

MEMBERS

BOB BALLENTINE, District 1, Chairman
GARY STANCELL, District 3, Vice Chairman
BOBBIE LANGLEY, District 2
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

July 12, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, District 1, Chairman
GARY STANCELL, District 3, Vice Chairman
BOBBIE LANGLEY, District 2
PHILIP SMITH, District 4
JON HUMPHREY, District 5
DAVID COX, District 6
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PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

July 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**
June 14, 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. A petition has been submitted to the Planning Commission for a change in the name of 30th Street, Six Mile to Orchard Park Road, Six Mile. The submitted petition represents 100% of the owners with access to said road. Per § 6-29-1200 of the South Carolina Code of Laws, the Planning Commission will provide the public an opportunity to comment on the name change.
 2. LU-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting Land Use approval for a 27 unit, Single Family Attached/Townhouse Development. The subject property is located on Warpath Road, Six Mile. The property owner of record is Warpath Ridge on Lake Keowee, LLC.
TMS# 4038-00-59-5376
 3. SD-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting Subdivision Land Use approval for a 10 lot, Single Family Residential Development. The subject property is located on Warpath Road, Six Mile. The property owner of record is Warpath Ridge on Lake Keowee, LLC.
TMS# 4038-00-59-5376
 4. SD-21-0006 The Cliffs at Keowee Springs is requesting Subdivision Land Use approval for a revision to their previously approved project Master Plan. The subject property is located on Keowee Springs Baptist Church Road, Six Mile. The property owner of record is Urbana Cliffs RE, LLC, Cliffs Club Holdings, LLC, and Cliffs Land Partners, LLC
TMS# 4130-00-66-2261, et. al
 5. SDV-21-0002 Jonathan Owens is requesting a subdivision variance from the Pickens County development standards regarding number of dwellings permitted on a single tract or parcel. The subject property is located on Amberway Road, Easley. The property owner of record is Jonathan Owens.
TMS# 5049-10-25-7366
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

June 14, 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)
Philip Smith
David Cox
Gary Stancell
Michael Watson
Bobbie Langley

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Election of Officers

Mr. Brink, presiding over the election of Chairman, opened the floor to nominations.

Ms. Langley nominated Mr. Ballentine for Chairman.

Mr. Stancell nominated Mr. Smith for Chairman.

Mr. Brink called for any final nominations. There being none, Mr. Brink closed the nomination period for Chairman.

Mr. Brink, being in the order nominated, asked for those voting for Mr. Ballentine to please provide a voice vote. There were three members voting for Mr. Ballentine as Chairman (Ms. Langley, Mr. Watson, Mr. Cox)

Mr. Brink, noting that Mr. Ballentine did not cast a vote thereby raising the potential for a tie vote, called for those wishing to vote for Mr. Smith to also offer a voice vote. There were two members voting for Mr. Smith as Chairman (Mr. Stancell, Mr. Smith).

By a vote of three members for Mr. Ballentine as Chairman and two votes for Mr. Smith as Chairman, Mr. Ballentine was elected Chairman for the next Commission business year.

Draft

1 Mr. Ballentine, being the newly elected Chairman, resumed the Election of Officers period by
2 calling for nominations for Vice-Chairman.

3
4 Mr. Cox nominated Mr. Stancell for Vice-Chairman.

5
6 Mr. Ballentine called for any additional nominations. There being none, by acclamation, Mr.
7 Stancell was elected Vice-Chairman.

8
9 Mr. Ballentine stated, as is typical, staff will serve as Commission Secretary.

10
11 ***Welcome and Call to Order***

12
13 Mr. Ballentine, the Presiding Official, called the meeting to order at 6:35 p.m.

14
15 Mr. Ballentine asked those in attendance to join in a moment of silence and for the recital of the
16 Pledge of Allegiance.

17
18 ***Approval of Minutes***

19
20 Mr. Ballentine called for a motion regarding the minutes of the May 10, 2021 meeting.

21
22 Ms. Langley asked for clarification of the minutes reflected on page 2, line 24 regarding the
23 motion and vote of that particular agenda item; specifically the variation of the motion from what
24 the applicant had requested and stated in his presentation.

25
26 Mr. Brink stated that the motion provided by Mr. Humphrey, a minimum of 300 square feet, was
27 in fact a true and accurate capture of the motion made.

28
29 There being no additional discussion of the minutes, Mr. Stancell motioned to approve the
30 minutes. Mr. Watson seconded the motion. The motion to approve the minutes passed
31 unanimously.

32
33 ***Public Comments***

34
35 Although a citizen signed up on the public comment sheet to speak, their intent was to be
36 allowed to speak under the old business agenda item. No one wished to speak under the public
37 comment period.

38
39 ***Old Business***

- 40
41 **1. SD-21-0001 Subdivision Land Use for a 46 lot, single-family**
42 **residential development located on Bakerville Road and Zion**
43 **Church Road, Easley. The proposed development is located on**
44 **approximately 34.14 acres. The applicant is Mungo Homes**
45 **Properties, LLC. The property owner of record is the Estate of**
46 **Frances M Black Parslow.**
47 **TMS# 5017-00-94-3270**

48
49 Mr. Smith motioned that the item listed under old business be brought off the table. Mr. Stancell
50 seconded the motion. The motion to bring the item off the table passed unanimously.

51
52 Mr. Ballentine provided an opportunity for the applicant to address the Commission.

53
54 Mr. Derrek Pulley appeared before the Commission to present additional information as
55 requested by the Commission; that Mr. Emde was not able to make the meeting due to an
56 illness.

1 Mr. Pulley brought up the additional information they were able to obtain from SCDOT relative to
2 traffic counts in the general area but not specifically on Zion Church Road; that Pickens County
3 has better numbers and has provided them specifically for Bakerville Road due to a more recent
4 traffic count on that roadway; that Mr. Brink has additional information to share.

5
6 Mr. Ballentine asked Mr. Pulley to provide an analysis of the information that was provided.

7
8 Mr. Pulley, not being a traffic engineer, could not speak as to what the information shows; that
9 the only information that seemed relative to the issue and what could be obtained was what
10 Pickens County has on Baskerville Road; that he doesn't have those numbers in from of him.

11
12 Mr. Brink went over both what the applicant provided, traffic counts for SC 8 and SC 135 in the
13 general vicinity of the project and motor vehicle accident (MVA) data pertaining to two recent
14 accidents just south of Bakerville Road on Zion Church Road.

15
16 Mr. Brink also provided staff analysis of the traffic counts recently taken by the County
17 Engineering Department on Bakerville Road, an analysis of the average daily vehicle counts
18 calculated using the latest edition of the Institute of Traffic Engineers Trip Generation manual for
19 a project the size as being proposed, and speed data relative to the counts taken by
20 engineering staff.

21
22 Mr. Ballentine asked for any questions from the members of the Commission.

23
24 There being no questions from the Commission, Mr. Ballentine noted two individuals that had
25 signed up on the public hearing sheet and one individual that had signed up on the public
26 comment sheet; Ms. Jan Cross, Mr. Johnson Bond, and Ms. Mandy Bennett.

27
28 Mr. Ballentine explained that the public hearing for this particular item had been closed but that
29 he would allow additional comments and for a limited time, provided it is new, relative
30 information that was not presented during the last meeting.

31
32 Mr. Ballentine called on Jan Cross, property owner, who explained the need to sell the property
33 and the timeline surrounding the family's decision to sell and the nature of various agreements
34 to sell property to other individuals; that the property is used for potential poaching by
35 neighboring property owners.

36
37 Mr. Ballentine called on Mr. Johnson Bond to speak.

38
39 Mr. Bond spoke on the lack of infrastructure to serve the project and the increase in traffic the
40 development would cause.

41
42 Mr. Ballentine called on Ms. Mandy Bennett to speak.

43
44 Ms. Bennett spoke on the impact to the local schools and traffic.

45
46 There being no one else signed up to speak, Mr. Ballentine allowed several other individuals to
47 speak.

48
49 Mr. Rusty Rice –

- 50 - Stormwater detention ponds
- 51 - Septic tanks for 46 lots
- 52 - Impacts to a pond on adjacent property

53
54 Ms. Tammy Rice –

- 55 - Decrease in property values
- 56 - Homes across road from farm and horse arena and impact on those

1 - Presented a petition in opposition representing all of the home owners and
2 occupants along Baskerville Road and the area.
3
4 David Kelley –
5 - Questions regarding traffic counts on Zion Church Road
6
7 Britt Rice –
8 - When will the project start and how long to develop?
9 - Impact on school attendance
10 - Power outages
11
12 Mr. Pulley indicated that the project would start to develop in approximately 3 to 4 months and
13 take approximately 2 to 3 years to fully complete the project with all the roads and infrastructure;
14 that information was presented last month from the school district which indicated no impact
15 from the development.
16
17 There being no additional comments from the public, Mr. Watson asked where were the
18 common areas for children to play in the area other than on the property in question; that it
19 seemed the neighborhood is the common area.
20
21 Ms. Langley stated that it seemed as if the attitude from those speaking is that no new
22 development would be welcomed in the area.
23
24 Mr. Smith asked if the lots were to be served by septic.
25
26 Staff stated that the project would be served by individual septic systems.
27
28 Mr. Stancell motioned that the development be approved.
29
30 Mr. Stancell's motion died for the lack of a second.
31
32 Mr. Watson asked where the neighboring homes were located.
33
34 Ms. Rice identified the adjacent homes for Mr. Watson.
35
36 Mr. Watson motioned that the project be approved.
37
38 Mr. Stancell seconded the motion.
39
40 Additional members of the public identified the locations of their homes for the Commission.
41
42 Mr. Ballentine briefly went over the standards for land use approval consideration as outlined in
43 the application and in the UDSO.
44
45 Ms. Langley spoke to the standards identified as "A", "C", and "F" as to why she would vote
46 against approval.
47
48 Mr. Cox spoke on the importance of public input and that the Planning Commission should
49 speak for and represent the public.
50
51 Mr. Smith spoke to approval standards "B" and "D" as to why he would vote to not approve the
52 request.
53
54 Mr. Ballentine called for a vote on the motion.
55

1 Mr. Watson and Mr. Stancell voted to approve the project. Mr. Smith, Ms. Langley, and Mr. Cox
2 voted to not approve the project. With two (2) for and three (3) against the motion to approve
3 the project, the motion to approve the project failed and the land use was denied.

4
5 With noting further under old business, Mr. Ballentine moved to the Public Hearing items.

6 7 ***Public Hearings***

8
9 Mr. Ballentine briefly went over the procedures that will be followed for this evening's public
10 hearing.

11
12 Mr. Ballentine opened the public hearing portion of the meeting and called for the case being
13 heard.

- 14
15 **1. SD-21-0004 Subdivision Land Use for an 11 lot addition to a**
16 **previously approved single-family residential development located**
17 **on Old Keowee Church Road, Six Mile. The proposed development**
18 **is located on approximately 36.43 acres. The applicant is RSL**
19 **Buildings, LLC. The property owner of record is William Randolph**
20 **Stancil.**

21 **TMS# 4049-00-68-5608**

22
23 Mr. Mark Clayton briefly went over his proposed project; that this will be a new phase of his Net
24 Zero residential project but actually the first phase to be constructed; that previously, the
25 Planning Commission approved a 22 lot residential development on an adjacent tract, which is
26 also part of the now larger Net Zero project, but that section will actually be later phases; that
27 the main entrance is being moved and will be utilized to serve other portions of the property in
28 the future which opened up the opportunity to add 11 lots to the project and construct them first;
29 that the development concept has not changed from what was original proposed but it has only
30 become somewhat larger.

31
32 Ms. Langley asked for an overview of the overall residential project.

33
34 Mr. Clayton gave a detailed overview of the entire Net Zero development concept; that it is
35 based on a sustainable farm concept utilizing passive solar, rain capture, agricultural areas, and
36 as low impact development that can be achieved on the site; that initially they were proposing
37 pervious surface roads, gravel, but that they were not approved by the county so they will abide
38 by the county's road construction standards for the roadways but the individual driveways will
39 still be a pervious concrete or similar surface.

40
41 Mr. Smith asked what will be different from the homes constructed in the Greer project and in
42 the proposed Pickens County project.

43
44 Mr. Clayton stated that the concept will essentially be the same with passive solar, high
45 efficiency, rain capture but the homes will be somewhat larger.

46
47 With no additional presentation and no one present to either speak for or against the request,
48 Mr. Ballentine closed the public hearing and opened the floor for further questions or a motion.

49
50 Mr. Stancell motioned that the request be approved. Ms. Langley seconded the motion.

51
52 The motion to approve the land use request passed unanimously.

53 54 ***Commissioners and Staff Discussion***

55
56 Members of the Commission and Staff discussed procedures, Roberts Rule of Order, and
57 proper procedures for bring motions to the floor and amending motions.

1 **Adjourn**

2
3 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
4 the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was
5 adjourned at 8.00pm.
6

7
8 Submitted by:
9

10
11
12 _____
13 Secretary

Date

14
15
16
17 Approved by:
18

19
20 _____
21 Chairman

Date

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

Road Name Change – 30th Street to Orchard Park Road Staff Report

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

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

Petitioner: Joel Hartmans
229 Lakeside Drive
Six Mile, SC

Property Owner(s): Joel Hartmans

Property Location: 30th Street, Six Mile

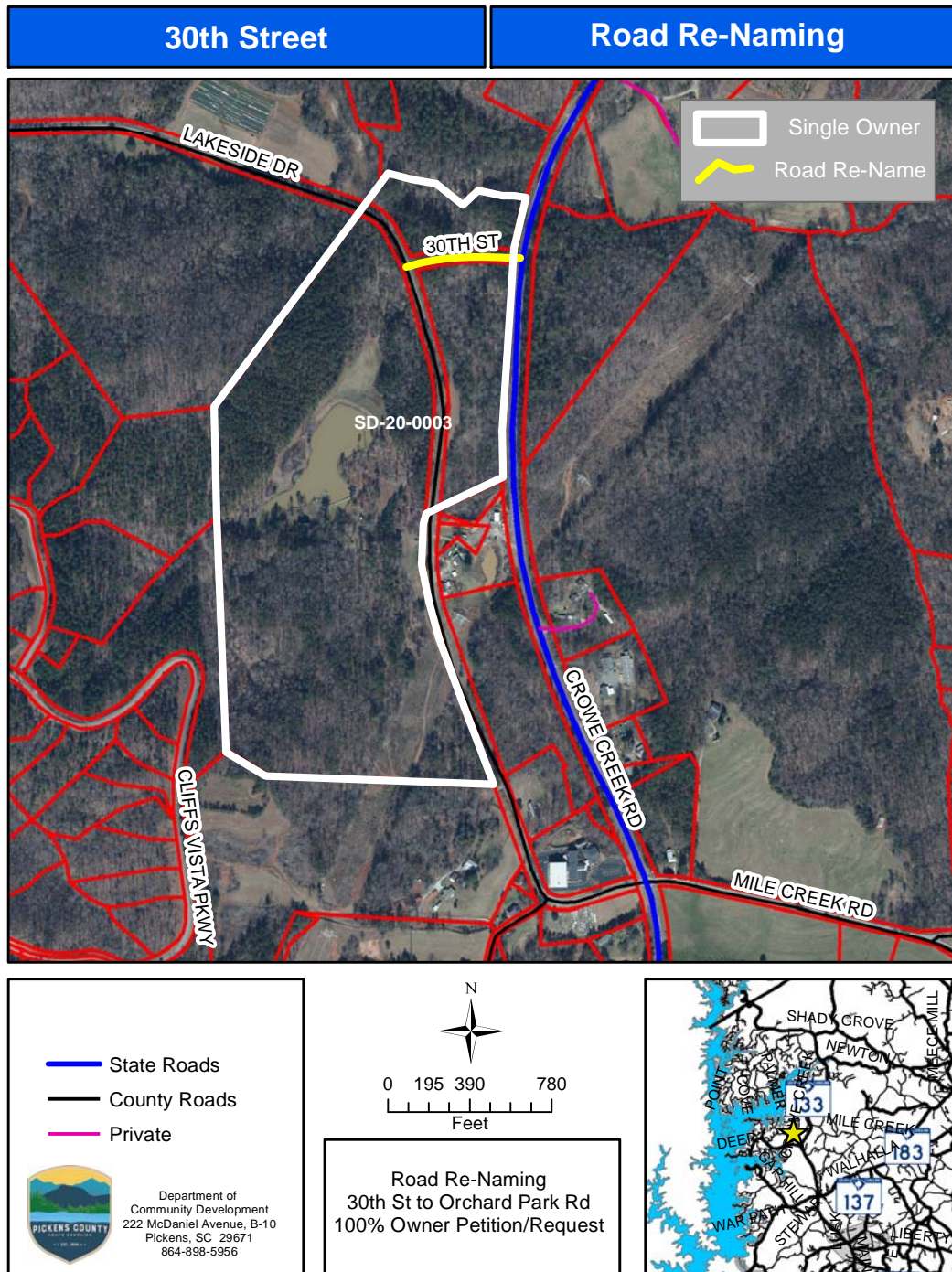
County Council
District: 2

Request Background:

Petitioner request to change the road name of 30th Street, Six Mile to Orchard Park Road, Six Mile.

Per § 6-29-1200 of the South Carolina Code of Laws, the Planning Commission will provide the public an opportunity to comment on the name change.

The petitioner represents 100% of the property owners affected/with direct access to said roadway.



Planning Staff Recommendation:

Approve Name Change, with Condition:

Petitioner must bear 100% of the cost to have the applicable road signs changed.

COUNTY OF PICKENS

www.co.pickens.sc.us

Department of Community Development

Building Codes Administration • Stormwater Management • Planning



Director
CHRISTOPHER J. BRINK, AICP

Chief Building Official
JOEY AIKEN

Stormwater Manager
SCOTTIE FERGUSON

County Planner
RAY HOLLIDAY

We, the undersigned, petition Pickens County E-911 to change

30th Street to Orchard Park Road.
(current road name) (desired road name)

The following signatures represent 100% of the property owners of the above named road:

- | | |
|-----------------------|----------|
| 1. <u>[Signature]</u> | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

UPON COMPLETION OF THIS PETITION FORM PLEASE RETURN TO:

Pickens County E-911

Administrative Office
222 McDaniel Ave., B11
Pickens, SC 29671

OFFICE USE ONLY

DATE OF APPROVAL

AUTHORIZED SIGNATURE
E911 PERSONAL

Pickens County is an Equal Opportunity Provider and Employer

LAKE SIDE DR

30TH ST

CROWE CREEK RD

CROWE CREEK RD

DE DR

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-21-0005 Staff Report

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

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

Applicant: Warpath Ridge on Lake Keowee, LLC
2970 Six Mile Highway
Central, SC

Property Owner(s): Warpath Ridge on Lake Keowee, LLC

Property Location: Warpath Road, Six Mile

Acreage: 38.6 +/- Acres (27 + acres devoted to the attached, single family and townhome portion of the overall development)

Tax Map Number: 4038-00-59-5376

County Council
District: 2

Land Use Request: 27 unit townhome/duplex development

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

Request Background:

The applicant is proposing to develop 27 attached, single family units (townhomes/duplexes) on about 27 acres of the larger 38.6 acre tract

Current Property Use:

The property is currently wooded/vacant. An existing Duke Energy transmission line (283' ROW) runs along the eastern edge of the tract – accounting for approximately 15 acres of the larger tract.

Surrounding Area:

North: medium density residential – lot sizes less than 2 acres – “The Highlands”

South: Lake Keowee

East: medium density residential – lot sizes less than 2 acres, larger, 10+ acres tract vacant

West: Lake Keowee, Warpath Landing

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by Warpath Road, a county maintained roadway.

Water:

Six Mile Water

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

None

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

PCSD:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

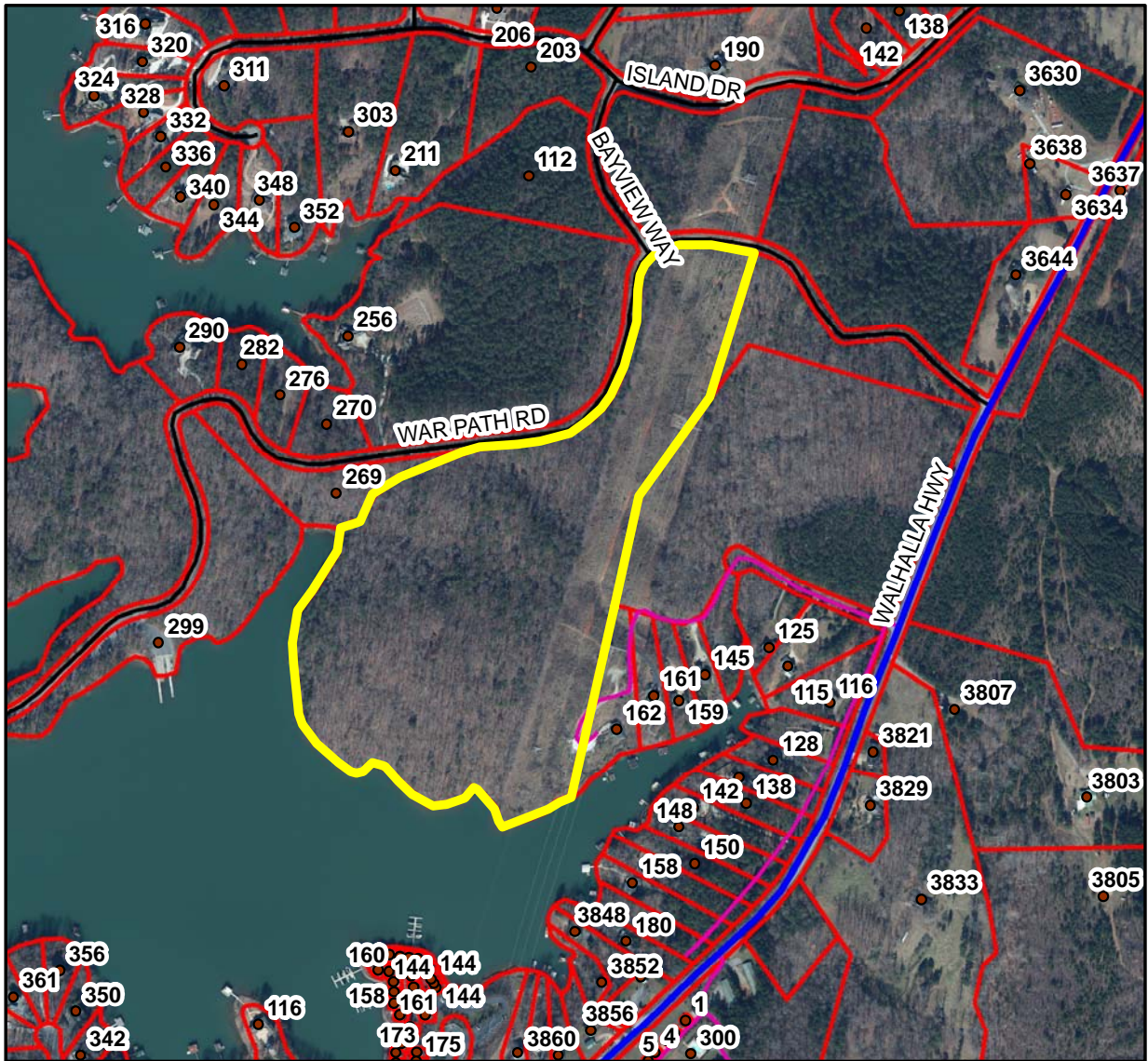
Will need to review, during development review and permitting, fire service (hydrants) and interior road network and access points onto and surrounding the project

Other Reviewing Agencies:




N/A

LU-21-0005

General Site



LU-21-0005

-  State Roads
-  County Roads
-  Private

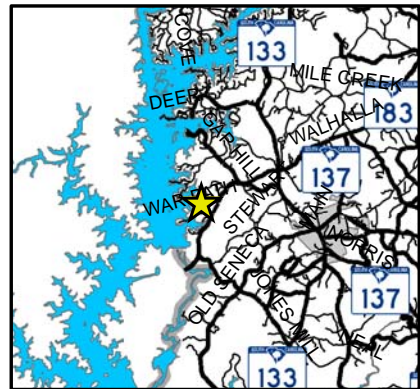


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



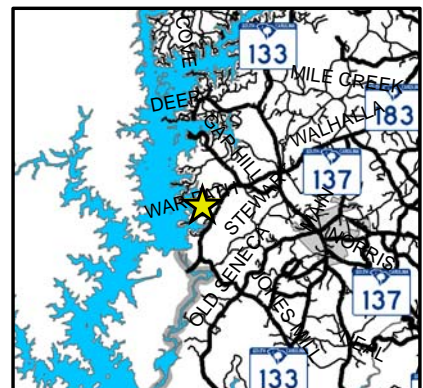
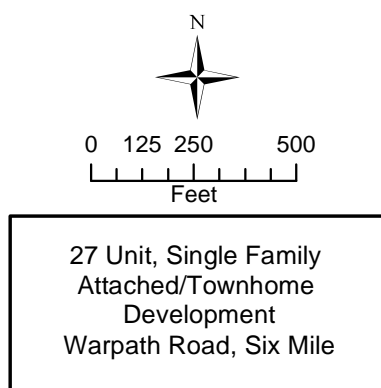
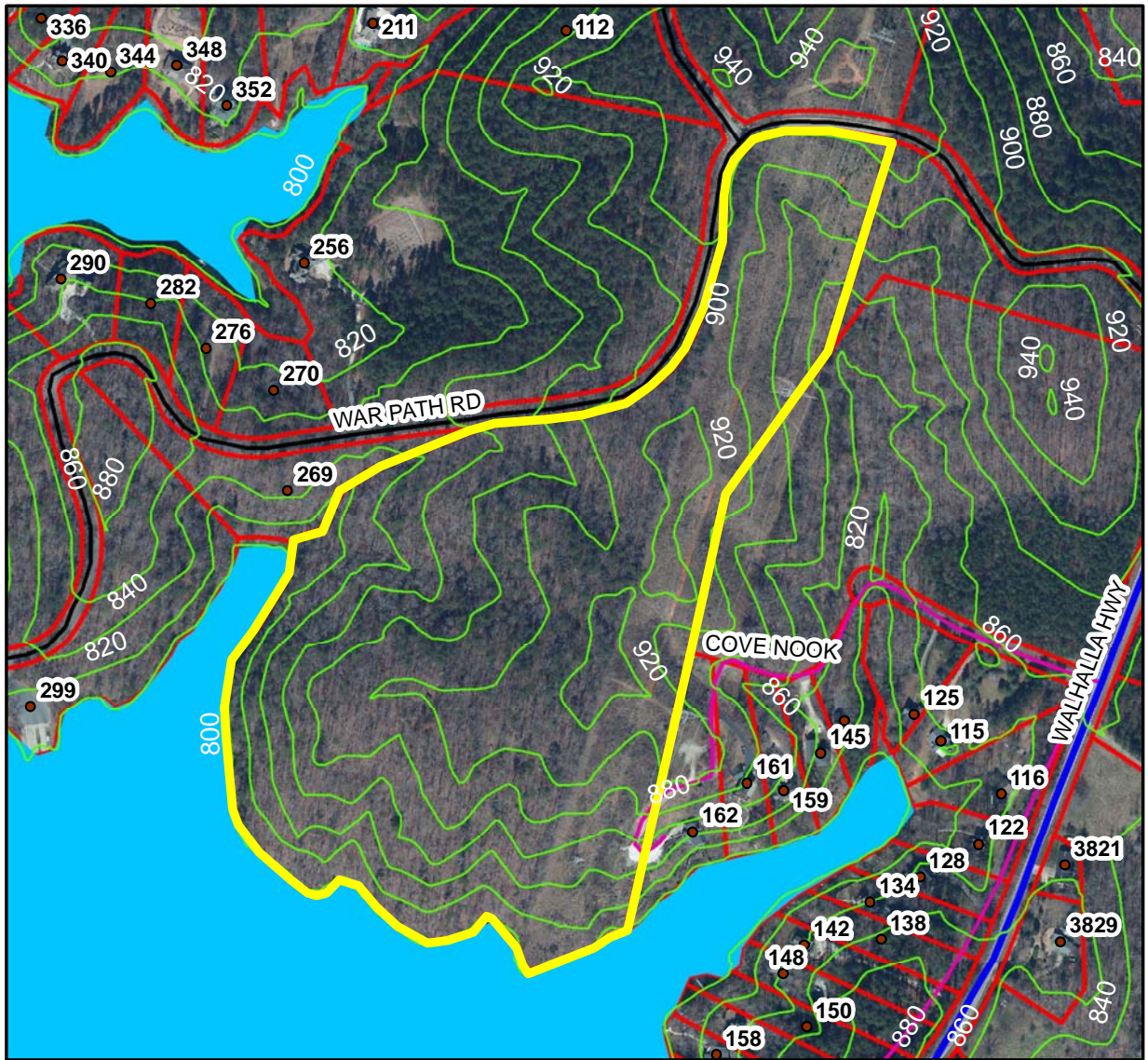
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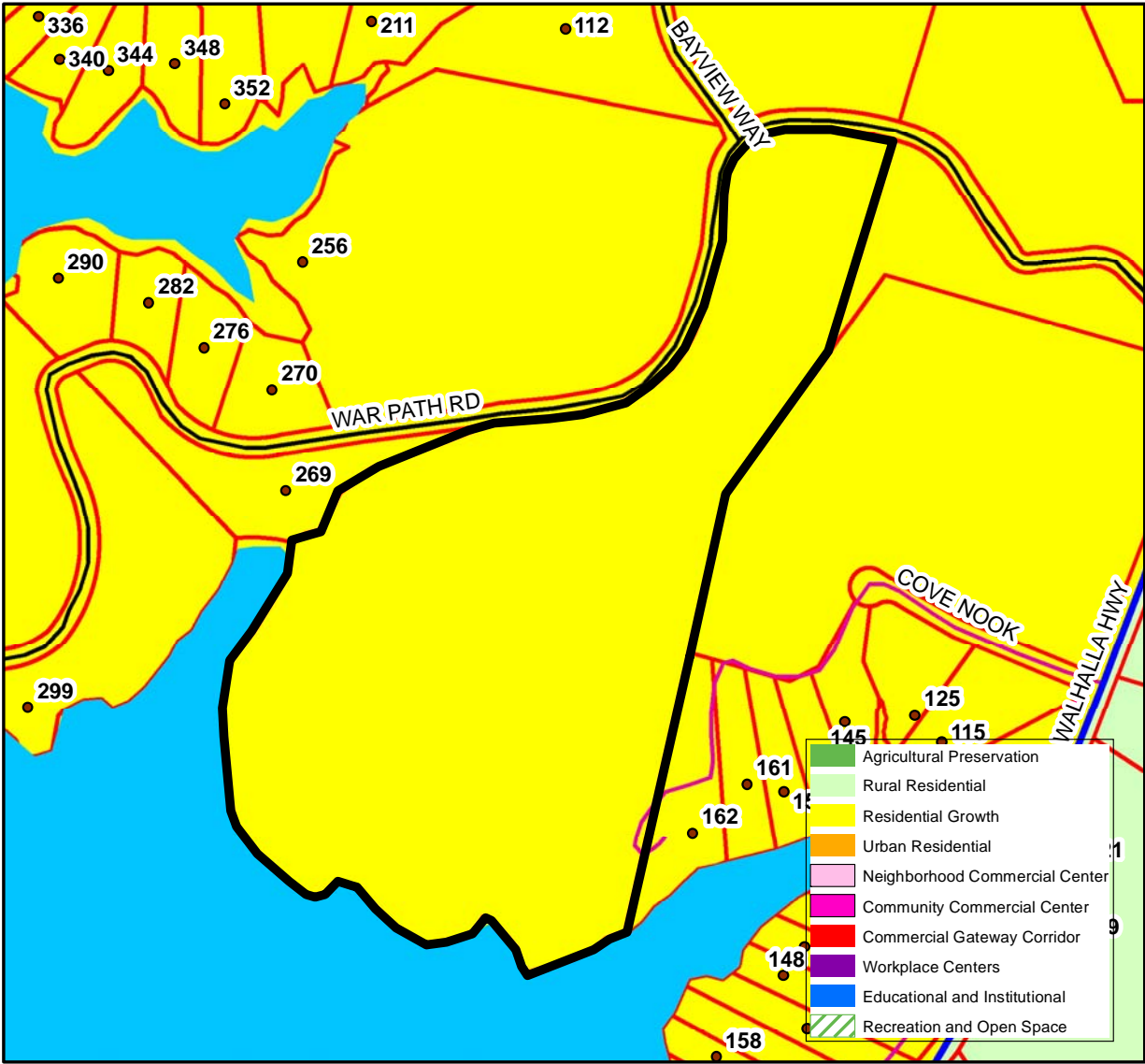
27 Unit, Single Family
Attached/Townhome
Development
Warpath Road, Six Mile



LU-21-0005

Topography/Hydrology







LU-21-0005



State Roads




County Roads



Private

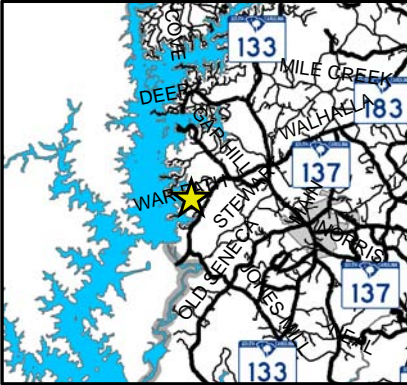


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 125 250 500
Feet

27 Unit, Single Family
Attached/Townhome
Development
Warpath Road, Six Mile



Analysis of Standards for Land Use Approval:

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

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

The proposed 27 unit detached residential development, made up of townhomes and duplexes, is consistent with the overall residential density of the area.

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

The proposed development should not adversely affect the use of adjacent or nearby properties.

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

The proposed development 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 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. Due to the size and nature of the proposed project, no impact on the local school attendance zone is anticipated.

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 Townhome Development

Section 314(a)(1) Recreation amenities

Clubhouse
Lake Access with Residential Marina

Section 314(b)(1) Density

Allowed: 50 units (based on 4 units/acre, with area devoted to townhome/duplex area of approximately 12.6 acres – reduction of 15 acres of Duke ROW and area devoted to road ROW, and project area of SD-21-0005)
Development as Proposed: 27 units or 2.15 units/acre

Section 314(b)(1) Access

Required: Internal street network, no individual unit direct access to collector
Development as Proposed: Road to be constructed serving townhomes and single family project

Traffic Generation Information

This information is provided using calculation and land use table from the latest edition of Institute of Traffic Engineers, *Trip Generation* manual.

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
230	Resd. Condo/Townhomes	3.16/du	85	3	1	0	3	4	0

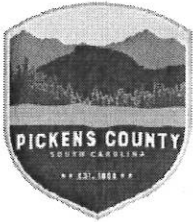
Planning Staff Recommendation:

Approval as Presented, with notation:

- Duplex units, max of three (total of 6 units), are to be considered and approved within the townhome development and not required to be on individual 1.00 acre tracts.*
 - The duplex portion of the development shall be considered under the overall townhome density calculation.*
-

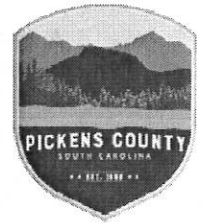
The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *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



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 WARPATH RIDGE ON LAKE KEOWEE LLC

Mailing Address 2970 SIX MILE HWY CENTRAL S.C. 29630

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

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

Property Owner(s) of Record WARPATH RIDGE ON LAKE KEOWEE LLC

Mailing Address 2970 SIX MILE HWY CENTRAL, S.C. 29630

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

Authorized Representative RICHARD C. MASTERS

Mailing Address 278 BOOGER BRANCH RD SIX MILE, S.C. 29682

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

Address/Location of Property S/SIDE WAR PATH RD

Existing Land Use AGRICULTURE (TREES) Proposed Land Use 24 TOWN HOMES

Tax Map Number(s) 4038-00-59-5376

Total Size of Project (acres) 38.6 Number of Lots 24

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.

Richard C. Master

Signature of Applicant

5-26-2021
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.

Richard C. Master

Signature of Owner(s)

5-26-2021
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. HARBOUR POINT & KNOTS LAND, ACROSS THE LAKE HAVE SIMILAR RESIDENCES.

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

NO. OUR DEVELOPMENT WILL ENHANCE NEIGHBORING COMMUNITIES BY PROVIDING MORE RESIDENCES FOR LAKESIDE LIVING.

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

YES. MISSION OF PICKENS COUNTY PLANNING IS TO SET THE DIRECTION FOR SUSTAINABLE GROWTH, LIVABLE COMMUNITIES, AND EFFECTIVE MANAGEMENT OF OUR NATURAL RESOURCES AND INFRASTRUCTURE SYSTEMS. I THINK OUR PROPOSAL ACCOMPLISHES THESE OBJECTIVES.

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

NO. STREETS WILL BE PRIVATE, BUILT AND MAINTAINED BY DEVELOPERS & OWNERS. WATER WILL BE INSTALLED BY SIX MILE WATER PAID BY DEVELOPERS. TAXES FROM PROJECT SHOULD BE MORE THAN COST OF POLICE OR FIRE PROTECTION.

- (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. PLANS WERE DESIGNED BY LAND PLANNING ASSOCIATES, IN Easley S.C., WHICH ARE KNOWLEDGEABLE OF DEVELOPMENT ORDINANCES AS REQUIRED BY PICKENS COUNTY.

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

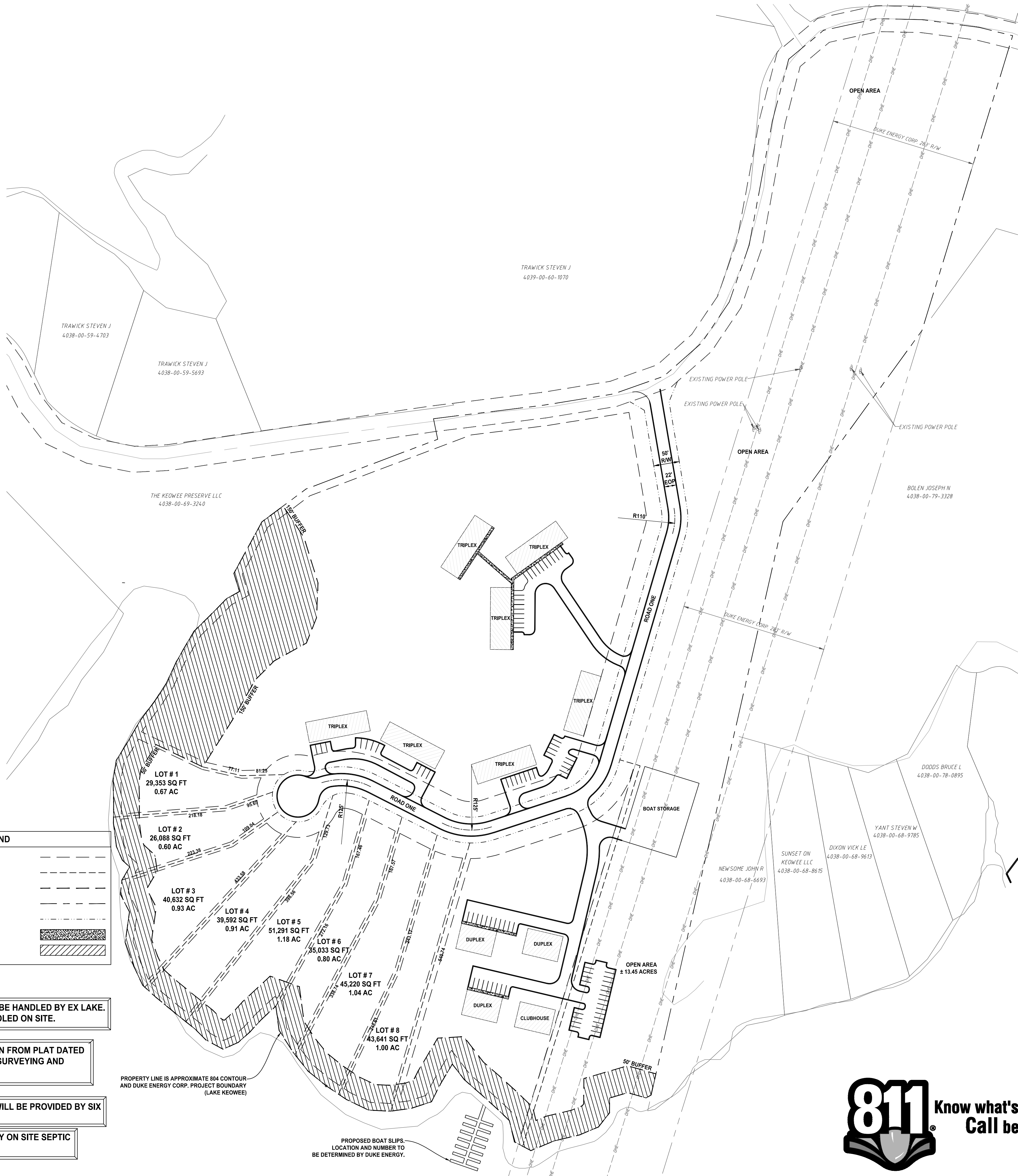
YES. SINCE THIS PLAN IS SIMILAR TO NEIGHBORING PROPERTIES, THE EFFECT SHOULD BE A GOOD BALANCE.

MAY 26, 2021

TO: PICKENS COUNTY S.C. PLANNING
LETTER OF INTENT

WE PLAN TO DEVELOPE 24 TOWNHOMES
ON LAKE KEOWEE ON WARPATH ROAD.
THE TOTAL ACERAGE OF THIS PLAT IS 38.6
ACRES, WHICH WOULD TAKE ABOUT 12 ACRES
FOR TOWNHOMES. THESE TOWNHOMES WILL BE
3 OR 4 BEDROOMS.

RICK MASTERS



SITE INFORMATION:

DEVELOPMENT NAME: WARPATH RIDGE

PROPERTY OWNER AND APPLICANT: WARPATH RIDGE ON LAKE KEOWEE, LLC
2970 SIX MILE HWY
CENTRAL, SC 29630
864-722-5062
SHORIZON@BELLSOUTH.NET
RICHARD SMITH

CIVIL ENGINEER: LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVE, SUITE A
EASLEY, SC 29640
864-242-6072
PATRICK@LPA-INC.NET
PATRICK M. RIVERS, P.E.

PROPOSED LOTS: *8 SINGLE FAMILY RESIDENTIAL LOTS
*1 MULTI-FAMILY PARCEL WITH 7 TRI-PLEX BUILDINGS
*3 DUPLEX BUILDINGS

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat][site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.
Date: _____
[Owner][Agent] (name): _____
Signed: _____

CERTIFICATE OF PROJECT APPROVAL
All applicable requirements of the Pickens County Unified Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat][site plan] is hereby granted by the Pickens County Director of Community Development, subject to further compliance with all provisions of said development regulations.

Director of Community Development (or designee) _____
Date _____
This approval does not constitute approval of a development permit or of a Final Subdivision Plat.

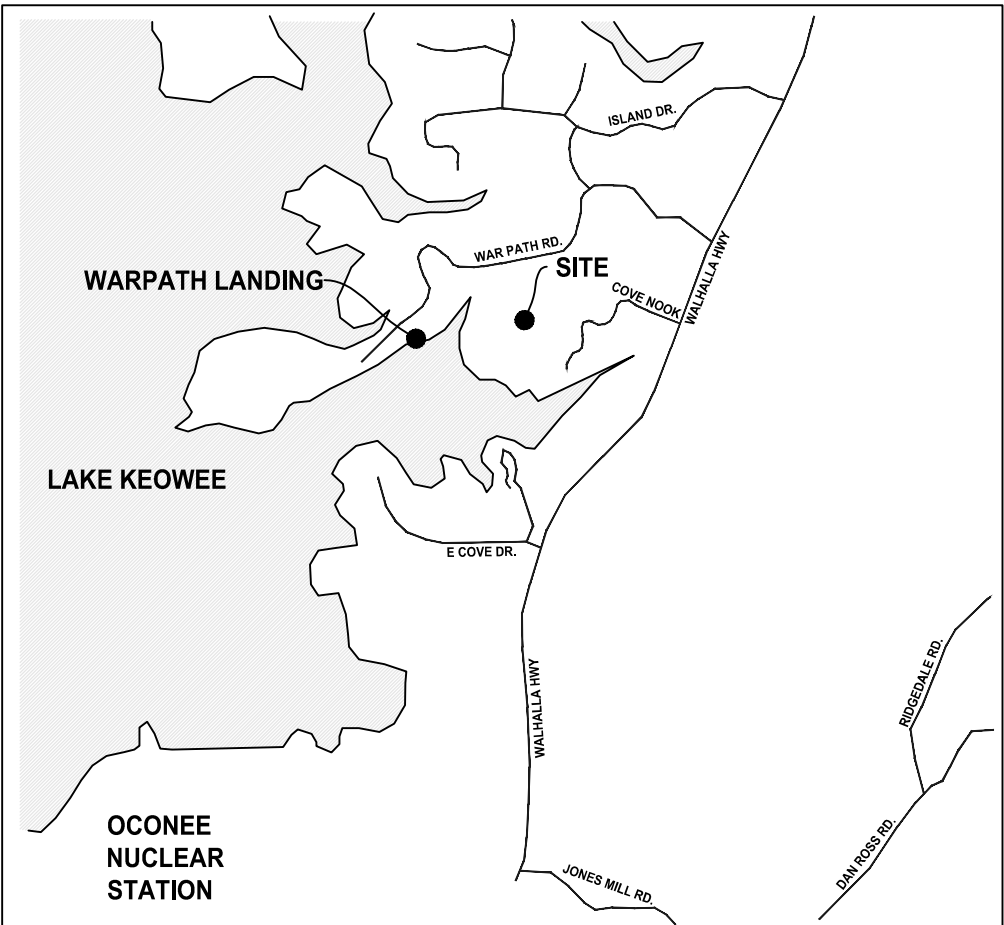
NOT FOR RECORDING

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat][site plan] was prepared using a survey of the property prepared by _____, RLS, and dated _____; and further that the proposed [subdivision][development] meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.
By (name): _____
Signed: _____
Registered Professional No. _____
Address: _____
Telephone Number: _____
Date: _____

LOCATION MAP

1" = 2000'



REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6072 FAX 208.730.8214
design@lpa-inc.net

**WARPATH RIDGE
SIXMILE S.C.**

PROPERTY INFORMATION:

TAX MAP NUMBER: SEE ADD INFO

REFERENCE D.B. & PG:

ADDITIONAL INFO: TOTAL AC: 38.60 AC

ISSUE FOR CONSTRUCTION:

PERMIT DATE:

BID DATE:

DRAWN BY: JTH

DESIGN BY: JTH

CHECKED BY: PMR

DATE: 6/3/21

SCALE: HORIZ: 1:100' VERT:

JOB NUMBER: 19.054

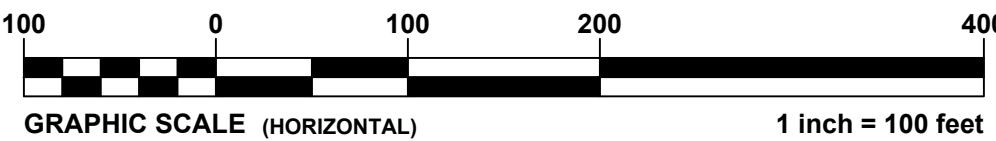
PRELIMINARY PLAN

C-100

WARPATH RIDGE
SIX MILE
SOUTH CAROLINA



Know what's below.
Call before you dig.



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-21-0005 Staff Report

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

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

Applicant: Warpath Ridge on Lake Keowee, LLC
2970 Six Mile Highway
Central, SC

Property Owner(s): Warpath Ridge on Lake Keowee, LLC

Property Location: Warpath Road, Six Mile

Acreage: 38.6 +/- Acres (11 acres devoted to the detached, single family portion of the overall development)

Tax Map Number: 4038-00-59-5376

County Council
District: 2

Land Use Request: 8-10 lot, detached, single family residential development

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

Request Background:

The applicant is proposing to develop 8-10 single family lots on about 11 acres of the larger 38.6 acre tract. Each lot will have access to an interior roadway and frontage/access to Lake Keowee.

Current Property Use:

The property is currently wooded/vacant. An existing Duke Energy transmission line (283' ROW) runs along the eastern edge of the tract – accounting for approximately 15 acres of the larger tract..

Surrounding Area:

North: medium density residential – lot sizes less than 2 acres – “The Highlands”

South: Lake Keowee

East: medium density residential – lot sizes less than 2 acres, larger, 10+ acres tract vacant

West: Lake Keowee, Warpath Landing

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by Warpath Road, a county maintained roadway.

Water:

Six Mile Water

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

None

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

PCSD:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

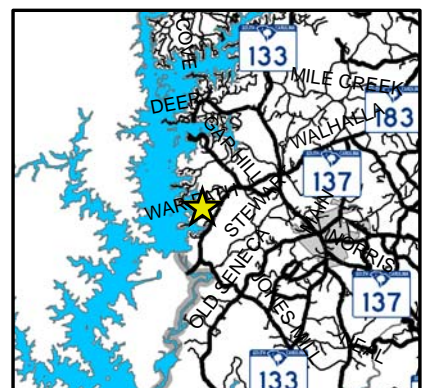
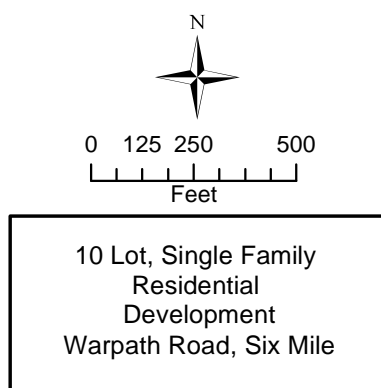
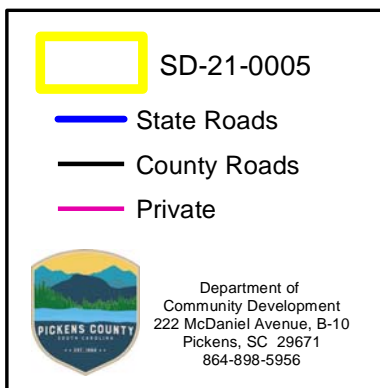
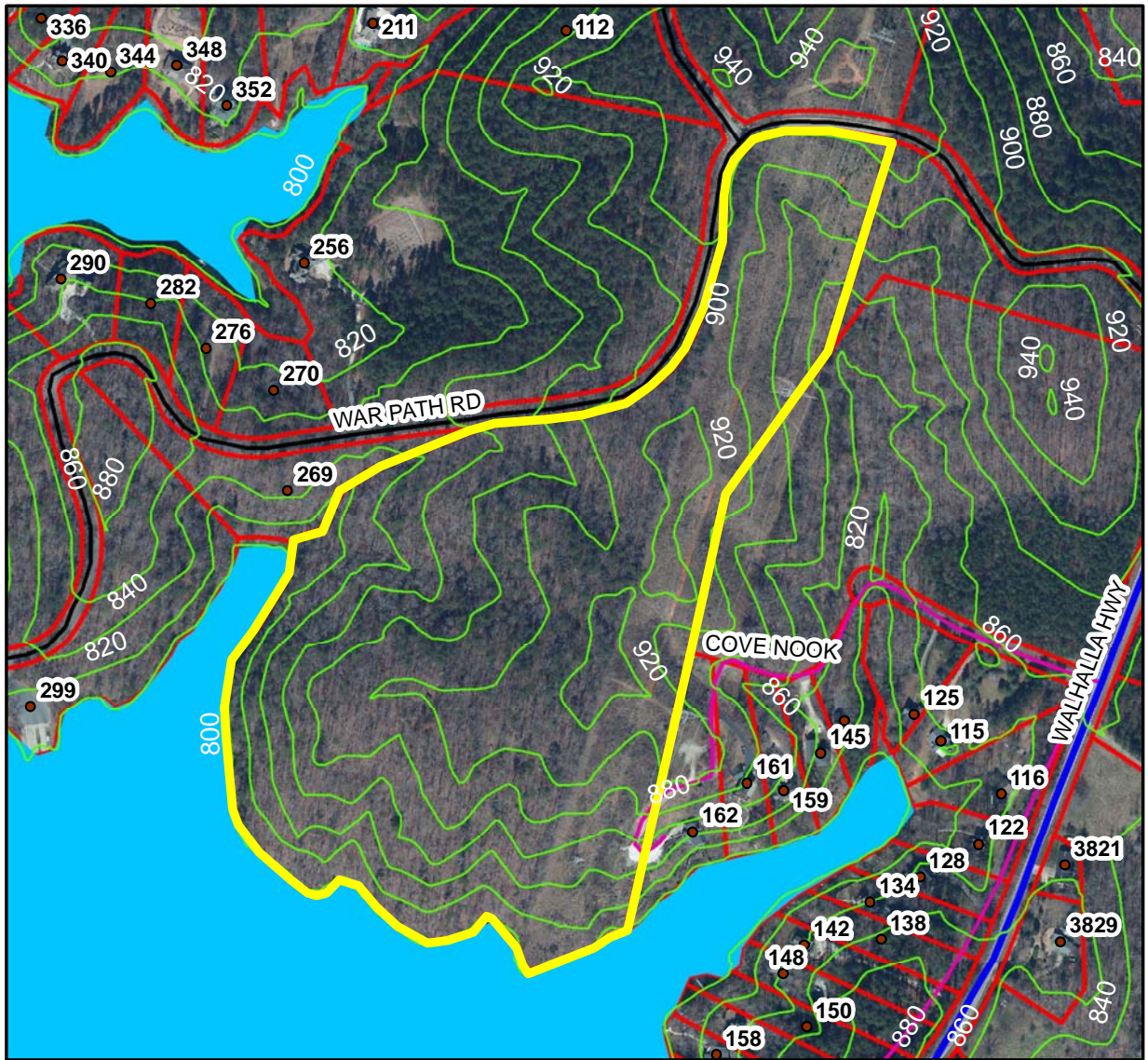
Will need to review, during development review and permitting, fire service (hydrants) and interior road network and access points onto and surrounding the project

Other Reviewing Agencies:

N/A

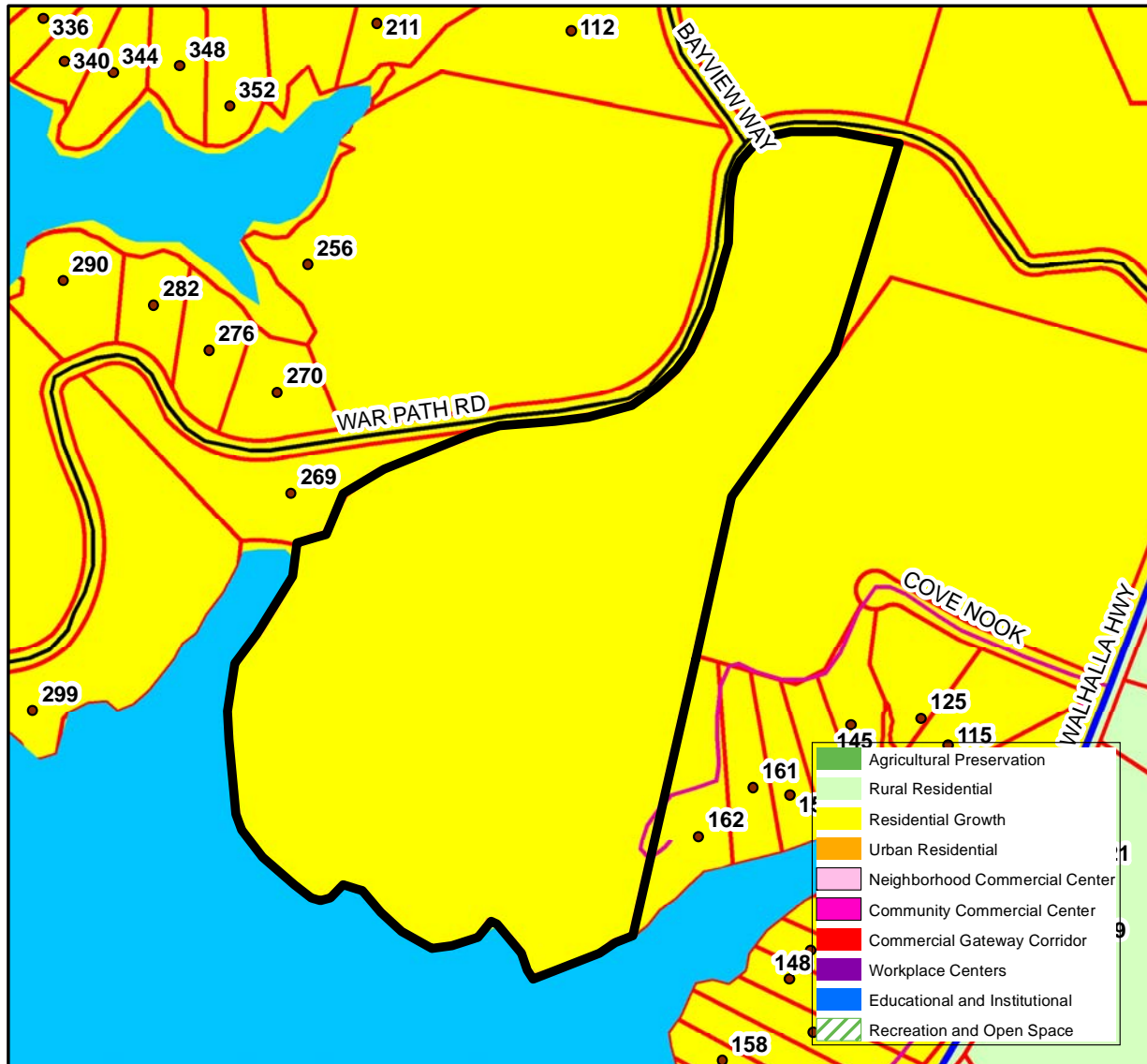
SD-21-0005

Topography/Hydrology



SD-21-0005

Land Use/Character Areas

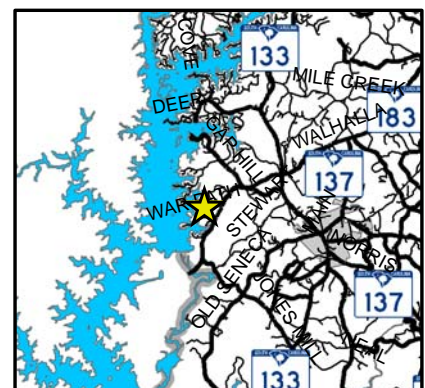


SD-21-0005

State Roads
County Roads
Private

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

10 Lot, Single Family
Residential
Development
Warpath Road, Six Mile



Analysis of Standards for Land Use Approval:

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

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

The proposed 10 lot residential development, with the lot sizes represented on the submitted sketch plan, is consistent with the development patterns in the area.

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

The proposed development should not adversely affect the use of adjacent or nearby properties.

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

The proposed development 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 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. Due to the size and nature of the proposed project, no impact on the local school attendance zone is anticipated.

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: ½ acre tracts (when served by public water and private septic)

Development as Proposed: .60 acre minimum lot size proposed

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: 22 lots (11 acres devoted to the single family portion of the overall project) when served by public water and private, individual septic

Development as Proposed: 8-10 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 be privately maintained by HOA or POA.

Traffic Generation Information

This information is provided using calculation and land use table from the latest edition of Institute of Traffic Engineers, *Trip Generation* manual.

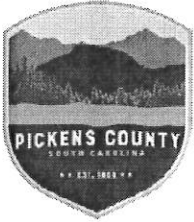
Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
210	Single-Family Detached	9.57/du	105	2	6	0	7	4	0

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



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 WARPATH RIDGE ON LAKE KEOWEE LLC

Mailing Address 2970 SIX MILE HWY Central, S.C. 29630

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

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

Property Owner(s) of Record WARPATH RIDGE ON LAKE KEOWEE LLC

Mailing Address 2970 SIX MILE HWY Central S.C. 29630

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

Authorized Representative RICHARD C. MASTERS

Mailing Address 278 BOOGER BRANCH ROAD SIX MILE, S.C. 29682

Telephone 864-483-2025 Email mastersconstructioninc@yahoo.com

Address/Location of Property S/SIDE WAR PATH RD

Existing Land Use AGRICULTURE (TREES) Proposed Land Use 10 HOME SITES

Tax Map Number(s) 4038-00-59-5376

Total Size of Project (acres) 38.6 ACRES Number of Lots _____

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*)
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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.

Richard C. Masters
 Signature of Applicant

5-26-2021
 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.

Richard C. Masters
 Signature of Owner(s)

5-26-2021
 Date

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
 Modifications _____

Notice of Action to Applicant _____



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

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

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

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

YES. THE HIGHLANDS SUBDIVISION IS ACROSS WARPATH RD, AND HATTERAS RIDGE IS ACROSS LAKE. THESE HOMES ARE SIMILAR.

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

NO. OUR PLANS ARE TO CONTINUE AND ENHANCE WHAT OUR NEIGHBORS HAVE ALREADY DONE. COMPARABLE HOMES, SIMILAR LANDSCAPING.

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

MISSION OF PICKENS COUNTY PLANNING IS TO SET THE DIRECTION FOR SUSTAINABLE GROWTH, LIVABLE COMMUNITIES, AND EFFECTIVE MANAGEMENT OF OUR NATURAL RESOURCES AND INFRASTRUCTURE SYSTEMS. I THINK OUR PLAN COMPLIMENTS OUR COUNTY MISSION STATEMENT.

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

NO, THE STREET WILL BE PRIVATE, Keep up by Homeowners. WATER will BE INSTALLED BY SIX MILE WATER AND PAID FOR BY Developers. DON'T ANTICIPATE ANY COST INCREASE FOR POLICE OR FIRE PROTECTION, I WOULD THINK THE TAX OFF THIS DEVELOPMENT WOULD COVER THIS EXPENSE.

- (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 THIS PROJECT WAS DESIGNED BY LAND PLANNING ASSOCIATES, which ARE PROFESSIONALS IN SETBACKS, BUFFERS AND PICKENS COUNTY DEVELOPMENT ORDINANCES.

- (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. PUBLIC HEALTH WOULD BE MAINTAINED BY OBSERVING COUNTY REQUIREMENTS. THIS SHOULD NOT AFFECT SAFETY, MORALITY AND DIFFERENT THAN THE NEIGHBORING COMMUNITIES.

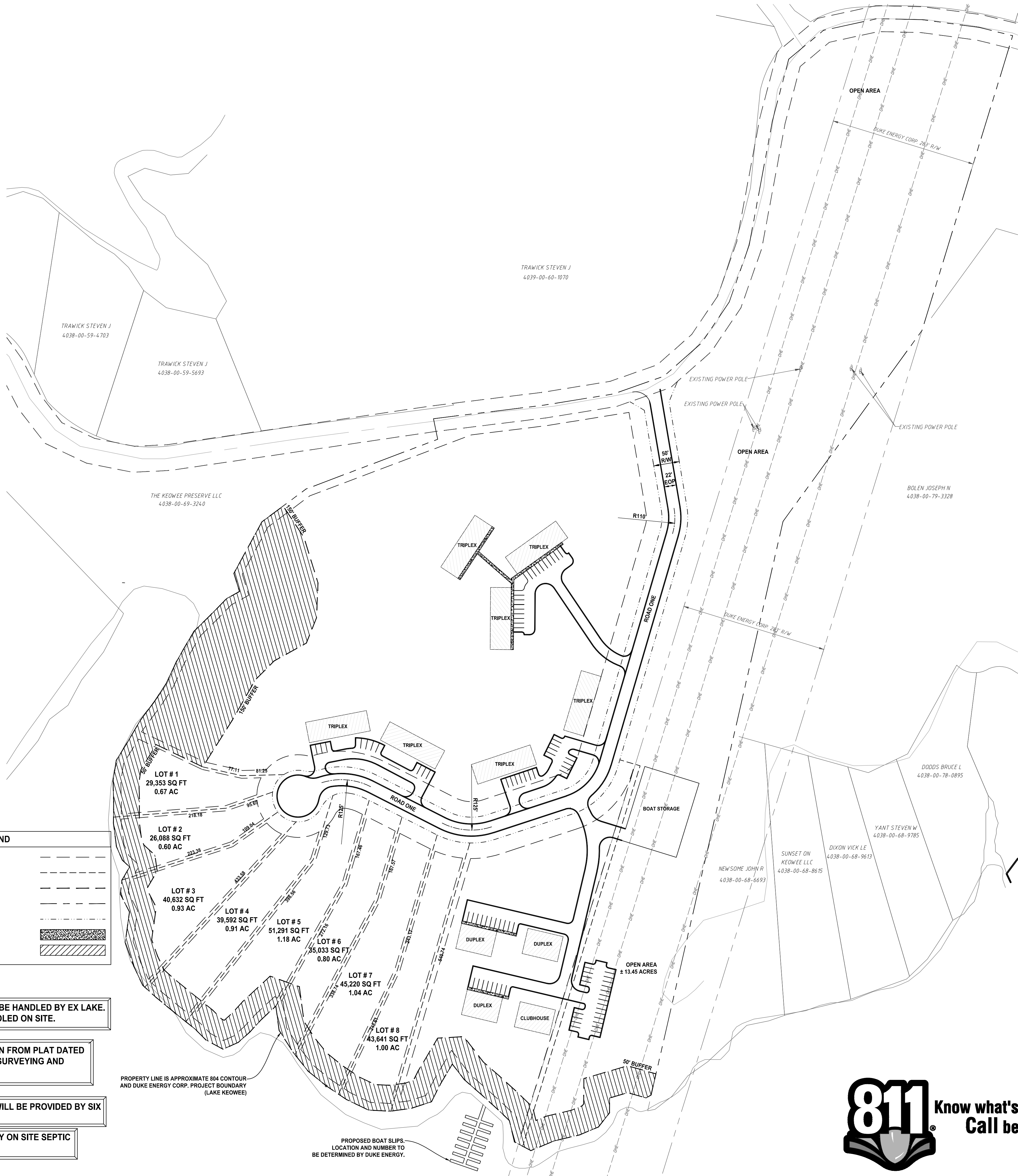
MAY 26, 2021

TO: PICKENS COUNTY S.C. PLANNING
LETTER OF INTENT

WE PLAN TO DEVELOPE 10 RESIDENTIAL
LOTS ON LAKE KEOWEE ACROSS FROM WARPATH
LANDING. THE SIZE OF ACERAGE IS 38.6 ACRES,
WHICH ABOUT 11 TO 12 ACRES WOULD BE USED FOR
THESE 10 LOTS pluss ROAD OFF WARPATH TO LOTS.
THE SIZE OF HOMES WILL BE COMPARABLE WITH
Neighboring Homes.

RICK MASTERS

P:\13.054 Warpath Ridge On Lake Keowee\DWG\Design Files\210603_Prelim Plan 2.dwg | Layout: PRELIM PLAN | NO TOPO
Jun 04, 2021 at 8:48 by zhrs



SITE INFORMATION:

DEVELOPMENT NAME: WARPATH RIDGE

**PROPERTY OWNER
AND APPLICANT:**

WARPATH RIDGE ON LAKE KEOWEE, LLC
2970 SIX MILE HWY
CENTRAL, SC 29630
864-722-5062
SHORIZON@BELLSOUTH.NET
RICHARD SMITH

CIVIL ENGINEER:

LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVE, SUITE A
EASLEY, SC 29640
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PATRICK M. RIVERS, P.E.

PROPOSED LOTS:

*8 SINGLE FAMILY RESIDENTIAL LOTS
*1 MULTI-FAMILY PARCEL WITH 7 TRI-PLEX BUILDINGS
*3 DUPLEX BUILDINGS

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As the owner of this land, as shown on this [preliminary plat][site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: _____
[Owner][Agent] (name): _____
Signed: _____

CERTIFICATE OF PROJECT APPROVAL
All applicable requirements of the Pickens County Unified Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat][site plan] is hereby granted by the Pickens County Director of Community Development, subject to further compliance with all provisions of said development regulations.

Director of Community Development
(or designee) _____
Date _____
This approval does not constitute approval of a development permit or of a Final Subdivision Plat.

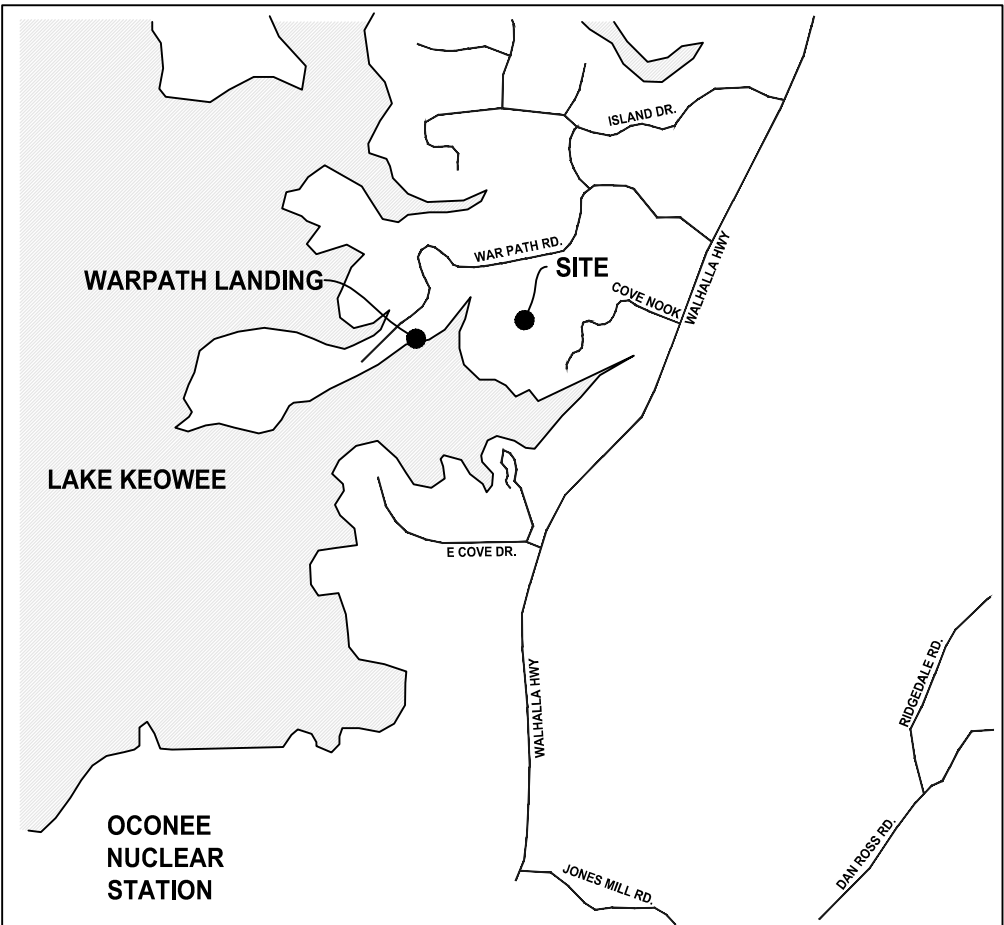
NOT FOR RECORDING

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat][site plan] was prepared using a survey of the property prepared by _____, RLS, and dated _____; and further that the proposed [subdivision][development] meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.

By (name): _____
Signed: _____
Registered Professional No. _____
Address: _____
Telephone Number: _____
Date: _____

TOPO TAKEN FROM PICKENS COUNTY GIS



LOCATION MAP

1" = 2000'

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6072 FAX 208.730.8214
design@lpa-inc.net

**WARPATH RIDGE
SIXMILE S.C.**

PROPERTY INFORMATION:

TAX MAP NUMBER: SEE ADD INFO

REFERENCE D.B. & PG:

ADDITIONAL INFO: TOTAL AC: 38.60 AC

ISSUE FOR CONSTRUCTION:

PERMIT DATE:

BID DATE:

DRAWN BY: JTH

DESIGN BY: JTH

CHECKED BY: PMR

DATE: 6/3/21

SCALE: HORIZ: 1:100' VERT:

JOB NUMBER: 19.054

PRELIMINARY PLAN

C-100

WARPATH RIDGE
SIX MILE
SOUTH CAROLINA

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-21-0006 Staff Report

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

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

Applicant:	The Cliffs at Keowee Springs PO Box 1047 Travelers Rest, SC
Property Owner(s):	Urbana Cliffs RE, LLC; Cliffs Club Holdings, LLC; Cliffs Land Partners, LLC
Property Location:	Keowee Baptist Church Road, Six Mile
Acreage:	1600 +/- Acres
Tax Map Number:	4130-00-66-2261, 4140-00-24-2133, et al
County Council District:	2
Land Use Request:	Master Plan Revision – Cliffs at Keowee Springs
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is requesting to revise the previously approved Master Plan for the Cliffs at Keowee Springs development. The revision will add areas for 40 condo units, 42 cottage units, and new club house and wellness center locations. The overall density and unit count will not change.

Current Property Use:

The lakefront residential development has completed several phases of development and has several more to complete. Pickens County's recreational Mile Creek Park is located at the end of Keowee Baptist Church Road.

Surrounding Area:

North: medium density residential – lot sizes less than 2 acres

South: medium density residential – lot sizes less than 2 acres

East: low density residential – lot sizes less than 5 acres

West: Immediately west – Recreation, Mile Creek County Park

Future Land Use:

The property is designated as "Residential Growth" Character Area.

Utilities & Infrastructure

Transportation:

The property is served by Keowee Baptist Church Road, A SCDOT maintained roadway.

Water:

Six Mile Water

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

The preliminary plat and master plan for The Cliffs at Keowee Springs was originally approved in 2003 for a total of 1000 acres. Subsequent revisions to the master plan were approved in 2004, 2006, and 2010 which added more land for residential use as well as golf and lodge amenities. The total approved project area is 1,600 acres and the total number of residential lots is 750.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

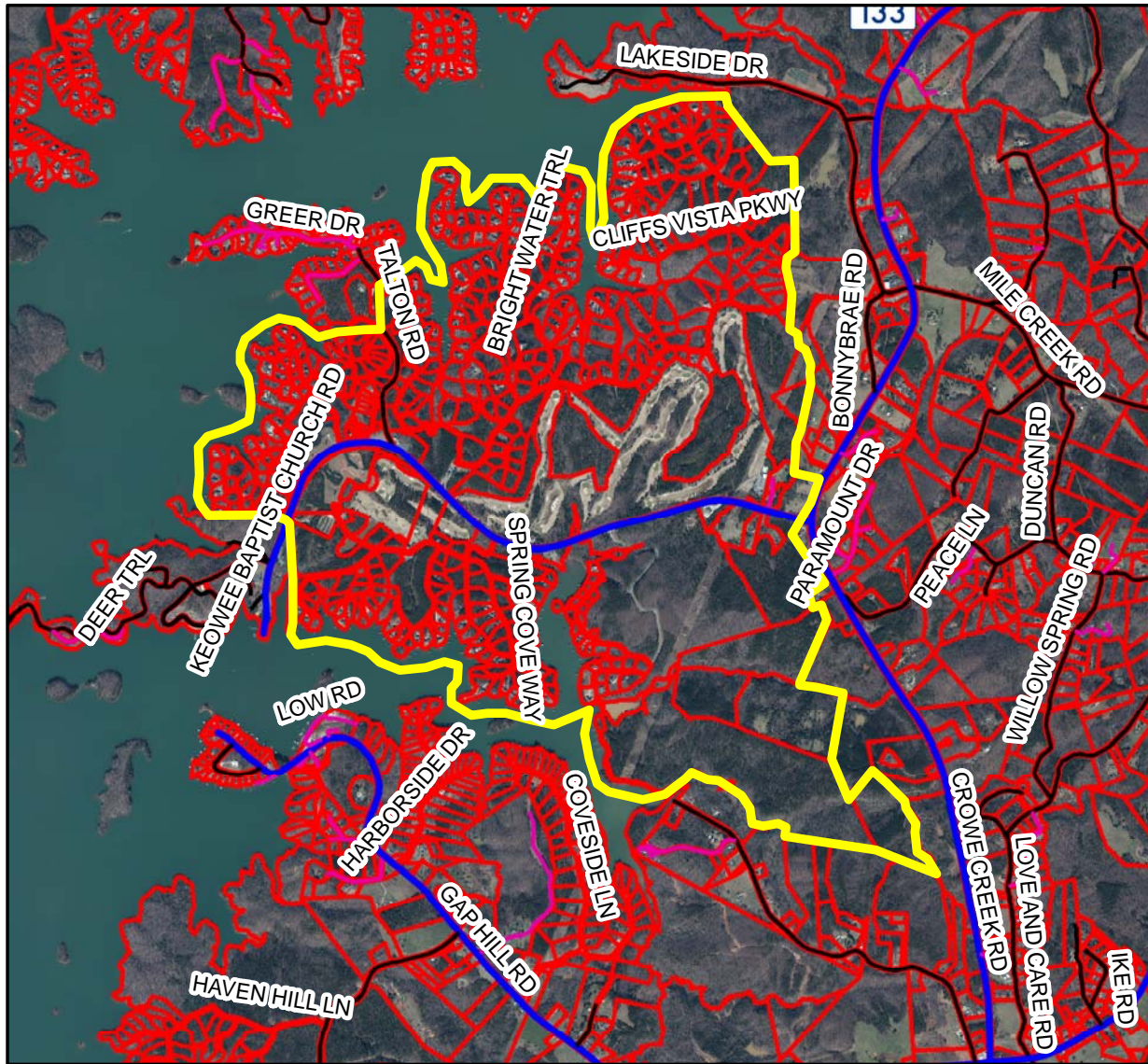
N/A

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:

N/A



 SD-21-0006

-  State Roads
-  County Roads
-  Private

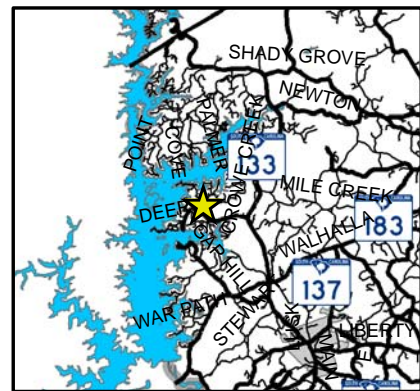


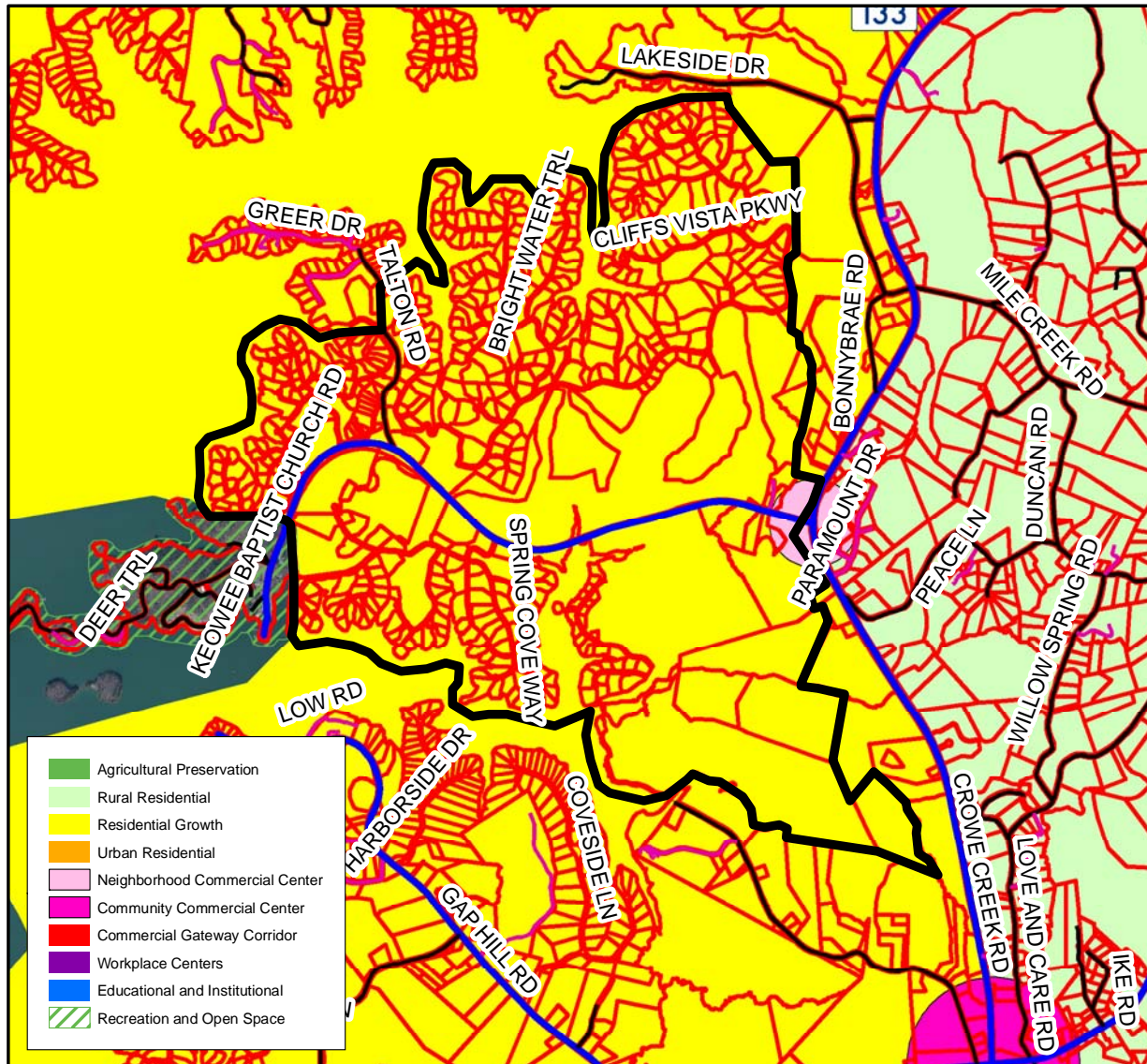
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 800 1,600 3,200
Feet

Master Plan Revision
Cliffs at Keowee Springs
Keowee Baptist Church Road





SD-21-0006

State Roads

County Roads

Private

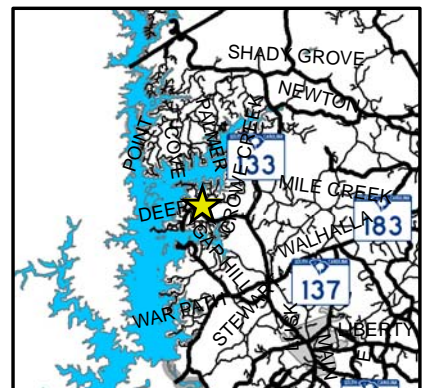


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 800 1,600 3,200
Feet

Master Plan Revision
Cliffs at Keowee Springs
Keowee Baptist Church Road



Analysis of Standards for Land Use Approval:

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

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

The proposed revision remains consistent with the original master plan and surrounding development.

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

The revision does not adversely affect adjacent property.

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

The proposed master plan revision remains 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 master plan revision 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

A typical project analysis was not conducted for this land use request. The Master Plan for the Cliffs at Keowee Springs was originally approved and subsequently revised to allow greater flexibility in project design (setbacks, streets, lot sizes, etc.). There is no base line in the UDSO to compare compliance.

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



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 The Cliffs at Keowee Springs- Paul Foster representing agent

Mailing Address P.O. Box 1047, Travelers Rest, S.C. 29690

Telephone 864-616-2395 Email pfoster@cliffsliving.com

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

Property Owner(s) of Record Urbana Cliffs RE, LLC, Cliffs Club Holdings, LLC, Cliffs Land Partners, LLC

Mailing Address P.O. Box 1047, Travelers Rest, S.C. 29690

Telephone 864-365-0704 Email rhubble@cliffsliving.com

Authorized Representative Richard Hubble

Mailing Address P.O. Box 1047, Travelers Rest, S.C. 29690

Telephone 864-365-0704 Email rhubble@cliffsliving.com

Address/Location of Property Keowee Springs Baptist Church Rd, Six Mile 29682

Existing Land Use Residential Golf Community Proposed Land Use Same

Tax Map Number(s) 4130-00-66-2261, 4140-00-24-2133, 4130-00-64-0875, 4140-00-17-3167, 4140-00-24-2133, 4130-00-74-6359

Total Size of Project (acres) 1600 Number of Lots 750

Utilities:

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

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

REQUEST FOR VARIANCE (IF APPLICABLE):

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

RESTRICTIVE COVENANT STATEMENT

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

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

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

6-3-21

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)

6/3/21

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, this revision is in line with the original approved master plan. The density will not change. The Cliffs Seeks

To further define previously areas labeled for " Future Development", and areas that are being modified from previous approvals.

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

There will be no adverse affects on neighboring properties.

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

Yes, the proposed use is consistant with the current approved use.

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

No, Density remains the same.

- (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?

The Cliffs is an existing private gated community. The requirements will remain the same.

- (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 land use remains the same.



June 4, 2021

Christopher J. Brink, AICP
Pickens County Planning
222 McDaniel Ave., B-10
Pickens, SC 29671

Mr. Brink,

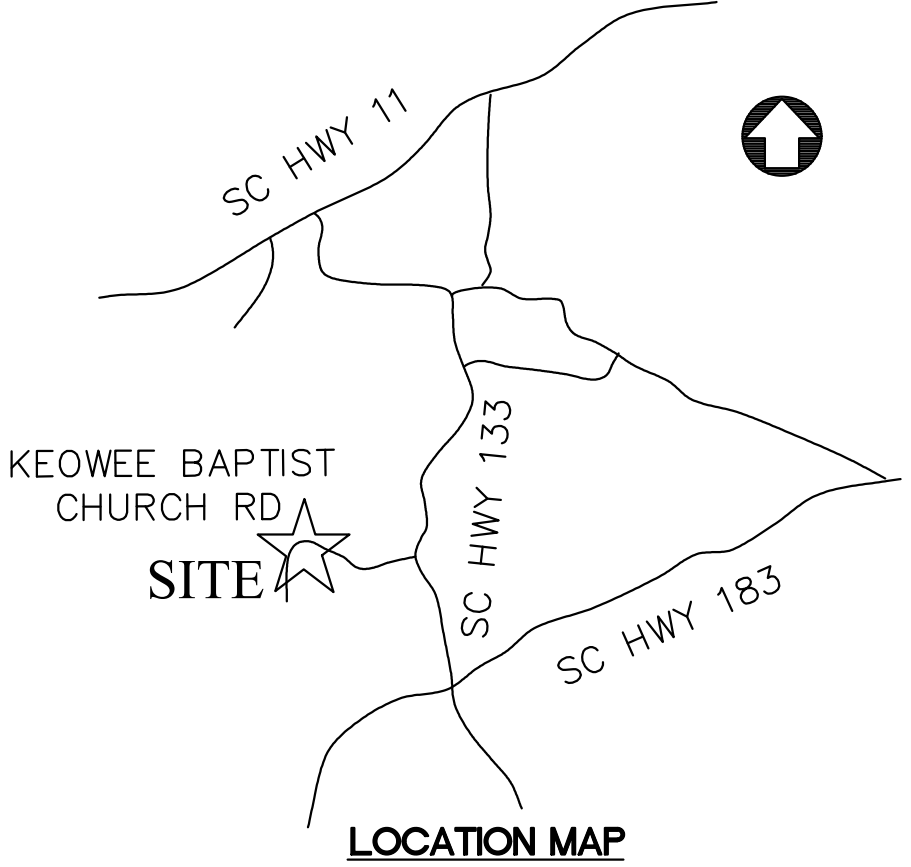
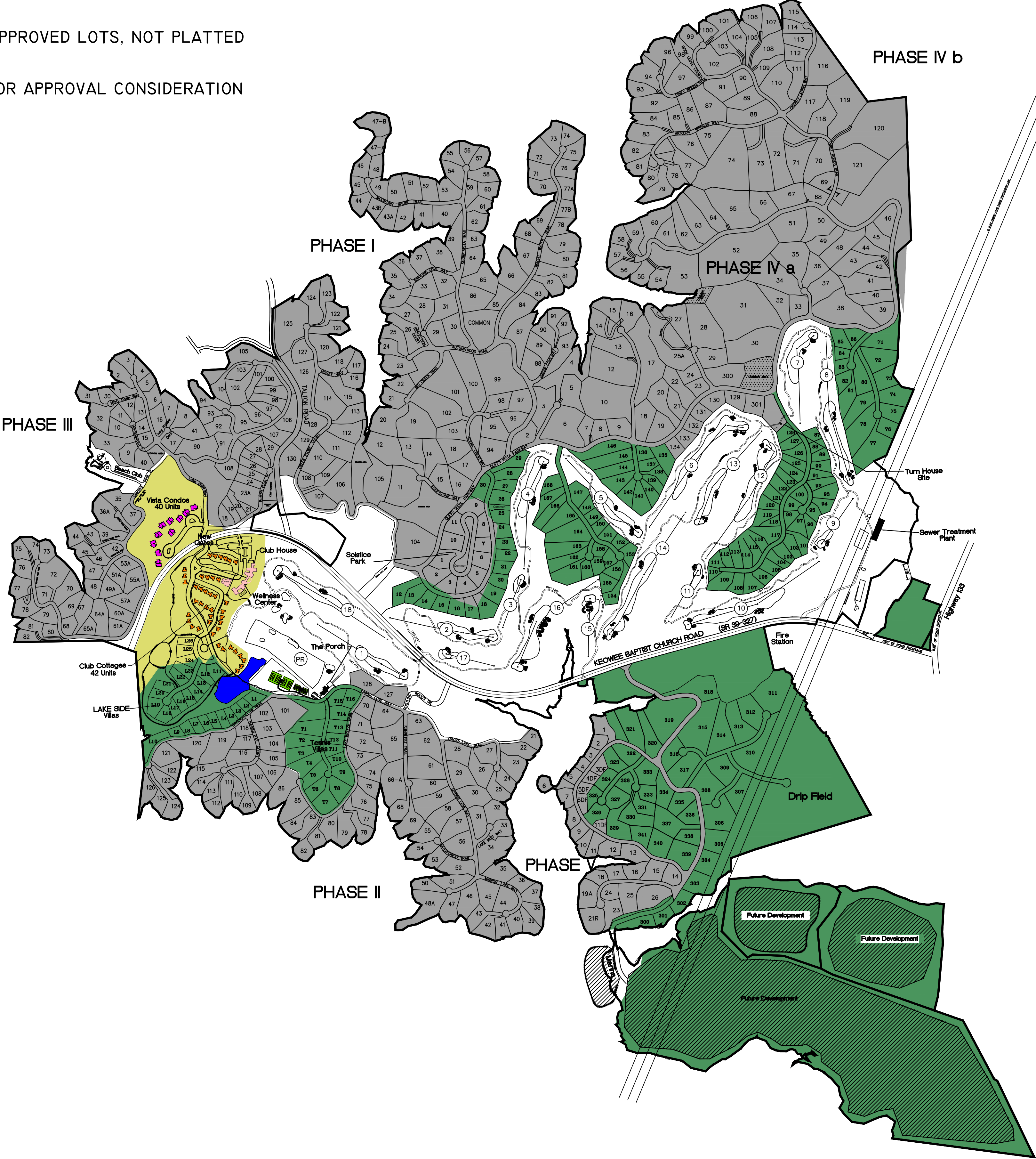
The Cliffs at Keowee Springs is an existing gated golf community located along the shores of Lake Keowee. The master plan community was originally approved in 2003 and last updated in 2009. We are submitting an updated revised master plan for updated approval. The over all property boundary of 1,600 ac with build out of 750 total lots, golf course and club amenities remains the same. Our intend is to move the locations of a few lots, better define the club house, wellness facility and golf amenities. This request is due to the re-evaluation of existing land and determining better locations based on current needs of the community.

Sincerely,

Paul Foster
Agent for Owner
pfoster@cliffsliving.com
864-616-2395

LEGEND

- PREVIOUSLY APPROVED AND PLATTED LOTS
- PREVIOUSLY APPROVED LOTS, NOT PLATTED
- NEW AREAS FOR APPROVAL CONSIDERATION



- Site Data:
- Total Acreage = 1,600 ac
 - Platted Lots = 461 lots
 - Future lots = 289 lots
 - Total lots = 750 lots
 - Lots per Acre = 0.46
 - Minimum Lot Size = 0.50 ac
 - Linear footage rd. = 102,000 l.f.
(76,000 l.f. Existing, 26,000 l.f. future)

- TYPICAL SETBACKS:
- FRONT SETBACK 25'
 - SIDE SETBACK 20'
 - REAR SETBACK 20'
 - LAKE SETBACK 50' FROM 800 CONTOUR
- ALTERNATE SETBACKS (Solstice Park & Villas):
- FRONT SETBACK 20'
 - SIDE SETBACK 10'
 - REAR SETBACK 30'

CLIFFS AT KEOWEE SPRINGS WAS ORIGINALLY APPROVED IN 2003. LAST PLANNING APPROVAL WAS 2009.

PRELIMINARY PLAT
Date: 6-4-21

Cliffs At Keowee Springs
Residential Subdivision
Master Plan

 *Urbana Cliffs RE LLC*
3851 Highway 11
Travelers Rest SC 29690
Tel. 864-660-8534

Owner

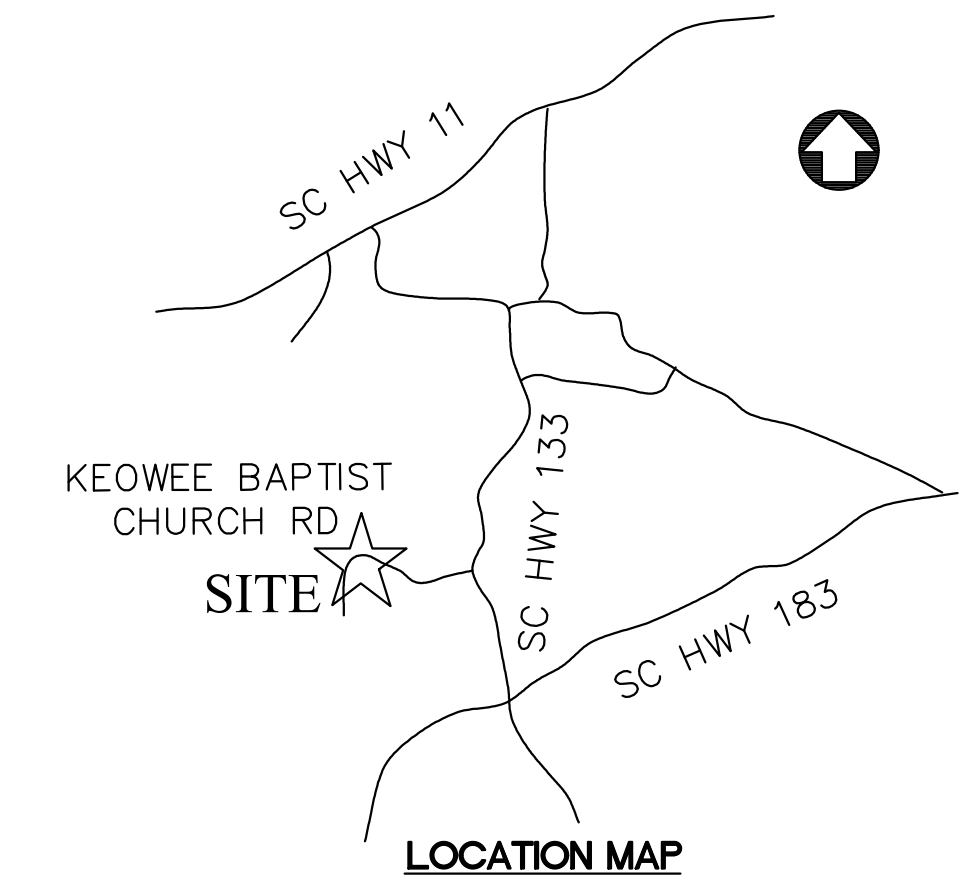
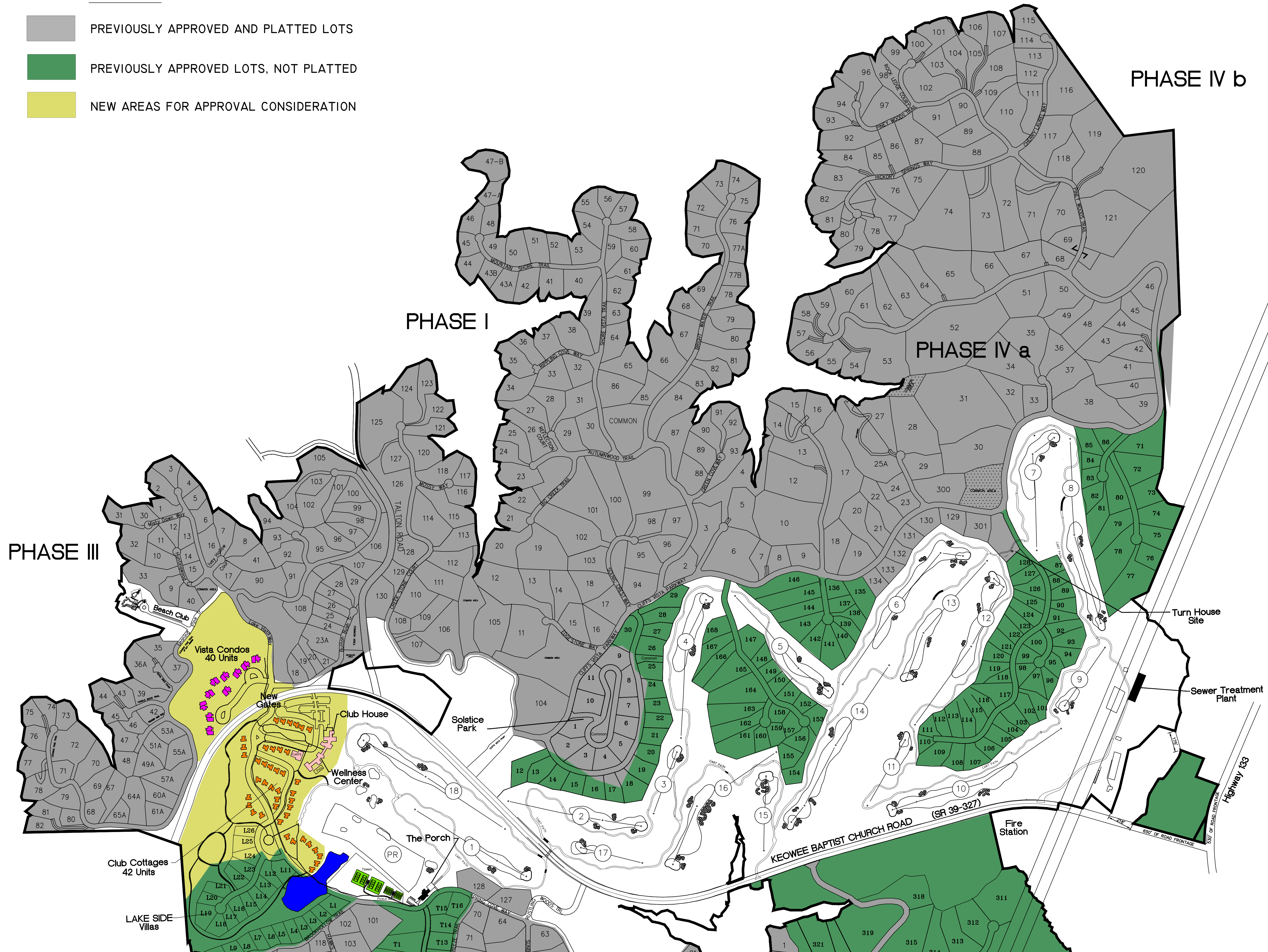
MLB Engineering, LLC
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 616-8313

Engineer

700' 0 700' 1400'

LEGEND

- PREVIOUSLY APPROVED AND PLATTED LOTS
- PREVIOUSLY APPROVED LOTS, NOT PLATTED
- NEW AREAS FOR APPROVAL CONSIDERATION



Site Data:

- Total Acreage = 1,600 ac
- Platted Lots = 461 lots
- Future lots = 289 lots
- Total lots = 750 lots
- Lots per Acre = 0.46
- Minimum Lot Size = 0.50 ac
- Linear footage rd. = 102,000 l.f. (76,000 l.f. Existing, 26,000 l.f. future)

TYPICAL SETBACKS:

- FRONT SETBACK 25'
- SIDE SETBACK 20'
- REAR SETBACK 20'
- LAKE SETBACK 50' FROM 800 CONTOUR


ALTERNATE SETBACKS (Solstice Park & Villas):

- FRONT SETBACK 20'
- SIDE SETBACK 10'
- REAR SETBACK 30'

PRELIMINARY PLAT

Date: 6-4-21

Cliffs At Keowee Springs
Residential Subdivision
Enlarged Master Plan (Sht 1 of 2)

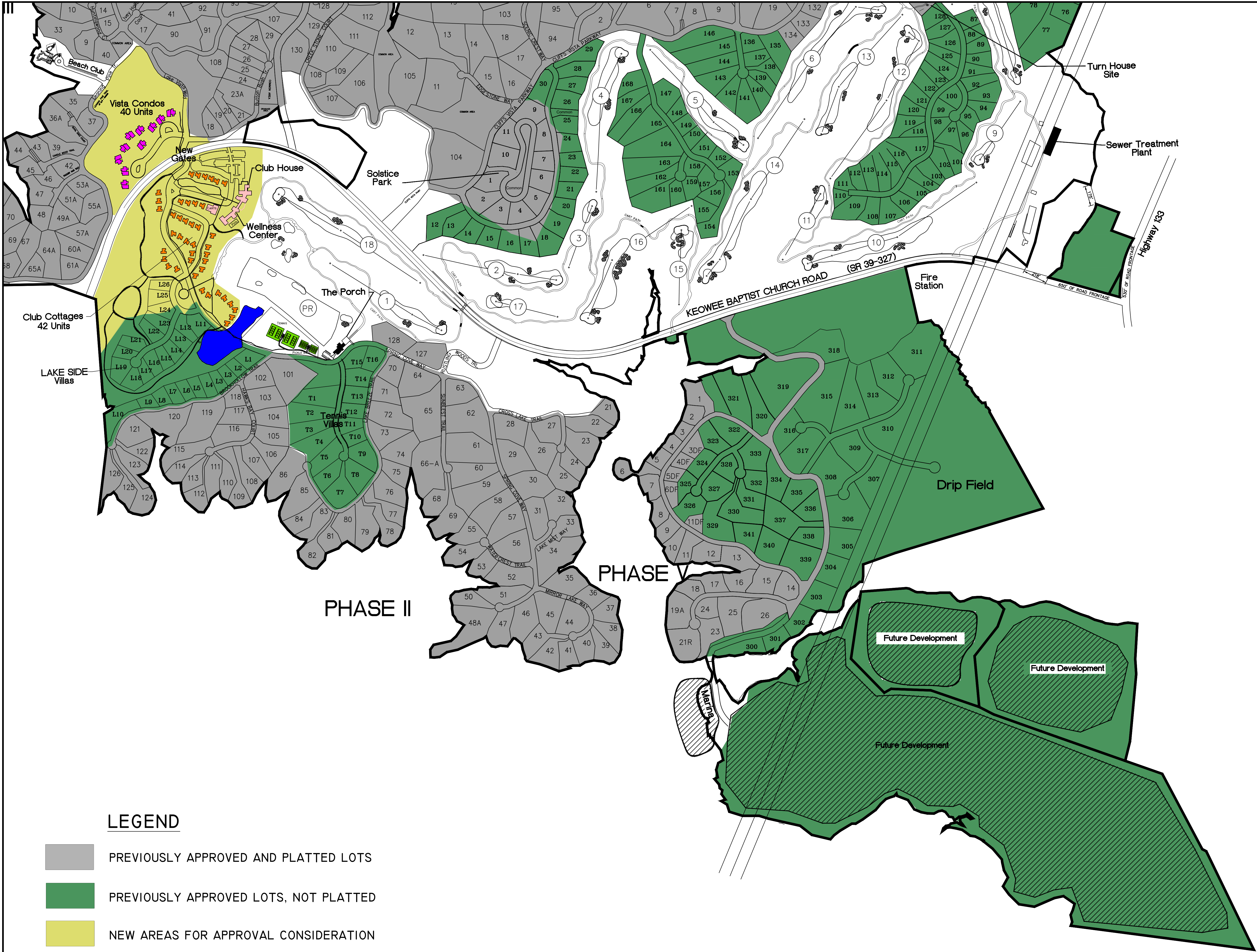
 Urbana Cliffs RE LLC
3851 Highway 11
Travelers Rest SC 29690
Tel. 864-660-8534

Owner

MLB Engineering, LLC
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 616-8313

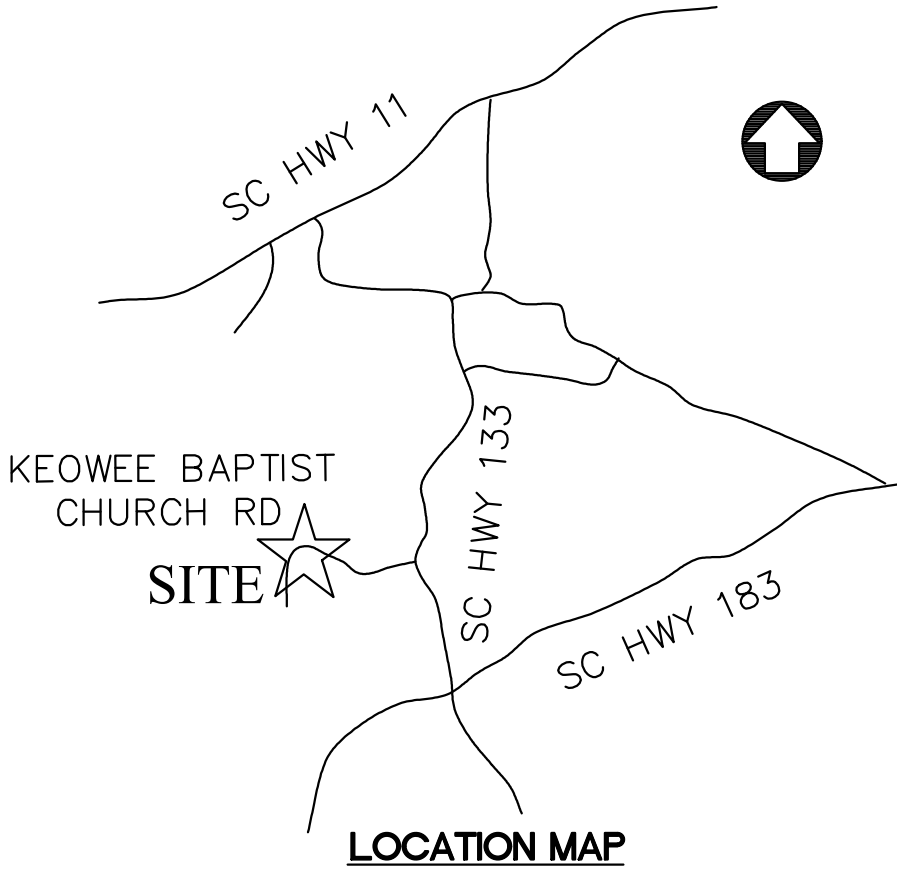
Engineer

400' 0 400' 800'



LEGEND

- PREVIOUSLY APPROVED AND PLATTED LOTS
- PREVIOUSLY APPROVED LOTS, NOT PLATTED
- NEW AREAS FOR APPROVAL CONSIDERATION



Site Data:

Total Acreage = 1,600 ac

Platted Lots = 461 lots

Future lots = 289 lots

Total lots = 750 lots

Lots per Acre = 0.46

Minimum Lot Size = 0.50 ac

Linear footage rd. = 102,000 l.f.
(76,000 l.f. Existing, 26,000 l.f. future)

TYPICAL SETBACKS:

FRONT SETBACK 25'

SIDE SETBACK 20'

REAR SETBACK 20'

LAKE SETBACK 50' FROM 800 CONTOUR

ALTERNATE SETBACKS (Solstice Park & Villas):

FRONT SETBACK 20'

SIDE SETBACK 10'

REAR SETBACK 30'

PRELIMINARY PLAT

Date: 6-4-21

Cliffs At Keowee Springs
Residential Subdivision
Enlarged Master Plan (Sht 2 of 2)

 Urbana Cliffs RE LLC
3851 Highway 11
Travelers Rest SC 29690
Tel. 864-660-8534

Owner

MLB Engineering, LLC
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 616-8313

Engineer

400' 0 400' 800'

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

SDV-21-0002 Staff Report

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

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

Applicant: Jonathan Owens
106 Woodcock Court
Easley, SC

Property Owner(s): Jonathan Owens
106 Woodcock Court
Easley, SC

Property Location: 113/115 Amberway Road

Acreage: 2.00 Acres

Tax Map Number: 5049-10-25-7366

County Council
District: 6

Land Use Request: N/A

Variance Request(s) from
Planning Commission: Variance from the Pickens County development standards related to number of dwellings on a tract or parcel – accessory dwellings – Section 104(d)(2) of the UDSO.
Variance from Pickens County development standards related to property subdivision on a substandard, private residential access classified as a “Common Drive” – Section 1012 (b) of the UDSO.

Request Background:

The applicant is requesting a variance from Section 104(d)(2) relative to accessory dwellings on a parcel, the minimum lot size adequate/required for the additional dwellings, and the number of accessory dwellings permitted on a single tract. In addition to the Section 104 variance, the applicant will also need relief relative to property subdivision (additional dwellings) permitted on a substandard "Common Drive" under Section 1012(b).

Current Property Use:

There are currently two (2) single family residences located on the property – with public water service and septic. The property owner does not currently reside on the property.

Utilities & Infrastructure

Transportation:

The property is served and has direct access to Amberway Road, a Private Residential Access. The nearest public road is Kay Drive (a SCDOT maintained roadway).

Water:

ECU

Sewerage:

Septic

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A





SCDHEC:

N/A

Other Reviewing Agencies:

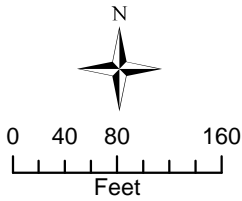
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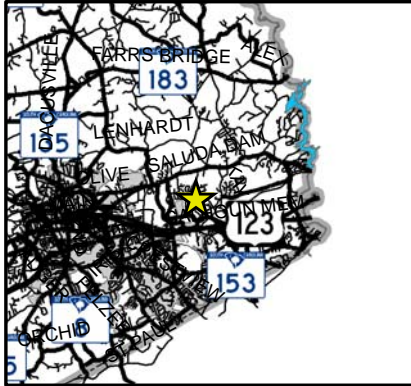
-  SDV-21-0002
-  State Roads
-  County Roads
-  Private



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



Subdivision Variance
Multiple Dwellings on Single Tract/
Substandard Private
Residential Access
Jonathan Owens
Amberway Road



Recommendation:

As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

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



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 Jonathan Lee Owens

Mailing Address 106 Woodcock Ct Easley, SC 29642

Telephone 864-631-6211 Email jonowens4@gmail.com

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

Property Owner(s) of Record Jonathan Owens or Lorraine Owens

Mailing Address 106 Woodcock Ct Easley, SC 29642

Telephone 864-631-6211 Email jonowens4@gmail.com

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property Amberway Rd mobilehome sitting on it

Existing Land Use 5049-10-25-7766 Proposed Land Use residential

Tax Map Number(s) 5049-10-25-7766

Total Size of Project (acres) 2.000 Acres Number of Lots 1

Utilities:

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

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

July 2020

Page 1 of 8

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:

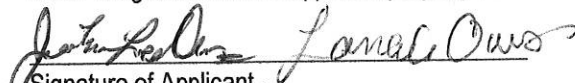
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **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.

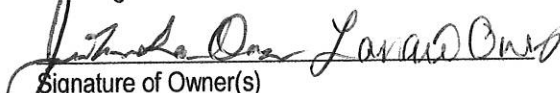
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


 Signature of Applicant

6-5-21
 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)

6-5-21
 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 _____



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?

yes

- (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?

NO

- (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?

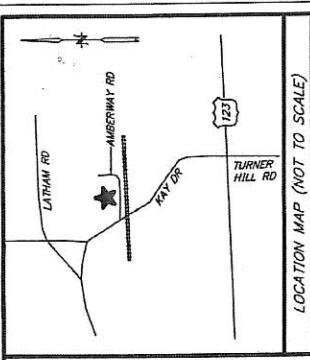
yes

6-7-21

Planny Commission

I, Jonathan Owens am intending
to move my SON, Daughter and either my
Wife or my Cousin onto This Arberry
Property.

For 1 Acre, find my customer's name, and find the area of the lot, and the area of the lot.



LINE TABLE

Line	Bearing	Distance
L1	S 85° 28' 26" W	58.46'
L2	S 85° 31' 50" W	132.33'
L3	N 18° 03' 29" E	179.59'
L4	N 5° 30' 04" E	145.96'
L5	N 6° 50' 20" W	55.61'

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- NP = NAIL FOUND
- NS = NAIL SET
- P = POWER POLE
- OE- = OVERHEAD ELECTRICITY
- TMS = TAX MAP SHEET
- FB = FLY BOOK
- DB = DEED BOOK
- PG = PAGE



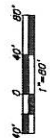
TOTAL AREA
261584 SQ FT
6.005 ACRES

AMBERWAY ROAD
 EASTLY, S.C.

REFERENCE IS HEREBY MADE TO PLAT BOOK AS PAGE 101.
 ADVERSE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

COUNTY PICKENS
SOUTH CAROLINA
SMITH SURVEYORS, INC.
 CELEBRATING OVER 40 YEARS
 6907-C Calhoun Mem. Hwy.
 Easley, SC 29640
 Phone: 864-859-5728
 csksmith_78@yahoo.com

SURVEY FOR
JERRY L.
RICHARDSON



DATE: SEPTEMBER 18, 2015
 DWG# 05/0158C PROJ# 05/0158C
 ROBERT DALE KIRBY PLS # 16133
 JOHN COKE SMITH IV PLS # 26059

