

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
Auditorium
222 McDaniel Avenue
Pickens, South Carolina

August 9, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

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PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

Pickens County Administration Building
Auditorium
222 McDaniel Avenue
Pickens, South Carolina

August 9, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
July 12, 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. SD-21-0007 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
 2. SD-21-0008 Subdivision Land Use for a 2 lot addition to an existing, single-family residential development/major subdivision (The Highlands). The total size of the affected addition is approximately 2.5 acres. The applicant is the Highlands Homeowners Association. The property owner of record is the Highlands Homeowners Association.
TMS# 4039-00-81-4191
 3. LU-21-0006 Land Use approval for an 8 site RV Park and Campground. The subject property is located at 222 Pleasant Hill Church Road, Central. The applicant is Brock Warwick. The property owner of record is South Park Homes, LLC.
TMS#s 4047-00-82-7016
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

July 12, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

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

MEMBERS PRESENT:

Bobby Ballentine, Chairman
Philip Smith
David Cox
Gary Stancell
Michael Watson
Bobbie Langley
Jon Humphrey

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 June 14, 2021 meeting.

Mr. Watson motioned to approve the minutes. Ms. Langley seconded the motion. The motion to approve the minutes passed unanimously.

Public Comments

No one signed up or was otherwise present to speak.

Draft

1 **Public Hearings**

2
3 Mr. Ballentine briefly went over the procedures that will be followed for this evening's public
4 hearing.

5
6 Mr. Ballentine opened the public hearing portion of the meeting and called for the 1st case being
7 heard.

- 8
9 **1. A petition has been submitted to the Planning Commission for a**
10 **change in the name of 30th Street, Six Mile to Orchard Park Road,**
11 **Six Mile. The submitted petition represents 100% of the owners**
12 **with access to said road. Per § 6-29-1200 of the South Carolina**
13 **Code of Laws, the Planning Commission will provide the public an**
14 **opportunity to comment on the name change.**
15

16 Mr. Brink presented this item; that a petition has been submitted asking for the name of 30th
17 Street in Six Mile to be renamed Orchard Park Road; that the petition submitted represents
18 100% of the owners (1) affected by the name change; that staff recommends that if the
19 Commission votes to rename said road that a condition be placed on the change requiring the
20 sole petitioner to bear the cost of new street signs.

21
22 There being no further presentation and no one present wishing to speak for or against the
23 change, Mr. Ballentine closed the public hearing.

24
25 Mr. Smith motioned that the name of 30th Street be changed to Orchard Park Road and that the
26 petitioner bear the cost of replacing the street signs.

27
28 Mr. Stancell seconded the motion.

29
30 The motion to approve the road name change with the stated condition passed unanimously.

31
32 Mr. Ballentine called for the next public hearings; being related, if there were no objections, the
33 next two hearings would be conducted jointly but the cases would be acted on separately.

- 34
35 **2. LU-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting**
36 **Land Use approval for a 27 unit, Single Family Attached/Townhouse**
37 **Development. The subject property is located on Warpath Road,**
38 **Six Mile. The property owner of record is Warpath Ridge on Lake**
39 **Keowee, LLC.**
40 **TMS# 4038-00-59-5376**
41

- 42 **3. SD-21-0005 Warpath Ridge on Lake Keowee, LLC is requesting**
43 **Subdivision Land Use approval for a 10 lot, Single Family**
44 **Residential Development. The subject property is located on**
45 **Warpath Road, Six Mile. The property owner of record is Warpath**
46 **Ridge on Lake Keowee, LLC.**
47 **TMS# 4038-00-59-5376**
48

49 Mr. Rick Masters, Mr. Rick Shirley, and Mr. Rick Smith all appeared before the Commission and
50 gave a brief summary of their projects; that they are proposing to develop the site with 27
51 townhomes and 8 single family lots; that the application was originally for 10 lots but to get the
52 townhomes closer to the lake and provide dock access, they had to reduce the number of
53 individual lots to 8; that the project would be served by a drive built to county standards; that
54 they are proposing a common or private residential marina on the lake, docks, to serve the
55 townhomes; that the individual lots would have their own docks permitted by Duke Energy; that
56 they had considered an RV Park for the site but being respectful to the neighbors and to target a
57 broader market, they decided on a mix of townhomes and single family homes; that most of the

1 property would be left wooded; that except for the drive, you would not know there were homes
2 on the property; that they kept all of the development on ridges.

3
4 Ms. Langley asked if the project would be gated and if an HOA would be formed.

5
6 Mr. Smith stated that yes, the project would be gated and an HOA would be formed to manage
7 and take care of the clubhouse, open areas, and marina.

8
9 Ms. Langley asked what the price point or value of the homes would be.

10
11 Mr. Smith stated that they are targeting the \$500k range for townhomes but the single family
12 homes could be much higher, \$750k, and home sizes would be similar to the Highlands.

13
14 Mr. Phil Smith asked why townhomes.

15
16 Mr. Masters stated that the site was better suited for a mix of both single family and townhomes
17 due to shape and topography of the site and that the market shows a need for townhomes
18 around the lake; that people just want something where they could just come to the lake and
19 enjoy but not have the headache of maintenance.

20
21 Ms. Langley asked about amenities.

22
23 Mr. Masters stated that the project would have a clubhouse and pool and adequate open areas.

24
25 Mr. Humphrey asked about fire access.

26
27 Mr. Brink stated that Mr. Billy Gibson, Fire Services, indicated that he was fine with the overall
28 concept and access to both public water and fire truck access within the project.

29
30 Mr. Phil Smith asked about ownership of the stated LLC.

31
32 Mr. Masters stated that it is a joint venture by himself, Mr. Shirley, and Mr. Smith.

33
34 There being no additional presentation by the applicant or questions from the Commission, Mr.
35 Ballentine opened the floor for opposition.

36
37 Mr. Matt Thornton asked about short term rentals and if they would be permitted.

38
39 Mr. Smith stated that the project isn't specifically targeting short term rentals but the covenants
40 and restrictions would not prohibit them if the home owner wished to pursue that option.

41
42 Mr. Dave Downey stated his concerns about safety along warpath Road; that that road is
43 dangerous and curvy; that traffic signs always seem to disappear along that road; what were the
44 plans Duke had for Warpath; that their development, the Highlands, has issues with cut through
45 traffic.

46
47 There being no additional comments, Mr. Ballentine offered time for the applicant.

48
49 Mr. Shirley addressed the speed limit sign missing; that if no sign is posted he understands the
50 minimum county speed is 35.

51
52 Mr. Masters addressed crime in the area and this development should put a greater presence in
53 the neighborhood and crime should no longer be a problem.

54
55 With no additional comments or presentations, Mr. Ballentine closed the public hearings for
56 these cases.

1 Mr. Ballentine called for a motion on LU-21-0005.

2
3 Mr. Stancell motioned that it be approved as presented.

4
5 Mr. Cox seconded the motion.

6
7 The motion to approve as presented passed five (5) in favor (Stancell, Cox, Humphrey, Langley,
8 Watson) and one (1) opposed (Smith).

9
10 Mr. Ballentine called for a motion on SD-21-0005.

11
12 Ms. Langley motioned that the request be approved.

13
14 Mr. Stancell seconded the motion.

15
16 Mr. Smith offered a motion to amend the motion to approve to require the county to widen
17 Warpath Road and stripe and install curbing; to make the road a standard county road.

18
19 Ms. Langley seconded the motion.

20
21 Mr. Cox asked about the county doing a road study for Warpath Road.

22
23 Discussion on the amendment took place relative to if the Planning Commission could require
24 the county government to take a certain actions; placing a burden on the applicant based on the
25 county able to adhere to action by the Commission.

26
27 Mr. Ballentine called for a vote on the motion to amend.

28
29 Mr. Smith voted to amend the motion as stated.

30
31 Ms. Langley, Mr. Cox, Mr. Humphrey, Mr. Watson, and Mr. Humphrey voted to not amend the
32 motion.

33
34 The motion to amend failed, one (1) for, five (5) opposed.

35
36 Mr. Ballentine called for a vote on the original motion to approve.

37
38 The motion to approve passed five (5) in favor (Stancell, Cox, Humphrey, Langley, Watson) and
39 one (1) opposed (Smith).

40
41 Mr. Ballentine called for the next public hearing.

42
43 **4. SD-21-0006 The Cliffs at Keowee Springs is requesting Subdivision Land**
44 **Use approval to their previously approved project Master Plan. The**
45 **subject property is located on Keowee Springs Baptist Church Road, Six**
46 **Mile. The property owner of record is Urbana Cliffs RE, LLC, Cliffs Club**
47 **Holdings, LLC, and Cliffs Land Partners, LLC**
48 **TMS# 4130-00-66-2261, et. al**
49

50 Mr. Paul Foster and Mr. Richard Hubble appeared before the Commission to present their
51 request to amend the Master Plan for the Cliffs at Keowee Springs; that there is no increase in
52 the previously approved residential unit count of 750; that there is only a modification on the
53 types of residential offered around the slightly relocated Club House and attached Wellness
54 Center; that these changes were necessary due to the changes in the market; that the previous
55 plans were too grand for today's market.

1 Mr. Foster and Mr. Hubble briefly went over the changes to the plans and where the new
2 condos and relocated wellness center would be located.

3
4 Ms. Langley asked what number of the approved 750 residential units has been built.

5
6 Mr. Hubbell stated that 430 lots have been platted and approximately 180 homes have either
7 been permitted or built.

8
9 Ms. Langley asked was Keowee Church Road improved because of the original development.

10
11 Mr. Hubble stated that Keowee Church Road is a SCDOT maintained road; that they did not
12 improve the road nor has SCDOT other than repave it several years ago; that the Cliffs did have
13 plans to shift the road to make room for some amenities but those plans were altered and that
14 amenity was eliminated.

15
16 With no further comments, presentation, or questions, Mr. Ballentine closed the public hearing
17 and called for a motion.

18
19 Mr. Watson motioned to approve the amended plan. The motion was seconded by Mr. Cox.

20
21 The motion to approve the amended master plan passed unanimously.

22
23 Mr. Ballentine called for the final public hearing.

24
25 **5. SDV-21-0002 Jonathan Owens is requesting a subdivision variance from**
26 **the Pickens County development standards regarding number of dwellings**
27 **permitted on a single tract or parcel. The subject property is located on**
28 **Amberway Road, Easley The property owner of record is Jonathan Owens.**
29 **TMS# 5049-10-25-7366**
30

31 Mr. Jonathan Owens and Ms. Owens appeared before the Commission to present their request
32 for a variance from the subdivision standards dealing with the number of dwellings allowed on a
33 single tract and being able to add dwelling on a tract that doesn't have access to a private
34 access meeting minimum requirements; that they bought the property several years ago that
35 already had one septic on it then; that their father resides in the home currently on the property;
36 that they wish to have at least three additional homes on the property without having to
37 subdivide; that their son will reside in one home, a daughter in one, and themselves in the 4th
38 home; that they have an easement of 30' outside of the railroad right of way for access that
39 crosses an adjacent tract.

40
41 Mr. Cox asked Mr. Owens they are asking to have four (4) homes on the property.

42
43 Mr. Owens confirmed.

44
45 Ms. Langley asked about the abandoned vehicles on the property.

46
47 Mr. Owens stated that those were left by the previous owner and that they are currently in the
48 process of removing them.

49
50 Ms. Langley asked what the plans are for the road and will it be improved.

51
52 Mr. Owens was unable to answer that question.

53
54 Staff and the Commission discussed Amberway Road; that it is entirely within the railroad right
55 of way; that the railroad, in past variance discussions, is unwilling or even prohibiting the
56 improvement of the road; that because of this, owners along Amberway Road have no choice
57 but to ask for relief from county ordinances so that they can use their properties.

1 Due to ongoing confusion regarding the number of dwellings asked for, Mr. Ballentine once
2 again had Mr. Owens confirm the variance they were asking for.

3
4 Mr. Owens stated they were asking to be allowed to place three (3) additional homes on the
5 property, for a total of four (4).

6
7 There being no additional questions or discussion and no members of the public present to
8 speak, Mr. Ballentine closed the public hearing and called for a vote.

9
10 For discussion, Mr. Humphrey motioned to approve the variance request. The motion to
11 approve was seconded by Mr. Cox.

12
13 Ms. Langley addressed issues she had with the item relative to the standards listed as B and D,
14 and based on those and the request not adequately adhering to those standards, she could not
15 vote to approve.

16
17 Mr. Ballentine called for a vote on the motion to approve.

18
19 Mr. Stancell voted to approve the variance request.

20
21 Mr. Humphrey, Mr. Cox, Mr. Watson, Ms. Langley, and Mr. Smith voted to not approve the
22 variance.

23
24 The motion to approve failed, one (1) in favor, five (5) opposed.

25
26 ***Commissioners and Staff Discussion***

27
28 Staff discussed:

29
30 Training - completing Orientation for those that haven't and completing Continuing Education for
31 both 2020 and for 2021.

32
33 Comprehensive Plan – Plan has been delayed but we are assured the draft should be coming
34 very soon; that the hope is for the members of the Planning Commission and the Advisory
35 Committee to meet to review and discuss and then offer it to the public in an open house prior to
36 the formal public hearings.

37
38 ***Adjourn***

39
40 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
41 the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was
42 adjourned at 8.20pm.

43
44 Submitted by:

45
46
47
48
49 _____
Secretary

50
51
52
53 Approved by:

54
55
56
57 _____
Chairman

SD-21-0007

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-21-0007 Staff Report

Planning Commission Meeting: August 9, 2021 6:30 PM

The following report constitutes an 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:

See SD-21-0001. The applicant originally submitted to the Planning Commission an application for the same project concept with a public hearing on 5/10/21 and Commission action on 6/14/21. Action by the Planning Commission resulted in the land use application and request to not be approved.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter from SD-21-0001. Engineering/Public Works offered no additional comments other than what was previously provided.

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

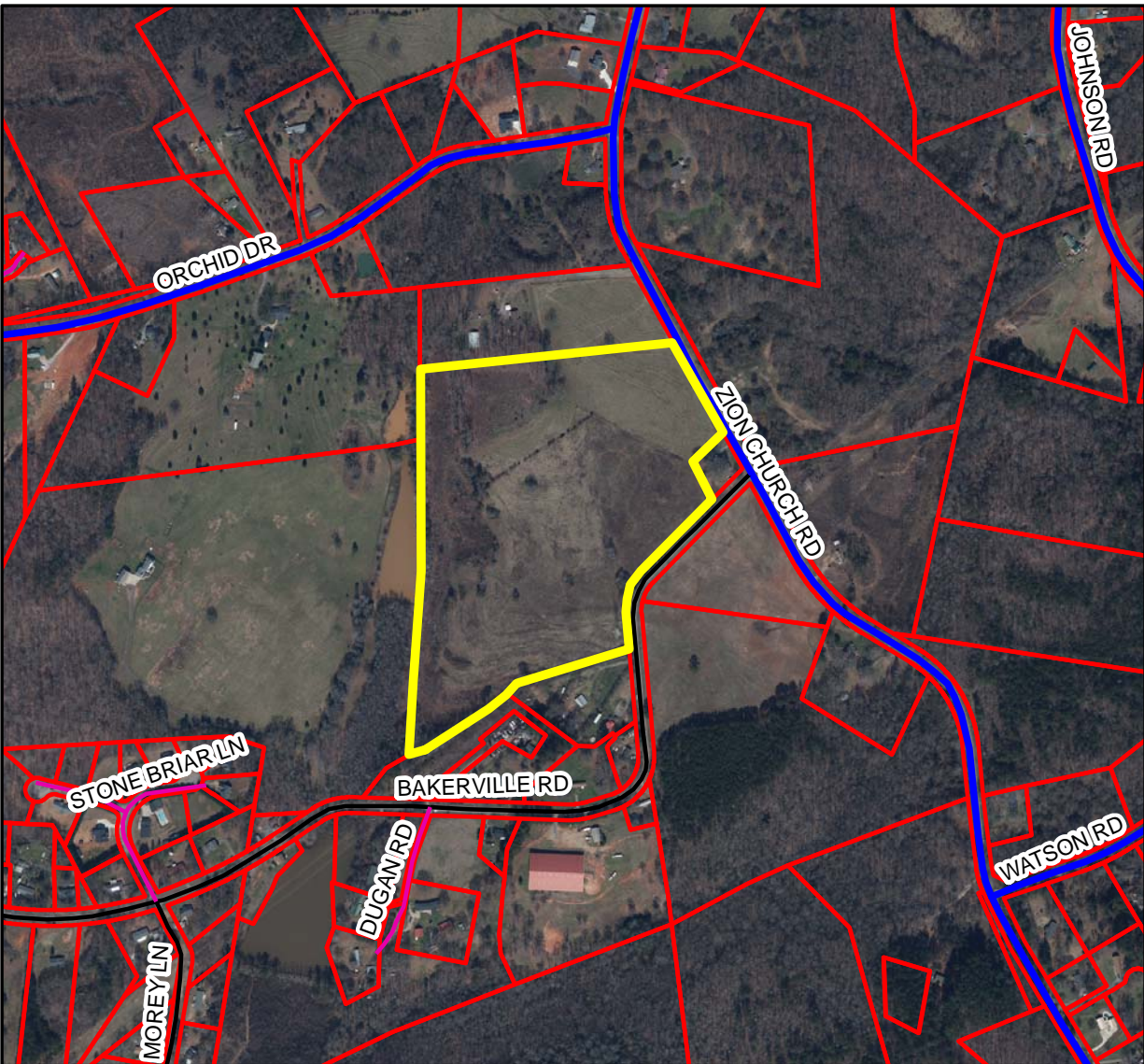
SDPC:

No comments received

Other Reviewing Agencies:

SD-21-0007

General Site



SD-21-0007

- State Roads
- County Roads
- Private

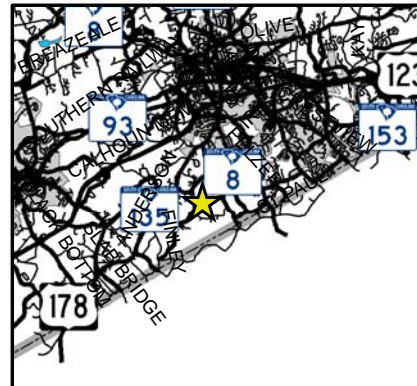


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



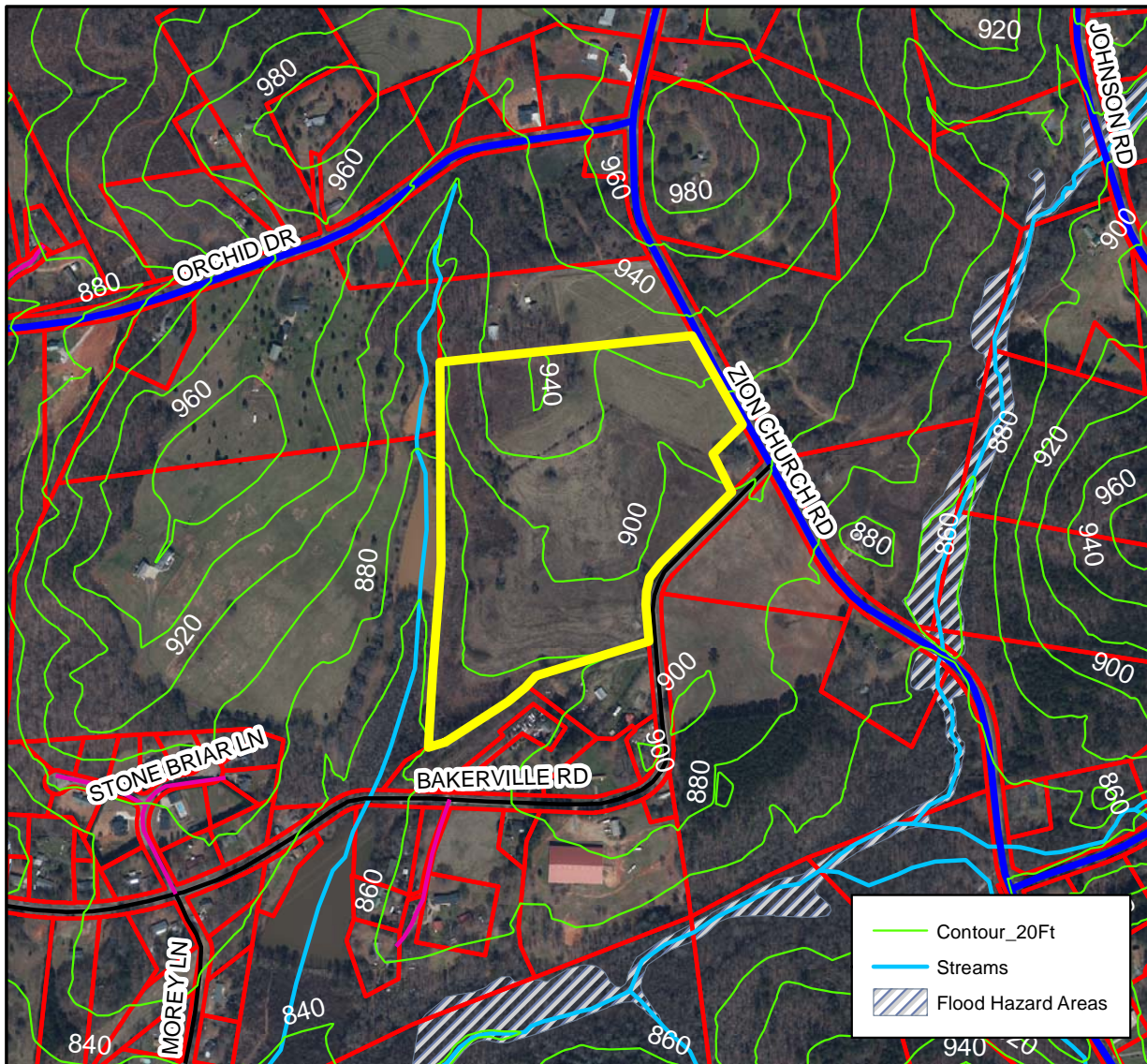
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Feet

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




SD-21-0007


Topography/Hydrology




 SD-21-0007

 State Roads

 County Roads

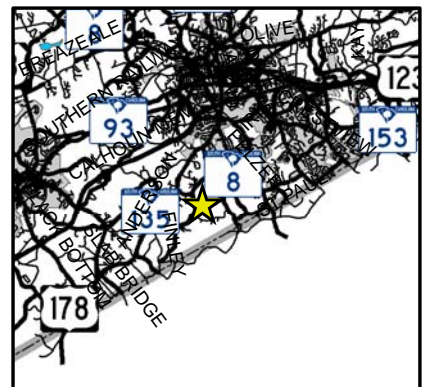
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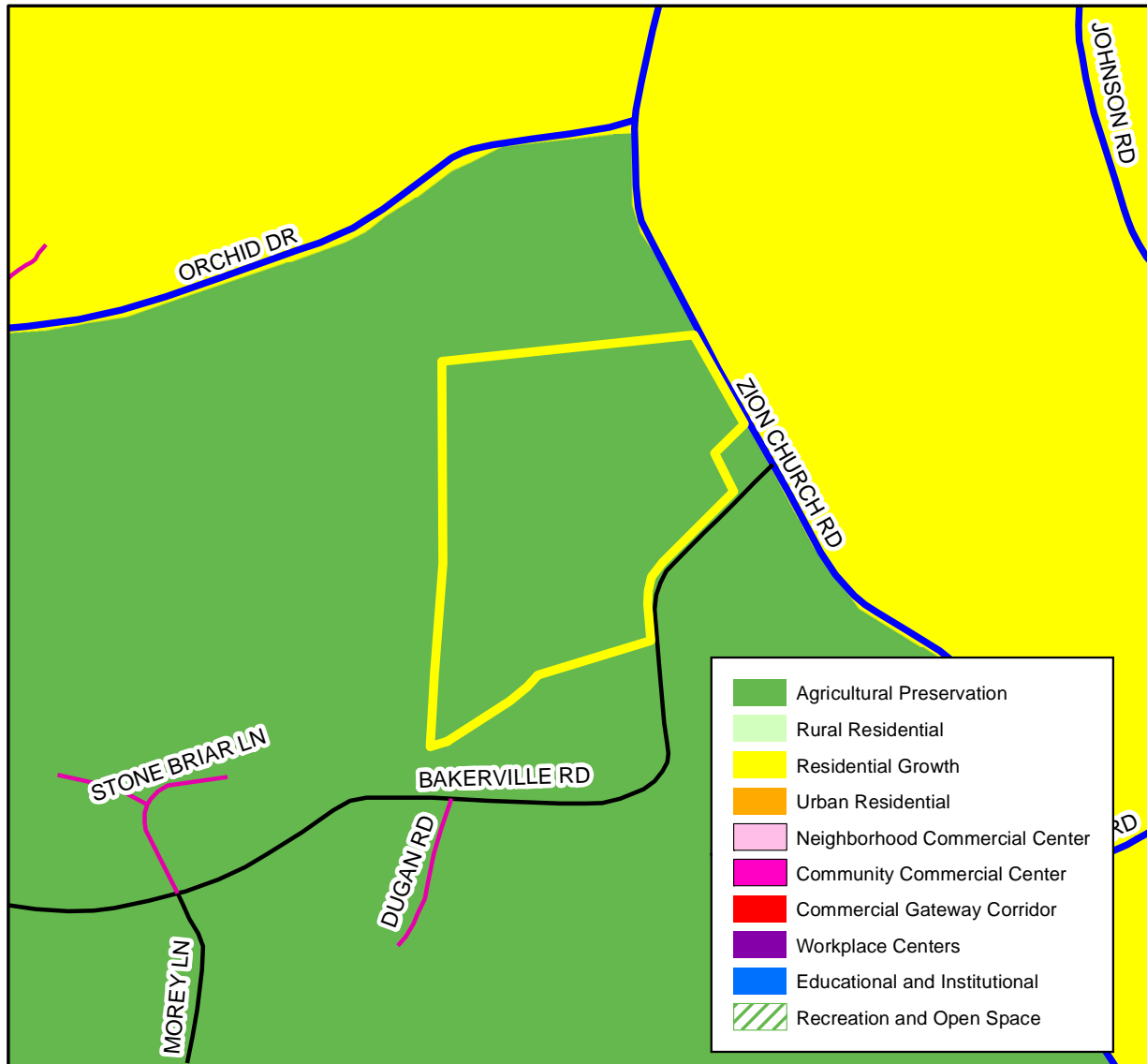
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46 Lot, Single Family Residential Development
Zion Church Rd/Bakerville Rd
Mungo Homes Properties, LLC



SD-21-0007

Character Areas/Land Use



SD-21-0007

State Roads

County Roads

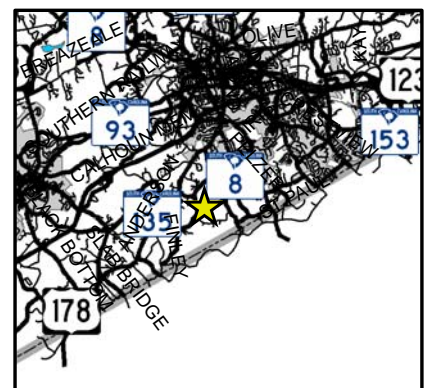
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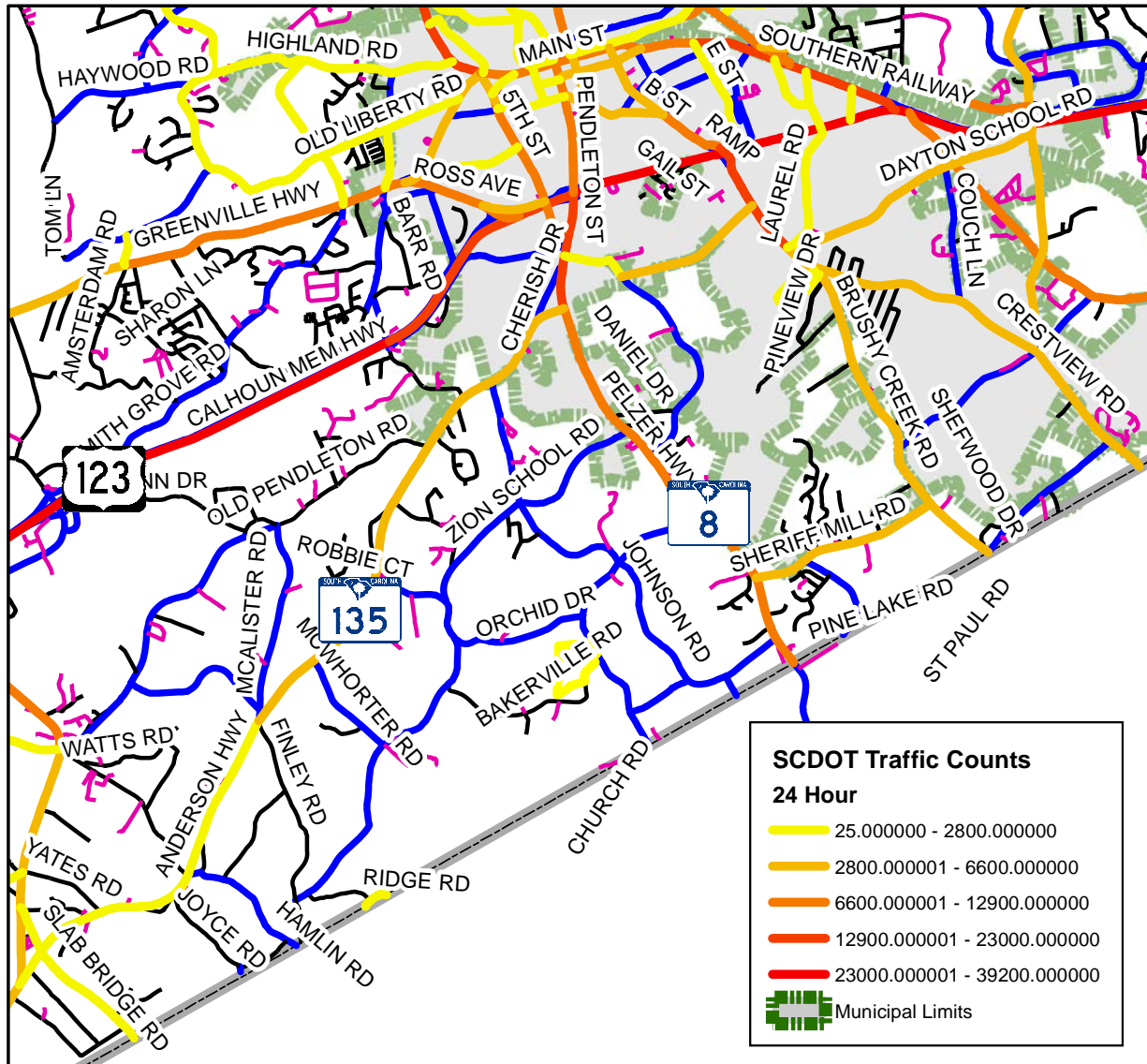
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46 Lot, Single Family
Residential Development
Zion Church Rd/Bakerville Rd
Mungo Homes Properties, LLC



SD-21-0007

SCDOT Traffic Counts



SD-21-0007

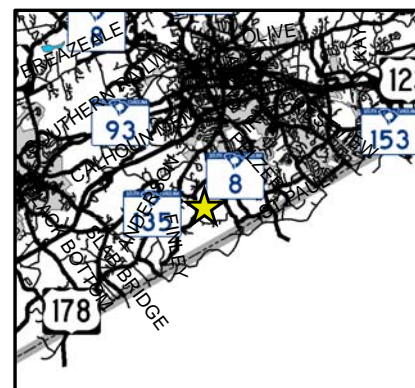
State Roads

County Roads

Private

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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. The Planning Commission, when considering actions on the application, should consider the same enumerated standards.

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 and some higher 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

Trip generation calculations for the project 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 by county staff.

The SD-21-0007 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. 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

During the spring of 2021, in order to set priorities for the county road paving program, county engineering staff conducted counts for various roads in the county.

Bakerville Road counts were taken between February 19 and March 4. A summary of those counts are provided below:

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%

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. A map showing the segments counted and their respective count grouping has been provided earlier in the staff report.

Planning Staff Recommendation:

Approval; with conditions

1. Individual lot access onto Zion Church Road shall not be permitted.
 2. Individual lot access onto Bakerville Road shall not be permitted.
 3. There shall be a minimum of a 50' setback along the project boundary separating the subject tract and those with the current TMS#s 5017-00-84-1752 and 5017-00-73-9769. No structures, infrastructure, or land disturbance shall be permitted or allowed within this setback and this restriction must be appropriately noted on all plans and plats.
-

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



April 28, 2021

Pickens County Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
Attn: Mr. Chris Brink, AICP, Director

Re: Foxhall Landing

Mr. Brink,

The Engineering Department has completed a review of the preliminary site plan submitted on April 26, 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 Bakersville 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. Bakersville Road is slated to be repaved in the near future, likely before construction is started on this development. Should there be any damage to the newly paved road due to construction activity associated with this development, all repairs shall be made by the owner / developer at their own expense.
3. 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.
4. 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 considered.
5. As specified in Section 10(d)(8)b. of the UDSO, a paved cul-de-sac with a minimum radius of 40-feet is required. However, the plans specify a cul-de-sac with a 35-foot radius.
6. 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.
7. How will drainage be addressed? All drainage calculations need to be provided.
8. A roadway typical section and road profile needs to be provided.
9. The Engineering Department will also need to review the water and sewer plans. 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.: _____ - _____ - _____

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 Mungo Homes Properties, LLC

Mailing Address 535 Brookshire Rd. Suite A Greer, SC. 29651

Telephone 864-350-7883 Email cemde@mungo.com

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

Property Owner(s) of Record The Estate of Frances M. Black Parslow

Mailing Address Northwest Corner of Zion Church Rd and Bakerville Road

Telephone _____ Email _____

Authorized Representative W. Chris Emde

Mailing Address 535 Brookshire Rd. Suite A Greer, SC. 29651

Telephone 864-350-7883 Email cemde@mungo.com

Address/Location of Property Northwest Corner of Zion Church Rd and Bakerville Road

Existing Land Use Vacant Land Proposed Land Use Single Family Residential - Detached

Tax Map Number(s) 5017-00-94-3270

Total Size of Project (acres) +/- 37 acres Number of Lots 47 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 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 APPLICANT(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 *FOR MUNGO HOMES PROPERTIES, LLC.**July 9, 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.



Signature of Owner(s)

July 9, 2021

Date

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

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

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____



Pickens County, South Carolina
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 general area consists of medium to large residential tracks. There is a small residential subdivision off of Bakerville Road.

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

The proposed use will not affect the existing use of usability of adjacent or nearby properties.

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

The proposed subdivision is consistent with the comp plan for this area for 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?

No, we have contacted utility providers for this area and the have all stated they have capacity to serve this subdivision.

- (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, there was a presubmittal meeting with other county departments and went over the proposed Land Use Concept Plan.

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

Yes

Foxhall Landing

**+/- 34.14 Acre Site
Single Family Detached
Conventional Subdivision
(UNZONED)
Bakersville Road, Pickens, SC**

Letter of Intent

April 5, 2021

Property Use: Single Family Attached and Detached. The +/-34.14 acre tract on Bakersville Road will include 46 single family detached homes and +/-4.42 acres of common area. The common area will be set aside for pond maintenance, the duke powerline easement, mail kiosk and landscaping at the main entrance. The total overall density of the site is +/-1.35 units per acre. The building sizes will vary in height and will be constructed to Pickens County standards.

Sewer: Septic

Water: Southside Rural Community Water District has water mains on Bakersville Road and Zion Church Road.

Gas: Fort Hill Natural Gas has a 5" natural gas main on Bakersville Road. An extension to this main will be necessary for service to the subdivision.

Electric: Blue ridge Electric Cooperative, Inc. Will be the power provider

Cable: AT&T is available

Access Points and Improvements: There will be one access point for the site on Bakersville Road.

1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.04	193.43	189.07	S19° 47' 33" W	90° 53' 16"
LINE	BEARING	DISTANCE			
L1	S83° 14' 54" W	19.92			
L2	S28° 48' 51" E	405.12			
L3	S45° 34' 24" W	62.67			
L4	S44° 44' 23" W	173.26			
L5	S43° 48' 10" W	163.86			
L6	S03° 50' 46" E	78.28			
L7	S05° 01' 47" E	40.62			
L8	S45° 37' 26" W	65.00			
L9	S46° 23' 26" W	65.00			
L10	S74° 43' 26" W	42.94			
L11	N83° 51' 17" E	35.10			

N/F
JERRY D ALBERTSON
PB 606-51
TMS#5017-00-84-1752

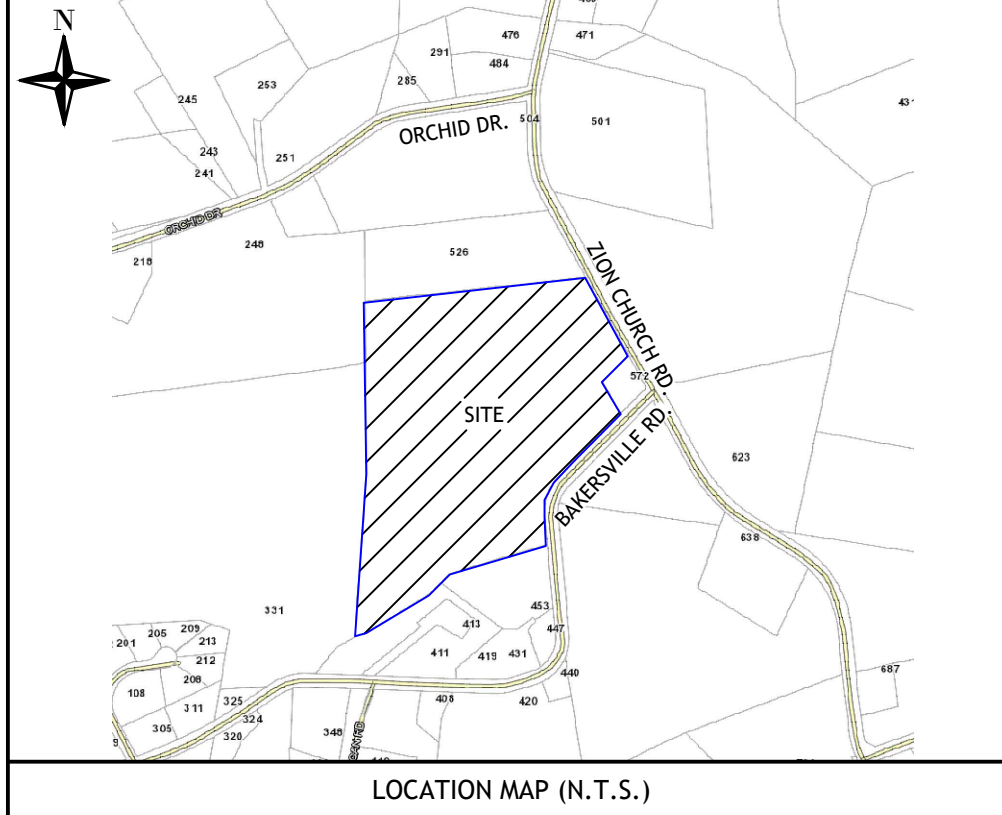
N/F
MISTY TAYLOR TRUSTEE
DB 1896-154
PB 600-318
TMS#5017-00-73-9769

N/F
CHRISTOPHER W BROOME
DB 1821-293
TMS#5017-00-93-5337

N/F
ADAM W & AMANDA W
BENNETT
PB 610-5
TMS#5017-00-94-3925

N/F
C/AMES SCOTT CAMP
DB 748-124
PB 40-464
TMS#5027-00-04-0384

LEGEND	
	- COMMON AREA
	- PROPOSED ROADS/DRIVES
	- MAIL KIOSK
	- PROPERTY LINE
	- COUNTY RIGHT OF WAY LINE
	- ROAD CENTERLINE
	- EXISTING CREEK
	- SETBACKS



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 _____ 20____
OWNER NAME _____
SIGNED _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] 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 _____
PHONE NUMBER _____
DATE _____

CERTIFICATION 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 OF FINAL

NOTES:

- 1.) ACCORDING TO FIRM PANEL 45077C0315D FOR SPARTANBURG COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 16, 2008, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
- 2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- 4.) ALL PINS SET #4REBAR UNLESS NOTED OTHERWISE.
- 5.) PER PLAT BOOK 399, PAGE 9 ZION CHURCH ROAD HAS A 66' R/W, SCOT FILE #39,288 ONLY SHOWS CENTERLINE OF ROAD NO R/W CALLED OUT ON PLAN SHEETS 1-4.

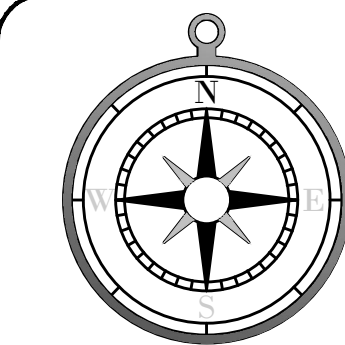
SETBACKS:
FRONT: 20'
SIDE: 7'
REAR: 10'
CORNER LOT: 20'
OFF BAKERSVILLE RD AND
ZION CHURCH ROAD: 30'

FOXHALL LANDING

TYPE OF DEVELOPMENT: UNZONED (SEPTIC)
TAX MAP #: 5017-00-94-3270

NO. OF ACRES:	34.14 ACRES	NEW ROAD:	0.58 MILES
NO. OF LOTS/UNITS:	46	DATE:	3/29/21

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
MUNGO HOMES PROPERTIES, LLC C/O CHRIS SMIE 535 BROOKSHIRE RD. SUITE A GREENVILLE, SC 29651 864-350-7883	GRAY ENGINEERING DERREK PULLEY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	3D LAND SURVEYING, INC. 10 CENTURY DRIVE, SUITE A GREENVILLE, SC 29607 OFFICE: 864.272.0274



SCALE: 1" = 100'
0 100 200 Feet

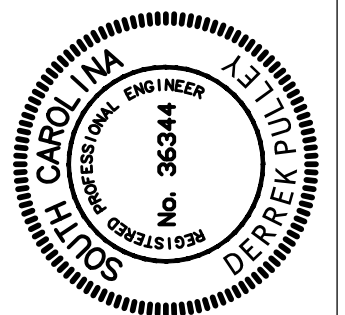
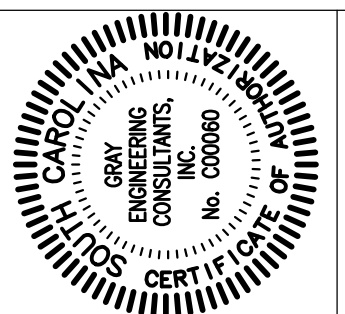
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/29/21
JOB No.: 2021018
PLOT DATE: 3/29/21

SHEET
CV-1

STAKEOUT PLAN
FOXHALL LANDING

PICKENS COUNTY, SC

BAKERSVILLE ROAD AND
ZION CHURCH ROAD



132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

NO.	DATE	BY	REVISION
A	3/29/21	CJR	SUBMITTED TO PICKENS COUNTY

New Construction on Zion School and Bakerville Road vicinity.

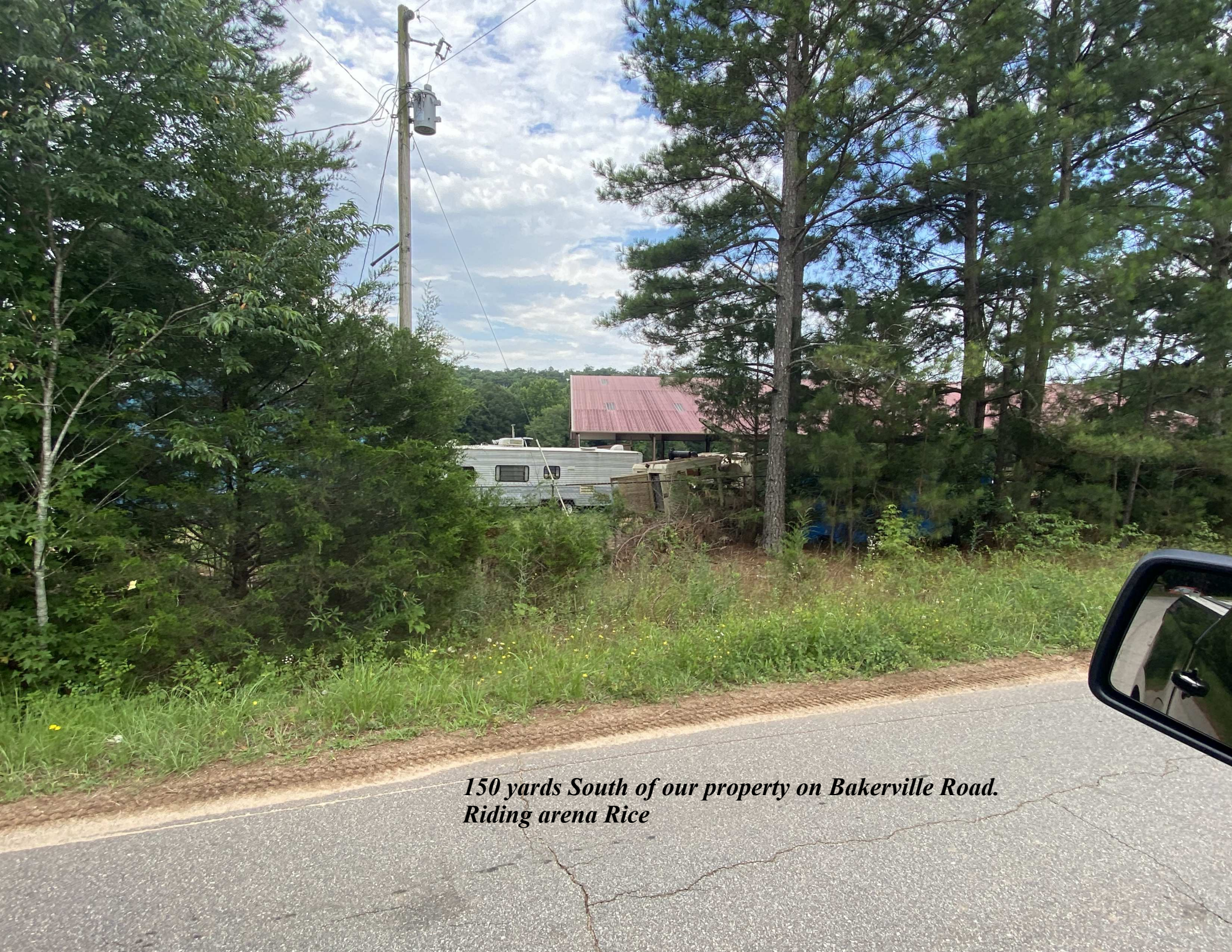


West view from our property.





*150 yards South of our property on Bakerville Road.
Riding arena Rice*



*150 yards South of our property on Bakerville Road.
Riding arena Rice*



*More evidence of deer poaching
Trespassing signs were stolen.*



*Evidence of
Poaching on our
property.*

North view from our property.



New Construction on Zion Church and Orchid Drive



Tim

From: Tim Black [tblackcpa@gmail.com]
Sent: Tuesday, July 13, 2021 2:59 PM
To: tblackcpa@gmail.com

This is the person we sold my mom's house to. Note the real reason to oppose the development. It had nothing to do with traffic.

3:06

LT

She was aware that we were going to develop the remaining property and we sold her 2 additional acres as a buffer.



Mandy's Post



What's Happening in Pickens SC

Mandy Weimann Bennett · May 10 at 1:24 PM ·

We are devastated that there is a proposed subdivision of 46 homes being considered on Zi Church Road and Bakerville Road. There is a hearing tonight for residents to voice their opinion on the matter. Please pass the word along to attend so Pickens County Planning Department can be made aware that we are opposed to ruining the land. Our area is enjoyed for its privacy, woods, pastures, peace! Let's keep Pickens peaceful!!



East view from our property.



Hi Francine,

I have attached my buyers offer. Please notice that they are willing to pay slightly above asking with no seller paid closing cost in exchange for additional acreage on the left side of the property. They are asking for 2 additional acres. The point is to make sure the tree line is included with their property to shield them from future development. Since the seller hasn't had a chance to get a new survey, I tried to use the CRS system to draw a line on the left side beyond the tree line from the road to the back of the property. The CRS system shows 6 acres on the right side of the trees and 8 acres on the left side of the trees. I am sure this is not completely accurate and I have explained that to the buyers. All that to be said, if less than 8 acres gets them to the left side of the tree line, they will be fine with it.

Please confirm receipt and don't hesitate to call me with questions. I look forward to the opportunity to work with you!

Thank you,



*100 yards South of our property on Bakerville Road.
Adjacent to Rice riding arena.
Note couch in yard.*



1/4 mile from our property on Bakerville Road.



*100 yards South on Bakerville Road.
Adjacent to Rice riding arena.*

*Note truck on blocks.
This is long-term storage.*

Other side of entrance.





*Entrance to subdivision on Bakerville Road.
Approx. 1/2 miles from our property.*

*Sign was taken from our property after the initial hearing, altered and replaced on our property to notify public once again to show up to closed hearing.
Note that the original date was painted over and marked with new hearing date.*



SD-21-0008

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-21-0008 Staff Report

Planning Commission Meeting: August 9, 2021 6:30 PM

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

Applicant:	Highlands Homeowners Association Dave Downey PO Box 107 Six Mile, SC
Property Owner(s):	Highlands Homeowners Association
Property Location:	The Highlands Island Drive, Six Mile
Acreage:	2.50 +- Acres
Tax Map Number:	4039-00-81-4191
County Council District:	2
Land Use Request:	2 lot addition to an existing Major Subdivision – The Highlands
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is proposing to add two (2) lots to an existing Major Subdivision known as The Highlands; bringing the total approved lot count to 77. The two lots will be served by individual, private, on-site septic systems and public water (Six Mile).

Current Property Use:

The property is currently part of the Common Open Space of the Highlands; a small pavilion is located on a portion of one of the proposed lots.

Surrounding Area:

North: Lake Keowee

South: Common Open Space, the Highlands

East: Common Open Space, the Highlands

West: Lake Keowee, Lot 75 of the Highlands

Future Land Use:

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

Utilities & Infrastructure*Transportation:*

The property is served by Island Drive (Privately Maintained)

Water:

Public, Six Mile

Sewerage:

Private, SCDHEC permitted individual septic

Past Development/Approvals:

The Highlands was originally approved and developed in 2003 as a 75 lot development (with several Common Open Space lots) on Lake Keowee.

Photograph(s):

N/A

Comments from Reviewing Agencies:*Pickens County Engineer:*

No comments received

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

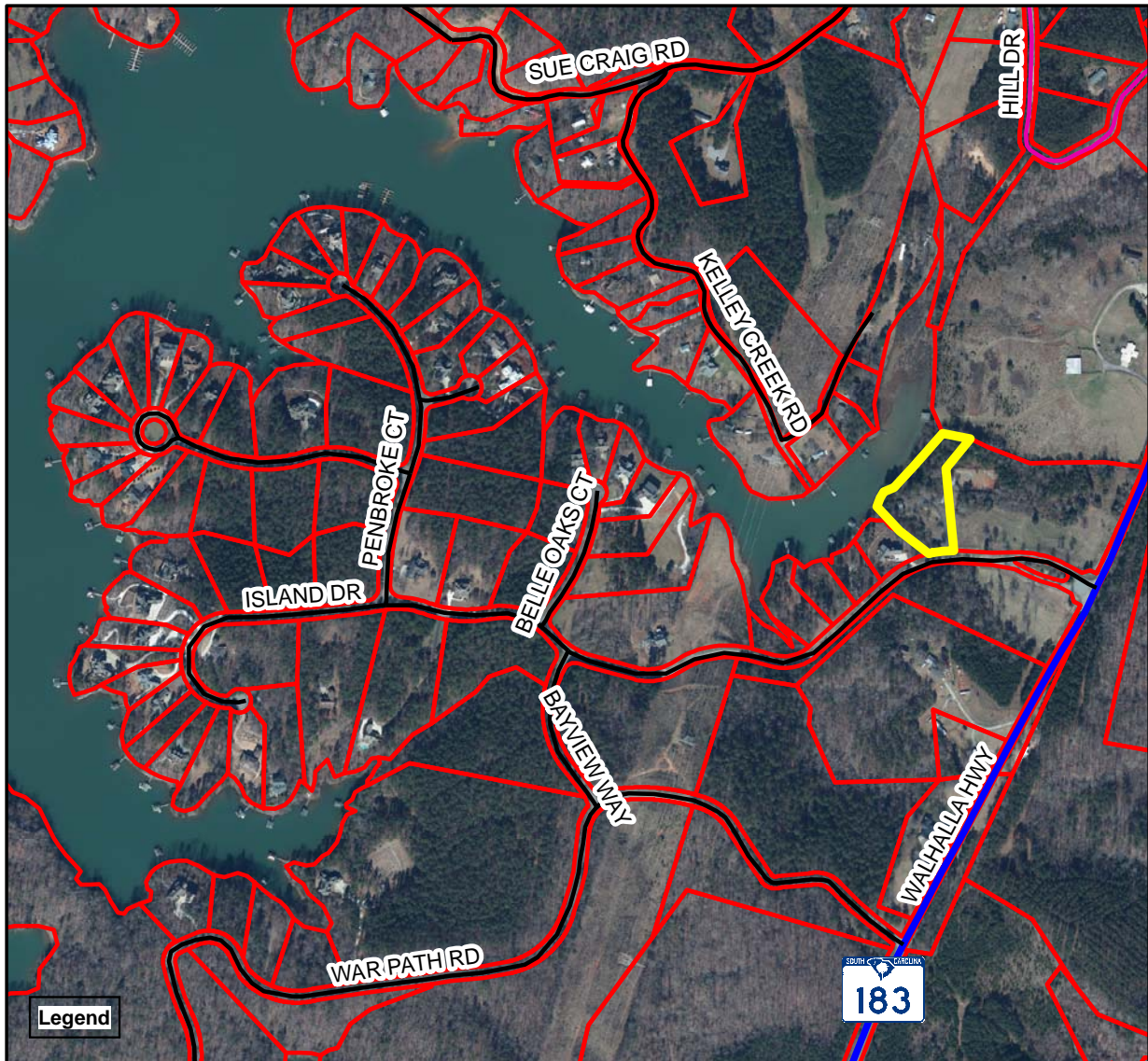
PC Emergency/Fire Services:

No comments received

SDPC:

No comments received

Other Reviewing Agencies:



SD-21-0008

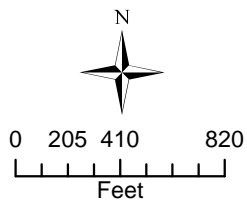
State Roads

County Roads

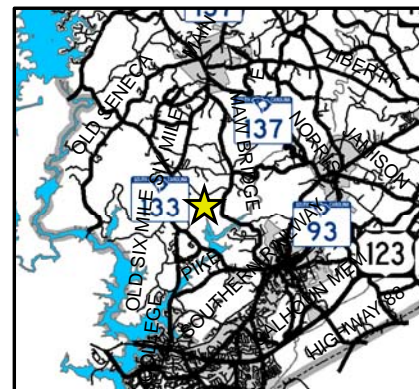
Private



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

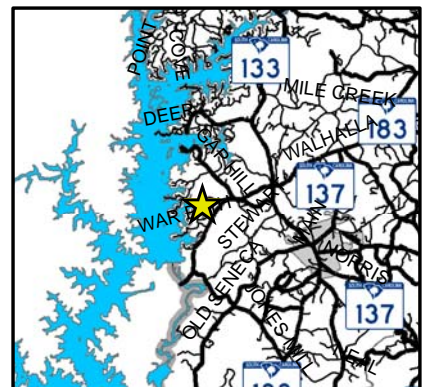
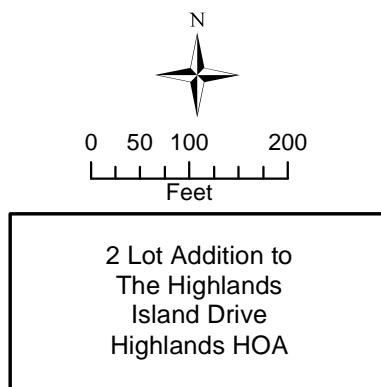
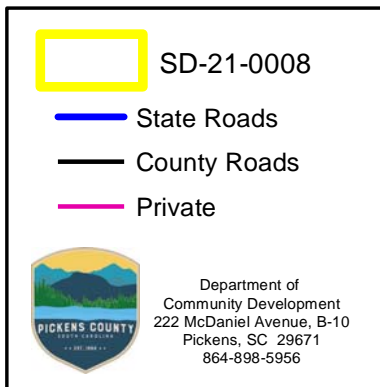
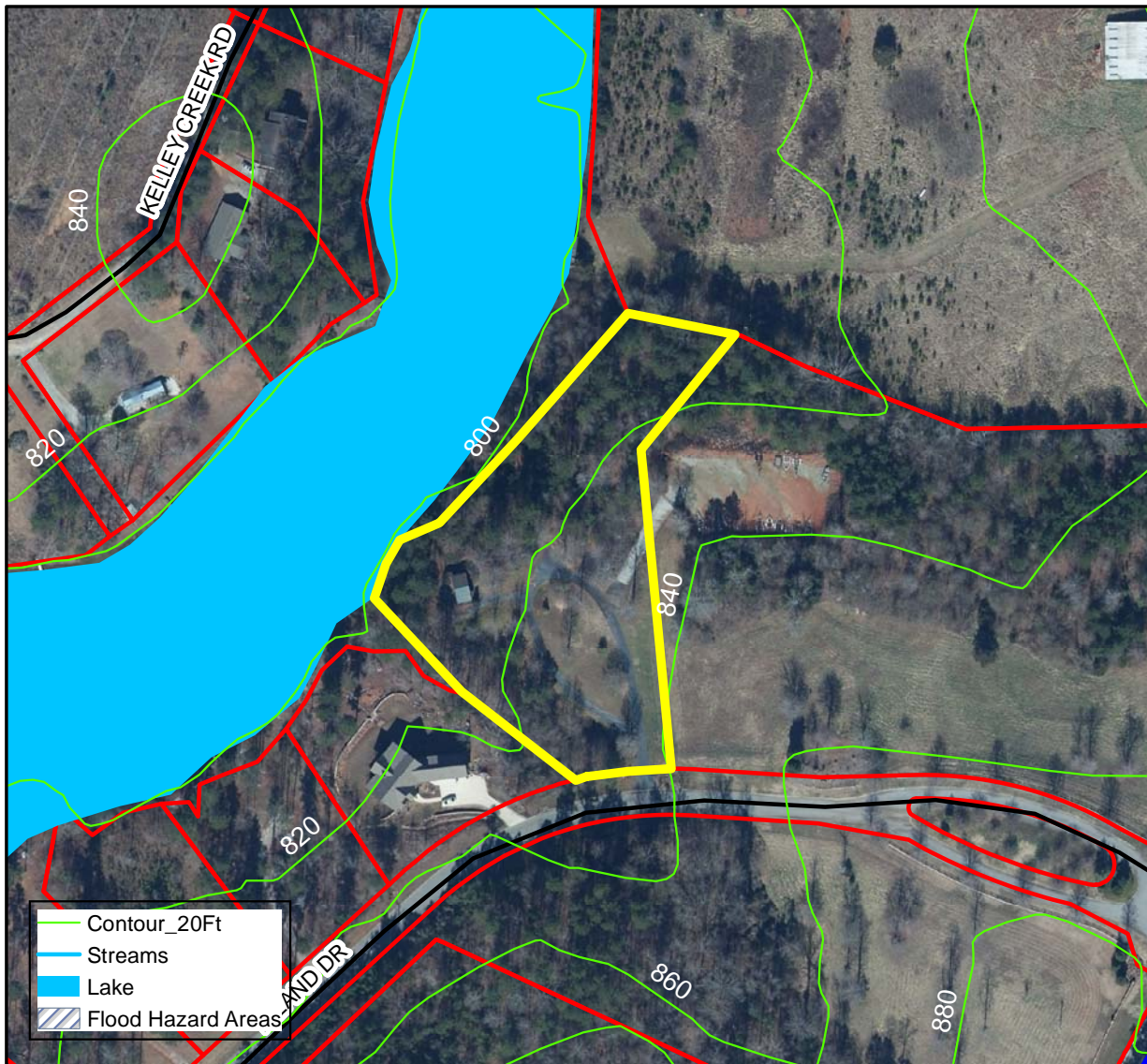


2 Lot Addition to
The Highlands
Island Drive
Highlands HOA



SD-21-0008

Topography/Hydrology



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. The Planning Commission, when considering actions on the application, should consider the same enumerated standards.

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

The area is currently single family residential.

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 targets this area with a Character Area/Future Land Use of "Residential Growth". This Character Area was created to identify areas more suitable for medium density residential.

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.

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: 18 lots (without consideration of the area within any easement or road ROW) when served by public water – based on the 9.4 acres in the subject Common Space parcel

Development as Proposed: 2 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 are existing.

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.*



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 HIGHLANDS HOMEOWNERS ASSOCIATION

Mailing Address P.O. BOX 107 SIX MILE, SC 29682

Telephone N/A Email _____

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

Property Owner(s) of Record HIGHLANDS HOMEOWNER ASSOCIATION

Mailing Address P.O. BOX 107 SIX MILE, SC 29682

Telephone N/A Email _____

Authorized Representative DAVE DOWNEY

Mailing Address 348 ISLAND DRIVE SIX MILE, SC 29682

Telephone 847-951-6555 Email DDOWNEY.1754@GMAIL.COM

Address/Location of Property 122 & 126 ISLAND DR. SIX MILE, SC
HOMEOWNER ASSOC.

Existing Land Use COMMUN AREA Proposed Land Use TWO RESIDENTIAL LOTS

Tax Map Number(s) 4039-00-81-4191

Total Size of Project (acres) 4/- 2.5 Number of Lots TWO

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:

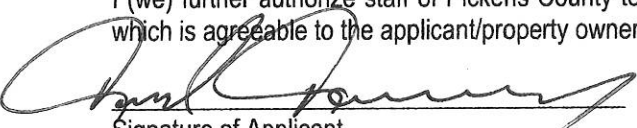
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☒ **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

7-6-2021
 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.


 Signature of Owner(s)

7-6-2021
 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

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

IT WILL NOT ADVERSELY AFFECT THE
ADJACENT USES.

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

YES

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

IT WILL NOT CAUSE EXCESSIVE OR
BURDENSOME USE OF PUBLIC FACILITIES
OR SERVICES

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

YES

- (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 Highlands on Lake Keowee

Application for change in Land Use and Subdivision Addition

Letter of Intent - July 2021

Introduction/Summary

The Highlands on Lake Keowee is a +/- 110-acre community located at the intersection of Island Drive and Walhalla Highway (Rt. 183) in Six Mile, near the western border of Pickens County.

Developed by Crescent Communities, the original 75 lot sales began in 2003 and it was fully sold by the end of 2006. There are currently 42 completed homes in The Highlands with 4 more currently under construction. Fourteen (14) vacant lots and 5 existing homes were sold in The Highlands between 1/1/2020 and 6/30/21.

Approximately 9.4 acres of the total 16.34 acres of common area within The Highlands are located on the north side of the boulevard entrance along Island Drive. This area was originally designated & improved by Crescent with a Gazebo and a 20' x 20' watercraft dock/canoe launch, accessed by an asphalt circular driveway, to be used exclusively by residents of The Highlands.

During the 15 years since completion of the first homes, the Gazebo and canoe dock were rarely used by Highland's residents. Unfortunately, oftentimes non-residents and trespassers used it for unauthorized gatherings and parties. The canoe launch dock was removed in 2015 and due to its age and deterioration of the wood structure, the Gazebo became unsafe and was removed in early 2021. A small wooden overlook remains at the shoreline with no direct water access.

In 2017, the residents approved & constructed a gated & locked +/- .25 acre portion of this area for boat and utility trailer parking, completely shielded from view by mature trees and vegetation.

Application for Change in Use and Lot Additions to The Highlands on Lake Keowee

The site of the former gazebo is now vacant and unused. This approximately 2.5 acre portion of the entry common area creates the opportunity to add two lots to the subdivision (please see attached Preliminary Site Plan Sketch). Designated as Lots 76 & 77, this area has +/- 400' of water frontage on Kelly Creek Cove, leading to Lake Keowee.

A portion of this frontage may provide the opportunity for re-installation of a watercraft dock, subject to review and approval by Duke Energy Lake Services.

The enclosed Application to Pickens County for a change in Land Use and Subdivision Addition for these two lots would have the following attributes:

<u>Lot</u>	<u>Area</u>	<u>Frontage</u>	<u>Duke Shoreline Designation Request</u>
76	1.15 acres	190'	Residential
77	1.25 acres	200'	Environmental

Objectives & Use of Potential Proceeds

If approved by the Pickens County Planning Commission, Lots 76 & 77 (122 & 126 Island Drive) would be professionally surveyed and then platted and submitted to Duke for their review and approval of their shoreline use. The entire water frontage is currently designated as Residential Marina.

Following the decision by Duke, the Lots would then be valued and offered for sale, first to current property owners within The Highlands and then to the public.

If sold, the net proceeds would be held in reserve by the Homeowners Association and used for future capital improvements which may include:

- Upgraded common area landscaping
- Repairs & upgrades to common area entry & community lighting
- Repairs and upgrades to common area irrigation system
- Upgraded TV and high-speed internet service
- Reserves for future planned or unexpected capital improvements

Timing

Subject to review and the decision on the approval of this Application by Pickens County Planning Commission at its August meeting, an application for a Permit to re-install one (1) watercraft dock for Lot 76 would be submitted to Duke. Following their review and decision, the two lots would be offered for sale with the objective to reach contract agreements with potential purchaser(s) for closing(s) by year end 2021.

Thank you for your review and consideration.

If you have any questions or require additional information, please contact:

The Highlands on Lake Keowee Homeowners Association Board of Directors

Matt Thornton, President

Dave Downey, Vice President

864-979-3626

847-951-6555

thorn2wheels@yahoo.com

ddowney.1754@gmail.com

Enclosures:

Completed Application for Land Use and Subdivision Review Hearing

Attachment "A"

Location Map

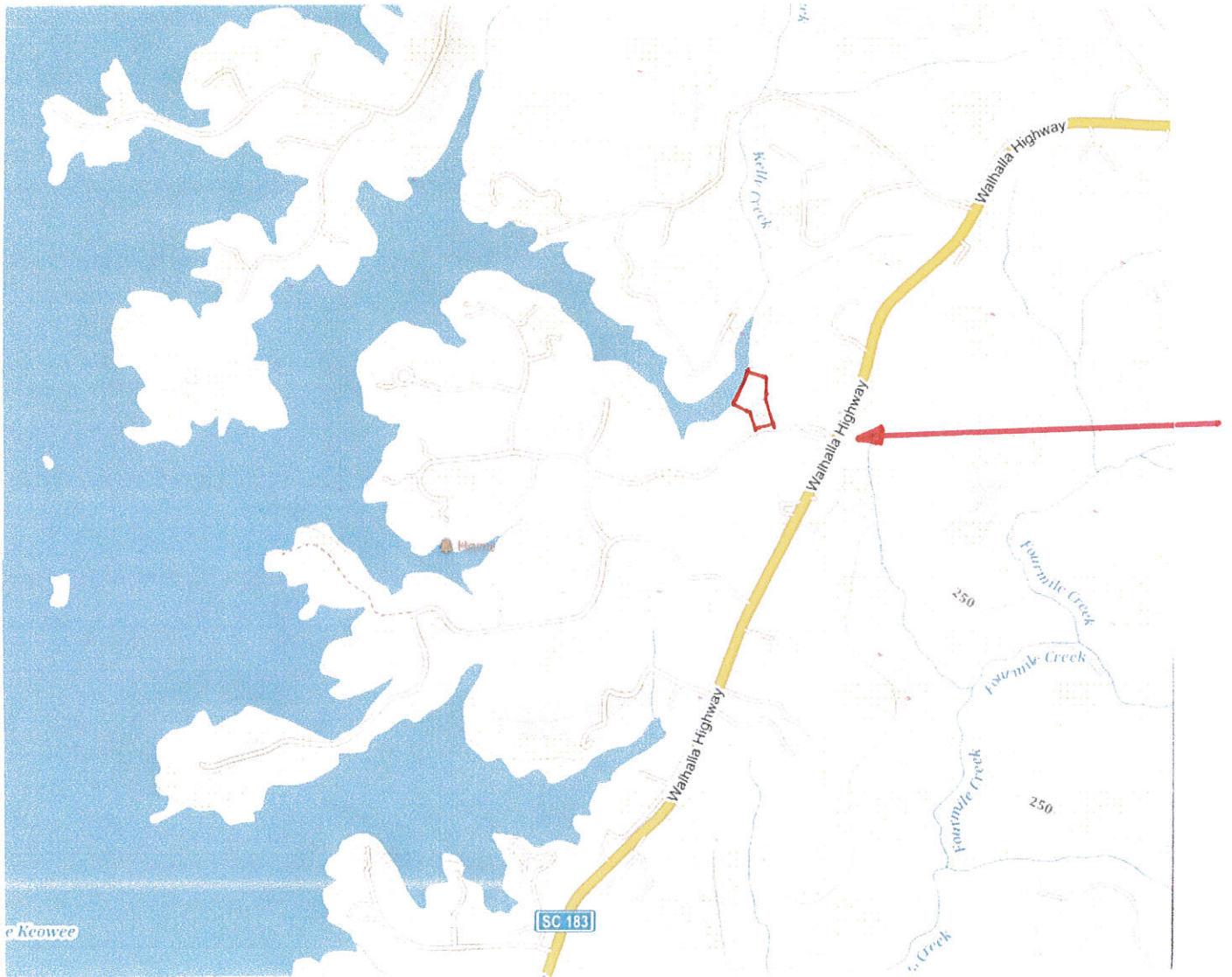
Highlands Subdivision Plat

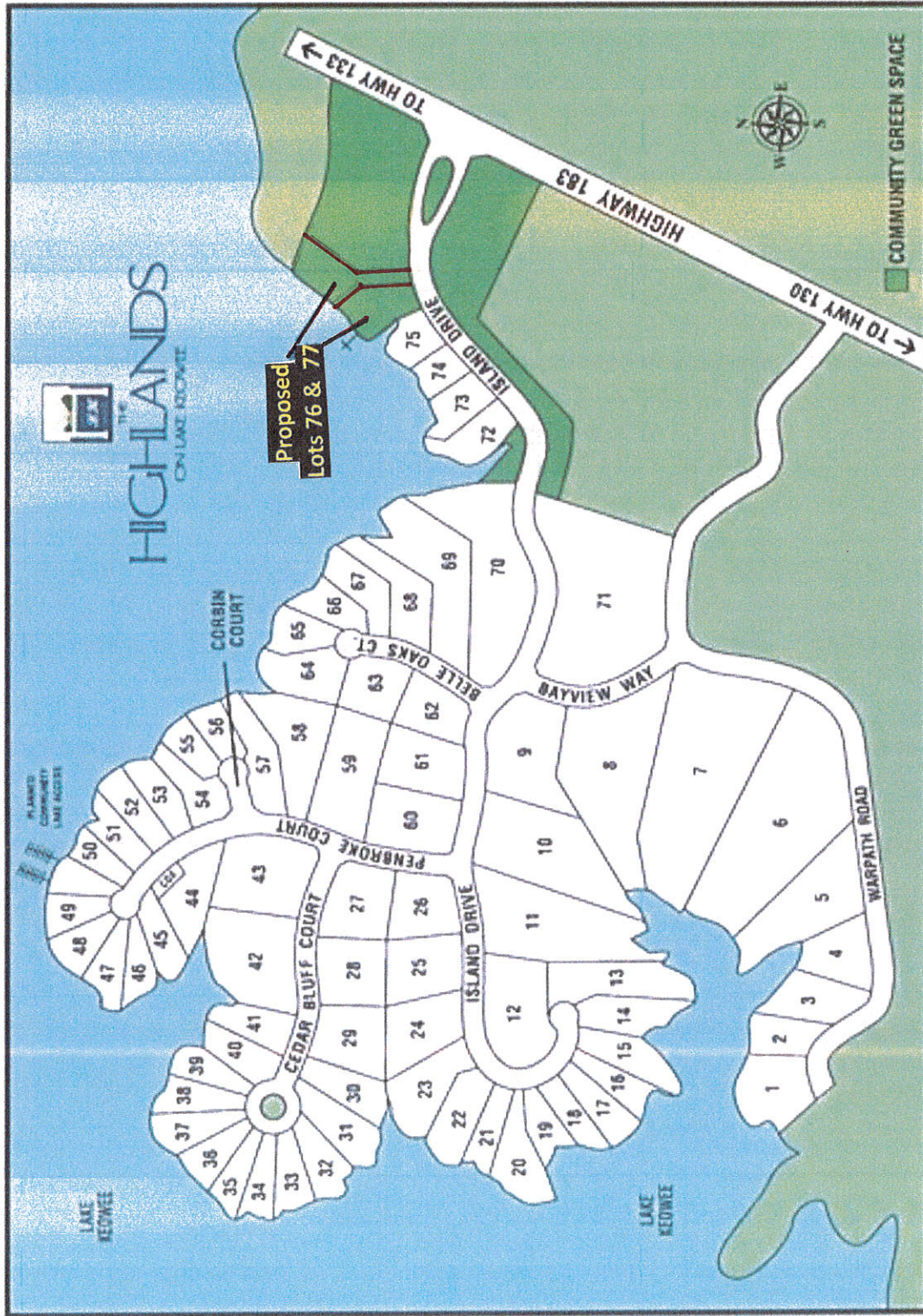
Preliminary Site Plan Sketch – 9 copies 8-1/2" x 11"

Aerial Photograph

The Highlands on Lake Keowee

Location Map





CRESCENT COMMUNITIES

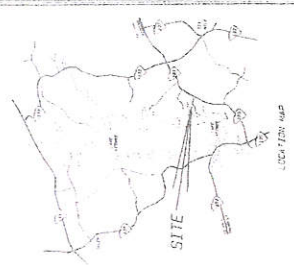
Plan is subject to change without notice. Crescent Communities is a trademark of Crescent Resources, LLC.

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

THE HIGHLANDS ON LAKE KEOWEE

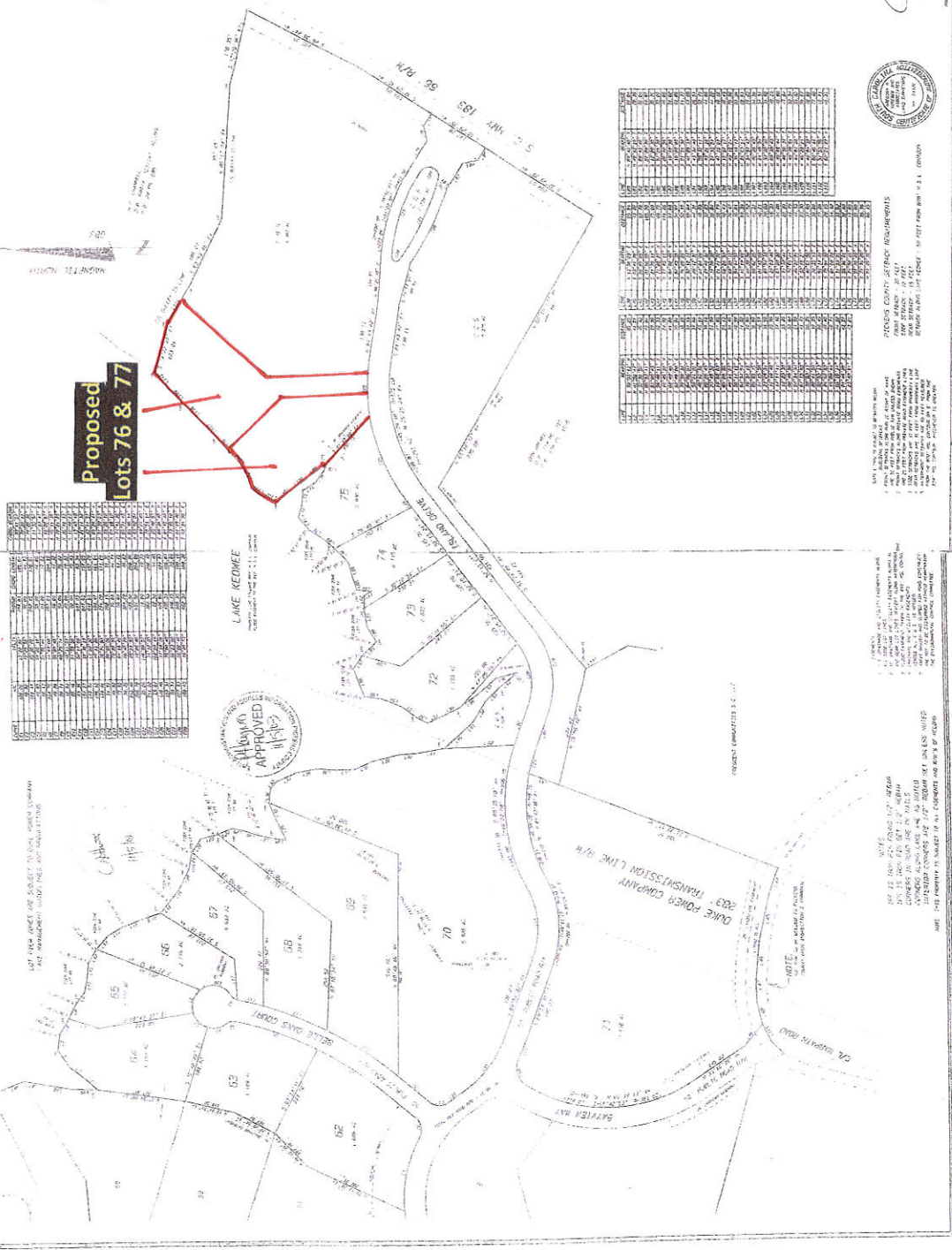
PROJECT: 15000 S. LAKE, OFF S.C. 101, 150
LOT 76 & 77
DATE: 11/11/03
DATE: NOVEMBER 4, 2003
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
TOWNSHIP OF SIX MILE
SCALE: 1" = 100'

ACREAGE: AS SHOWN
DATE: NOVEMBER 4, 2003
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
TOWNSHIP OF SIX MILE
SCALE: 1" = 100'



THESE ARE THE TOTAL ENCLOSURES OR PROJECTIONS
SHOWN FROM ABOVE

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.



LOT	ACREAGE	OWNER	REMARKS
62	1.00	...	...
63	1.00	...	...
64	1.00	...	...
65	1.00	...	...
66	1.00	...	...
67	1.00	...	...
68	1.00	...	...
69	1.00	...	...
70	1.00	...	...
71	1.00	...	...
72	1.00	...	...
73	1.00	...	...
74	1.00	...	...
75	1.00	...	...
76	1.00	...	...
77	1.00	...	...
78	1.00	...	...
79	1.00	...	...
80	1.00	...	...
81	1.00	...	...
82	1.00	...	...
83	1.00	...	...
84	1.00	...	...
85	1.00	...	...
86	1.00	...	...



PICKENS COUNTY PLANNING COMMISSION
15000 S. LAKE, OFF S.C. 101, 150
LOT 76 & 77
DATE: 11/11/03

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

NOT PREPARED FOR
CRESCENT COMMUNITIES S.C. LLC.

Proposed Lots 76 & 77

122 & 126 Island Drive



LU-21-0006

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-21-0006 Staff Report

Planning Commission Public Hearing: August 9, 2021 6:30 PM

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

Applicant:	Brock Warwick South Park Homes, LLC 204 Jones Mill Road Central, SC
Property Owner(s):	South Park Homes, LLC
Property Location:	222 Pleasant Hill Church Road, Central
Acreage:	2
Tax Map Number:	4047-00-82-7016
County Council District:	2
Land Use Request:	8 site RV Park and Campground
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is proposing to develop 8 RV sites on a two (2) acre parcel with water and power, common areas, landscaping and septic hook-ups.

Current Property Use:

The property is currently vacant.

Surrounding Area:

North: Large lot residential

South: Medium density, single family residential – site built and manufactured homes

East: medium to low density residential – lot sizes greater than 1 acre, site built and manufactured homes

West: Large lot residential

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by Pleasant Hill Church Road, a SCDOT maintained roadway.

Water:

Six Mile Water

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

Property was formerly a non-conforming manufactured home park.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

PCSD:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

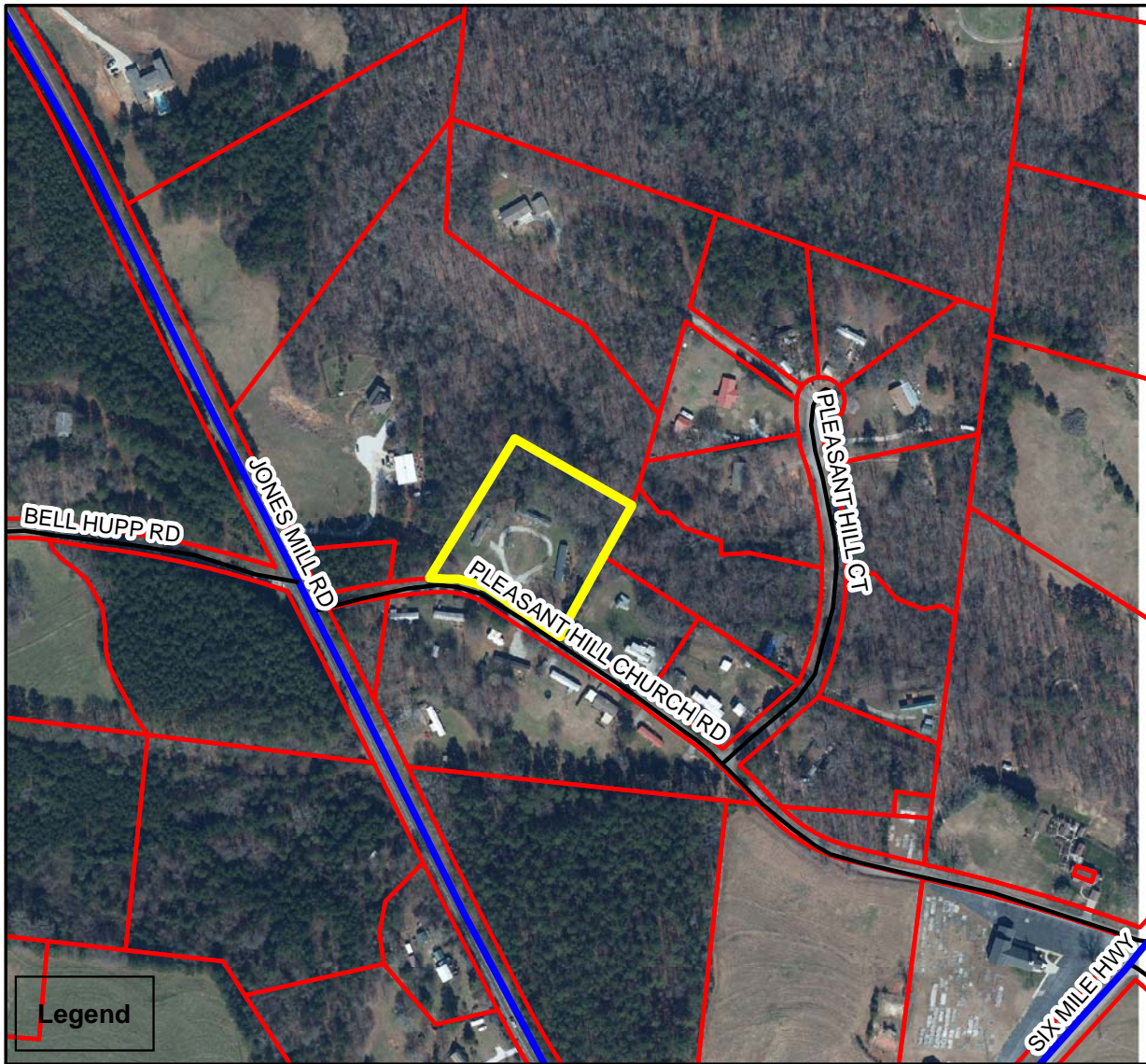
N/A

Other Reviewing Agencies:

N/A

LU-21-0006

General Site



Legend



LU-21-0006



State Roads



County Roads



Private

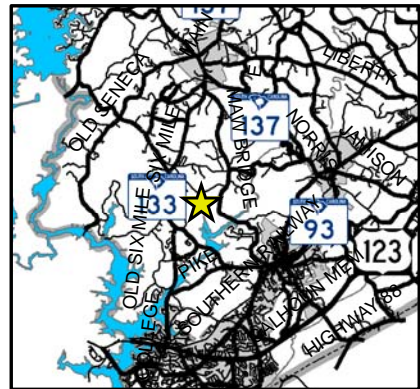


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



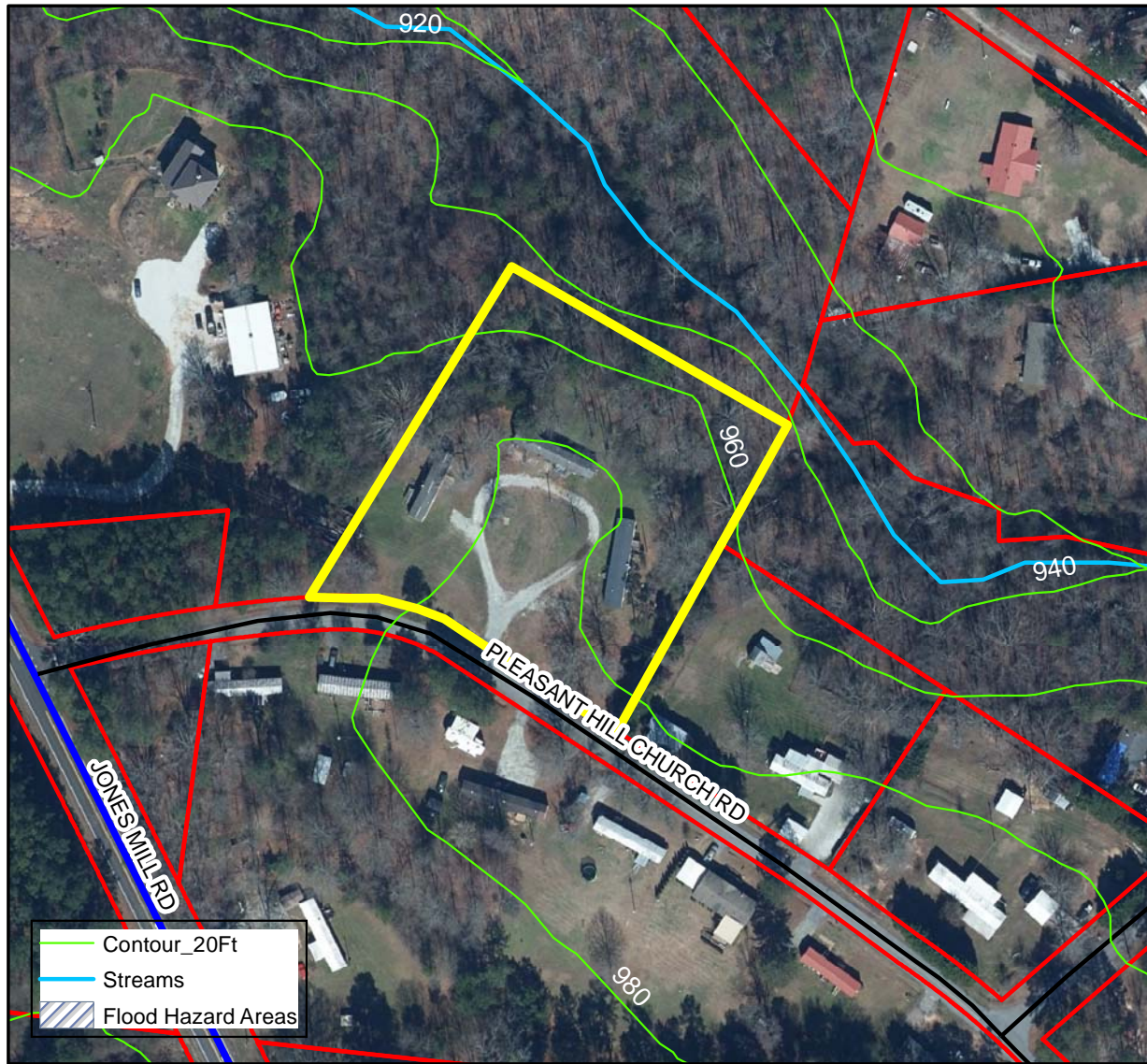
0 100 200 400
Feet

8 Site, RV Park
and Campground
222 Pleasant Hill Church Rd
Brock Warnick
South Park Homes, LLC



LU-21-0006

Topography/Hyrdology



LU-21-0006

State Roads

County Roads

Private

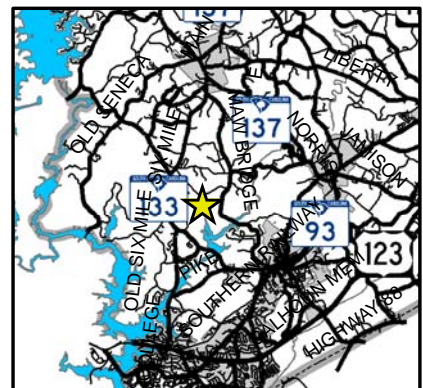


Department of
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Pickens, SC 29671
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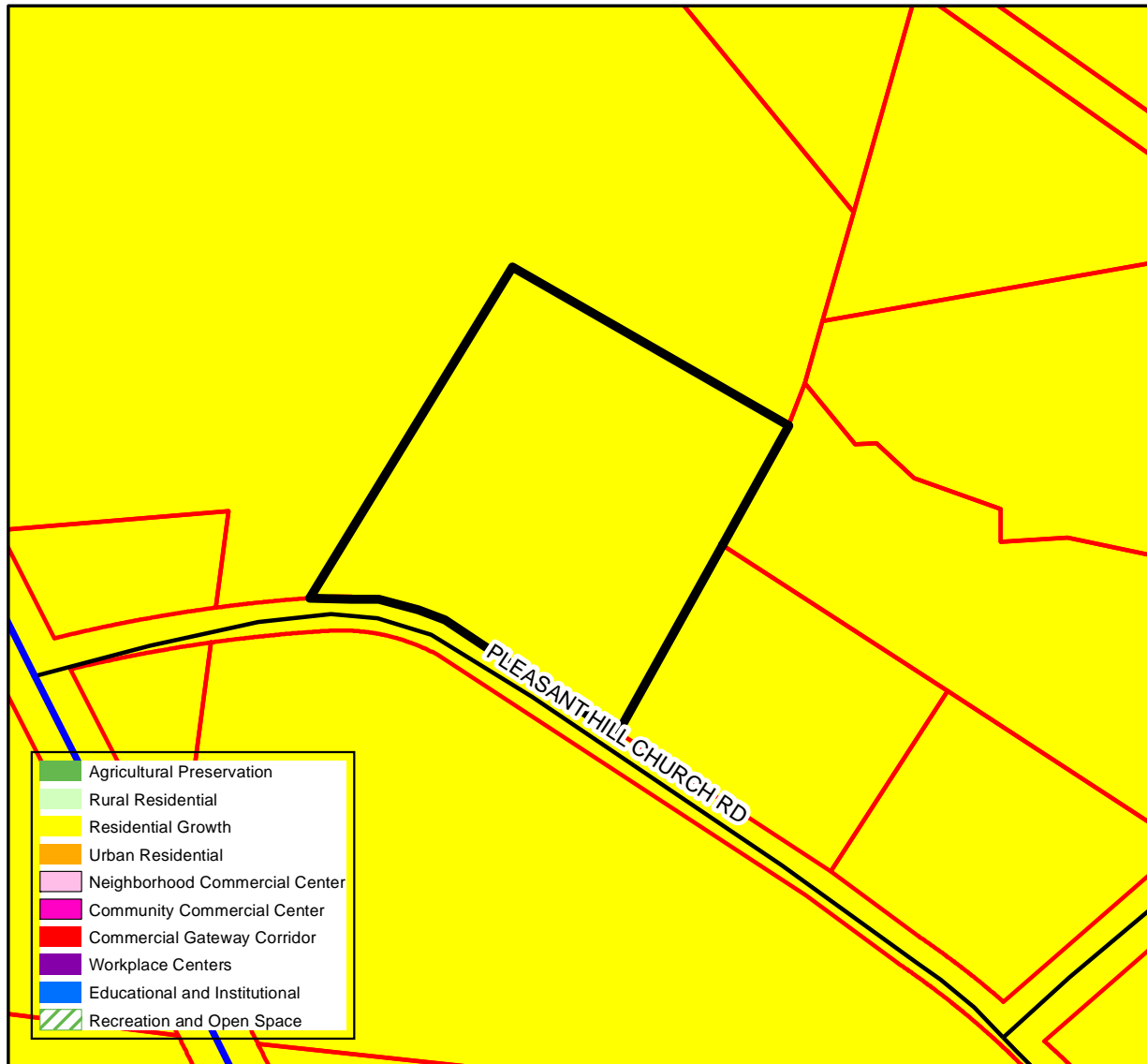
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Feet

8 Site, RV Park
and Campground
222 Pleasant Hill Church Rd
Brock Warnick
South Park Homes, LLC



LU-21-0006

Character Areas/Land Use



LU-21-0006

- State Roads
- County Roads
- Private

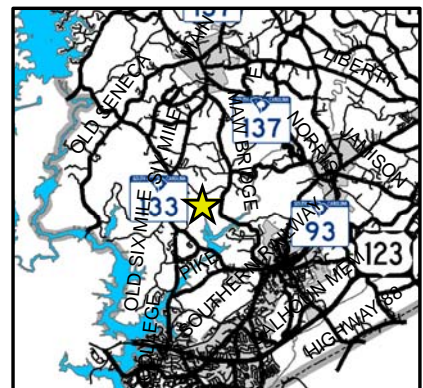


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 40 80 160
Feet

8 Site, RV Park
and Campground
222 Pleasant Hill Church Rd
Brock Warnick
South Park Homes, LLC



Analysis of Standards for Land Use Approval:

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

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

While the proposed use, commercial RV Park, may seem inconsistent with current and existing development patterns in the area – single family – the former use was also not consistent relative to overall density of the manufactured homes located on the tract. The area, however, due to the proximity to Clemson University, Lakes Hartwell and Keowee, CU Experimental Forest (Lake Issaqueena) and Oconee Nuclear Station, should be ideal for a small, family run RV Park.

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

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

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

The current Comprehensive Plan identifies the area, the proposed project site in particular, as “Residential Growth”. The Comprehensive Plan speaks 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 private septic and is targeted by the applicant as a recreational amenity for the surrounding lakes and outdoor amenities located in Pickens County.

C. 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 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.

D. 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.

E. 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 based on Section 302 of the UDSO

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

Sec 302 Recreational Vehicle (RV) Parks and Campgrounds.

302(a) Purpose.

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

302(b) Use Standards.

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

Project, as proposed, meets this standard.

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

Applicant indicated compliance

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

Proposed RV Park will have 8 sites – 4 sites/acre.

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

Proposed RV Park will be compliant based on applicant's letter of intent

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

Project will exceed.

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

Project will be served by existing SCDHEC permitted septic.

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

N/A

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

Project will comply.

Planning Staff Recommendation:

Approval 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 Brock Warwick

Mailing Address 204 Jones Mill Rd Central, SC 29630

Telephone 864-650-1801

Email Bwick302@gmail.com

Applicant is the:

Owner's Agent _____

Property Owner South Park Homes, LLC

Property Owner(s) of Record South Park Homes, LLC (Brock and Trisha Warwick 50/50)

Mailing Address 204 Jones Mill Rd Central, SC 29630

Telephone 864-650-1801

Email southparkhomesllc@gmail.com

Authorized Representative Brock Warwick

Mailing Address 204 Jones Mill Rd Central, SC 29630

Telephone 864-650-1801

Email Bwick302@gmail.com

Address/Location of Property 222 Pleasant Hill Church Rd, Central, SC 29630

Existing Land Use Mobile Home Park Proposed Land Use Campground

Tax Map Number(s) 4047-00-82-7016

Total Size of Project (acres) 2

Number of Lots 8

Utilities:

Proposed Water Source:

☐ Wells

☒ Public Water

Water District: Six Mile

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 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.

Bruck Wainik
Signature of Applicant

7-6-21
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.

Bruck Wainik : *Justin Wainik*
Signature of Owner(s)

7-6-21
Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

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

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



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

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?

That is correct. The improvements made to the property will not adversely affect nearby properties

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

Yes

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

It will not cause any of the above issues/strains on resources.

- (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.

LETTER OF INTENT

South Park Homes, LLC

Owners: Brock and Trisha Warwick

Request for land use as a Campground. The subject property is a two acre parcel located at 222 Pleasant Hill Church Rd, Central, SC 29630. (Tax Map: 4047-00-82-7016)



ABOUT: SOUTH PARK HOMES LLC

Real Estate entity created and registered with SC SOS in February 2020. The property was previously a mobile home park. South Park Homes has also received the appropriate retail license to capture necessary accommodation, sales, and retail taxes to remit to the State and County as required. The owner's (Brock and Trisha Warwick) intent to purchase the neighboring property has always been to revitalize a then troublesome and declining area along Pleasant Hill Church Road. We have since removed a total of 3 vacant mobile homes, one of which was an eye sore to the residents and deemed inhabitable. We are campers ourselves, and want to create a campground after our own joyful experiences. We intend for this business to cultivate an organic and wholesome space to support local tourism and temporary business travel (outage needs). With all the local area has to offer, building a family oriented campground as a resting point so the travelers can enjoy the local trails, lakes, and events is our vision. The proposed plan incorporates a low-impact and environmentally sensitive design

to adjacent properties which balance with the surrounding areas. We are fully committed to limiting any negative impact of this campground and have significant vested and personal interest to uphold this commitment. The location of this campground shares a property line with our primary residence. We see this campground as an extension to our own back yard. We are a family, we live next door, and we play outside and rest in the same vicinity; therefore, our interest in preserving a low impact to surrounding neighbors and areas is mutually beneficially to us, our neighbors, and the environment for which we all interact. Lastly, you will notice our design is in excess of the required minimums for set-backs, vegetation, and campsite size to create more natural areas and limit negative impact on surrounding neighbors and areas.

PROJECT DESCRIPTION:

South Park Homes proposes to offer 7-8 campsites (with more than one site as ADA compliant) in full compliance with the Pickens County Standards for Campgrounds Sec.302 Article 3. Because the site was previously a mobile home park, it is already equipped with 3 separate power meters, water lines, and 3-1000 gallon septic tanks. All sites will be level gravel pads serviced with:

- 50-30-20 Amp electrical panels with GFI
- Water hook-ups
- Septic tank hook-ups to existing 3-1000 gallon septic tanks
- Commons area with lighting and picnic area
- Local indigenous landscaping (MORE than 10 ft vegetation next to residential)
- Each camp site is in EXCESS of the required minimum square footage. Please see site plan which illustrates site sizes.
- All sites will be set-back in EXCESS of the required minimum. See site plans for details of set-backs.
- More than one ADA compliant site

*The sites will be rented out on a nightly basis not to exceed the 180 days in any calendar year by the same occupant, or as allowed by Pickens County code.

MANAGEMENT:

We (Brock and Trisha Warwick) plan to manage the property, as our location to the property is next door at 204 Jones Mill Road, Central, SC 29630.

SITE ACCESS:

The drive way culvert will be extended with commercial grade double wall water proof culvert to appropriately accommodate wide turning radius of campers and motor homes, as well as, provide ample roadway to avoid traffic congestion. Local authorities have already installed new culvert and provided approval for the extension.

SITE PLAN:

A site plan is included with this letter of intent.

WASTE MANAGEMENT:

We will provide waste bins that separate waste and recyclable items to help reduce any potential negative environmental impact of the campers. All trash will be contained on the parcel with an appropriate internal location to limit exposure and then disposed of lawfully.

LIGHTING:

It is the intent of the development to control obtrusive aspects of excessive and careless outdoor lighting usage, while preserving, protecting, and providing secure nighttime use and enjoyment of any and all property.

SURROUNDING PROPERTIES:

The site is surrounded on two sides (left and rear) for which we own personally, and it also our primary residence. The right side is also residential. The front side has direct road frontage to Pleasant Hill Church Road, Central, SC 29630, which directly intersects with Jones Mill Road and Highway 133.

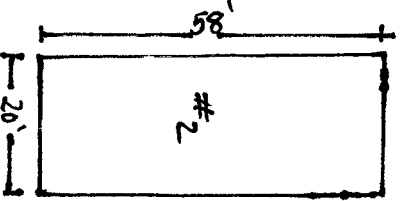
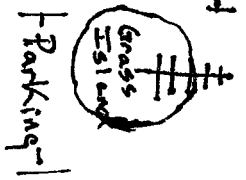
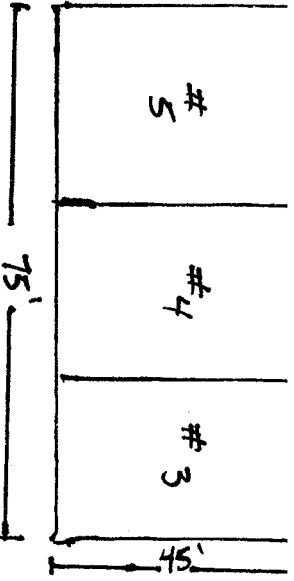
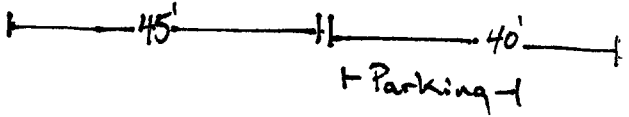
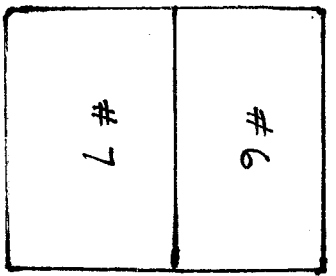
UTILITIES AND SERVICES:

The site is serviced by Blue Ridge Electric Coop and Six Mile Water Company. We plan to install all new water lines with strategically placed cut off valves to limit and/or contain any future water leaks or service interruptions to campers. In addition, maintain 3 power meters to adequately supply sufficient power to each site. The sites will use the existing septic tanks.

Trees.

Trash Bins

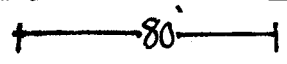
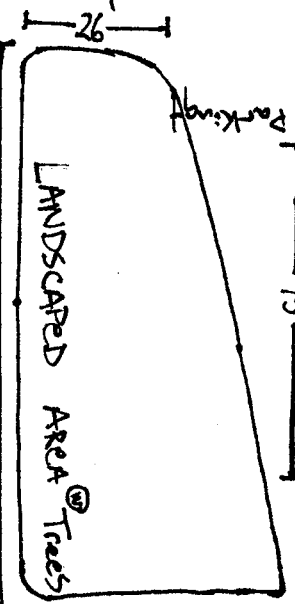
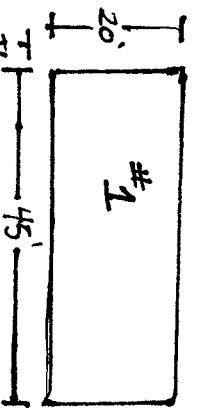
Property line.



GRASS

WOODS

Property line.



PLEASANT HILL CHURCH RD.

South Park Homes
4047-00-82-7016