

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

August 9, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING 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, Chairman
David Cox
Gary Stancell
Michael Watson
Bobbie Langley
Jon Humphrey

STAFF PRESENT:

Les Hendricks, County Attorney
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 July 12, 2021 meeting.

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

Public Comments

No one signed up or was otherwise present to speak.

Public Hearings

Mr. Ballentine briefly went over the anticipated code of conduct and the procedures that will be followed for this evening's public hearing.

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

- 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**

Mr. Chris Emde, of Mungo Homes, introduced the project to the Commission and gave a brief overview of the proposed project; that the project will compose of 46 lots on septic and public water; that all the roads will be constructed to minimum county standards with curb and gutter; that the stormwater infrastructure and detention will also be built to minimum county standards; that there are no wetlands or floodplain within the project; access will be from Bakerville Road, a county road and there will be no access to Zion Church Road.

Mr. Emde introduced his engineer, being present to answer technical questions, and members of the family, heirs, who will also be making a presentation.

Ms. Langley asked if the subdivision would be gated.

Mr. Emde stated that if the county does not take over the roads for maintenance that the development would be gated.

Ms. Langley asked if green space areas are being provided.

Mr. Emde stated that there are some open areas and buffers located within the development; that the lots are fairly large.

Ms. Langley asked if the utilities would be underground.

Mr. Emde stated that all utilities would be underground.

Ms. Langley explained the county's interest in fiber and access to high speed internet to the rural areas of the county and if the developer would be interested as the utilities are being placed would a joint trench be considered to see fiber to the homes?

Mr. Emde expressed his willingness to pursue joint trench within the development.

Ms. Langley commented on dark skies and if lighting in the development would be dark sky compliant.

Mr. Emde stated his willingness to provide such lighting in the development.

Ms. Langley asked about the cost of the homes being proposed.

Mr. Emde stated the potential price range would be between \$350k to \$400k.

Mr. Watson asked if there were any streams or wetlands on the property and if the detention pond would be the responsibility of the HOA.

Mr. Emde stated that there were no streams or wetlands on site and that the detention pond would be the responsibility of the HOA.

There being no additional questions from the Commission, Mr. Ballentine asked if anyone else was present that wished to speak in favor of the request.

Ms. Jan Cross, representative of the estate, spoke before the Commission and read from a prepared presentation that she also provided copies of for the record; a copy of which is attached to the minutes.

Ms. Cross also addressed the matter of the public hearing sign being moved on multiple occasions prior to tonight's meeting.

Mr. Tim Black, a representative of the estate, spoke before the Commission and read from prepared notes; a copy of which is attached to the minutes.

Mr. Emde stated that the School District provided a letter in reference to school zone capacity which stated the district had no objection to the development.

There being no additional presentation by the applicant or any additional individuals wishing to speak in favor of the request, Mr. Ballentine opened the floor up to those wishing to speak in opposition; giving two (2) minutes to each speaker due to the number that had signed up to speak.

Mr. David Kelley appeared before the Commission and spoke in opposition and addressed these points:

- that the public hearing signs were hidden by tall grass and were not visible
- he is not in opposition to the sale of the property
- the size of the homes and the number of lots were not in keeping with the area
- he moved to Pickens County to be in the country
- the proposed subdivision is not a rural development
- the project is not compliant with the comp plan
- the impact to public facilities
- the last meeting the opposition was described as a mob
- the Planning Commission must focus on planning
- Section 315 of the UDSO must be followed

Ms. Mandy Bennett spoke to the Commission in opposition; that;

- statements made about knowing about plans for future development on the subject tract were false
- had asked to be able to purchase property if development was to occur
- addressed comments made by the applicant and facebook post and the letter from the realtor presented to the Commission in the application
- thanked the Commission for hearing the public last time and again tonight
- addressed statements made about the last petition submitted not being an accurate capture of property owners

Ms. Teresa Kelley addressed the commission.

- Lived in area most of her life, worked in area and knew Ms. Parslow
- Presented same photos from app to the Commission
- that adjacent uses will create noise and smells that would be objectionable by new homeowners – aroma of the country

Mr. Hugh Leslie addressed the commission in opposition.

- objects to the proposed subdivision
- objection to the increased traffic caused by the development
- the developer can build less homes and still make money
- that the site could not handle the number of buried septic systems

Mr. Rayford Coats addressed the commission and appeared in opposition.

- thanked Commission for looking at growth of the county but that they must also look and take care of existing residents
- that the project would impact traffic at Hwy 8 and Zion Church Road

Ms. Tammy Rice spoke in opposition.

- She stated that she was responsible for the initial petition
- That she owns the hobby farm on Bakerville Road
- That no realtor will be able to sell any horse arena like she has when it is adjacent to a 46 lot subdivision.

Mr. Randal Dosier spoke in opposition.

- Zion Church Road and Hwy 8 is dangerous and traffic will become an issue
- That the area is a cut through between Hwy 135 and Hwy 8
- That he owns a small farm
- The area cannot handle the number of proposed homes but Mungo Homes is a good company and does a lot for South Carolina
- A better fit for the property would be a large lot country estate

Dr. Michael Hovanec appeared before the Commission and spoke in opposition; that

- He moved from Southern California to Melody Lane
- That this project would negatively impact the schools as well as traffic in the area
- That tort laws would come into play with nuisance complaints and issues
- That due to the increase in traffic, he will have a harder time leaving his neighborhood
- That he was surprised the case was back before the Commission; that he understood that the applicant was not allowed to reapply

Ms. Amanda Willoughby spoke in opposition to the proposed development, and; that

- the proposed value of the homes does not fit the area
- that all the neighbors have said no to the subdivision
- if the approval was no previously, what is different to change the decision

Mr. Todd Miller appeared and spoke in opposition.

- Traffic was a concern, Johnson Road and N. Watson Road, bottom of hill and blind spot – everyone speeds along the road
- That speed is his biggest fear and the number of wrecks in the area
- Moved to the rural area and that he likes to shoot firearms

There being no additional comments from those wishing to speak in opposition, Mr. Ballentine opened the floor for rebuttal from the applicant.

Prior to the rebuttal, Ms. Dee Taylor wanted to speak in favor of the subdivision; that she resides on Bakerville Road and was a neighbor of Ms. Parslow and lives next to the property;

that she likes to be able to do what she wants and a denial of the subdivision would impact her future rights.

Ms. Ashley Edwards offered rebuttal on behalf of the applicant and the property owners; that she is a family friend. Ms. Edwards stated that there was no new information presented this evening from the opposition, as asked for by the Chairman, that would affect the outcome; that Mungo Homes has presented information demonstrating that the project does in fact fit the area; that neighbors speak to their rights but the rights of the property owner and the right to use the property as they desire seem to be overlooked.

Ms. Edwards asked the Commission to look at the facts that was presented rather than emotions.

Mr. Cox asked the applicant who was the senator that spoke in favor of the request, for the record.

Ms. Cross stated that it was Senator Rex Rice.

Ms. Langley asked Mr. Emde if they would consider an increase in lot sizes within the subdivision.

Mr. Emde stated that that would have to be an economic decision made between his company and the land sellers; that he could not say but that it would be a matter of economics.

With no further presentation by the applicant, no additional comments or questions from the Commission, Mr. Ballentine closed the public hearing for this item and called for a motion.

Mr. Humphrey motioned that the item be approved and opened for discussion.

Mr. Stancell seconded the motion.

Mr. Ballentine called for discussion or questions.

Mr. Watson stated the church was a pillar of the area and that nothing was mentioned about the growth in the area and growth in the church; that Baskerville Road was slated to be repaved in the future; that even though the Character Area for the property was agriculture, property immediately across Zion Church Road was designated as Residential Growth.

Mr. Watson motioned that the motion to approve be amended to add staff recommended conditions, the conditions being:

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.*

Commission members discussed the recommended condition #3.

Mr. Humphrey seconded the motion to amend the original motion adding the stated conditions.

Commission members clarified the location and impacted parcels for condition #3.

With no additional discussion or comments, Mr. Ballentine called for a vote on the motion to amend.

The motion to amend with the stated conditions being added to the original motion passed three (Watson, Langley, Humphrey) for and two (Cox, Stancell) not for.

Ms. Langley motioned that the original motion be further amended to add:

4. *The developer shall work with the utilities to ensure fiber to the homes.*
5. *The developer shall ensure that dark skies lighting is used throughout the subdivision.*

Mr. Watson seconded the motion to amend. The motion passed with four (Watson, Humphrey, Cox, Langley) for and one (Stancell) opposed.

Mr. Ballentine called for a vote on the original motion, as amended. The motion to approve, as amended, passed unanimously.

Mr. Ballentine called for the next public hearing.

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**

Mr. Dave Downey, applicant and President of the Highland's Home Owners Association, presented the request to add two additional building lots to the Highlands development; that the plan is to take approximately 2 ½ acres from part of the common area and create the two additional parcels; that the HOA has plans for infrastructure upgrades and needed improvements and the sale of these two lots will offset those costs; that the location for the two new lots is currently located a small pavilion and dock that the HOA has issues with trespassers using.

Mr. Watson asked about the boat storage area and if that was to remain.

Mr. Downey stated that the open boat storage area will remain and a new drive created for access so not to impact the new tracts.

Ms. Langley asked about the road being shown that goes through the two proposed lots.

Mr. Downey stated that this was a gravel access to the boat storage area, pavilion, and the former dock that has since been removed; that this drive to the boat storage area would be relocated.

Mr. Ballentine asked if there were any additional questions of the applicant.

With no additional comments or presentations, Mr. Ballentine closed the public hearing for this item and called for a motion.

Mr. Stancell motioned that it be approved as presented.

Mr. Cox seconded the motion.

The motion to approve the two additional lots passed unanimously.

Mr. Ballentine called for the next public hearing.

- 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**

Brock and Trisha Warwick, applicants and property owners, appeared before the Commission members and presented their proposed 8 site RV Park; that the site was a former manufactured home park that had a lot of issues related to trash, crime, vandalism; that when the park came up for sale in 2020, they jumped on the chance to purchase it so that they could clean it up; that they live next to the property and felt that they needed to have that old park removed for their safety and comfort as well as for their children's safety; that the site will be a family run campground since they live next door; that they will run and care for the park.

Mr. Stancell commented about access to several of the sites and that several of them will be hard to maneuver into based on the drawing provided.

Mr. Warwick stated that the entrance to the park would be upgraded with SCDOT approval to approximately 44", making access much easier for the larger RVs.

Ms. Langley commented on the need for security lighting but to make sure that they were dark sky compliant.

Mr. Warwick stated that BREC had already moved several poles on the site and would be providing lighting and all the utilities would be underground serving the individual sites.

Mr. Watson asked about the ADA site.

Mr. Warwick stated that ultimately, by design, all their sites would be ADA compliant but at least two of the sites would be dedicated as ADA sites.

With no further comments, presentation, or questions, and no members of the public present, Mr. Ballentine closed the public hearing and called for a motion.

Ms. Langley motioned that the request be approved as presented.

Mr. Cox seconded the motion.

The motion to approve as presented passed unanimously

Commissioners and Staff Discussion

Staff discussed:

Training – opportunity for CE credits on September 27th in Easley.

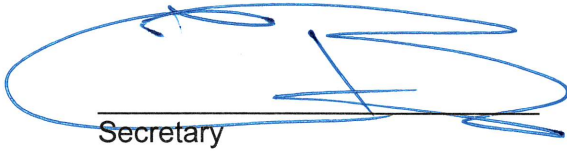
Comprehensive Plan – still delayed but staff is now starting to receive drafts of several chapters.

Les Hendricks gave an introduction to himself as the County Attorney and that he would be present for future Commission meetings.

Adjourn

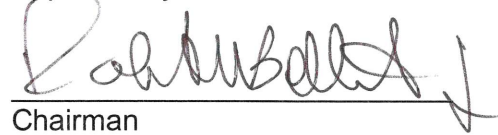
There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that the meeting be adjourned. Mr. Watson seconded the motion to adjourn. The meeting was adjourned at 8.40pm.

Submitted by:


Secretary

9/13/21
Date

Approved by:


Chairman

9/13/2021
Date

Petition to SD-21-0007
TMS # 5017 00 94 3270

Rec'd 02
@ 5/1/21
re mra.

Petition summary and background	Homeowners on Zion Church Road Against the Subdivision @ the Estate of Frances M Black at Zion Church & Bakerville Rd.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to vote AGAINST a sub division on Zion Church Rd. & Bakerville Rd. at the Frances Black Estate

Printed Name	Signature	Address	Date
JESSICA GARDNA	<i>Paula Gama</i>	114 ZION CHURCH RD	07/31/21
STENT KAPANA	<i>Stent Kapan</i>	" "	" "
MELBA BRIGGELL	<i>Melba Briggell</i>	165 ZION CHURCH RD	07/31/21
ELIJAH BACARE	<i>Elijah Bacare</i>	" " "	" "
Ken Thomas	<i>Ken Thomas</i>		" "
Madison E. Wood	<i>Madison E. Wood</i>	141 Zion Church Rd.	07/31/21
<i>Lesley Wood</i>	<i>Lesley Wood</i>	141 Zion Ch. Rd.	07/31/2021
<i>Lesley Wood</i>	<i>Lesley Wood</i>	141 Zion Ch. Rd.	7-31-2021
<i>Lesley Wood</i>	<i>Lesley Wood</i>	149 Zion Church Rd.	7-31-2021
<i>Lesley Wood</i>	<i>Lesley Wood</i>	149 Zion Church	7-31-2021
<i>Lesley Wood</i>	<i>Lesley Wood</i>	143 Zion Church Rd	7-31-2021
<i>Lesley Wood</i>	<i>Lesley Wood</i>	143 Zion Church Rd	7-31-2021

Petition to SD-21-0007
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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to vote AGAINST a sub division on Zion Church Rd. & Bakeville Rd. at the Frances Black Estate

Printed Name	Signature	Address	Date
Steve Lesley	Steve Lesley	185 Zion church Rd.	7-31-21
Vetta Lesley	Vetta B. Lesley	185 Zion Church Rd. Esley, SC	7-31-21
Emily Lesley	Emily Lesley	504 Zion Church Rd	7-31-21
Julie Bryant	Julie Bryant	484 Zion Church Rd	7-31-21
Jason Bryant	Jason Bryant	484 Zion Church Rd	7-31-21
Luke Bryant	Luke Bryant	484 Zion Church Rd	7-31-21
Mary Bryant	Mary Bryant	484 Zion Church Rd	7-31-21
Anna Bryant	Anna Bryant	484 Zion Church Rd	7-31-21
Abigail Bryant	Abigail Bryant	484 Zion Church Rd	7-31-21
Beth Bryant	Beth Bryant	484 Zion Church Rd	7-31-21
Glenn Bryant	Glenn Bryant	484 Zion Church Rd	7-31-21
Ted Chapman	Ted Chapman	476 Zion Church Rd	7-31-21

Petition to SD-21-0007
TMS # 5017 00 94 3270

Petition summary and background	Homeowners on Zion Church Road Against the Subdivision @ the Estate of Frances M Black at Zion Church & Bakerville Rd.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to vote AGAINST a sub division on Zion Church Rd. & Bakerville Rd. at the Frances Black Estate

Printed Name	Signature	Address	Date
SIDNEY LESLEY	Sidney Lesley	4302 10th Avenue Road	7/31/21
Carrie Dean	Carrie Dean	663-Johnson Rd.	7-31-21
Jerea Kelly Kelly	Jerea Kelly Kelly	177 Zion Church Road	7-31-21
David Kelly	David Kelly	177 "	7-31-21
Mary Beth Ellison	Mary Beth Ellison	Early St	8-1-21
Dixie Sexton	Dixie Sexton	Early St	8-1-21
Ron Bentley	Ron Bentley	1111 Early Street	8-1-21
Ray McAllister	Ray McAllister	Early, S.E. 29642	8-1-21
Nancy Carroll	Nancy Carroll	Early St. 29642	8-1-21
David Kelly	David Kelly	501 Huntington Rd. S.E.	8/1/21
Doug Atkins	Doug Atkins	114 Quakerman Ct S.E. 29673	8/2/21
Johnson Bond	Johnson Bond	2222 Zoned Church St	8/2/21

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Printed Name	Signature	Address	Date
Phillip Durham	Phillip Durham	228 Zion Church Rd	8/2/2021
Randal Dosier	Randal Dosier	652 Johnson Rd	8/2/21
Leslee Dosier	Leslee Dosier	652 Johnson Rd	8/2/2021
Randal Dosier	Randal Dosier	691 Johnson Rd	8/2/2021
Leslee Dosier	Leslee Dosier	474 Johnson Rd	8/2/21
Debra Cassida	Debra Cassida	750 Johnson Rd.	"
Gary Hadings	Gary Hadings	750 Johnson Rd	"
Tim Shaver	Tim Shaver	827 Johnson Rd	8-2-21
John O'Connor	John O'Connor	819 Johnson Rd	8-2-21
Edward A. Adams	Edward A. Adams	818 Johnson Rd	8-2-21
Adam Adams	Adam Adams	675 Johnson Rd	8/2/21
Byron Adams	Byron Adams	675 Johnson Rd	8/2/2021

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Printed Name	Signature	Address	Date
Tomis Lesley	<i>[Signature]</i>	442 Zion Ch. Rd	8-2-21
Tammy Rector	<i>[Signature]</i>	38 Zion Church Rd	8-2-21
Angela Davis	<i>[Signature]</i>	174 Zion Church Rd	8.2.21
Huck. Lester Jr	<i>[Signature]</i>	165 Zion Church Rd	8-4-21
David Charles	<i>[Signature]</i>	308 Zion Church Rd	8-4-21
Matthew Rude	<i>[Signature]</i>	291 Orchid Dr.	8-4-21
McKenzie Rude	<i>[Signature]</i>	291 Orchid drive	8-4-21
Emily Goff	<i>[Signature]</i>	243 Orchid Dr.	8/4/21
Jack Jackson	<i>[Signature]</i>	104 Macy Lane Dr	8/4/21
Shelley Sanders	<i>[Signature]</i>	147 Orchid Dr	8/4/21
Roger Black	<i>[Signature]</i>	129 Orchid Dr.	8/4/21
Carol Wagon	<i>[Signature]</i>	117 Orchid Dr	8-4-21

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Printed Name	Signature	Address	Date
Tom Wilson	Tom Wilson	741 Zion School Rd.	8/4/21
Kerry Wilson	Kerry Wilson	741 Zion School Rd.	8-4-21
Channing Lawson	Channing Lawson	741 Zion School Rd.	8-4-21
Chandler Pittman	Chandler Pittman	715 Zion School Rd.	8-4-21
Chris Page	Chris Page	718 Zion School Rd.	8-4-21
Natasha Page	Natasha Page	718 Zion School Rd.	8-4-21
Deanna Nelson	Deanna Nelson	444 Zion Acad.	8-4-21
Greg Hall	Greg A. Hall	749 Zion School Rd.	8-5-21
Sharon Dyer	Sharon Dyer	735 Zion School Rd.	8-5-21
Missy Dyer	Missy Dyer	735 Zion School Rd.	8-5-2021
Mitchell Loftis	Mitchell Loftis	715 Zion School Rd.	8.5.2021
Steve Black	Steve Black	700 Zion School Rd.	852021

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Printed Name	Signature	Address	Date
Jodie Bohnstadt	<i>Jodie Bohnstadt</i>	119 Mt Calvary Church Rd	8/5/21
Dason Bohnstadt	<i>Dason Bohnstadt</i>	119 Mt Calvary church Rd	8/5/21
Ashley Black	<i>Ashley Black</i>	141 MT calvary church Rd	8/5/21
Terry Ward	<i>Terry Ward</i>	748 Zion School Rd	8/5/21
April Dilbeck	<i>April Dilbeck</i>	729 Zion School Road	8/5/21
Steve Alexander	<i>Steve Alexander</i>	1300-1012	8/5/21
Tony Bond	<i>Tony Bond</i>	222 Zion Church Rd	8/7/21
Kevin Merritt	<i>Kevin Merritt</i>	311 Zion Church Rd	8/7/21
Mack Wiers	<i>Mack Wiers</i>	401 Zion Church Rd	8/7/21
Eva Webb	<i>Eva Webb</i>	401 Zion church Rd	8.7.21
Leigh Wiersal	<i>Leigh Wiersal</i>	108 TMS Ct	8.7.21
Jeffrey Hunter	<i>Jeffrey Hunter</i>	112 Tara Court	8-7-21













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Printed Name	Signature	Address	Date
Mandy Bennett	M Bennett	526 Zion Church Rd	8/1/21
Dyann Lane	Dyann Lane	110 Hidden Lake Dr	8/1/21
Simon Leamer	Simon Leamer	110 Hidden Lake Dr	8/1/21
FRANCES BLACK	FRANCES BLACK	117 Hidden Lake Dr	8-1-21
ARMY M SELLS	ARMY M SELLS	117 Hidden Lake Dr	8-1-21
Angles Wade	Angles Wade	117 Hidden Lake Dr	8-1-21
Angie Baker	Angie Baker	111 Hidden Lake Dr	8-1-21
Alicia Jones	Alicia Jones	811 Zion Church Rd	8-1-21
Alicia Jones	Alicia Jones	811 Zion Church Rd	8-1-21
CHARLES M	CHARLES M	755 Zion Church Rd	8/1/21
Cardee Pilgrim	Cardee Pilgrim	687 Zion Church Rd	8/1/21
Dillon Trotter	Dillon Trotter	687 Zion Church Rd	8/1/21

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Printed Name	Signature	Address	Date
Bryan Gonzalez		704 Zion Church	8/1/21
Nicole Gonzalez		704 Zion Church Rd	8/1/21
Raishia McCall		702 Zion Church Rd	8/1/21
Matthews Baker		702 Zion Church Rd	8/1/21
Karen McLain		1038 Zion Church Rd	8/1/21
Greg Pierce		638 Zion Church Rd	8-1-21
S. Scott Camp		572 Zion Church Rd.	8/1/21
Roy Smith		100 Tana Ct.	8/7/21
Frankie Peltier		117 Tana Court	8/7/21
Jack F Godfrey		113 Tana Court	8/7/21
Allison Gaffney		113 Tana Court	8/7/21
Rayford Coates		100 Tana Court	8/7/21

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Printed Name	Signature	Address	Date
Joan Green	Joan Green	319 Zion Church Rd Easley, SC 29642	8-07-2021
Justin Skiffman	Justin Skiffman	301 Zion Church Rd	8-07-2021
Savannah Wilson	Savannah Wilson	301 Zion Church Rd	8-07-2021
Everett Ficklin	Everett Ficklin	505 Zion Church Rd Easley	8-07-21
Loe Ficklin	Loe Ficklin	501 Zion Church Rd Easley	8-7-21
Austin Bonds	Austin Bonds	501 Zion Church Rd Easley	8-17-21
Brittany Hester	Brittany Hester	4711 1/2 W. Curlew Rd Easley SC 29642	8-8-21
Joe R. McGue	Joe R. McGue	445 W. 10th St. Rd Easley SC 29642	8-8-21
Kevin L. Turner	Kevin L. Turner	445 W. 10th St. Rd Easley SC 29642	8-8-21
William E. Miller	William E. Miller	105 Tara Ct, Easley SC 29642	8-8-21
Clayton H. Stee	Clayton H. Stee	116 Tara Ct Easley SC 29642	8-8-21
Arthur Campbell	Arthur Campbell	221 E. 1st St Easley, SC 29642	8-8-21

We, the undersigned, are concerned citizens who urge Church Rd. & Bakerville Rd. at the Frances Black Estate

[illegible]

Petition summary and background	Homeowners on Zion Church Road Against the Subdivision @ the Estate of Frances M Black at Zion Church & Bakerville Rd.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to vote AGAINST a sub division on Zion Church Rd. & Bakerville Rd. at the Frances Black Estate

[illegible]

Report to SD-21-0007

1125 # 5017 0094 3270

Petition summary and background	Homeowners on Zion Church Road Against the Subdivision @ the Estate of Frances M Black at Zion Church & Bakerville Rd.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to vote AGAINST a sub division on Zion Church Rd. & Bakerville Rd. at the Frances Black Estate

Printed Name	Signature	Address	Date
Tony Pigrim	Tony Pigrim	824 Johnson Rd	8-8-21
Becky Grice	Becky Grice	816 Johnson Rd	8-8-21
Justin McAlister	Justin McAlister	816 Johnson Rd	8-8-21
Patti Sentell	Patti Sentell	818 Johnson Rd	8-8-21
Steve Sentell	Steve Sentell	818 Johnson Rd	8-8-21
Askey Sentell	Askey Sentell	818 Johnson Rd	8-8-21
Dennis Sentell	Dennis Sentell	828 Johnson Rd	8-8-21
Aaron Bennett	Aaron Bennett	526 Zion Church Rd	8-8-21

Read old
8/9/21
CPC MTA

COUNTERS TO OBJECTIONS

My name is Jan Cross. My brothers and I own this property.

I have handouts that are numbered and follow the order of my presentation. I've also included a copy of my presentation and can follow along if you like. And if you don't mind, I'll read this in order to be more concise and to stay on track.

I think that most of us remember this property and what was presented as objections in the previous two meetings. I will address those issues.

But first, I would like to give you some background. This property has been in our family for almost 60 years (58). It's our homeplace so we don't take our decision to sell lightly. My uncle built the house and my father and grandfather built the barn. Our mother was suffering from Alzheimer's disease and had to go into Assisted Living Memory Care and eventually into Skilled Nursing. The cost for her care was in excess of \$7,000/month so we sold the house, barn and 8 acres to Adam and Amanda Bennett in September of 2019. Before the contract was signed, they requested additional acreage to "buffer them from future development" which we accommodated. (The email of August 27, 2019, from their realtor to ours was included in your package but I've also added it to my handouts as #1.) They knew we were talking with several developers at the time. We never hid that from them or tried to deceive them. We explained to them numerous times that the reason for the sale of the remaining acreage was to maximize our mother's assets and use the proceeds to provide her with the very best care possible.

Handout #2 is a text sent to the area neighbors when the new meeting notice signs were posted. It's obvious who the leader/organizer of the opposition is.

Now to the opposition's objections.

1. To address the concerns over traffic and speeding, I requested reports from the South Carolina Department of Public Safety and the Pickens County Sheriff's Office for all areas of Zion Church Road and Bakerville Road. The first report shows that over the last 2 1/2 years, 2019 to date,

there have been a total of 5 accidents, 2 of those being fatalities. All of these accidents were single vehicle that ran off the road, no other cars involved.

The reasons given by the Highway Patrol were disregard of signs, an animal in the road, driving too fast, DUI and an unknown factor. See handout #3.

The report requested from the Sheriff's Office was to show how many calls came into their office to complain or ask for assistance regarding the traffic/speeding on Zion Church and Bakerville Roads in the last year, June 1, 2020 through July 1, 2021. I used the phone numbers of those who spoke in opposition at the last 2 meetings. The report states that no calls came in from those numbers or from any number in the area to complain about traffic/speeding or to request traffic patrol on Zion Church or Bakerville Roads. The Sheriff's office also told me that they would gladly dispatch a deputy to monitor the roads for speeding if requested. See handout #4.

2. The subject property is not in a flood zone and there are no streams/creeks on the property. County staff will oversee the development process to protect the adjacent properties from run-off and any damage. As our engineer, Mr. Pulley, mentioned in the last meeting, this will be an improvement over the current situation. We are also providing the additional setback that staff has required.
3. This is an area of anticipated growth. The new Easley High School located just 1.9 miles away and West End Elementary is 2.6 miles. As per the letter Mr. Emde presented, the schools are capable of handling the anticipated increase in students.
4. As stated in the previous meetings, the infrastructure in the area will support the additional homes.

5. In the May 10th planning commission meeting when our request was tabled, two other developments were approved. One is just 1.8 miles from our property with 98 lots on 38.03 acres and the other is 5.4 miles away with 90 lots on 37.47 acres. Our proposed development is only 46 homes with 1/2 acre or larger lots on 34 acres. According to my research our property is the only development denied by the planning commission in over two years.
6. The price of the new homes will begin in the \$300,000's and go to the upper \$400,000's. It will have street lighting, curbed roads and an HOA to maintain the integrity of the area. We wanted this to be a very nice addition to the neighborhood. We've been talking to several developers since February 2019 and chose Mungo Homes because we knew they built quality homes.
7. To address the concern about property values, I have an email and sales comps in handout #5 from a prominent Realtor, Joy Bailey, stating that a development in this price range will increase property values which will also increase the county's tax base. Pictures, in your package, also show how this development will improve the neighborhood.
8. As determined by the planning staff in the closed meeting on June 14, 2021, Zion Church and Bakerville Roads can handle the increase in traffic.
9. The property is mostly brush, briars and Callery pear trees. These trees are to be banned 10-1-2024 in S.C. There is an article from Penn State in your handout #6). Clemson University has been studying these trees for several years. The article states "the Callery pears' thorns are strong enough to puncture tractor tires" so normal bush hogging of land isn't an option to rid fields of the trees which makes farming difficult and they are harmful to animals and the environment.

- 10. There are no significant agricultural enterprises on Zion Church Road or Bakerville Road. What's there, if any, would be considered hobby farms and would, in no way, be affected by the development. Actually, there is already a subdivision on Bakerville Road named Bakerfield with 16 lots and 9 homes that appear to be built in 2018 or 2019 less than 1/4 mile from our property. Pictures are in your package.**
- 11. The petition, that was presented to the commission on June 14th, did not represent 100% of the residents as stated and reflected in the minutes. Some of the signatures were from the same families and the handwriting looked to be the same also. The names on the petition were never verified by the commission. The nearby property owners I spoke with are not against the development, unfortunately they don't want to get involved because they have to live with these neighbors.**

The opposition will be presenting you with another petition tonight with more signatures. My cousin who lives on Mount Calvary Church Road and has lived in this area all her life, told me a stranger knocked at her door and asked her to sign a petition against the development stating that the traffic would impact her and that the Bennett's had a deal with us when they bought our home and 8 acres to buy all the property when their house sold in Greenville. First, Mount Calvary Church Road will not be affected and second, we never agreed to sell the Bennett's any additional property other than the extra 2 acres that they wanted to "buffer them for future development". Those statements are not true! No one knows for sure what people are being told to get these signatures but I now know the real reason behind the leadership of this crusade. Their motives are clear.

The opposition wants to keep the land vacant without the ownership responsibility, liability and costs that come with it. It's being used for poaching (as noted in the pictures in package) and trespassing. Every "no trespassing" sign we put up is almost immediately taken down. Someone even painted over the original Planning Commission hearing sign of May 10th to show a new hearing date of June 14th, which new signs were not to be posted because it was not to be an open hearing.

In closing, we, as the owners of this property, have met all the development criteria set forth by the Unified Development Standards Ordinance of Pickens County. The planning staff has recommended approval twice. We have the right to sell our property to whomever we want. The opposition are truly not concerned with traffic, run-off or property values. They just want to stymie the growth in this area and continue to use this property. This is not harming the neighborhood in any way, it's improving it.

**This has been a very emotional journey for me and my brothers.
Thank you for your time and consideration.**

Sent: Tuesday, August 27, 2019 7:02 PM

To: tblackcpa@gmail.com;

jb.cross@comcast.net

Subject: Letter from agent

1

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,

12:55



#2



Chris >

The following is a message sent out this morning by the other side

Hello Neighbors! This is Mandy Bennett-526 Zion Church Rd. Unfortunately the Black siblings have found another developer. The meeting to dispute the development is Aug 9th. Tammy, do you still have the petition with signatures? I plan on getting a petition with signatures for Zion Church Rd. I am going to talk to school personnel to determine their concerns regarding a development in such close proximity as well as the overall impact to our schools. Does anyone have time to contact SC HW Patrol to find the number of accidents on Zion Church Rd? I know we have had at least 2 deaths on our road. Have there been more? Any other thoughts as to how we can fight this?

Subject

iMessage



#3) Zion Church Road

TRAFFIC COLLISIONS ON SECONDARY-42
PICKENS COUNTY 2019-2021 (2020-2021 PRELIMINARY DATA)

Summary by Year						
Year	Fatal Collisions	Injury Collisions	Property Damage Only Collisions	Total Collisions	Persons Killed	Persons Injured
2019	1	1	0	2	2	2
2020	1	0	1	2	1	0
2021	0	0	0	0	0	0

Summary by Month						
Month	Fatal Collisions	Injury Collisions	Property Damage Only Collisions	Total Collisions	Persons Killed	Persons Injured
January	0	0	0	0	0	0
February	0	0	0	0	0	0
March	0	0	0	0	0	0
April	0	0	0	0	0	0
May	0	0	0	0	0	0
June	0	1	0	1	0	2
July	0	0	0	0	0	0
August	0	0	0	0	0	0
September	0	0	0	0	0	0
October	1	0	0	1	1	0
November	0	0	0	0	0	0
December	1	0	1	2	2	0

Summary by Day of Week						
Day of Week	Fatal Collisions	Injury Collisions	Property Damage Only Collisions	Total Collisions	Persons Killed	Persons Injured
Sunday	0	0	1	1	0	0
Monday	1	0	0	1	2	0
Tuesday	0	1	0	1	0	2
Wednesday	0	0	0	0	0	0
Thursday	0	0	0	0	0	0
Friday	0	0	0	0	0	0
Saturday	1	0	0	1	1	0

PREPARED BY SCDPS - OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS
 STATISTICAL ANALYSIS AND RESEARCH SECTION
 27JUL2021 (RAH)

2

TRAFFIC COLLISIONS ON SECONDARY-42
PICKENS COUNTY 2019-2021 (2020-2021 PRELIMINARY DATA)

Summary by Day of Week						
Day of Week	Fatal Collisions	Injury Collisions	Property Damage Only Collisions	Total Collisions	Persons Killed	Persons Injured

**TRAFFIC COLLISIONS ON BAKERVILLE RD
PICKENS COUNTY 2019-2021 (2020-2021 PRELIMINARY DATA)**

Summary by Year						
Year	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
2019	0	1	0	1	0	1
2020	0	0	0	0	0	0
2021	0	0	0	0	0	0
	0	1	0	1	0	1

Summary by Month						
Month	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
January	0	0	0	0	0	0
February	0	0	0	0	0	0
March	0	0	0	0	0	0
April	0	0	0	0	0	0
May	0	0	0	0	0	0
June	0	1	0	1	0	1
July	0	0	0	0	0	0
August	0	0	0	0	0	0
September	0	0	0	0	0	0
October	0	0	0	0	0	0
November	0	0	0	0	0	0
December	0	0	0	0	0	0

Summary by Day of Week						
Day of Week	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
Sunday	0	0	0	0	0	0
Monday	0	1	0	1	0	1
Tuesday	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0
Thursday	0	0	0	0	0	0
Friday	0	0	0	0	0	0
Saturday	0	0	0	0	0	0

crash_number	jurisdiction	county	date	time	number_of_units	collision_type	persons_killed	persons_injured	on_route_category	on_route_number	on_route_auxiliary	on_route
19587799	S.C. HIGHWAY PATROL TROOP 3	Pickens	6/25/19	805		2 Injury	0	2	Secondary		41 Main	ZION CH
19680728	S.C. HIGHWAY PATROL TROOP 3	Pickens	12/23/19	1100		1 Fatal	2	0	Secondary		42 Main	ZION CH
20334313	S.C. HIGHWAY PATROL TROOP 3	Pickens	12/13/20	0		1 Property Damage Only	0	0	Secondary		42 Main	ZION CH
20337459	S.C. HIGHWAY PATROL TROOP 3	Pickens	10/31/20	2335		1 Fatal	1	0	Secondary		42 Main	ZION CH

#4

OFFICE OF THE SHERIFF Pickens County

RICK CLARK Sheriff



216 C. David Stone Road Pickens, South Carolina 29671

Office Phones 864-898-5500 864-868-2603
Fax 864-898-5531

July 9, 2021

Ms. Jan Cross
2028 Amenity Park Dr
Mount Pleasant, SC 29466
Jb.cross@comcast.net

(864) 884-2008

Re: FOIA Request for information involving the traffic complaints for Zion Church Rd and Bakerville Rd

Dear Ms. Jan Cross:

We received your request under the *SC Freedom of Information Act* on Thursday, July 1, 2021. You have specifically requested the following information:

"Attached is a list of phone numbers that I need to find out if anyone called from these numbers to complain about traffic/speeding on Zion Church Rd and Bakerville Rd"
"June 1, 2020 thru July 1, 2021"

A search through our Call For Service (CFS) portal came back with negative results for each street name provided, the time frame of June 1, 2020 through July 1, 2021, and each phone number listed. Further search came back with no record of any of the following numbers having ever called in to our Communications Center with the exception of 864-906-3632. There was only one instance of 864-906-3632 having called in for June 1 2020-July1, 2021; it was for illegal dumping.

Phone Number:	Zion Church Rd	Bakerville Rd
✓ 864-630-2587	No	No
✓ 864-363-8202	No	No
✓ 864-420-8013	No	No
✓ 864-270-7427	No	No
✓ 864-320-3327	No	No
✓ 864-859-3996	No	No
✓ 864-855-7116	No	No
✓ 864-906-3632	No	No
✓ 864-541-5447	No	No

I did locate 9 (nine) instances where Bakerville Rd was placed on Extra Patrol and 15 (fifteen) instances for Zion Church Rd.



July 13, 2021

Ms. Jan Cross
2028 Amenity Park Dr
Mount Pleasant, SC 29466
Jb.cross@comcast.net

(864) 884-2008

Re: FOIA Request for information involving the traffic complaints for Zion Church Rd and Bakerville Rd

Dear Ms. Jan Cross:

We received your request under the *SC Freedom of Information Act* on Thursday, July 1, 2021. You have specifically requested the following information:

"Attached is a list of phone numbers that I need to find out if anyone called from these numbers to complain about traffic/speeding on Zion Church Rd and Bakerville Rd"
"June 1, 2020 thru July 1, 2021"

Per our email communication on yesterday, July 12, 2021, there were 5 (five) phone numbers cut off of your previous request.

864-810-7080-12/22/2020-Burglary (Location: Zion Church Rd); no other calls located for this number for the time period requested.

864-752-7065 - 12/12/2020- Discharge of Weapon (Location: Johnson Rd); no other calls located for this number for the time period requested.

864-906-1667-No records found for time period requested

864-907-7858-No records found for time period requested

864-884-3608-No records found for time period requested

Please do not hesitate to contact me if you have any questions regarding access to information pursuant to the provisions of the *SC Freedom of Information Act*.

Yours truly,
Amanda J. Howard, FOIA Specialist

#5

From: Joy R Bailey Email@paragonmessaging.com
Subject: Link to Listings
Date: Jul 15, 2021 at 9:10:34 AM
To: jb.cross@comcast.net

These are sales in the past 2 years including your Mothers house on Zion Church Rd. You can see if Mungo would build anything above \$250K it would be a great improvement to the neighborhood. The CMA gives you the average prices of the homes/mobile homes that have sold in the past two years. The link below give you full detail of each property. I hope this is helpful. If you would like me to go to the next meeting with you and describe these stats I will be glad to. The attachment shows the price per square foot.
Hugs to both you and Chuck.

[Click Here to View Listings](#)

JOY BAILEY
JOY REAL ESTATE
(864) 234-8587 Office
(864) 676-1800 FAX
(864) 905-0599 Cell
jvb@joyrealestate.com

www.joyrealestate.com

Unsubscribe

CMA Summary Report

Comparative Market Analysis

Residential Summary Statistics

High	Low	Average	Median
LP: \$250,000	\$86,700	\$173,478	\$184,900
SP: \$250,000	\$81,000	\$174,057	\$200,000

Residential - Sold

Number of Properties: 7

Num	MLS #	Address	# BR	# Acres	Close Date	TN Fin St	DON	LP	LP/TN Fin St	SP	SP/TN Fin St
1	1393150	159 Zion Church Road	5	2.63	7/24/2019	3,873	20	\$250,000	\$64.55	\$250,000	\$64.55
2	1393218	725 Zion Church Road	3	1.08	8/14/2019	1,808	42	\$99,450	\$55.01	\$83,000	\$45.91
3	1400109	471 Zion Church Road	3	1.41	10/10/2019	2,160	5	\$199,000	\$92.13	\$200,000	\$92.59
4	1399814	587 Zion Church Road	3	0.88	10/18/2019	1,500	43	\$86,700	\$54.19	\$81,000	\$50.63
5	1403123	725 Zion Church Road	3	1.08	11/6/2019	1,809	2	\$184,900	\$102.21	\$184,900	\$102.21
6	1415172	745 Zion Church Road	3	1.00	5/21/2020	2,115	14	\$209,400	\$99.01	\$204,500	\$96.69
7	1422359	587 Zion Church Road	3	0.88	8/21/2020	1,847	1	\$184,900	\$100.11	\$215,000	\$116.40
Avg			3	1.28		2173	17	\$173,479	\$81.03	\$174,057	\$81.28
Min			3	0.88		1500	1	\$86,700	\$54.19	\$81,000	\$45.91
Max			5	2.63		3873	43	\$250,000	\$102.21	\$250,000	\$116.40
Med			3	1.08		1847	14	\$184,900	\$92.13	\$200,000	\$92.59



Nursery Sale of Bradford Pear Banned in South Carolina

South Carolina will become only the second state in the United States to ban the nursery sale of Bradford pear trees and any other pear trees grown on the commonly used *Pyrus calleryana* rootstock.

NEWS | UPDATED: JULY 20, 2021



Bradford pear Image courtesy of Clemson News, Clemson University

The ban on sales will begin October 1, 2024, which is the annual nursery licensing renewal date in South Carolina. Ohio will become the first state on January 1, 2023, after passing regulations banning the sale of the species in 2018 with a 5-year grandfathering

period.

The additions of *Pyrus calleryana* — or Callery pear — along with three species of *Elaeagnus*, met the approval of state agency representatives and the director of Clemson's Regulatory and Public Service Programs. The clock

is now ticking on a grandfathering period of a little more than 3 years for the nursery industry to comply with the new regulations by ceasing sale of these plant species.

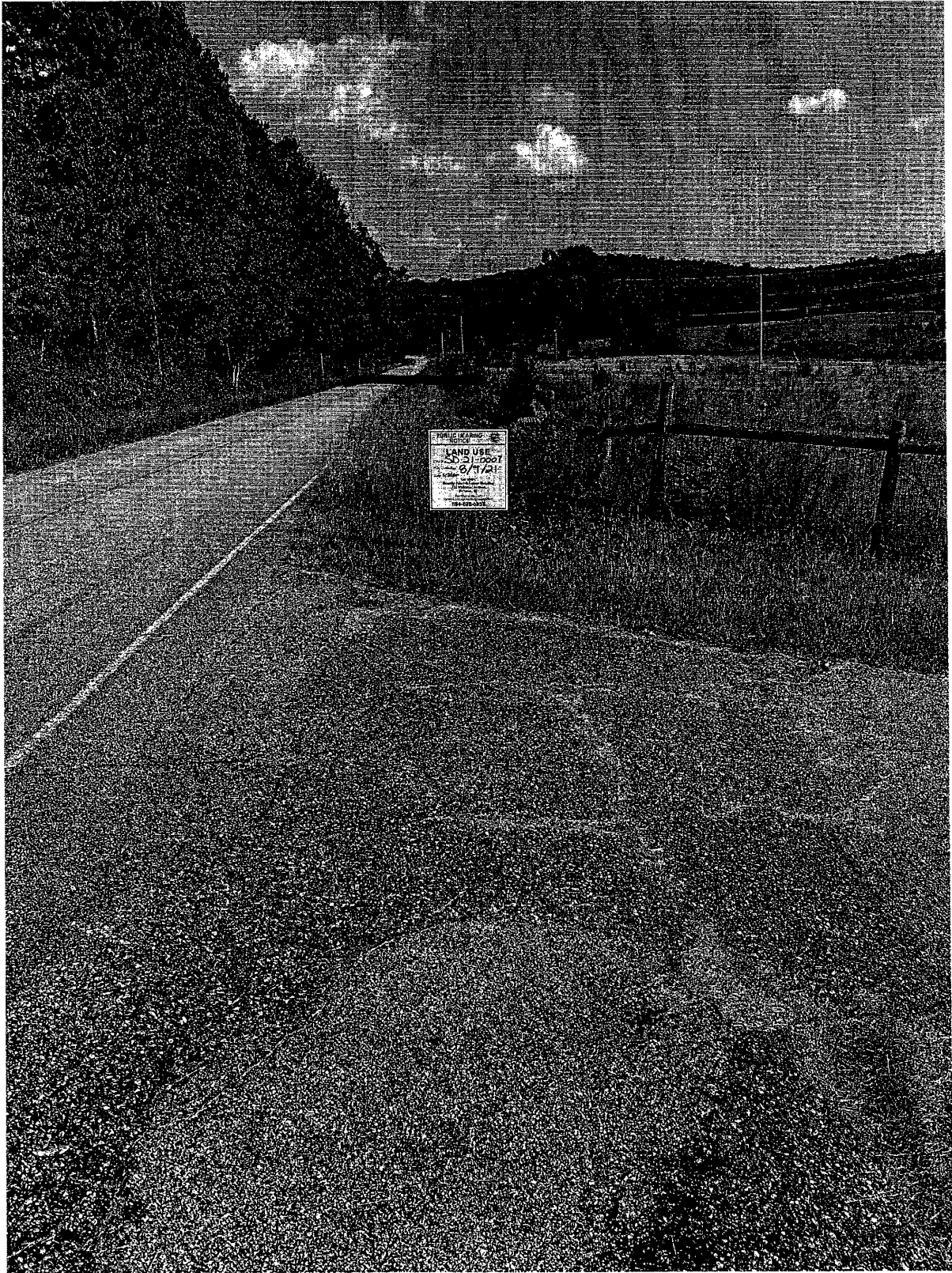
Callery pears have nasty thorns that can damage everything from tractor tires to livestock and also damage the ecosystem by crowding out native plants.

Bradford pears were once touted as sterile, but it turns out that if pollen from any other *Pyrus* species gets into Bradford pear flowers, the trees can make viable seeds. Those seeds are then eaten by birds and other animals and spread across the Southeastern landscape, contributing directly to one of the worst invasive plant species in the region—the Callery pear.

Read the full article: Invasive Bradford pear, 3 other species to be banned for sale in SC

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#7



PUBLIC HEARING
NOTICE
LAND USE
NO. 21-0007
0/11/21
The Board of Supervisors
of the County of Santa Clara
will hold a public hearing on
the proposed land use change
on the above described property
on the date and at the time
hereinafter stated.

Rec'd @
8/4/21
PC mra

My name is Tim Black and I own a CPA firm in Easley. I am one of the property owners. I find it disturbing that we have to appear before you to defend our rights to our property. This is especially true since we live in Pickens County. We were born and raised here.

I'm the analytical type so I found myself delving into your role and the criteria you should use in the planning process.

I have read the Pickens County USDO, The Pickens County Advisory Committee Meeting #1 Summary, the 2018 Comprehensive Planning Guide for Local Governments, the MASC Planning Guide, and the 2010-2030 Pickens County Comprehensive Plan. I even sat through most of the MASC Planning and Zoning Orientation Training.

I wanted to fully understand the criteria that you Commissioners had to consider in order to approve a subdivision. The documents primarily addressed lot and building standards, subdivision standards, project design standards, land development, permitting and appeals. Every requirement was tangible, meaning there exists specific requirements that must be satisfied for approval. The goal of the directives is structured growth. We have satisfied every one of those specified criteria. The Pickens County Comprehensive Plan recognizes the inevitable growth and openly states that it welcomes it.

The MASC Planning and Zoning Orientation Training stressed **equal protection under the law and due process**. That's derived from the SC Constitution. It specifically stated that arguments against equal protection and due process are to be considered arbitrary. You are to use **facts** in your decisions and **not politics or emotions**. **It specified the requirement for consistent treatment of all proposals**. In the recent past, several, if not all, proposed developments were approved nearby. Ours contains fewer homes and is less dense than many of their

proposals. **Based on our meeting all planning criteria, we would expect consistent treatment.**

Nowhere in these documents and training sessions does it state we have to obtain the permission of our neighbors or take an opinion poll (petition) in order to develop our land. A petition is **meaningless** when it comes to our property rights. There's no commitment that follows a signature on a petition. It's just an opinion. If the petition contained a clause that committed each petitioner to contribute money to purchase the land, there would be very few signatures.

The Pickens County USDO specifies the criteria for approval of subdivisions. **Section 103(b), item 2** specifically states that the USDO is to be **"liberally construed in favor of the property owner"**. That's a quote. In other words, our property rights are foremost and are to be respected and protected. This ordinance applies to all unincorporated areas of Pickens County. **The requirements in the Ordinance come directly from the South Carolina Code of Laws.**

Article 2 of the USDO states that the specific purposes of the General Development District (all of the area within unincorporated limits of Pickens County) are to:

...provide for a full range of land uses throughout the unincorporated areas of Pickens County;

To establish minimum standards for safe and orderly development of land... (we have met all of that criteria);

To minimize conflicts between residential and non-residential (commercial) development...; (N/A)

To protect the rights of property owners and their right to use their property. (important)

My brother-in-law served on the Pickens County Council a few years back. He has also chaired the council. I wanted his opinion on what was going on with our property. **He stated that the Planning Commission is apolitical, meaning you can not consider politics in your decisions.** That's why you are appointed and not elected. He stated that a petition is political and therefore not allowed in your decision-making process. He stated that it didn't matter how many signatures were garnered.

I feel certain that there would be opposition if we decided to make an auto wrecking yard or trailer park out of the property.

Both of those are allowed by the county after meeting specific criteria and with the Planning Commission's approval.

There will be no adverse effects to anyone in the area due to this development. Your development criteria ensure this.

The point is, the opposition doesn't want us to do anything with the land, and at our expense. You have a printed social media post in your information that shows the opposition's intent to contrive excuses to try to convince you to deny the development. That illustrates their dishonest and selfish intentions. You also have pictures of the tampering with the public notice signs in order to circumvent the posting requirements and mislead the community. You also have an affidavit that explains how the petitioners were misinforming the public in order to obtain signatures. The statement they were using was completely dishonest. How many more were told the same thing? There's no way to know. These untruths alone render that entire petition invalid.

We pay \$20 in property taxes per year for the entire acreage. 42 homes would pay tens of thousands of dollars in taxes. You are charged to serve the entire population of Pickens County. **Your responsibility is to determine what is in the best interest of the entire county, not a select few.** There are 126,884 residents here in 2019. I'm sure the population is much higher than that now. Based on that number, the opposition represents **less than 1/10 of 1%** of that population.

We have no intentions of keeping the property due to the liability associated with the trespassing and poaching that is taking place. The demand for housing in Pickens County is exploding as evidenced by the numerous developments already under way near our property; Pearson Road, Sheffield Road, Highway 8 and Highway 135 are prime examples. All of those were approved by the Commission. **We would expect consistent treatment in the approval process.** Growth is also coming to this community due to its close proximity to the schools, the new sports complex and the City of Easley. There are already 2 subdivisions in the community.

A disapproval of the proposal will result in great financial loss to the family. The sale of the property is contingent on your approval. Also, disapproval will label the property as undesirable for any future development sale. The fair market value of the property will materially diminish. They just want to leave us with devalued vacant land at zero cost to them. Does that seem fair to us? At what point would the property overcome this? How many years would it take?

Our SC Senator suggested that Pickens County should buy the land if disapproved since all of the criteria have been met. He also recognizes that the development should be approved.

Thank you.

Certificate of Training Completion

The Municipal Association of South Carolina certifies that

Tim W. Black

with

Easley

has successfully completed

Session One: Overview of Planning and Zoning (1 hour)*

**Planning and Zoning Orientation Training
On-demand Course**

Orientation training sessions



Session One: Overview of Planning and Zoning

Session Two: Roles and Responsibilities

Session Three: Planning Tools

Session Four: Planning Laws and Regulations

Session Five: Conducting Effective Meetings

Session Six: Ethics in Planning and Zoning

8/2/2021 1:31 PM

Eric G. Budds
Deputy Executive Director
Municipal Association of SC

Date

*This session represents 1 hour of the 6 hours required for the mandatory orientation training.