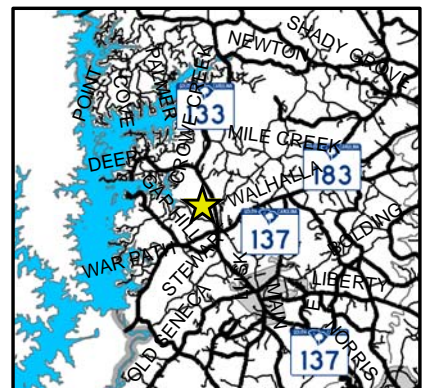


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 112.5 225 450
Feet

Subdivision Landuse
11 lot addition to NetZero Farms
Old Keowee Church Road
Mark Clayton



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 area consists of a mix of medium sized lots (greater than .50 acres) and larger tracts greater than 10 acres in size. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with previously approved residential developments and with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to Single Family Residential Developments, the use and request as proposed should not negatively 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 Residential Growth.

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

The proposed use as proposed and defined by the applicant should not cause an excessive use or burden to existing public facilities.

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

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

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

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

Staff Analysis of Request

General Requirements for Conventional Subdivisions

Section 403 – Public Street Frontage

Required: 30'

Development as Proposed: 30' +

Section 404 – Residential Lot Area

Required: .50 acre minimum (when served by public water and septic)

Development as Proposed: .61 acre minimum lot size

Section 408 – Minimum Setbacks, Principal Building

Required: 20' front, 7' side, 10' rear

Development as Proposed: 20' front, 7' side, 10' rear

Section 504 – Maximum Lots

Allowed: 72 lots (without consideration of the area within any easement or road ROW) when served by public water and septic.

Development as Proposed: 11 Residential Lots

The entire residential project will consist of 33 lots on approximately 66 acres.

For a residential project located on 66 acres, the maximum lot count could not exceed 132.

Section 1006(b)(2) – Required Improvements

Required: Streets providing access to such a development and to all lots...in accordance with Sec. 1010.

Section and respective summary...All streets (new and existing) must meet minimum requirements for a standard county local or collector street...paved accordingly.

Development as Proposed: Roads to be constructed to applicable standards and become publically maintained.

Planning Staff Recommendation:

Approval as Presented

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.*

PICKENS COUNTY

SOUTH CAROLINA

Engineering department

186B County Farm, Pickens, SC 29671
864-898-5966



June 3 2021

Pickens County Community Development

222 McDaniel Avenue, B-10

Pickens, SC 29671

Attn: Mr. Chris Brink, AICP, Director

Re: Net Zero Farm Community, Phase 1

Mr. Brink,

The Engineering Department has completed a review of the preliminary site plan submitted on May 28, 2021 for the above referenced project. This Department has the following comments:

1. An encroachment permit will need to be obtained from the Pickens County Roads and Bridges Department for the proposed entrance / exit at Old Keowee Church Road. To know the location to check the sight distance from, the centerline of the proposed entrance needs to be staked when the encroachment permit application is submitted.
2. During the design phase of the proposed roads within the development, Article 10 of the Unified Development Standards Ordinance (UDSO) needs to be closely followed.
3. If there are to be any steep grades along the proposed road profiles, the affect this may have on emergency vehicles' response time will need to be considered.
4. All roads and driveways shall provide a maximum grade of 5% for a distance of 20-ft from edge of pavement at any intersection, as specified in Section 1010(d)(13) of the UDSO.
5. How will drainage be addressed? All drainage calculations need to be provided.
6. A roadway typical section and road profile needs to be provided.
7. The Engineering Department will also need to review the water and sewer plans if these utilities will be installed for this project. Any portions of these two utilities (excluding laterals) that cross the proposed road will need to be sleeved and shown on the road profiles.

Please be advised that this is only a preliminary review of the land use plan provided to the Pickens County Engineering Department.

This review letter only addresses items pertaining to the Engineering and Roads & Bridges Department. Any plan modifications due to comments by the Stormwater Office and/or Planning Department needs to be provided to the Engineering Department for review.

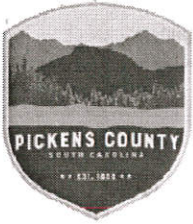
If you have any questions, please feel free to contact this Department.

Sincerely,



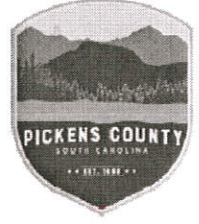
Rodney Robinson
Pickens County Staff Engineer

Cc: Scottie Ferguson, Pickens County Stormwater Manager
Mack Kelly, Pickens County Director of Public Works / County Engineer
Chris Brink, Pickens County Department of Community Development Director



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: SD - 21 - 0004

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 RSL BUILDINGS, LLC

Mailing Address 1512 HWY 414 TRAVELERS REST, SC 29690

Telephone 864 534 4098 Email ALFREDTIGER.RSL@GMAIL.COM

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

Property Owner(s) of Record RSL BUILDINGS, LLC

Mailing Address SAME

Telephone _____ Email _____

Authorized Representative MARK CLAYTON

Mailing Address 1512 HWY 414, TRAVELERS REST, SC 29690

Telephone 864 534 4098 Email ALFREDTIGER.RSL@GMAIL.COM

Address/Location of Property OLD KEOWEE CHURCH RD SIX MILE, SC

Existing Land Use WOODED Proposed Land Use PHASE ONE (II) HOMES

Tax Map Number(s) 4049-00-68-5608

Total Size of Project (acres) 10 ACRES Number of Lots 11

Utilities:

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

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:

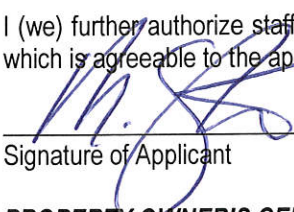
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **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.

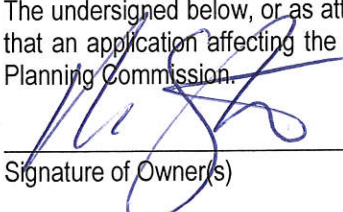
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


 Signature of Applicant

4/22/21
 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.


 Signature of Owner(s)

4/22/21
 Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

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

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

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

NO

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

YES

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

YES

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

YES

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

YES



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

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

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ Attachment "A"



April 22, 2021
Letter of Intent

Re: Net Zero Farm Subdivision
RSL Buildings, LLC
Phase One (11) Homes
Old Keowee Church Rd

RSL Buildings, LLC was originally approved by Pickens County Planning Commission on September 14, 2020 for a total of (22) Lots/Single Family Residential Development

RSL Buildings, LLC has been working with the appropriate Codes/Permitting Authorities since October of 2020 making every effort/response to comply with recorded standards

RSL Buildings, LLC still plans for Only (22) total Single Family Lots
However, RSL Buildings, LLC is requesting a change of Location on the property for Phase One (11)
This change will allow for much less grading and distance to Six Mile Water's (12") main
The total acreage for this Phase One (11) is 10 Acres or slightly less
Each Lot in phase one will be at least .6 Acres with Septic Tanks per lot
RSL Buildings, LLC will be building (11) Homes ~ 3000 sqft in size

No Roads variance will be requested as the roads will be built to Pickens County Standard
RSL Buildings, LLC is working with King Asphalt of Liberty, SC to design & build
Green Harvest Way & Elysian Way to become Pickens County Roads

RSL Buildings, LLC will bring to Planning each subsequent Phase of Development for Approval
Therefore, RSL Buildings, LLC is requesting that Site Development be
considered by Pickens County Planning as Independent Phases

Best Regards,
RSL Buildings, LLC

A handwritten signature in blue ink, appearing to be "Mark Clayton", is written over a horizontal line.

Mark Clayton CEO, RSL Buildings, LLC

Date

4/22/21



REFERENCE

1. EXISTING TOPOGRAHY BASED UPON AREA LOCAL SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. - JULY, 2020.
2. EXISTING BOUNDARY AND SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. - JULY, 2020.
3. EXISTING BOUNDARY AND SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. - OCTOBER 16, 2020

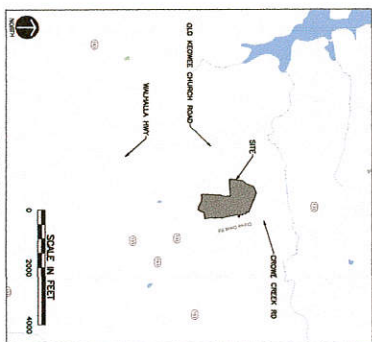
A horizontal scale bar with alternating black and white segments. Below the bar, the text "SCALE IN FEET" is written. Underneath, the numbers "0", "20", and "40" are marked at regular intervals along the scale.

CIVIL ENGINEER
CNA, & ENVIRONMENTAL CONSULTANTS, INC.
530 HOBELL ROAD, SUITE 203, #A15
ANN ARBOR, MI 48106-1400 (OFFICE)
PHONE: (313) 924-1140 (OFFICE)
CONTACT: MATT JOHNSON, P.E.

OWNER
RENEWABLE SUSTAINABLE LIVING
1512 HICKORY AVE.
TRAVELERS REST, SC 29580
ANN ARBOR, MI 48106-1400
PHONE: (800) 531-0008
CONTACT: MARK CLAYTON

LOT AREA	24.00 ACRES
SETBACKS	
FRONT	20'
SIDE	7'
REAR	10'
<u>ZONING INFORMATION</u>	
ADDRESS	410 KENNETH CLARK ROAD
	5th FL. ST. 20710
PARCEL ID	4041-01-00-5000
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
	11 PERMITS ISSUED
MINIMUM LOT SIZE	0.5 ACRES

ALL PROPERTY IS WITHIN PICKENS COUNTY,
3 MILES NORTHWEST OF SIX MILE, SC

[illegible]

VICINITY MAP

DATE:	APRIL 2021	DRAWN BY:	DPC
DWG SCALE:	1"=50'	CHECKED BY:	MSJ
PROJECT NO:	302-931		
APPROVED BY:			

**RSL BUILDINGS LLC
NET ZERO FARM COMMUNITY - PHASE 1
PICKENS SITE
OLD KEOWEE CHURCH ROAD
SIX MILE, SOUTH CAROLINA**

[illegible]



MEMBERS

BILL CATO, District 2, Chairman
 BOB BALLENTINE, District 1, Vice Chairman
 TERRY NATION, District 3
 PHILIP SMITH, District 4
 BOB YOUNG, District 6
 MICHAEL WATSON, At-Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



September 28, 2019

Mark Clayton
 RSL Buildings, LLC
 1512 Highway 414
 Travelers Rest, South Carolina 29690

RE: Notice of Action
 SD-20-0003 Subdivision Land Use and associated Subdivision Variance request for a 22 lot single-family residential development with unpaved/gravel streets. The subject tracts are located on Old Keowee Baptist Church Road, Easley. The applicant and property owner of record is RSL Buildings, LLC (Mark Clayton).
 TMS#s 4049-00-59-1085, 4049-00-58-5751, 4049-00-58-6074, 4049-00-59-5232, 4049-00-57-8898, 4049-00-59-3692, 4049-00-59-8238

Dear Mr. Clayton:

On September 14, 2020, the Pickens County Planning Commission voted unanimously to **Approve, with a modification**, the Subdivision Land Use request referenced above. The modification being:

1. *The project applicant and development team work closely with County Engineering Staff regarding the construction of all streets within the project. A variance or relief from the minimum county road standards is not being considered with this approval.*

This letter provides notification of the final decision of the Planning Commission. An appeal from this decision may be taken to the circuit court within thirty (30) days after the date of this letter (per SC Code of Laws 6-29-1150).

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 residential development plans and permit applications.

It has been a pleasure working with you through the Planning Commission process and we look forward to working with you toward development permitting, development construction, and site compliance. A copy of the applicable development permit application can be found on the Pickens County website and can be submitted via our Citizen Self Service portal.

If you have any questions, please contact me at (864) 898-5989 or Ray Holliday at (864) 898-5953.

Sincerely,


 Christopher J. Brink, AICP
 Director

CJB/cb

Cc: file – SD-20-0003



qPublic.net™

Pickens County, SC



GROVE CREEK RD



587 ft



qPublic.net™

Pickens County, SC



Parcel ID	4140-00-61-4326	Account	Vacant	Ownership	PACE RHONDA D C
Account No	R0090555	Type	Land		TRUSTEE
Property		Class	n/a		1143 LIBERTY HW
Address		Acreage	16.5		SIX MILE, SC 29682
District	A16-Six Mile	LEA Code	0004.2		0000
Brief	W/SIDE HWY 133, PLAT 612/183	Value	\$0		
Tax Description	LOT 2				