

MEMBERS

BOB BALLENTINE, *District 1*
Chairman
GARY STANCELL, *District 3*
Vice Chairman
BOBBIE LANGLEY, *District 2*
PHILIP SMITH, *District 4*
JON HUMPHREY, *District 5*
DAVID COX, *District 6*
MICHAEL WATSON, *At-Large*

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

Work Session

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

September 13, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, *District 1*
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SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

September 13, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
August 9, 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-21-0009 Subdivision Land Use for a 363 unit/lot, Master Planned Development located on Greenville Highway (SC 93) and Old Norris Road, Liberty. The proposed development is located on approximately 130 acres. The applicant is Liberty Communities. The property owner of record is Danny McCall.
TMS# 4087-00-34-4559
 2. SD-21-0010 Subdivision Land Use for a revision and one (1) lot addition to a previously approved single-family residential development located on Old Keowee Church Road, Six Mile. The proposed development is located on approximately 36.43 acres. The applicant is RSL Buildings, LLC. The property owner of record is RSL Buildings, LLC.
TMS# 4049-00-68-5608
 3. SD-21-0011 Subdivision Land Use for 64 lot, single-family residential development located on Madden Bridge Road and Arrowhead Drive, Central. The proposed development is located on approximately 20.98 acres. The applicant is Great Southern Homes. The property owner of record is Two Blue Stallions, LLC.
TMS# 4056-17-11-4003, 4056-17-10-4772, 4056-17-10-6484, 4056-17-20-1624, 4056-17-20-2784
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

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.

Draft

1 **Public Hearings**

2
3 Mr. Ballentine briefly went over the anticipated code of conduct and the procedures that will be
4 followed for this evening's public 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. SD-21-0007 Subdivision Land Use for a 46 lot, single-family**
10 **residential development located on Bakerville Road and Zion**
11 **Church Road, Easley. The proposed development is located on**
12 **approximately 34.14 acres. The applicant is Mungo Homes**
13 **Properties, LLC. The property owner of record is the Estate of**
14 **Frances M Black Parslow.**
15 **TMS# 5017-00-94-3270**
16

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

23
24 Mr. Emde introduced his engineer, being present to answer technical questions, and members
25 of the family, heirs, who will also be making a presentation.

26
27 Ms. Langley asked if the subdivision would be gated.

28
29 Mr. Emde stated that if the county does not take over the roads for maintenance that the
30 development would be gated.

31
32 Ms. Langley asked if green space areas are being provided.

33
34 Mr. Emde stated that there are some open areas and buffers located within the development;
35 that the lots are fairly large.

36
37 Ms. Langley asked if the utilities would be underground.

38
39 Mr. Emde stated that all utilities would be underground.

40
41 Ms. Langley explained the county's interest in fiber and access to high speed internet to the
42 rural areas of the county and if the developer would be interested as the utilities are being
43 placed would a joint trench be considered to see fiber to the homes?

44
45 Mr. Emde expressed his willingness to pursue joint trench within the development.

46
47 Ms. Langley commented on dark skies and if lighting in the development would be dark sky
48 compliant.

49
50 Mr. Emde stated his willingness to provide such lighting in the development.

51
52 Ms. Langley asked about the cost of the homes being proposed.

53
54 Mr. Emde stated the potential price range would be between \$350k to \$400k.

55
56 Mr. Watson asked if there were any streams or wetlands on the property and if the detention
57 pond would be the responsibility of the HOA.

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

3
4 There being no additional questions from the Commission, Mr. Ballentine asked if anyone else
5 was present that wished to speak in favor of the request.

6
7 Ms. Jan Cross, representative of the estate, spoke before the Commission and read from a
8 prepared presentation that she also provided copies of for the record; a copy of which is
9 attached to the minutes.

10
11 Ms. Cross also addressed the matter of the public hearing sign being moved on multiple
12 occasions prior to tonight's meeting.

13
14 Mr. Tim Black, a representative of the estate, spoke before the Commission and read from
15 prepared notes; a copy of which is attached to the minutes.

16
17 Mr. Emde stated that the School District provided a letter in reference to school zone capacity
18 which stated the district had no objection to the development.

19
20 There being no additional presentation by the applicant or any additional individuals wishing to
21 speak in favor of the request, Mr. Ballentine opened the floor up to those wishing to speak in
22 opposition; giving two (2) minutes to each speaker due to the number that had signed up to
23 speak.

24
25 Mr. David Kelley appeared before the Commission and spoke in opposition and addressed
26 these points:

- 27
28 - that the public hearing signs were hidden by tall grass and were not visible
29 - he is not in opposition to the sale of the property
30 - the size of the homes and the number of lots were not in keeping with the area
31 - he moved to Pickens County to be in the country
32 - the proposed subdivision is not a rural development
33 - the project is not compliant with the comp plan
34 - the impact to public facilities
35 - the last meeting the opposition was described as a mob
36 - the Planning Commission must focus on planning
37 - Section 315 of the UDSO must be followed
38

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

- 40
41 - statements made about knowing about plans for future development on the subject
42 tract were false
43 - had asked to be able to purchase property if development was to occur
44 - addressed comments made by the applicant and facebook post and the letter from
45 the realtor presented to the Commission in the application
46 - thanked the Commission for hearing the public last time and again tonight
47 - addressed statements made about the last petition submitted not being an accurate
48 capture of property owners
49

50 Ms. Teresa Kelley addressed the commission.

- 51
52 - Lived in area most of her life, worked in area and knew Ms. Parslow
53 - Presented same photos from app to the Commission
54 - that adjacent uses will create noise and smells that would be objectionable by new
55 homeowners – aroma of the country
56
57

1 Mr. Hugh Leslie addressed the commission in opposition.

- 2
- 3 - objects to the proposed subdivision
- 4 - objection to the increased traffic caused by the development
- 5 - the developer can build less homes and still make money
- 6 - that the site could not handle the number of buried septic systems
- 7

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

- 9
- 10 - thanked Commission for looking at growth of the county but that they must also look
- 11 and take care of existing residents
- 12 - that the project would impact traffic at Hwy 8 and Zion Church Road
- 13

14 Ms. Tammy Rice spoke in opposition.

- 15
- 16 - She stated that she was responsible for the initial petition
- 17 - That she owns the hobby farm on Bakerville Road
- 18 - That no realtor will be able to sell any horse arena like she has when it is adjacent to
- 19 a 46 lot subdivision.
- 20

21 Mr. Randal Dosier spoke in opposition.

- 22
- 23 - Zion Church Road and Hwy 8 is dangerous and traffic will become an issue
- 24 - That the area is a cut through between Hwy 135 and Hwy 8
- 25 - That he owns a small farm
- 26 - The area cannot handle the number of proposed homes but Mungo Homes is a good
- 27 company and does a lot for South Carolina
- 28 - A better fit for the property would be a large lot country estate
- 29

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

- 31
- 32 - He moved from Southern California to Melody Lane
- 33 - That this project would negatively impact the schools as well as traffic in the area
- 34 - That tort laws would come into play with nuisance complaints and issues
- 35 - That due to the increase in traffic, he will have a harder time leaving his
- 36 neighborhood
- 37 - That he was surprised the case was back before the Commission; that he
- 38 understood that the applicant was not allowed to reapply
- 39

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

- 41
- 42 - the proposed value of the homes does not fit the area
- 43 - that all the neighbors have said no to the subdivision
- 44 - if the approval was no previously, what is different to change the decision
- 45

46 Mr. Todd Miller appeared and spoke in opposition.

- 47
- 48 - Traffic was a concern, Johnson Road and N. Watson Road, bottom of hill and blind
- 49 spot – everyone speeds along the road
- 50 - That speed is his biggest fear and the number of wrecks in the area
- 51 - Moved to the rural area and that he likes to shoot firearms
- 52

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

55
56 Prior to the rebuttal, Ms. Dee Taylor wanted to speak in favor of the subdivision; that she
57 resides on Bakerville Road and was a neighbor of Ms. Parslow and lives next to the property;

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

3
4 Ms. Ashley Edwards offered rebuttal on behalf of the applicant and the property owners; that
5 she is a family friend. Ms. Edwards stated that there was no new information presented this
6 evening from the opposition, as asked for by the Chairman, that would affect the outcome; that
7 Mungo Homes has presented information demonstrating that the project does in fact fit the area;
8 that neighbors speak to their rights but the rights of the property owner and the right to use the
9 property as they desire seem to be overlooked.

10
11 Ms. Edwards asked the Commission to look at the facts that was presented rather than
12 emotions.

13
14 Mr. Cox asked the applicant who was the senator that spoke in favor of the request, for the
15 record.

16
17 Ms. Cross stated that it was Senator Rex Rice.

18
19 Ms. Langley asked Mr. Emde if they would consider an increase in lot sizes within the
20 subdivision.

21
22 Mr. Emde stated that that would have to be an economic decision made between his company
23 and the land sellers; that he could not say but that it would be a matter of economics.

24
25 With no further presentation by the applicant, no additional comments or questions from the
26 Commission, Mr. Ballentine closed the public hearing for this item and called for a motion.

27
28 Mr. Humphrey motioned that the item be approved and opened for discussion.

29
30 Mr. Stancell seconded the motion.

31
32 Mr. Ballentine called for discussion or questions.

33
34 Mr. Watson stated the church was a pillar of the area and that nothing was mentioned about the
35 growth in the area and growth in the church; that Baskerville Road was slated to be repaved in
36 the future; that even though the Character Area for the property was agriculture, property
37 immediately across Zion Church Road was designated as Residential Growth.

38
39 Mr. Watson motioned that the motion to approve be amended to add staff recommended
40 conditions, the conditions being:

- 41
42 1. *Individual lot access onto Zion Church Road shall not be permitted.*
43 2. *Individual lot access onto Bakerville Road shall not be permitted.*
44 3. *There shall be a minimum of a 50' setback along the project boundary separating*
45 *the subject tract and those with the current TMS#s 5017-00-84-1752 and 5017-*
46 *00-73-9769. No structures, infrastructure, or land disturbance shall be permitted*
47 *or allowed within this setback and this restriction must be appropriately noted on*
48 *all plans and plats.*
49

50 Commission members discussed the recommended condition #3.

51
52 Mr. Humphrey seconded the motion to amend the original motion adding the stated conditions.

53
54 Commission members clarified the location and impacted parcels for condition #3.

55
56 With no additional discussion or comments, Mr. Ballentine called for a vote on the motion to
57 amend.

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

3
4 Ms. Langley motioned that the original motion be further amended to add:

- 5
6 *4. The developer shall work with the utilities to ensure fiber to the homes.*
7 *5. The developer shall ensure that dark skies lighting is used throughout the*
8 *subdivision.*
9

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

12
13 Mr. Ballentine called for a vote on the original motion, as amended. The motion to
14 approve, as amended, passed unanimously.

15
16 Mr. Ballentine called for the next public hearing.

- 17
18 **2. SD-21-0008 Subdivision Land Use for a 2 lot addition to an existing,**
19 **single-family residential development/major subdivision (The**
20 **Highlands). The total size of the affected addition is approximately**
21 **2.5 acres. The applicant is the Highlands Homeowners Association.**
22 **The property owner of record is the Highlands Homeowners**
23 **Association.**
24 **TMS# 4039-00-81-4191**
25

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

33
34 Mr. Watson asked about the boat storage area and if that was to remain.

35
36 Mr. Downey stated that the open boat storage area will remain and a new drive created for
37 access so not to impact the new tracts.

38
39 Ms. Langley asked about the road being shown that goes through the two proposed lots.

40
41 Mr. Downey stated that this was a gravel access to the boat storage area, pavilion, and the
42 former dock that has since been removed; that this drive to the boat storage area would be
43 relocated.

44
45 Mr. Ballentine asked if there were any additional questions of the applicant.

46
47 With no additional comments or presentations, Mr. Ballentine closed the public hearing for this
48 item and called for a motion.

49
50 Mr. Stancell motioned that it be approved as presented.

51
52 Mr. Cox seconded the motion.

53
54 The motion to approve the two additional lots passed unanimously.
55
56
57

1 Mr. Ballentine called for the next public hearing.

2
3 **3. LU-21-0006 Land Use approval for an 8 site RV Park and**
4 **Campground. The subject property is located at 222 Pleasant Hill**
5 **Church Road, Central. The applicant is Brock Warwick. The**
6 **property owner of record is South Park Homes, LLC.**
7 **TMS#s 4047-00-82-7016**
8

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

16
17 Mr. Stancell commented about access to several of the sites and that several of them will be
18 hard to maneuver into based on the drawing provided.

19
20 Mr. Warwick stated that the entrance to the park would be upgraded with SCDOT approval to
21 approximately 44", making access much easier for the larger RVs.

22
23 Ms. Langley commented on the need for security lighting but to make sure that they were dark
24 sky compliant.

25
26 Mr. Warwick stated that BREC had already moved several poles on the site and would be
27 providing lighting and all the utilities would be underground serving the individual sites.

28
29 Mr. Watson asked about the ADA site.

30
31 Mr. Warwick stated that ultimately, by design, all their sites would be ADA compliant but at least
32 two of the sites would be dedicated as ADA sites.

33
34 With no further comments, presentation, or questions, and no members of the public present,
35 Mr. Ballentine closed the public hearing and called for a motion.

36
37 Ms. Langley motioned that the request be approved as presented.

38
39 Mr. Cox seconded the motion.

40
41 The motion to approve as presented passed unanimously

42
43
44 ***Commissioners and Staff Discussion***

45
46 Staff discussed:

47
48 Training – opportunity for CE credits on September 27th in Easley.

49
50 Comprehensive Plan – still delayed but staff is now starting to receive drafts of several chapters.

51
52 Les Hendricks gave an introduction to himself as the County Attorney and that he would be
53 present for future Commission meetings.

1 **Adjourn**

2
3 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
4 the meeting be adjourned. Mr. Watson seconded the motion to adjourn. The meeting was
5 adjourned at 8.40pm.
6

7 Submitted by:
8
9

10
11 _____
12 Secretary

Date

13
14
15
16 Approved by:
17
18

19 _____
20 Chairman

Date

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

Rec'd
@ 8/3/21
pe nra.

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 BARNES	Jessica Barnes	114 ZION CHURCH RD	07/31/21
STEVE ESPANA	Steve Espana	" "	" "
MELBA BRIDELL	Melba Bridell	165 ZION CHURCH RD	07/31/21
ELIJAH BARNES	Elijah Barnes	" " "	" "
Ken Thomas	Ken Thomas	" "	" "
Valencia L. Black	Valencia L. Black	141 Zion Ch. Rd.	07/31/21
Reggie Lesley	Reggie Lesley	141 Zion Ch. Rd.	07/31/2021
Deborah Taylor	Deborah Taylor	141 Zion Ch. Rd.	7-31-2021
Jayell Holbrook	Jayell Holbrook	149 Zion Church Rd.	7-31-2021
Bryan Terrell	Bryan Terrell	149 Zion Church Rd.	7-31-2021
Reggie Lesley	Reggie Lesley	143 Zion Church Rd.	7-31-2021
Steve Espana	Steve Espana	143 Zion Church Rd.	7-31-2021

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

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Printed Name	Signature	Address	Date
Steve Jesley	Steve Jesley	185 Zion Church Rd.	7-31-21
Vetta Lesley	Vetta G. Jesley	185 Zion Church Rd. Esley, SC	7-31-21
Emily Lesley	Emily Jesley	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
Betty Bryant	Betty Bryant	484 Zion Church Rd	7-31-21
Glen Bryant	Glen Bryant	484 Zion Church Rd	7-31-21
Ted Chapman	Ted Chapman	476 Zion Church Rd	7-31-21

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Printed Name	Signature	Address	Date
SIDNEY LESLEY	Sidney Lesley	4302 10th Church Road	7/31/21
Carrie Dean	Carrie Dean	663-Johnson Rd.	7-31-21
Janea Key Kelly	Janea Key Kelly	177 Zion Church Road	7-31-21
David Tracy	David Tracy	177 "	7-31-21
Mary Beth Elmore	Mary Beth Elmore	Coalinga	8-1-21
Dixie Seaton	Dixie Seaton	Coalinga 55	8-1-21
Ron Bentley	Ron Bentley	111 Coalinga Street Coalinga, 8-1-21	8-1-21
Ray McAlister	Ray McAlister	Coalinga, S.E. 29642	8-1-21
Nancy Carrell	Nancy Carrell	Coalinga 29642	8-1-21
Barbara Taylor	Barbara Taylor	501 Huntington Rd Coalinga, CA	8/1/21
Doug Peters	Doug Peters	114 Quakerman Ct SE 29673 Piedmont	8/2/21
Johnson Bend	Johnson Bend	2822 Zions Church Rd Coalinga	8/2/21

Petition to SD-21-0007
THS # 50170094 3270

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Printed Name	Signature	Address	Date
Phillip Durham	<i>Phillip Durham</i>	228 Zion Church Rd	8/2/2021
Randal Dosier	<i>Randal Dosier</i>	652 Johnson Rd	8/2/21
Leslee Dosier	<i>Leslee Dosier</i>	652 Johnson Rd	8/2/2021
Randal Dosier	<i>Randal Dosier</i>	691 Johnson Rd	8/2/2021
Leslee Dosier	<i>Leslee Dosier</i>	474 Johnson Rd	8/2/21
Debra Lassissal	<i>Debra Lassissal</i>	750 Johnson Rd.	"
Gary Hadings	<i>Gary Hadings</i>	730 Johnson Rd	"
Tim Shaver	<i>Tim Shaver</i>	827 Johnson Rd	8-2-21
John O'Connor	<i>John O'Connor</i>	819 Johnson Rd	8-2-21
Steve K. Connor	<i>Steve K. Connor</i>	818 Johnson Rd	8-2-21
Adam Groons	<i>Adam Groons</i>	675 Johnson Rd	8/2/21
Bryce Groons	<i>Bryce Groons</i>	675 Johnson Rd	8/2/2021

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

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Printed Name	Signature	Address	Date
Tomis Lesley	James Shubert	442 Zion ch. Rd	8-2-21
Taylor Proctor	John Proctor	38 Zion church Rd	8-2-21
Angela Davis	Angela Davis	174 Zion Church Rd	8-2-21
Huck K. Lesley Jr	Huck K. Lesley Jr	165 Zion Church Rd	8-4-21
David Chambers	David Chambers	308 Zion Church Rd	8-4-21
Matthew Black	Matthew Black	291 Orchid Dr.	8-4-21
McKenzie Black	McKenzie Black	291 Orchid drive	8-4-21
Emily Goff	Emily Goff	243 Orchid Dr.	8/4/21
Jack Jackson	Jack Jackson	104 Macy Lane Dr	8/4/21
Shelley Sanders	Shelley Sanders	147 Orchid Dr	8/4/21
Roger Black	Roger Black	119 Orchid Dr.	8/4/21
Candace Wagon	Candace Wagon	117 Orchid Dr.	8-4-21

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THS # 5017 00 94 3270

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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 Leason	Channing Leason	741 Zion School Rd.	8-4-21
Chandler Pittman	Chandler Pittman	718 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 Nations	Deanna Nations	444 Zion Church	8-4-21
Greg Hall	Greg A. Hall	749 Zion School Rd.	8-5-21
Sharon Duke	Sharon Duke	735 Zion School Rd.	8-5-21
Missy Duder	Missy Duder	735 Zion School Rd.	8-5-2021
Michelle Loftis	Michelle Loftis	715 Zion School Rd.	8-5-2021
Sue Black	Sue Black	700 Zion School Rd.	8-5-2021

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Printed Name	Signature	Address	Date
Jodie Bohmstedt	Jodie Bohmstedt	119 Mt Calvary Church Rd	8/5/21
Jason Bohmstedt	Jason Bohmstedt	119 Mt Calvary church Rd	8/5/21
Ashley Ball	Ashley Ball	141 MT Calvary church Rd	8/5/21
Terry Ward	Terry Ward	748 Zion School Rd	8/5/21
April Dilbeck	April Dilbeck	729 Zion School Road	8/5/21
Steve Alexander	Steve Alexander	1300ack:07D	8/5/21
Tony Bond	Tony Bond	222 Zion Church Rd	8/7/21
Kevin Merritt	Kevin Merritt	311 Zion Church Rd	8/7/21
Mark Wiers	Mark Wiers	401 Zion Church Rd	8/7/21
Eva Webb	Eva Webb	401 Zion church Rd	8.7.21
Steph Wilson	Steph Wilson	108 TARA Ct	8.7.21
Jeffrey Hunter	Jeffrey Hunter	112 Tara Court	8-7-21












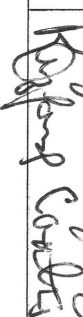
Petition to SD-21-0007
TMS # 5017 00 94 3270

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
Mandy Bennett	M Bennett	526 Zion Church Rd	8/1/21
Dylan Lane	Dylan Lane	110 Hidden Lake Dr	8/1/21
Simon Lemay	Simon Lemay	110 Hidden Lake Dr	8/1/21
Brian Smith	Brian Smith	117 Hidden Lake Dr	8-1-21
Amy M. Sikes	Amy M. Sikes	117 Hidden Lake Dr	8-1-21
Angie Moore	Angie Moore	117 Hidden Lake Dr	8-1-21
Angie Collier	Angie Collier	111 Hidden Lake Dr	8-1-21
Alicia Jones	Alicia Jones	811 Zion Church Rd	8-1-21
Charles Smith	Charles Smith	735 Zion Church Rd	8/1/21
Carolee Pilgrim	Carolee Pilgrim	687 Zion Church Rd	8/1/21
Dillon Trotter	Dillon Trotter	687 Zion Church Rd	8/1/21

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

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Printed Name	Signature	Address	Date
Byron Gonzalez		704 Zion Church	8/1/21
Nicole Gonzalez		704 Zion Church Rd	8/1/21
Raisha McCall		702 Zion Church Rd	8/1/21
Matthew Barker		702 Zion Church Rd	8/1/21
Helen McLean		1038 Zion Church Rd	8/1/21
Greg Pierce		638 Zion Church Rd	8-1-21
S. Scott Camp		572 ZIONCH RD.	8/1/21
Roy Smith		120 Tara Ct.	8/7/21
Frankie Peltier		117 Tress Court	8/7/21
Jack F Godfrey		113 Tara Court	8/7/21
Allison Gaffney		113 Tara Court	8/7/21
Rayford Coates		109 Tara Court	8/7/21

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.
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Printed Name	Signature	Address	Date
Todd Green	Todd 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	3012 Zion Church rd	8-07-2021
Everett Ficklin	Everett Ficklin	505 Zion Church Rd Easley	8-07-21
Loel Ficklin	Loel Ficklin	301 Zion Church Rd Easley	8-7-21
Austin Bonds	Austin Bonds	301 Zion Church Rd Easley, SC	8-17-21
Brittany Hosen	Brittany Hosen	4112 AN Cur Road Easley SC 29642	8-8-21
Joe R. McQue	Joe R. McQue	445 ZION CH. Rd Easley SC 29642	8-8-21
Kevin L. Turner	Kevin L. Turner	445 ZION CH. Rd Easley SC 29642	8-8-21
William E. Miller	William E. Miller	105 Tara Ct, Easley SC 29642	8-8-21
Clayton Hester	Clayton Hester	116 Tara Ct Easley SC 29642	8-8-21
Arthur Campbell	Arthur Campbell	221 FINE BOWS LANE Easley, SC 29642	8-8-21

Homeowners on Zion Church Road Against the Subdivision @ the Estate of Frances M Black at Zion Church & Bakerville Rd.

We, the undersigned, are concerned citizens who urge our leaders to vote A GAINST a sub division on Zion 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.
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[illegible]

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
Tony Pilgrim	Tony Pilgrim	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
Ashley Sentell	Ashley Sentell	818 Johnson Rd	8-8-21
Perick Sentell	Perick Sentell	828 Johnson Rd	8-8-21
Alan Bennett	Alan Bennett	526 Zion Church Rd	8-8-21

Read
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,

#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 Collision	Injury Collision	Property Damage Only Collision	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
	2	1	1	4	3	2

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	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 Collision	Injury Collision	Property Damage Only Collision	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 Time of Day						
			Property			

**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-July 1, 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) 234-6587 Office
(864) 676-1800 FAX
(864) 905-0599 Cell
joyb@joyrealestate.com

www.joyrealestate.com

Unsubscribe

CMA Summary Report

Comparative Market Analysis

Residential Summary Statistics

High
LP: \$250,000
SP: \$250,000

Low
\$86,700
\$81,000

Average
\$173,478
\$174,057

Median
\$184,900
\$200,000

Residential - Sold

Number of Properties: 7

Num	MLS #	Address	# BR	# Acres	Close Date	TU Fin SI	DOM	LP	LP/TU Fin SI	SP	SP/TU Fin SI
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	3	\$199,000	\$92.13	\$200,000	\$92.59
4	1399814	587 Zion Church Road	3	0.88	10/18/2019	1,600	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		1600	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.

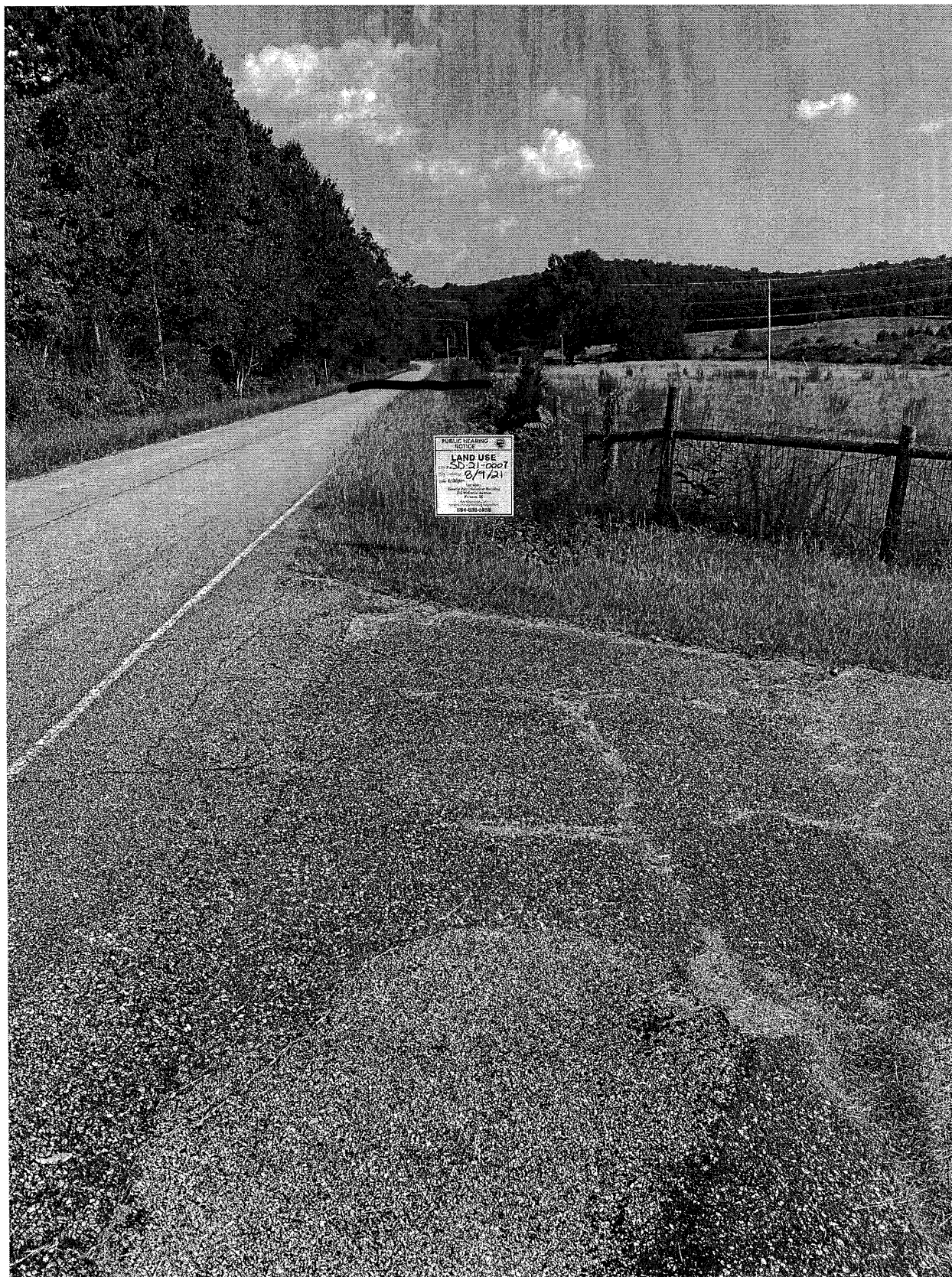
Callery pears have nasty thorns that can damage everything from tractor tires to livestock and also damage the ecosystem by crowding out native plants.

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

© 2020 Penn State Extension

#1



Rec'd @
8/9/21
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 |

Eric G. Budds
Deputy Executive Director
Municipal Association of SC

8/2/2021 1:31 PM

Date

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

SD-21-0009

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN, CBO
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • PLANNING • ADDRESSING
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT



SD-21-0009 Staff Report

Planning Commission Meeting: September 13, 2021 6:30 PM

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

Applicant:	Liberty Communities 175 Country Club Road Stockbridge, GA
Property Owner(s):	Danny McCall
Property Location:	Greenville HWY (SC 93)/Old Norris Road, Liberty
Acreage:	130 +- Acres
Tax Map Number:	4087-00-34-4559
County Council District:	4
Land Use Request:	363 unit/lot, Master Planned, Single-Family Residential Development (MPD)
Variance Request(s) from Planning Commission:	N/A

Request Background:

The Liberty Communities project is a proposed residential Master Planned Development (MPD) consisting of 363 units/lots located on Greenville Highway (SC 93) and Old Norris Road just west of the City of Liberty. The property consists of approximately 130 acres with 271 single family, detached dwellings and 92 single family, attached (townhomes) dwellings proposed. The project will be served by public water (Easley Central) and by Public Sewer, Pickens County.

Current Property Use:

The property is currently vacant with previous open pasture areas re-cleared approximately 5-6 years ago and now left to grow back to a natural state.

Surrounding Area:

North: A mix of high density, single family residential (lot sizes less than 1/3 acre on sewer), medium density residential and large, vacant and residential tracts.

South: Medium density, single family residential (lots greater than 1.00 acres but less than 3.00 acres), a church, and a few commercial/industrial areas along Old Norris Road.

East: Large (>5.00 acre) vacant/wooded tracts and large lot residential properties. The City of Liberty is less than a mile to the east.

West: Medium density, single family residential (lots greater than 1.00 acres but less than 3.00 acres) and commercial/industrial areas along Old Norris Road.

Future Land Use:

The property is designated as "Residential Growth" and "Commercial Gateway Corridor" Character Areas.

Utilities & Infrastructure*Transportation:*

The property is served by Greenville Highway (SC 93) and Old Norris Road; both SCDOT maintained.

Water:

Public, Easley Central

Sewerage:

Public, Pickens County

Past Development/Approvals:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:*Pickens County Engineer:*

See attached letter from Engineering/Public Works.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

No Comments Received

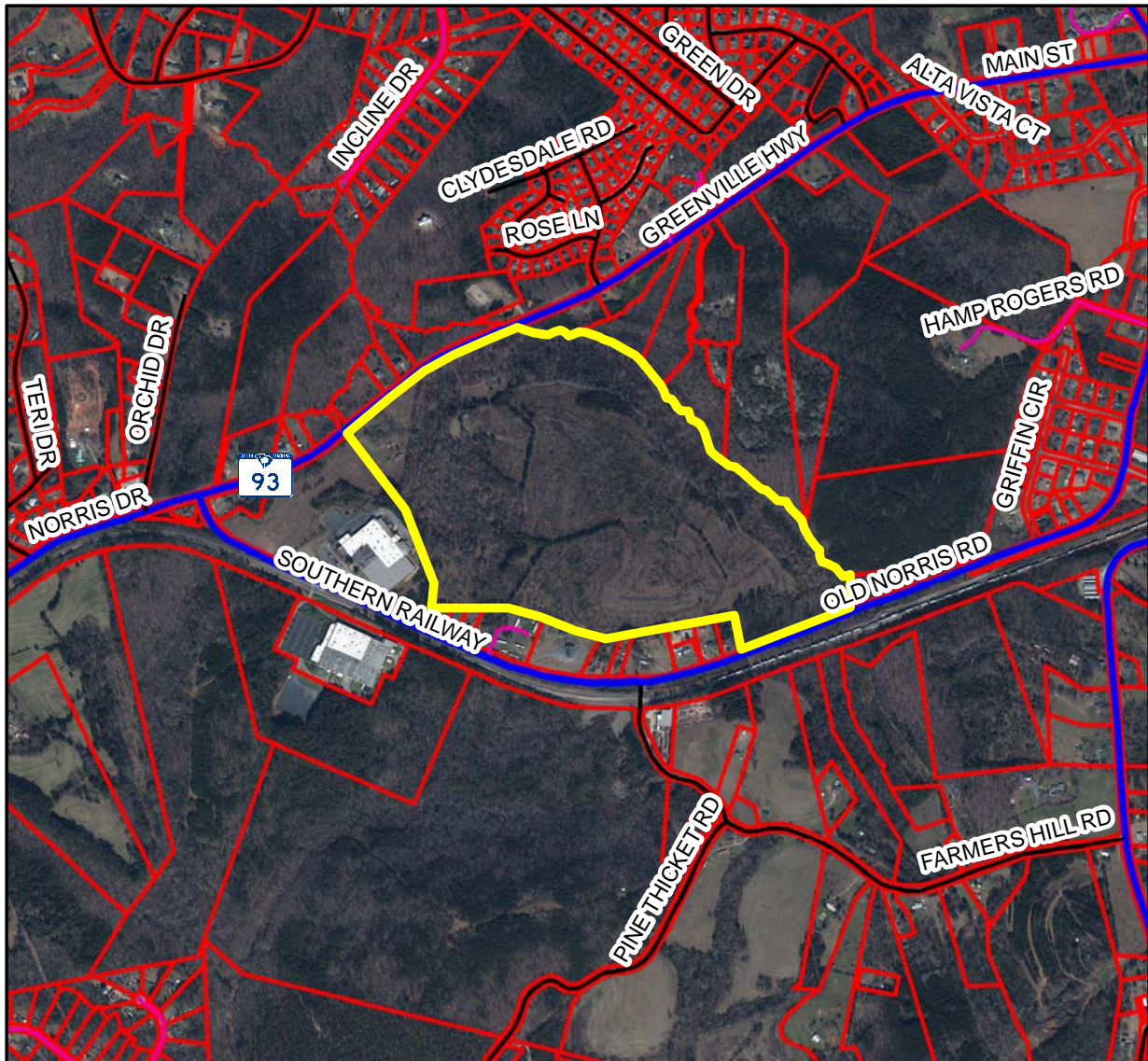
SDPC:

See attached letter

Other Reviewing Agencies:

SD-21-0009

General Site



SD-21-0009

- State Roads
- County Roads
- Private

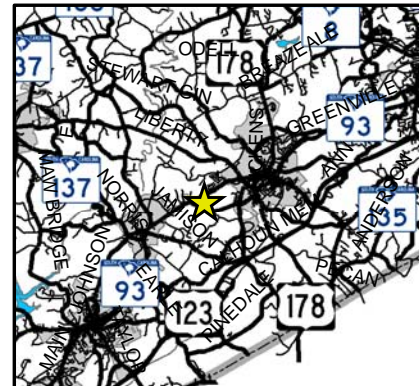


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



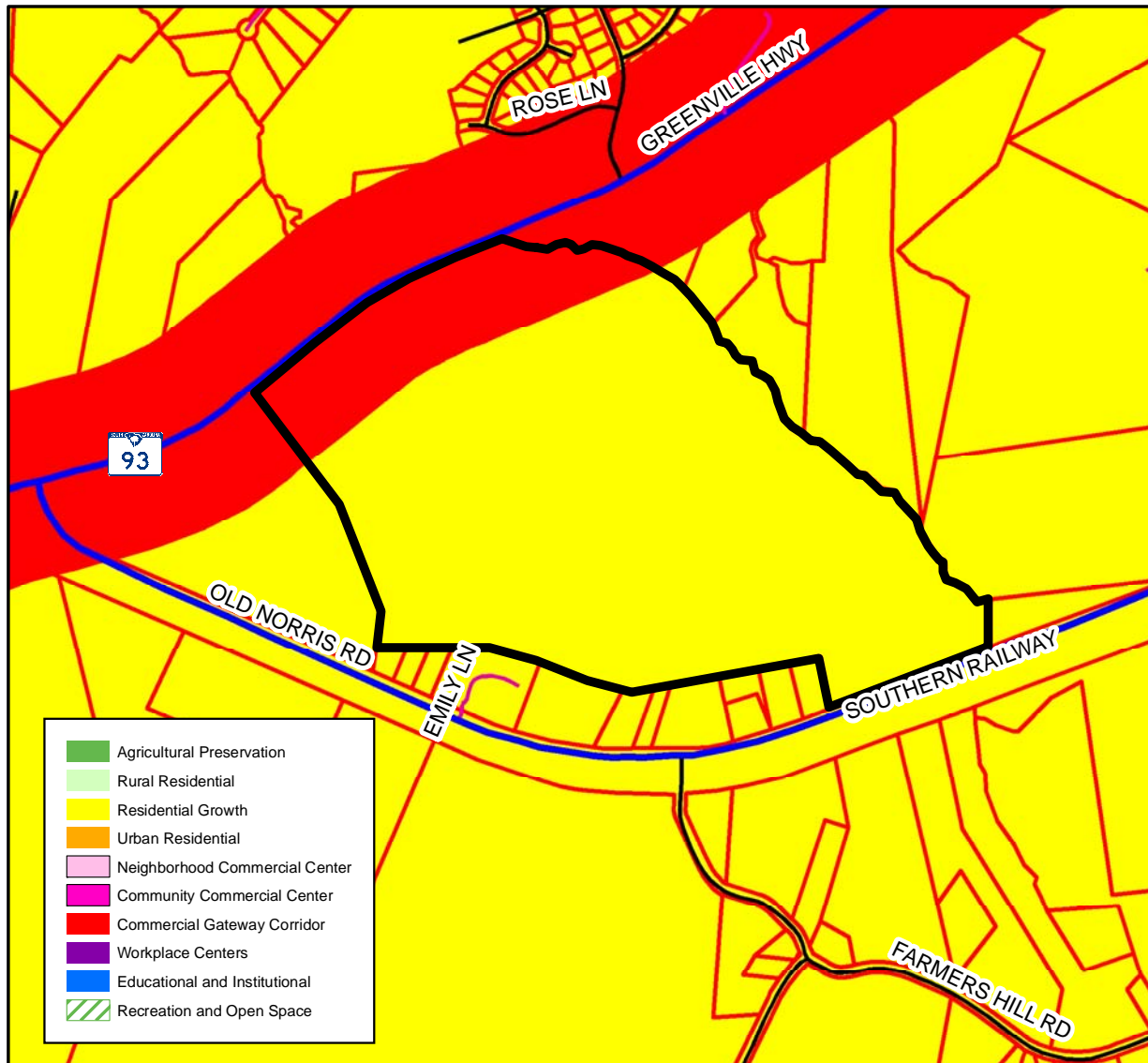
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363 Unit/Lot MPD
Liberty Communities
SC 93/Old Norris Road



SD-21-0009

Land Use/Character Areas



SD-21-0009

State Roads

County Roads

Private

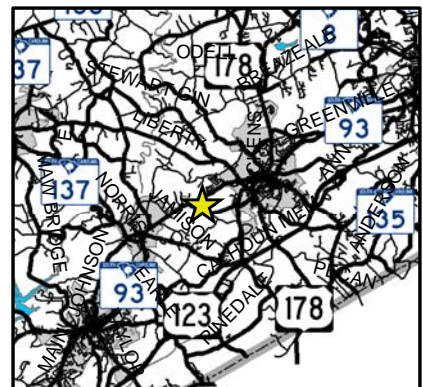


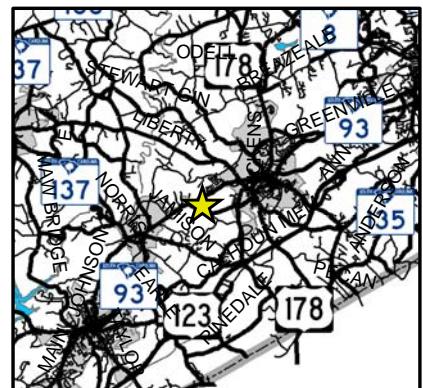
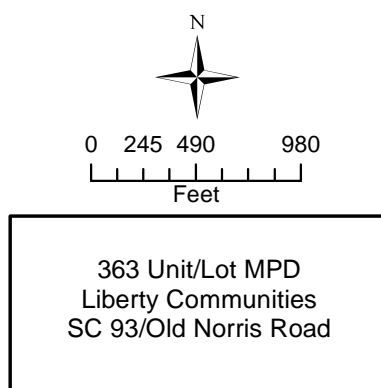
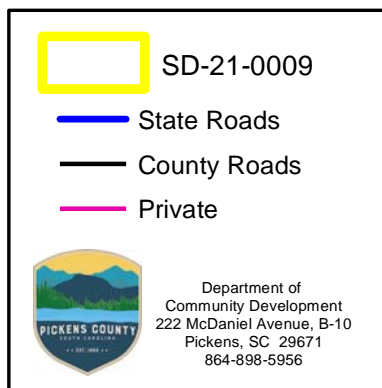
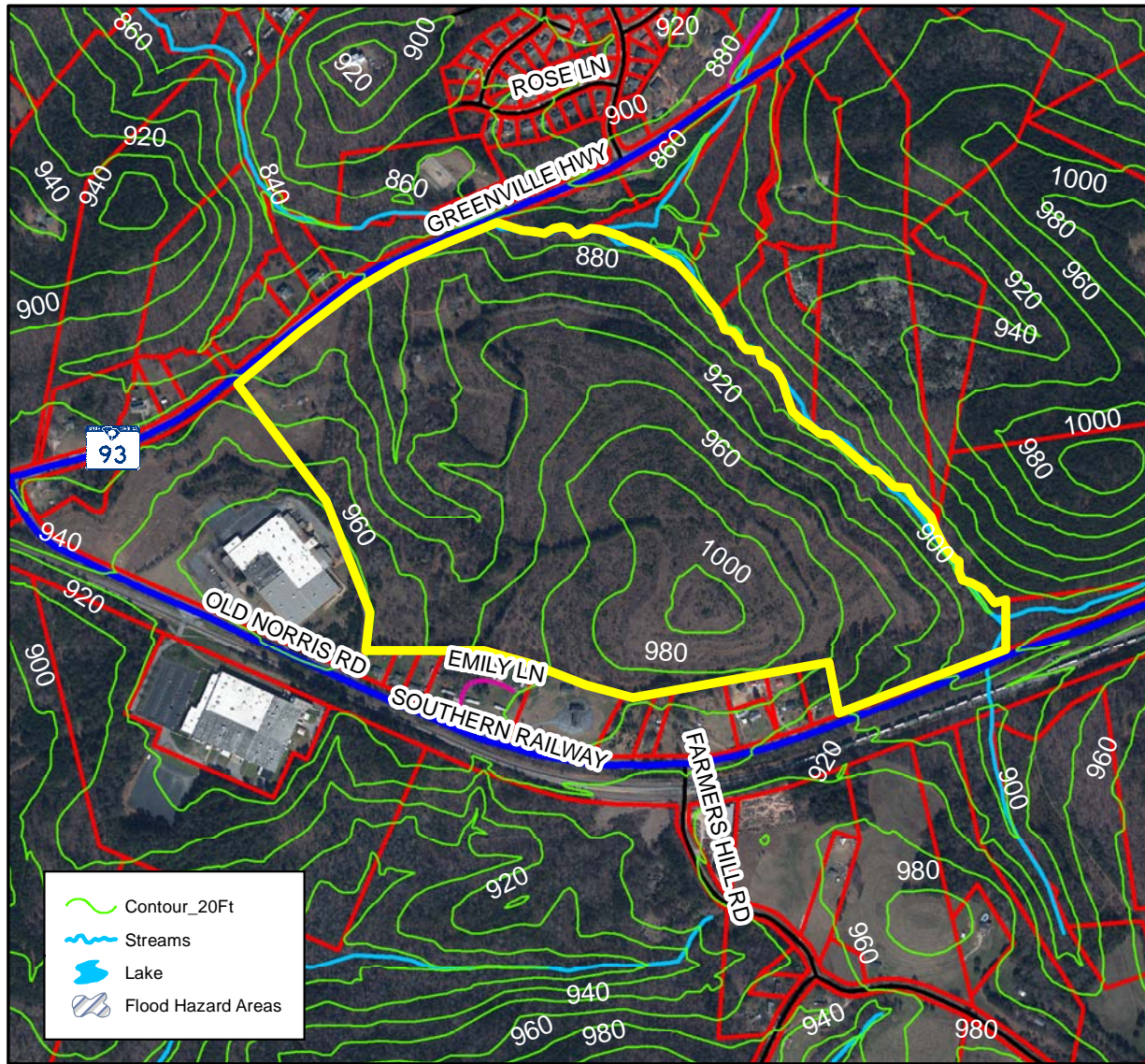
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



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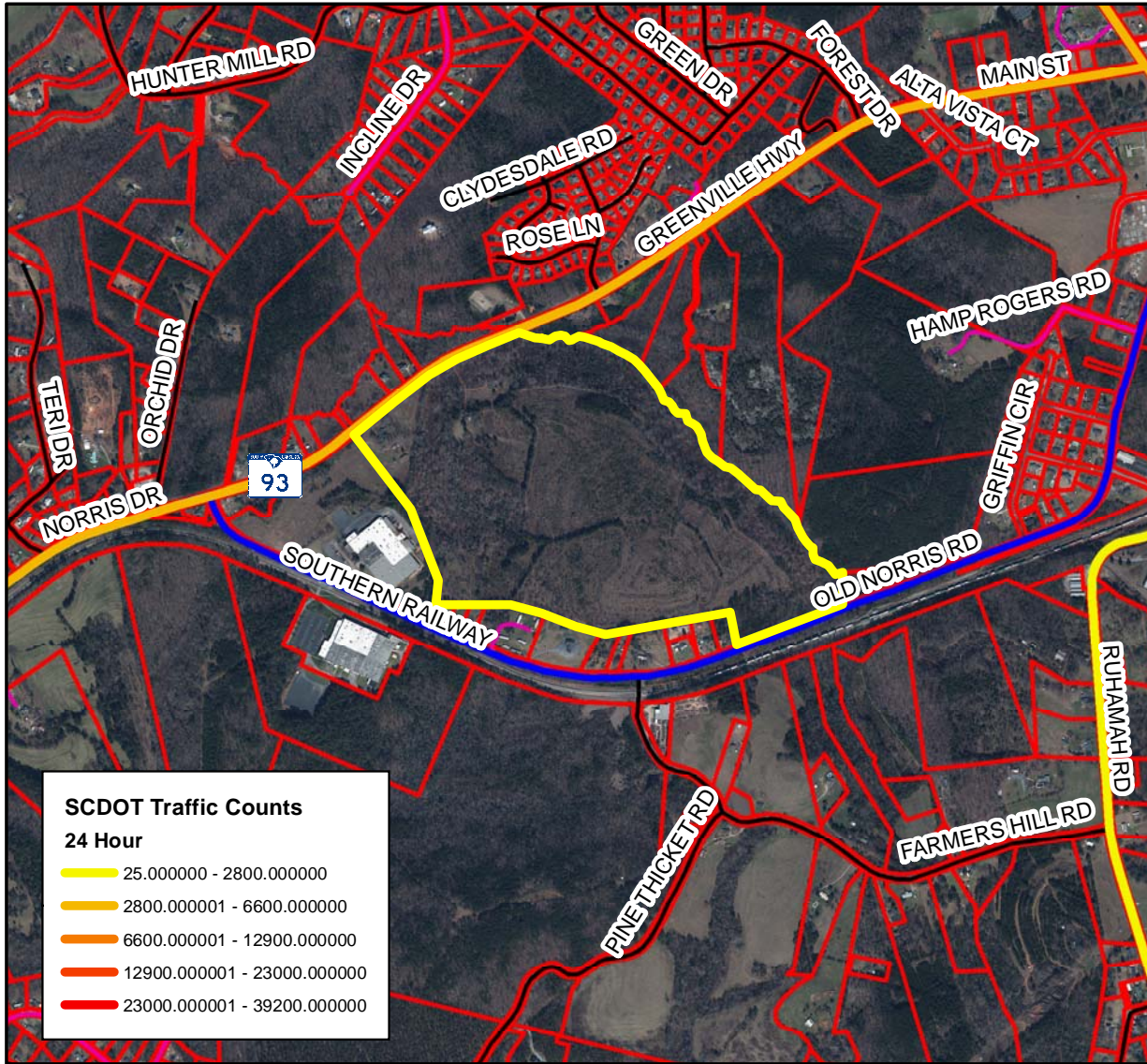
363 Unit/Lot MPD
Liberty Communities
SC 93/Old Norris Road





SD-21-0009


SCDOT Traffic Counts




 SD-21-0009

 State Roads

 County Roads

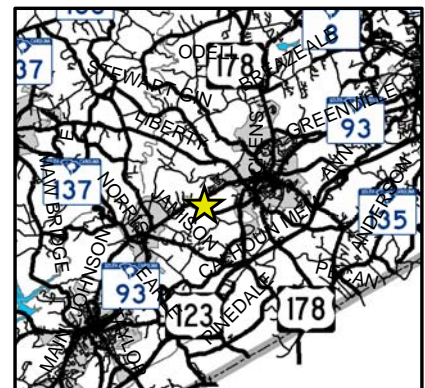
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 Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



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363 Unit/Lot MPD
Liberty Communities
SC 93/Old Norris Road



Analysis of Standards for Land Use Approval:

Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria. 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 general area has been and is currently undergoing a transition from primarily large family owned tracts to development of single family and individual single family parcels ranging from approximately 3 acres in size down to approximately ¼ acres; due to the availability of public sewer. The project being considered would be consistent with both representative lot sizes in the general area as well as density.

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

With strict adherence to existing county development standards, the scope and overall density of the project 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 supports residential development when the appropriate infrastructure is in place to support such development. The comprehensive plan also supports developments that are unique in design and character and which offer open space protection. The future land use categories/character areas for this general area are a mix of "Residential Growth" and "Commercial Gateway Corridor".

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 scope and overall density of the project as proposed should not cause an excessive use or burden to existing public facilities (capacity, traffic flow, level of service). The Traffic Impact Analysis for the proposed project however did identify a need for potential improvements (turn lane) on SC 93 into the project (westbound). The final determination regarding this improvement, as well as any other potential improvements, would be made by SCDOT.

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 parent 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 Residential Developments (comparing Conventional and MPDs)

Residential Lot Area

Conventional Developments

8,000 square foot minimum (when served by public water and public sewer)

Open Space Developments

5,000 square foot minimum (when served by public water and sewer)

Master Planned Developments (MPDs)

No minimum (when served by public water and public sewer)

Development as Proposed

No set minimum

Residential Dwelling Unit Density

Conventional Developments

5.44 du/acre (when served by public water and public sewer)

Open Space Developments

8.71 du/acre (when served by public water and public sewer)

Master Planned Developments (MPDs)

Single Family detached - **4.0 du/acre (when served by public water and public sewer)**

Single Family attached (townhomes) – **6.0 du/acre (when served by public water and public sewer)**

No less than 80% residential and open space required.

Development as Proposed

Overall – **2.78 units/acre**

SF, detached – **2.08 du/acre**

SF, attached (townhomes) – **0.70 units/acre**

100% of the project is residential and open space – no commercial component proposed.

Setbacks

Conventional Developments

20' front, 7' side, 10' rear

Master Planned Developments (MPDs)

No minimum; set in concept plan

Development as Proposed

20' front, 5' side, 20'rear

Maximum # of Lots Allowed

Conventional Developments (similarly sized 130 acre project)

Approximately 707 lots (when served by public water and sewer)

Open Space Developments (similarly sized 130 acre project)

Approximately 1132 lots (when served by public water and sewer)

Master Planned Developments (MPDs)

Total Single Family, detached - **520 lots (when served by public water and sewer)**

Total Single Family, attached – **390 units (when served by public water and public sewer)**

Development as Proposed

363 Units/Lots

Open Space Required

Conventional Developments

Not required

Master Planned Developments (MPDs)

Minimum of 20% of the overall project size required

Development as Proposed

Approximately 40% (52.8 acres)

Other Development Standards Not Required of Conventional Developments

Project buffer; a minimum of 50'

Recreational Amenities

All utilities underground

Common Architectural Theme and Detail

All homes must have 2-car garages

Traffic Generation Information

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

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
210	Single-Family Detached	9.57/du	2,593	51	152	0	172	101	0
230	Resd. Condo/Townhomes	5.81/du	535	7	34	0	32	16	0

More detailed traffic information is included in the required Traffic Impact Analysis provided by the applicant.

Planning Staff Recommendation:

Approval, with conditions

1. *Project shall be approved as a Master Planned Development as presented on the concept plan and associated project materials included in the application being considered, to include:*
 - a. *Number of single family lots set at a maximum of 271*
 - b. *Number of single family, attached units (townhomes) set at 92*
 - c. *General lay out of the project*
 - d. *Amount of provided total open space must be no less than 35% of the total project area or 45.5 acres.*
 - e. *Amenity package to include, at a minimum, community swimming pool, community club house, community playground; all of which must be constructed during the 1st phase of project development. Buffering of these amenities from adjacent, internal land uses shall be as presented on the concept plan.*
 - f. *Common architectural theme*

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



August 25, 2021

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

Re: Liberty Crossing

Mr. Brink,

The Engineering Department has completed a review of the preliminary site plan provided on August 17th, 2021 for the above referenced project. This Department has the following comments:

1. Encroachment Permits need to be obtained from the South Carolina Department of Transportation (SCDOT) for the proposed entrances / exits onto Greenville Highway (SC 93) and Old Norris Road.
2. According to the Traffic Impact Study that was provided, a left turn lane will be required on SC 93 for the eastern entrance. An Encroachment Permit will also be required from the SCDOT for this alteration to the road.
3. Evidence must be provided to show that the proposed entrances / exits at SC 93 and Old Norris Road have adequate sight distance.
4. 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.
5. A roadway typical section and road profiles need to be provided.
6. If there are to be any steep grades along the proposed roads, the affect this may have on emergency vehicles' response time will need to be considered.
7. 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.
8. How will drainage be addressed? All drainage calculations need to be provided.
9. Any crossline pipes / culverts that are proposed to be installed across the road need to be sized to adequately carry the 25-yr storm event.
10. 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(s) 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 on August 17th.

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,

A handwritten signature in blue ink, appearing to read "Rodney Robinson".

Rodney Robinson
Pickens County Staff Engineer

Cc: Scottie Ferguson, Pickens County Stormwater Manager
Mack Kelly, Pickens County Director of Public Works / County Engineer
Chief Billy Gibson, Pickens County Emergency Services Director

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS



Thank you for your interest in Pickens County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Pickens County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Planning Staff between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5956

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:



Land Use Review /Subdivision Review



Subdivision Variance

Case No.: _____ - _____ - _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant Liberty Communities

Mailing Address 175 Country Club Road, Stockbridge, GA 30281

Telephone 803-429-0081 Email jordan@libertycommunities.com

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

Property Owner(s) of Record Danny McCall

Mailing Address 103 Country Club Road, Liberty, SC 29657

Telephone _____ Email _____

Authorized Representative Seamon Whiteside & Associates (Civil Engineer: Paul Talbert)

Mailing Address 508 Rhett Street, Suite 101, Greenville, SC 29601

Telephone 864-298-0534 Email ptalbert@seamonwhiteside.com

Address/Location of Property 1576 Greenville Highway, Liberty, SC. 29657

Existing Land Use Unzoned / Vacant Proposed Land Use Master Planned Community (Residential)

Tax Map Number(s) 4087-00-34-4559

Total Size of Project (acres) 130.18 AC Number of Lots 363 Lots

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Easley Central Water District

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: Pickens County

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:

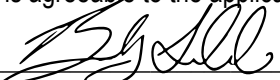
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **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

07/31/2021

 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)

 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?

The subject property is located in an area which is in the path of development. Surrounding land uses include single family dwellings, vacant land, and manufacturing.

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

All aspects of the adjacent properties have been considered. We include buffers from adjacent parcels and several entrances to reduce traffic. There will not be any adverse affect to the existing use or usability of adjacent properties.

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

Yes; This project is a planned development offering conforming residential uses and is planned to maximize homeowner enjoyment while providing a low impact on natural habitats and adjacent property owners.

- (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?

Our conversations with local water and sewer utilities indicate their ability to service this development. We have included a traffic study under review by SCDOT and the school district has confirmed they are ready to accept the students of this community.

- (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, please refer to the development plan. All County requirements have been observed and maintained within the design of this community.

- (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 proposed development will cater to all with homes ideal for young professionals, young families, established families, and empty-nesters while maintaining buffers and setbacks to provide undisturbed living for surrounding neighbors.



August 2nd, 2021

To whom it may concern,

Liberty Crossing is a proposed residential subdivision to be located between Greenville Highway and Old Norris Rd in Liberty, SC. The subject property is tax map number 4087-00-34-4559. It consists of 130.88 acres to be developed into 271 single family homes and 92 townhouse units for a total of 363 new residences. This community will reflect the natural beauty in this part of the county which includes streams, mountain views, and forestry. The community amenities will include a pool, club house, playground and open space. Roughly 47 acres (almost 36%) of the site will be preserved as natural open space for community enjoyment. The townhomes will be a minimum of 1300 finished square feet and the single family homes will be from 1550-2800 finished square feet. The homes will be restricted for a cohesive design with neutral palette of colors to promote desirable homes with sustainable market values. All single family homes will have a two-car garage and the townhomes will have a one-car garage with a two car driveway.

Respectfully,

Brady Sanford
(803)-318-5473
Land Acquisitions Manager
Liberty Communities, LLC



School District of Pickens County

Building success beyond the classroom

To Whom it May Concern,

Please accept this letter on behalf of the School District of Pickens County. The district has no objection to the development of 59 townhomes and 290 single family homes that Liberty Communities, LLC is planning to build at 1576 Greenville Hwy in Liberty.

Each of the schools affected by new students (Liberty High, Liberty Middle, Liberty Elementary, and Liberty Primary) should have the capacity to accommodate any student population that may result from this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Young'.

Josh Young
Assistant Superintendent of Administration

CONCEPT PLAN | SITE DEVELOPMENT INFORMATION

CURRENT ZONING: UNDEVELOPED
PROPOSED ZONING: RESIDENTIAL MASTER PLAN DEVELOPMENT (MPD)

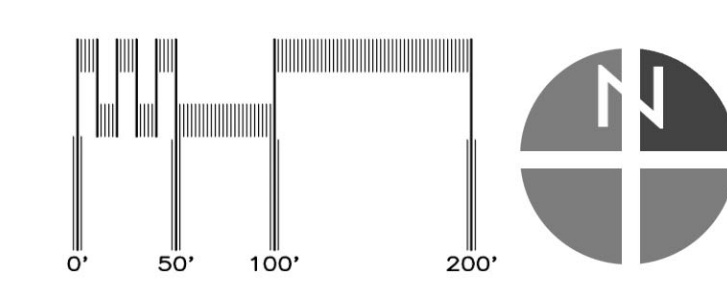
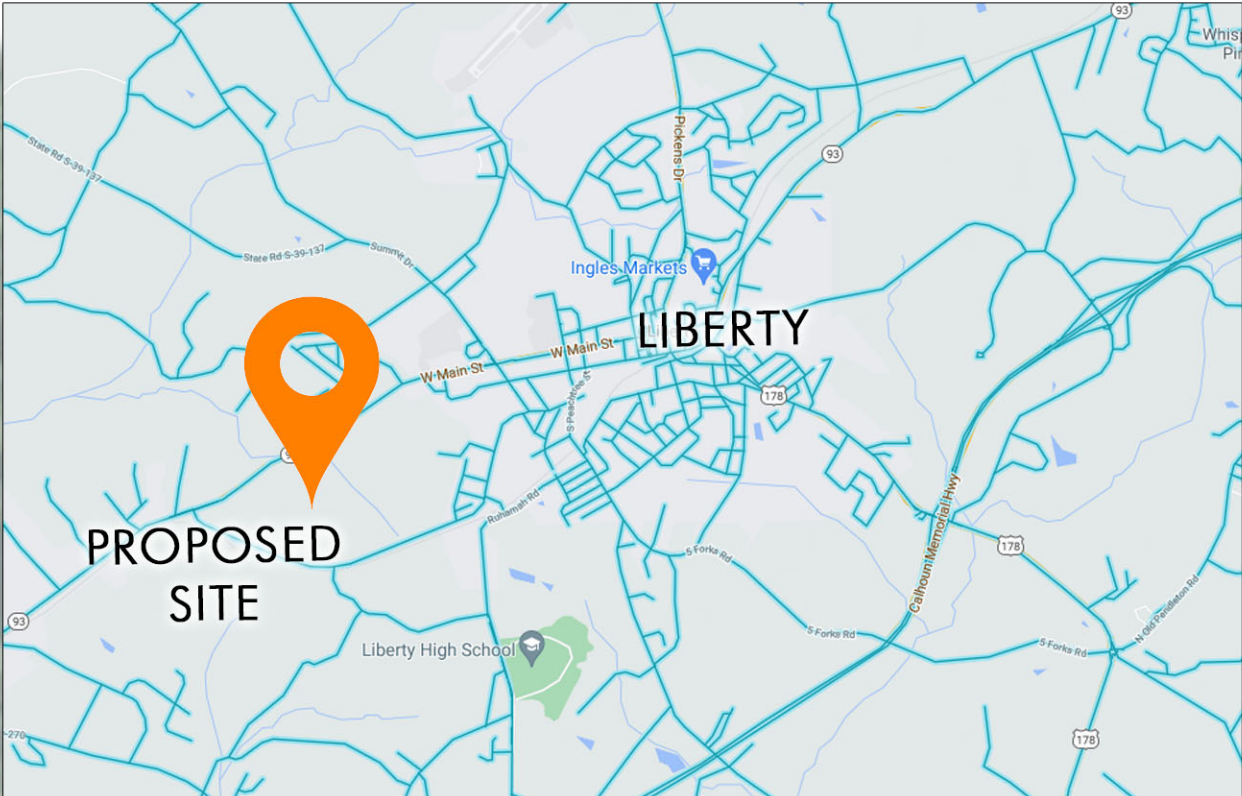
- 271 SINGLE FAMILY LOTS PROPOSED (2.08 UNITS/AC)
MINIMUM LOT WIDTH: 52'
SETBACKS: FRONT - 20', SIDE - 5', REAR - 20'
- 92 TOWNHOUSE LOTS PROPOSED (0.70 UNITS/AC)
MINIMUM LOT WIDTH: 20'
SETBACKS: FRONT - 15', SIDE - 5' (END UNITS), REAR - 10'

TOTAL LOTS: 363 LOTS
NOTE: PUBLIC SEWER AND WATER UTILITIES

TOTAL ACREAGE: 130.18 ACRES
OVERALL DENSITY: 2.78 UNITS/AC

OVERALL OPEN SPACE PROPOSED:

- NATURAL/PASSIVE OPEN SPACE: +/- 47 ACRES (36% OF TOTAL SITE)
- ACTIVE OPEN SPACE: +/- 5.8 AC (WITH +/- 1.9 AC FOR AMENITY AREA)
- STORMWATER MANAGMENET PONDS: +/- 6.8 AC



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



LIBERTY CROSSING
MASTER PLANNED DEVELOPMENT

LIBERTY COMMUNITIES
PICKENS COUNTY, SOUTH CAROLINA
AUGUST 2, 2021

TRAFFIC IMPACT STUDY

for the

GREENVILLE HIGHWAY TRACT

Located in

Pickens County, South Carolina

Prepared for

Liberty Communities

Prepared by

Ramey Kemp & Associates, Inc.

Moving forward.



June 2021

RKA Project #21262

TRAFFIC IMPACT STUDY

for the

GREENVILLE HIGHWAY TRACT

Located in

Pickens County, South Carolina

Prepared for

Liberty Communities
175 Country Club Dr, Building 200-A
Stockbridge, GA 30281

Prepared by

Ramey Kemp & Associates, Inc.
1411 Gervais Street, Suite 150
Columbia, SC 29201

Moving forward.



June 2021
RKA Project #21262

DRAFT

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EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Greenville Highway development in accordance with SCDOT guidelines. The proposed subdivision is located northeast of the intersection of Greenville Highway and Old Norris Road in Pickens County, South Carolina. The subdivision is proposed to consist of 420 single-family detached residential units. There will be three access points on Greenville Highway and one access point on Old Norris Road.

The subdivision accesses should function with relatively minor delays during the peak hours. Based on the 2025 anticipated build out volumes, an auxiliary westbound turn lane is required at the intersection of Greenville Highway and Access 3. No other auxiliary turn lanes are required. Accesses should provide one ingress and one egress lane.

The intersections of Greenville Highway & Old Norris Road and Old Norris Road & Farmers Hill Road currently function with minimal delays during the peak hours. With construction of the project, the intersections should continue to function with minimal delays. No modifications are recommended.

1. INTRODUCTION

The purpose of this report is to document a traffic impact study for the proposed Greenville Highway development in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Background

The proposed subdivision is located northeast of the intersection of Greenville Highway and Old Norris Road in Pickens County, South Carolina. The total build will include 420 single family detached residences. Access to the subdivision is proposed to be provided by three access points on Greenville Highway and one access point on Old Norris Road.

The traffic impact study considers the weekday AM peak period (between 7:00 AM and 9:00 AM) and the weekday PM peak period (between 4:00 PM and 6:00 PM) as the study time frames. The following intersections are studied:


- Greenville Highway (SC 93) & Old Norris Road (S-39-171)
- Old Norris Road (S-39-171) & Farmers Hill Road
- Greenville Highway (SC 93) & Accesses 1-3
- Old Norris Road & Access 4

Future-year analyses assume 2025 conditions as the Build scenario. Figure 1 shows the location of the project site and Figure 2 illustrates the conceptual site plan for the Greenville Highway development.



Moving forward.





 0 60 120 240

 SCALE: 1" = 120'

 NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



CONCEPTUAL SITE PLAN
 GREENVILLE HWY SUBDIVISION
 PICKENS COUNTY, SC
 03/24/2021

1.2. Existing Roadway Conditions

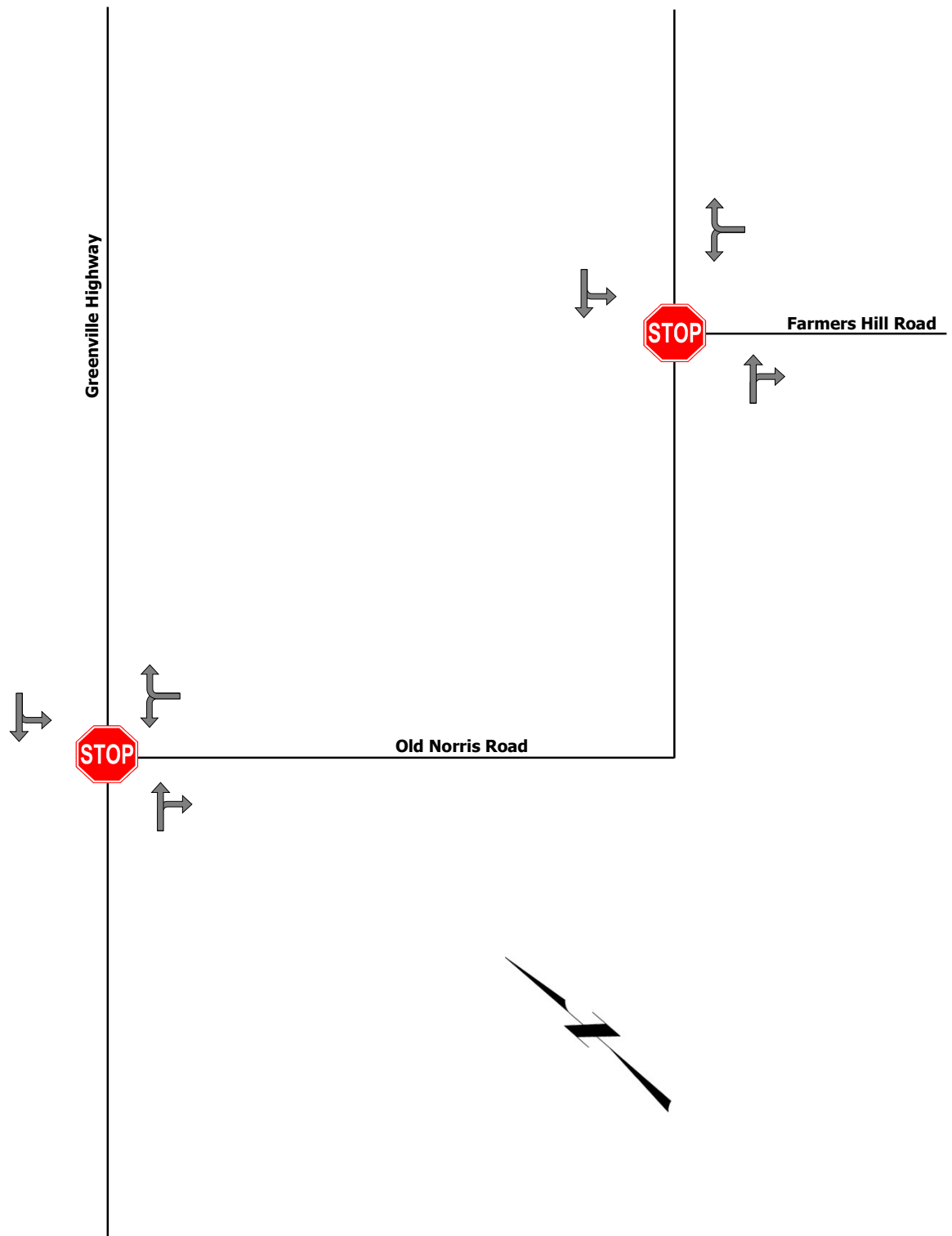
A review of the existing roadway conditions in the study area was conducted and is summarized in Table 1. Figure 3 illustrates the existing lane geometry.

Table 1 – Street Inventory

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2019 AADT
Greenville Highway	S-93	2-lane undivided	55 MPH	SCDOT	4,100
Old Norris Road	S-39-171	2-lane undivided	45 MPH	SCDOT	N/A
Farmers Hill Road	N/A	2-lane undivided	35 MPH	Local	N/A

1.3. Driveway Location

Three access points are proposed to be provided on Greenville Highway and one access point is proposed to be provided on Old Norris Road. The spacing of the proposed access points meet SCDOT's criteria.



LEGEND

→ Existing Lane

2. PROJECT TRAFFIC

2.1. Proposed Land Uses

The proposed subdivision will consist of 420 single-family detached residential units. The project site is currently vacant.

2.2. Trip Generation Estimates

The trip generation potential for the Greenville Highway development was estimated using information contained in ITE's *Trip Generation Manual*, 10th Edition (2017) for land use code (LUC) 210 - Single Family Detached Housing. The weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 2 and documented in Appendix A.

Table 2 - Trip Generation Estimates

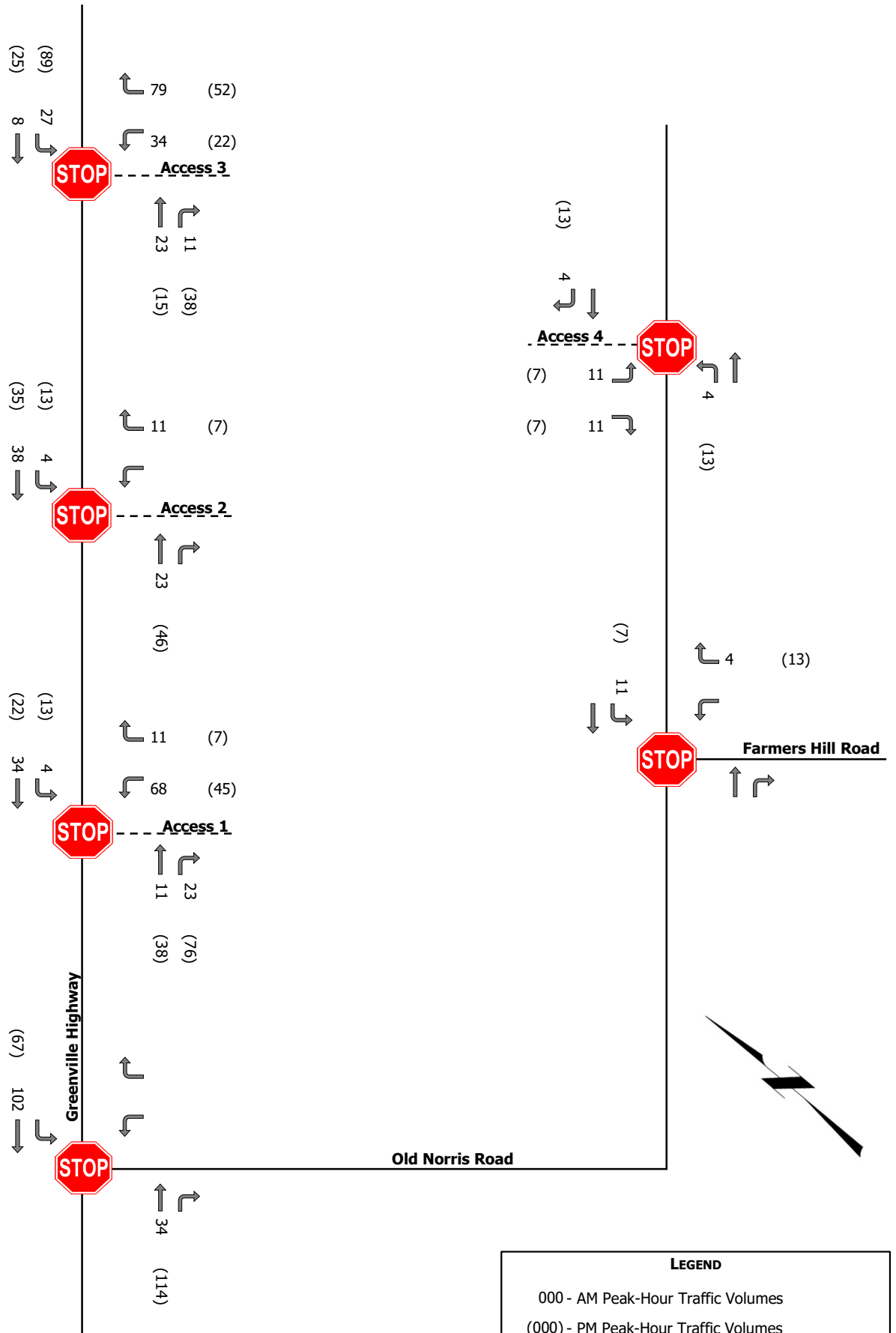
Land Use	ITE LUC	Size	Daily Traffic	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	210	420 Dwelling Units	1,947	76	227	303	254	149	403

2.3. Trip Distribution & Assignment

New external traffic expected to be generated by the proposed Greenville Highway development was distributed and assigned to the roadway network based upon existing travel patterns. The general distribution of new external project trips was assumed to be:

- 45% to/from the east via Greenville Highway;
- 45% to/from the west via Greenville Highway;
- 5% to/from the east via Old Norris Road; and
- 5% to/from the north via Farmers Hill Road;

The directional distribution assumptions are shown in Figure 4; the assignment of the project traffic is shown in Figure 5.



3. TRAFFIC VOLUME DEVELOPMENT

3.1. Existing Traffic Volumes

Vehicle turning movement counts were conducted during the weekday AM peak period (7:00 AM to 9:00 AM) and the weekday PM peak period (4:00 PM to 6:00 PM) at the following intersections:

- Greenville Highway (S 93) & Old Norris Road (S-39-171)
- Old Norris Road (S-39-171) & Farmers Hill Road (local)

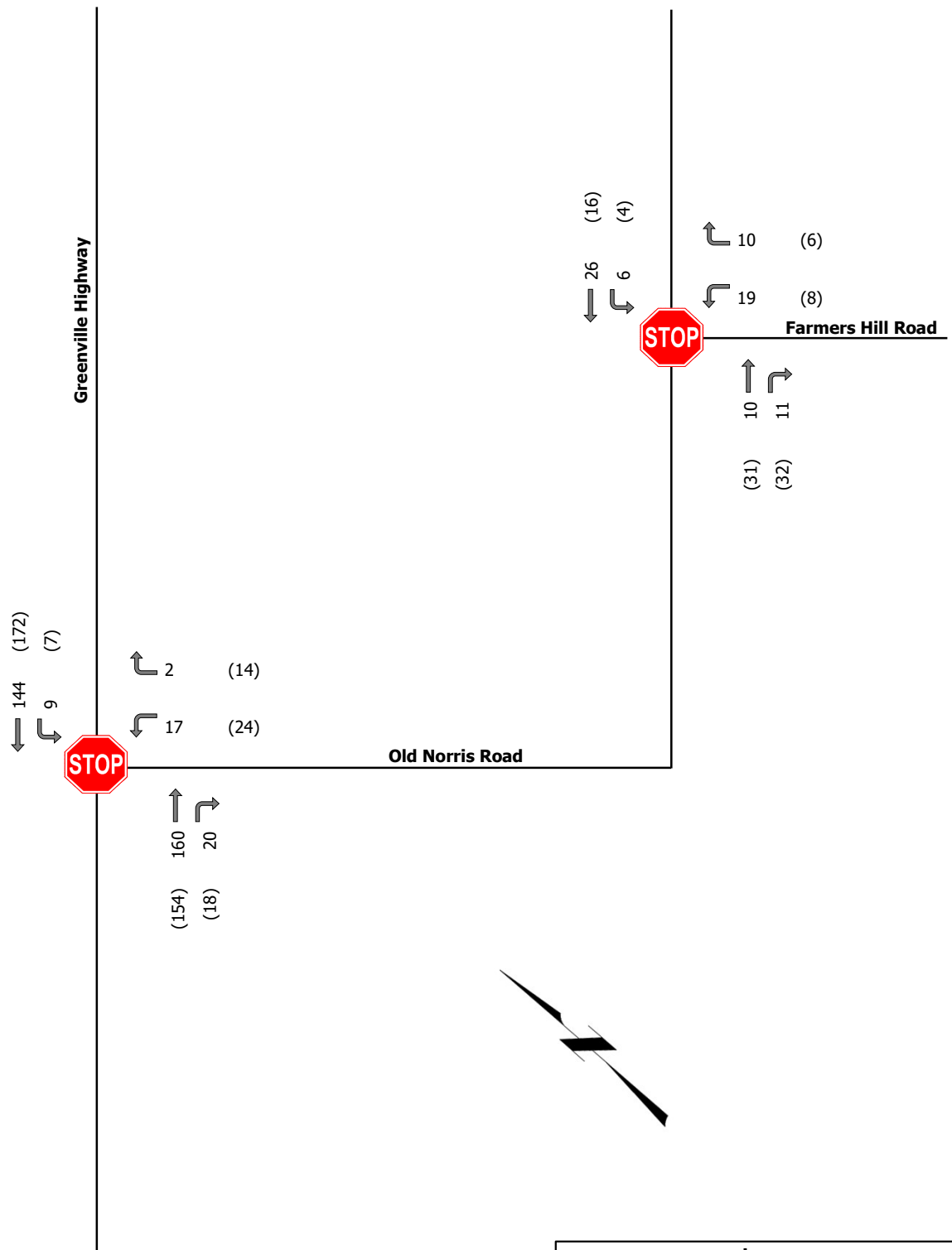
All counts were conducted while the local school district was in session. The 2021 raw traffic volumes are illustrated in Figure 6, additional data are provided in Appendix B.

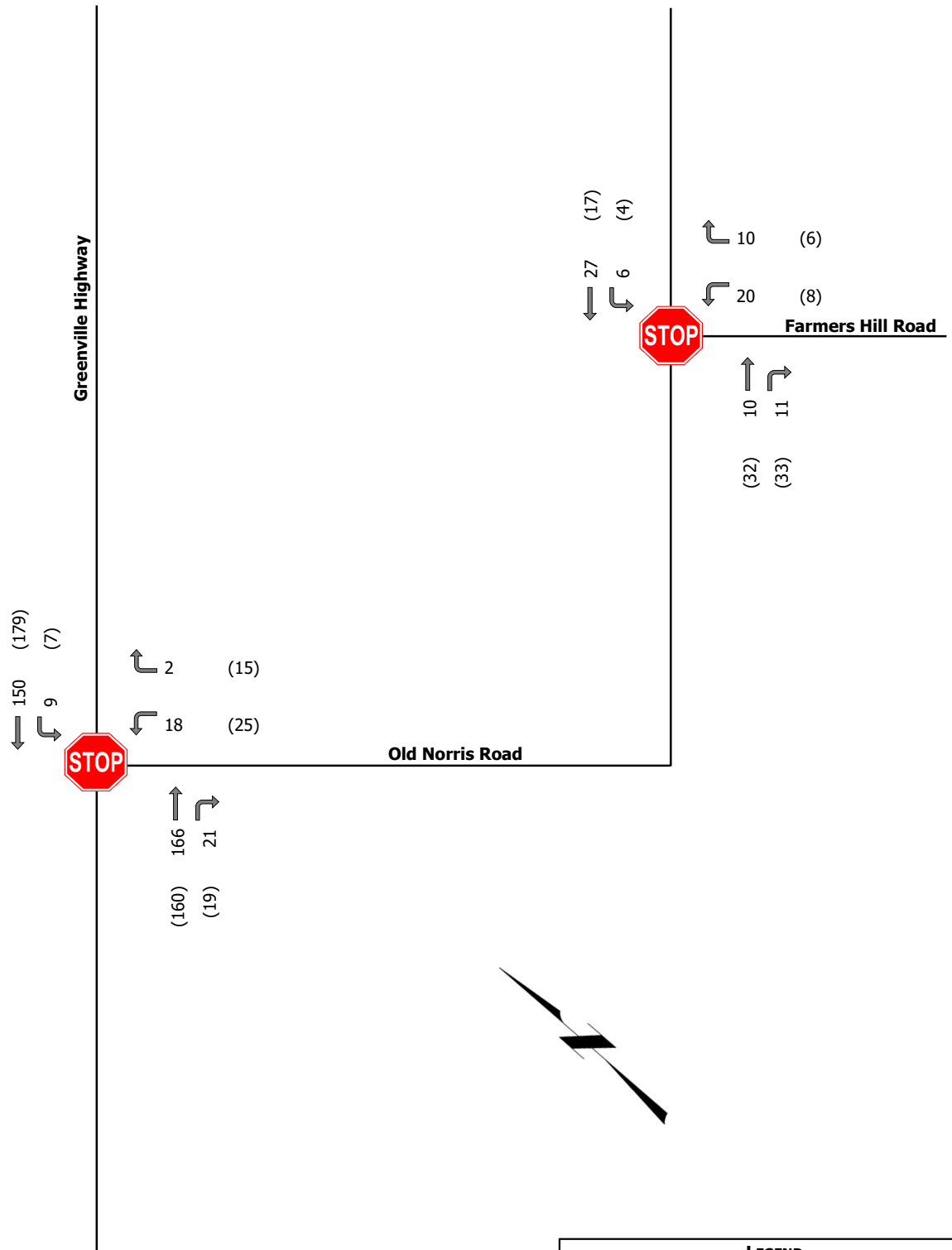
3.2. Future No-Build Traffic Volumes

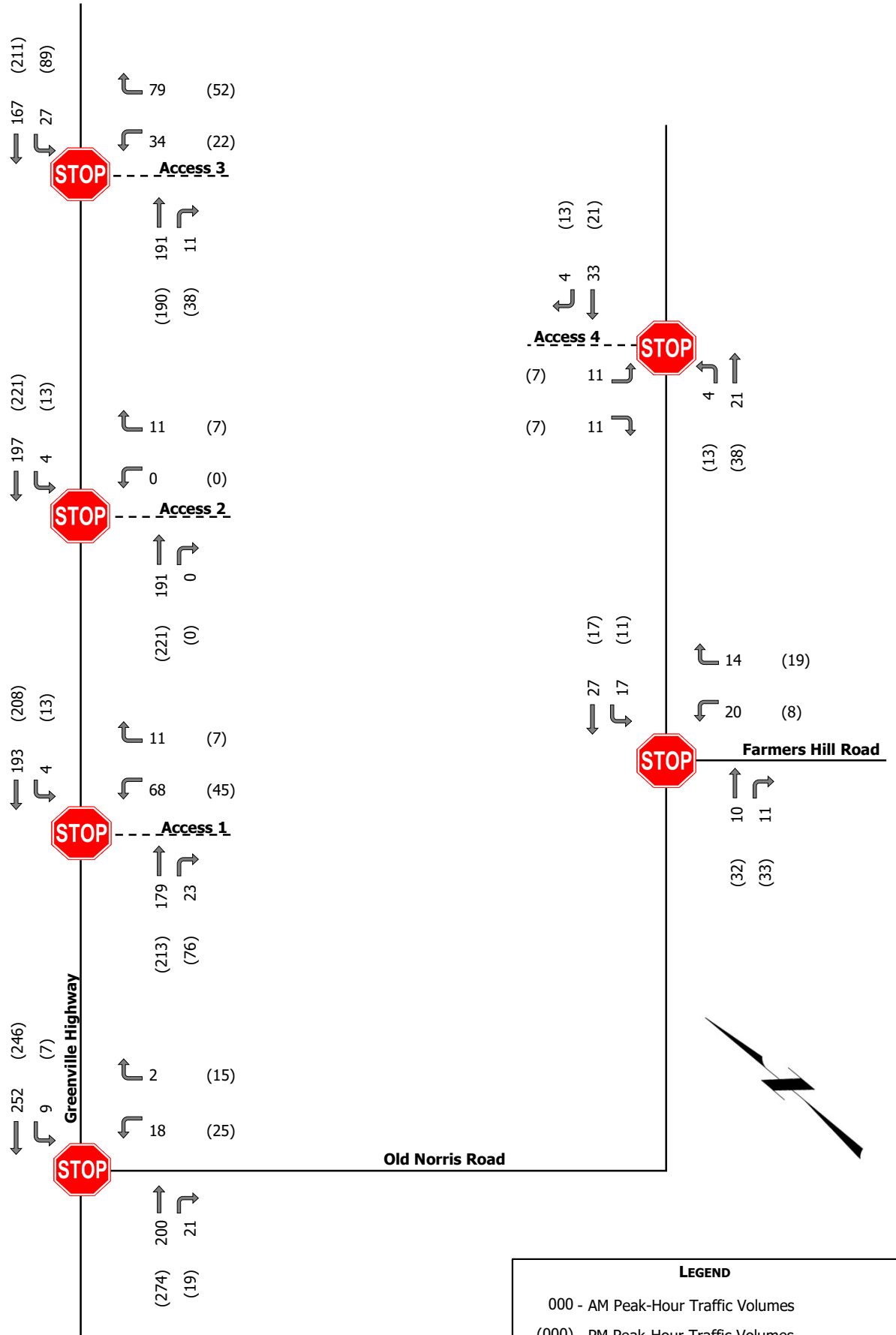
To develop an annual background growth rate for use in the analysis, historical count data was reviewed over a ten-year period for the studied roads, however, the count data from the years 2010 to 2019 demonstrated a negative growth rate. Count data from the years 2015 to 2019 demonstrated a positive growth rate of less than 1.0% annually. To provide for a conservative analysis a 1.0% annual growth rate was utilized to develop the 2025 No-Build traffic volumes, which are illustrated in Figure 7 and documented in Appendix D.

3.3. Build Out Traffic Volumes

The site generated traffic volumes were added to the 2025 No-Build traffic volumes to determine the 2025 Build volumes. The 2025 Build volumes are illustrated in Figure 8. Volume development worksheets are included in Appendix C.







4. TRAFFIC IMPACT ANALYSIS

4.1. Turn Lane Analysis

Auxiliary turn-lane analyses were conducted using the 2025 Build volumes.

Based on the anticipated build out volumes, an auxiliary westbound left-turn lane is required on Greenville Highway at the intersection of Greenville Highway & Access 3. No other auxiliary turn lanes are required based on anticipated build out volumes. Turn lane analyses are provided in Appendix D.

4.2. Intersection LOS Analysis

Using the existing and proposed traffic volumes, intersection analyses were conducted for the study and project driveway intersections considering 2021 Existing conditions, 2025 No-Build conditions, and 2025 Build conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual 6th Edition (HCM 6th Edition)* methodologies of the *Synchro*, Version 10 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for unsignalized intersections.

Table 3 – HCM 6th Edition LOS Criteria for Unsignalized Intersections

Unsignalized Intersections	
LOS	Control Delay per Vehicle (seconds)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

As part of the intersection analysis, SCDOT's default *Synchro* parameters were utilized. A constant PHF of 0.92 was applied. Existing heavy vehicle percentages were utilized for all analysis scenarios, with a minimum percentage of 2% considered.

Using the *Synchro* software, intersection analyses were conducted for 2021 Existing conditions, 2025 No-Build conditions, and 2025 Build conditions for the weekday AM peak-hour and weekday PM peak-hour time periods. The results of the intersection analyses are summarized in Table 4.

Table 4 - Intersection Analysis Results

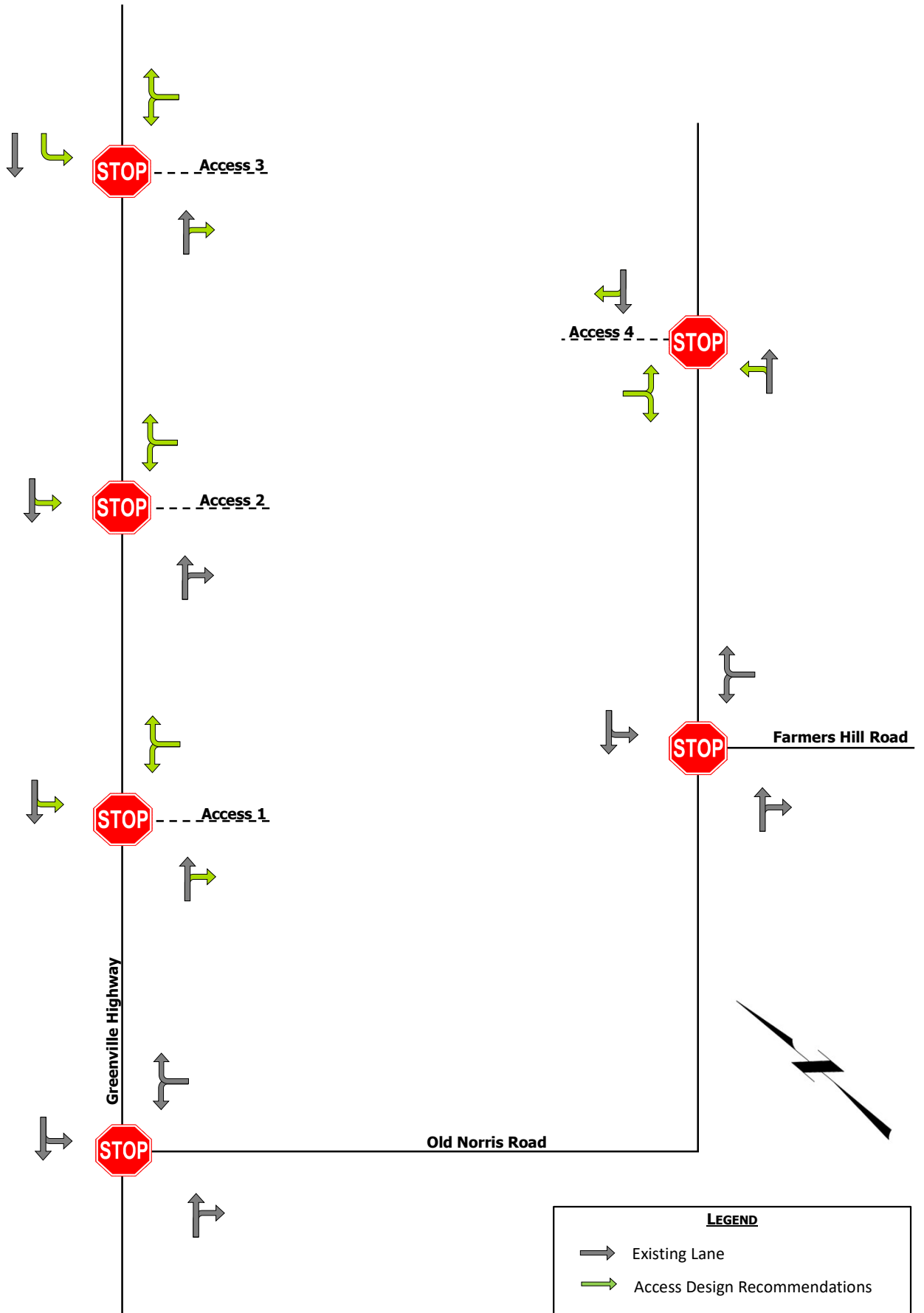
Intersection	Approach	LOS/Delay (seconds)					
		2021 Existing Conditions		2025 No-Build Conditions		2025 Build Conditions	
		AM	PM	AM	PM	AM	PM
Greenville Highway & Old Norris Road	EB	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0
	WB	A/0.4	A/0.3	A/0.4	A/0.3	A/0.3	A/0.2
	NB	B/10.7	B/10.4	B/10.8	B/10.5	B/12.0	B/12.0
Old Norris Road & Farmers Hill Road	EB	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0
	WB	A/1.4	A/1.5	A/1.3	A/1.4	A/2.9	A/2.9
	NB	A/8.8	A/8.8	A/8.8	A/8.8	A/9.1	A/8.8
Greenville Highway & Access 1	EB	--	--	--	--	A/0.0	A/0.0
	WB	--	--	--	--	A/0.2	A/0.5
	NB	--	--	--	--	B/11.9	B/12.6
Greenville Highway & Access 2	EB	--	--	--	--	A/0.0	A/0.0
	WB	--	--	--	--	A/0.2	A/0.4
	NB	--	--	--	--	A/9.4	A/9.5
Greenville Highway & Access 3	EB	--	--	--	--	A/0.0	A/0.0
	WB	--	--	--	--	A/1.1	A/2.4
	NB	--	--	--	--	B/11.0	B/11.6
Old Norris Road & Access 4	EB	--	--	--	--	A/1.2	A/1.9
	WB	--	--	--	--	A/0.0	A/0.0
	SB	--	--	--	--	A/8.8	A/8.8

The subdivision accesses should function with relatively minor delays during the peak hours. Accesses should provide one ingress and one egress lane.

The intersection of Greenville Highway & Old Norris Road currently functions with minimal delays during the peak hours. With construction of the project, the intersection should continue to function with minimal delays. No modifications are recommended.

The intersection of Old Norris Road & Farmers Hill Road currently functions with minimal delays during the peak hours. With construction of the project, the intersection should continue to function with minimal delays. No modifications are recommended.

Figure 9 shows the proposed lane configuration for the Build (2025) conditions. Worksheets documenting the intersection analyses are provided in Appendix E for 2021 Existing conditions, Appendix F for 2025 No-Build conditions, and Appendix G for 2025 Build conditions.



5. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Greenville Highway development in accordance with SCDOT guidelines. The proposed subdivision is located east of the intersection of Greenville Highway & Old Norris Road in Pickens County, South Carolina. The subdivision is proposed to consist of 420 single-family detached residential units. It is proposed to have three access points on Greenville Highway and one access point on Old Norris Road.

The subdivision accesses should function with relatively minor delays during the peak hours. Based on the 2025 anticipated build out volumes, an auxiliary westbound turn lane is required at the intersection of Greenville Highway and Access 3. No other auxiliary turn lanes are required. Accesses should provide one ingress and one egress lane.

The intersection of Greenville Highway & Old Norris Road currently functions with minimal delays during the peak hours. With construction of the project, the intersection should continue to function with minimal delays. No modifications are recommended.

The intersection of Old Norris Road & Farmers Hill Road currently functions with minimal delays during the peak hours. With construction of the project, the intersection should continue to function with minimal delays. No modifications are recommended.

APPENDIX A

Trip Generation Worksheet

REEDY CREEK SUBDIVISION
TRIP GENERATION ESTIMATES

Daily Trips																						
Land Use	ITE LUC Code	Size	Unit	Location	Label	Equation Type	Equation					Directional Distribution		Gross Trips			External Trips			New External Trips		
												In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	420	DU		44	Log	Ln(T)=	0.92	Ln(X)	+	2.71	50%	50%	1,947	1,946	3,893	1,947	1,946	3,893	1,947	1,946	3,893
Total:														1,947	1,946	3,893	1,947	1,946	3,893	1,947	1,946	3,893

AM Peak Hour Trips																						
Land Use	ITE LUC Code	Size	Unit	Location	Label	Equation Type	Equation					Directional Distribution		Gross Trips			External Trips			New External Trips		
												In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	420	DU		44	Linear	T=	0.71	(X)	+	4.8	25%	75%	76	227	303	76	227	303	76	227	303
Total:														76	227	303	76	227	303	76	227	303

PM Peak Hour Trips																						
Land Use	ITE LUC Code	Size	Unit	Location	Label	Equation Type	Equation					Directional Distribution		Gross Trips			External Trips			New External Trips		
												In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	420	DU		44	Log	Ln(T)=	0.96	Ln(X)	+	0.2	63%	37%	254	149	403	254	149	403	254	149	403
Total:														254	149	403	254	149	403	254	149	403

SD-21-0010

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN, CBO
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • PLANNING • ADDRESSING
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT



SD-21-0010 Staff Report

Planning Commission Public Hearing: September 13, 2021 6:30 PM

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

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

Property Owner(s): RSL Buildings, LLC

Property Location: Old Keowee Church Road, Six Mile

Acreage: 36 +/- Acres

Tax Map Number: 4049-00-68-5608

County Council
District: 2

Land Use Request: Revision and 1 lot addition to a previously approved Major Subdivision

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

Request Background:

The applicant is proposing to provide a minor revision (lot size to accommodate well and septic and cul-de-sac road rather than a through access to the remaining tract) and add 1 lot to a previously approved conventional 11 lot, single-family residential development. The revised development, along with 22 previously approved lots, is planned to be developed as a Net-Zero, farm concept – with trails, farm areas, agricultural buildings, tiny homes, and traditional homes. The overall density of the single family (34 total lots) will be over 1.00 units/acre.

Current Property Use:

The property is currently vacant/wooded.

Surrounding Area:

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

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

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

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

Future Land Use:

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

Utilities & Infrastructure

Transportation:

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

Water:

Individual, private wells

Sewerage:

On-Site Septic, Private

Past Development/Approvals:

Subject tract was approved on June 14th, 2021 (SD-21-0004) as a 11 lot, single family residential development.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

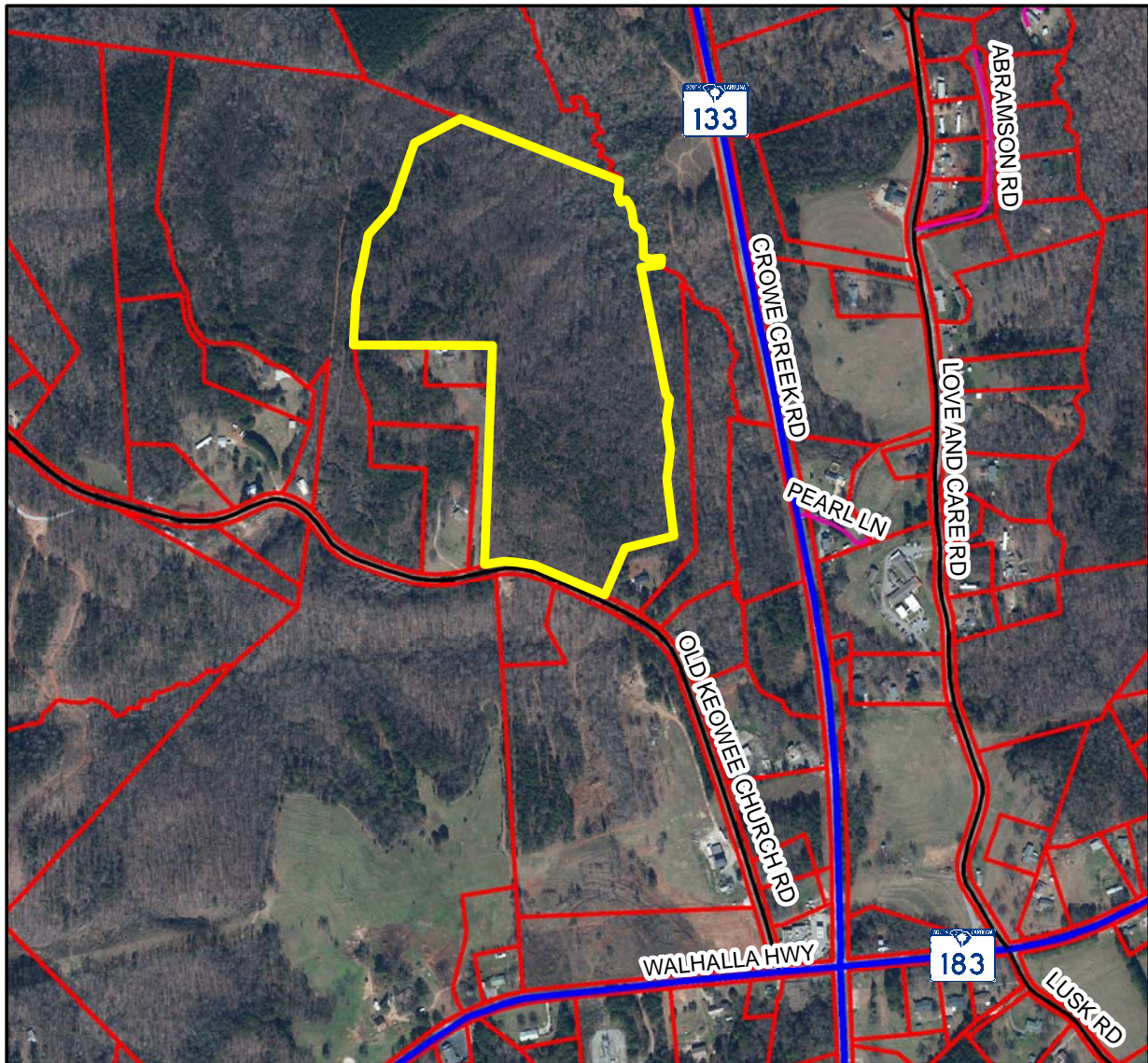
PC Emergency/Fire Services:

Based on past comments for this project - Will need to review, during development review and permitting, fire service (hydrants) and interior road network and access points onto and surrounding the project

Other Reviewing Agencies:

SD-21-0010

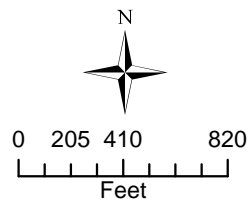
General Site



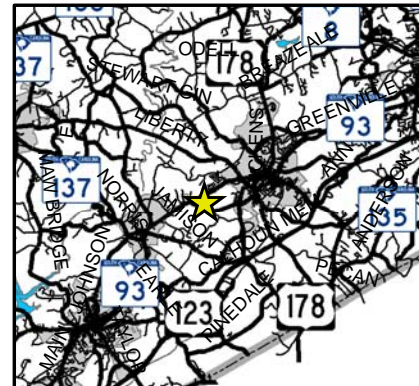
- SD-21-0010
- State Roads
- County Roads
- Private



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

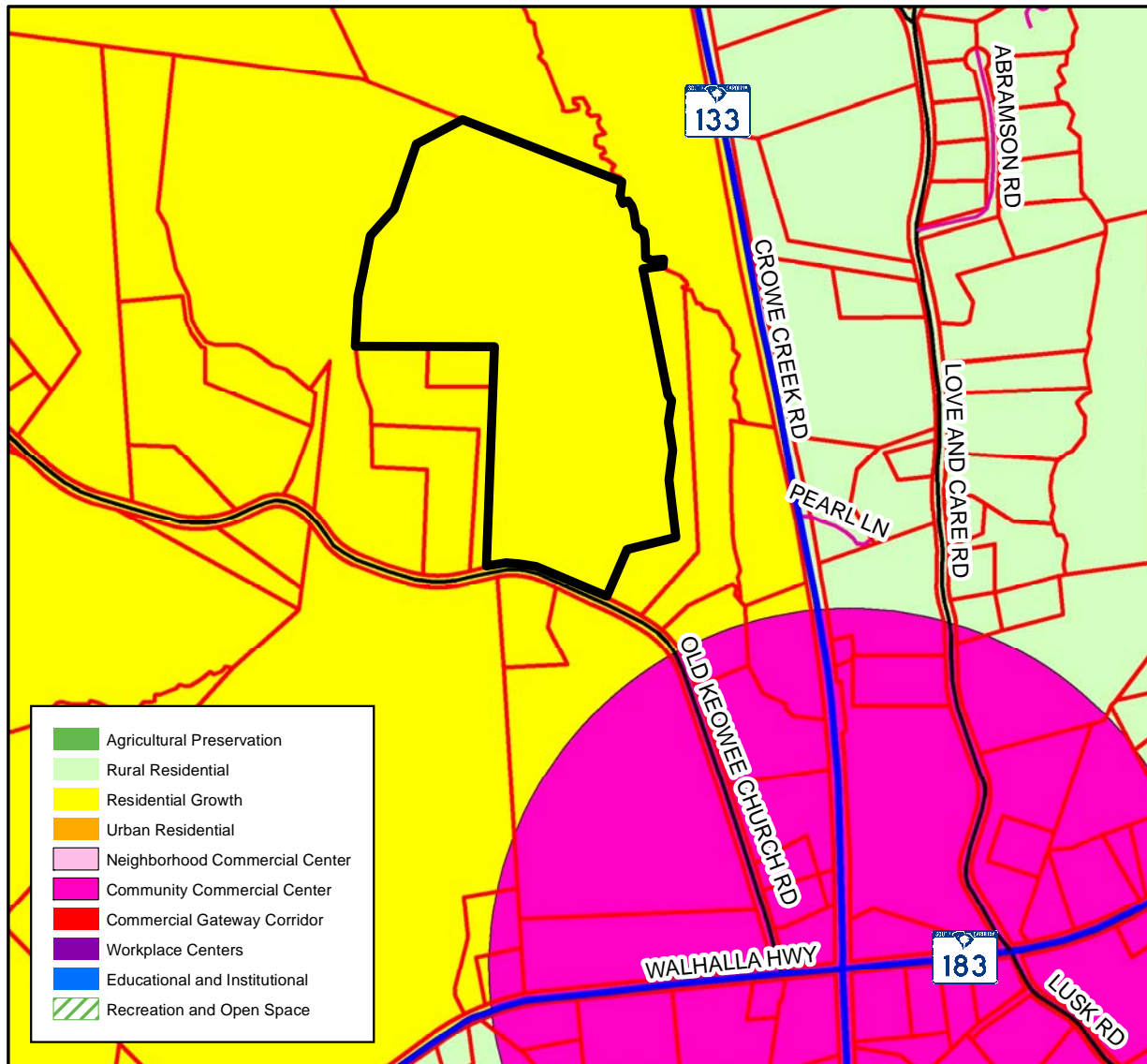


Revision and 1 Lot Edition
Net Zero Farms
Single Family Residential
RSL Buildings, LLC



SD-21-0010

Land Use/Character Areas



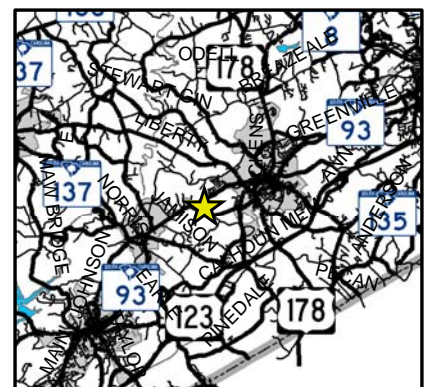
SD-21-0010

State Roads
County Roads
Private

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

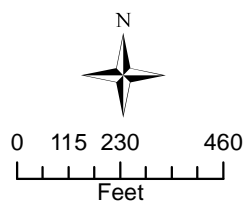
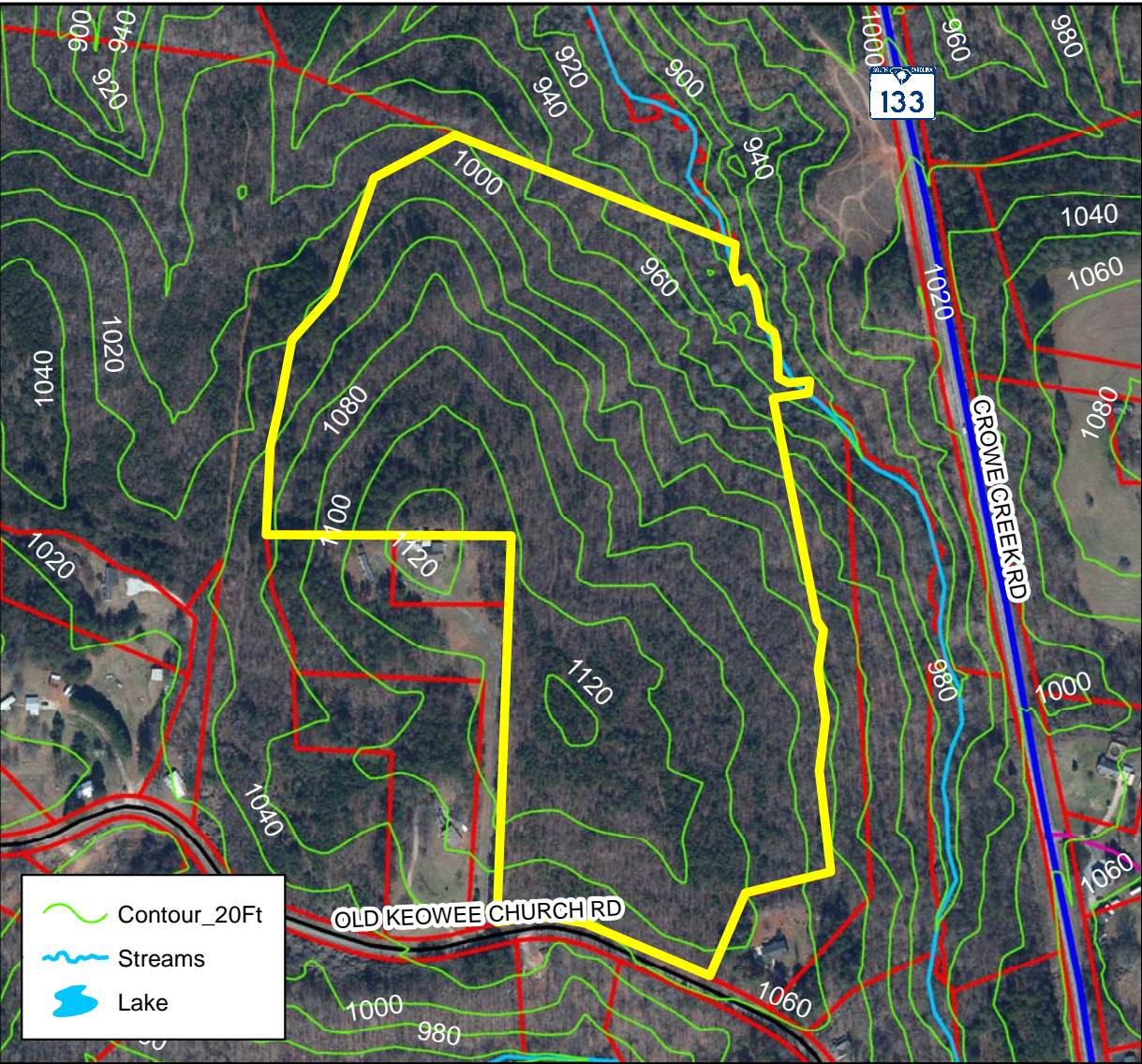
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Revision and 1 Lot Edition
Net Zero Farms
Single Family Residential
RSL Buildings, LLC

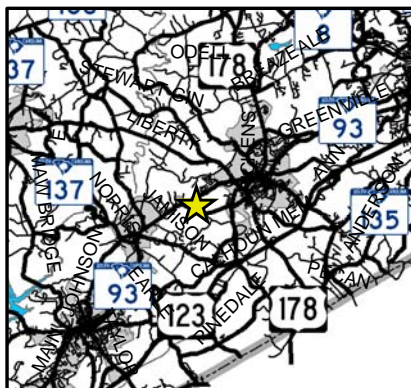


SD-21-0010

Topography/Hydrology

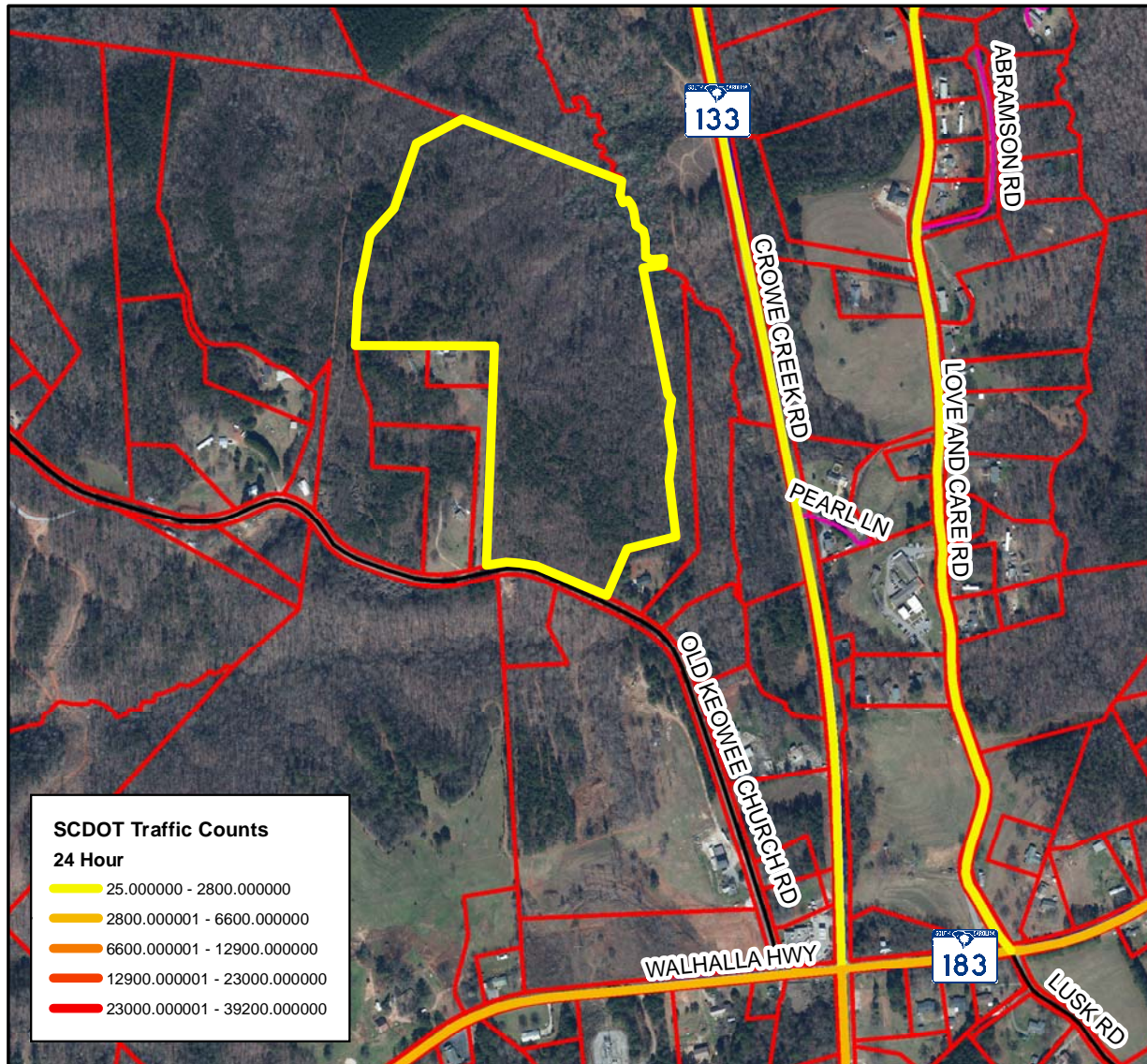



Revision and 1 Lot Edition
Net Zero Farms
Single Family Residential
RSL Buildings, LLC





SD-21-0010


SCDOT Traffic Counts





 SD-21-0010

 State Roads

 County Roads

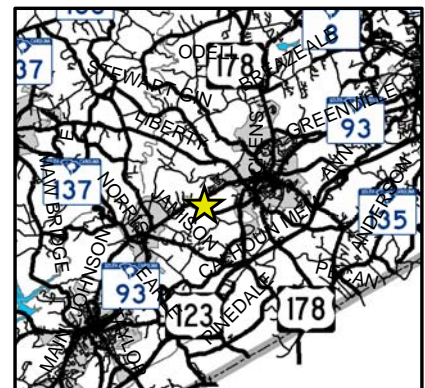
 Private

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



0 205 410 820
Feet

Revision and 1 Lot Edition
Net Zero Farms
Single Family Residential
RSL Buildings, 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 consists of a mix of medium sized lots (greater than .50 acres) and larger tracts greater than 10 acres in size. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with previously approved residential developments and with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to Single Family Residential Developments, the use and request as proposed should not negatively affect the existing use of adjacent property. However, with the redesign and revision to the previously approved development, the remnant tract of the larger parcel will now not have access to a public road. The remaining tract must be accessible to a public road or otherwise be combined to another conforming parcel.

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

The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designation for the area is Residential Growth.

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

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

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

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; as designed, however, there are issues relative to access to the remnant parcel and to infrastructure located on that tract serving the development being considered.

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: **1.00 acre minimum (when served by well and septic)**

Development as Proposed: **1.04 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: **36 lots (without consideration of the area within any easement or road ROW) when served by well and septic.**

Development as Proposed: **12 Residential Lots**

The entire residential project will consist of 34 lots on approximately 66 acres.

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

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.**

Traffic Generation Information

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

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
210	Single-Family Detached	9.57/du	115	2	7	0	8	4	0

Planning Staff Recommendation:

Approval, with conditions

1. *A 50' ROW must be provided to serve the remnant piece of the larger tract or otherwise be combined to another conforming recorded parcel. A 20' easement must be provided if off site infrastructure (stormwater) is being provided on the adjacent tract serving the proposed development being considered as part of this request.*

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



August 26, 2021

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

Re: Net Zero Farm Community, Phase 1

Mr. Brink,

The Engineering Department has completed a review of the revised sketch plan provided on August 17th, 2021 for the above referenced project. This Department has the following comments:

1. An Encroachment Permit needs to be obtained from the Pickens County Roads & Bridges Department for the access at Old Keowee Church Road. The location of the proposed access needs to be staked or otherwise clearly marked when the permit is applied for, as Roads & Bridges personnel will need to check the access point for sight distance.
2. It should be noted on the plans that any damage to Old Keowee Church Road during the construction of this development shall be repaired by the developer and/or contractor at their own expense. Also, any repairs will need to be discussed with the Pickens County Engineering and Roads & Bridges Departments prior to these repairs being implemented.
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. A roadway typical section and road profiles need to be provided.
5. If there are to be any steep grades along the proposed roads, the affect this may have on emergency vehicles' response time will need to be considered.
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. There is a concern of possible erosive velocities in the ditch located along the backside of the eastern lots due to the amount of runoff that appears to be directed towards it. All drainage calculations need to be provided.
8. Calculations will also need to be provided to demonstrate that there will be no adverse impact to the roadside ditch along Old Keowee Church Road.
9. It is understood from the land use application that lots in this phase of the development will now have individual wells and onsite septic. Please be reminded that should this change, the Engineering Department will need to review the water and/or sewer plans. Any portions of these two utilities (excluding laterals) that cross the proposed road(s) will need to be sleeved and shown on the road profiles.

Please be advised that this is only a preliminary review of the sketch plan provided to the Pickens County Engineering Department on August 17th.

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
Chief Billy Gibson, Pickens County Emergency Services 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 RSL BUILDINGS, LLC

Mailing Address 1512 HWY 414 TRAVELERS REST, SC 29690

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

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

Property Owner(s) of Record RSL BUILDINGS, LLC

Mailing Address SAME

Telephone _____ Email _____

Authorized Representative MARK CLAYTON

Mailing Address 1512 HWY 414, TRAVELERS REST, SC 29690

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

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

Existing Land Use WOODED Proposed Land Use PHASE ONE (12) HOMES

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

Total Size of Project (acres) 12 ACRES Number of Lots 12

Utilities:

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

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



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

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

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

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

YES, THIS REVIEW PERTAINS TO INCREASING THE LOT SIZES TO ONE ACRE EACH TO ACCOMMODATE EACH LOT HAVING A FRESH WATER WELL.

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

NO, THIS PLANNED COMMUNITY WILL ENHANCE AND INCREASE THE VALUE OF NEARBY PROPERTIES.

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

YES, THE HOME DESIGN + RENEWABLE/CLEAN ENERGY DISTINGUISH THESE HOMES AS EXAMPLES OF ENERGY EFFICIENCY

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

YES, THESE (12) HOMES DO NOT SIGNIFICANTLY IMPACT TRAFFIC, HAVE WATER/SEWER ON SITE AND ARE BUILT W/ MATERIALS THAT EXCEED FIRE CODES

- (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, PHASE ONE (12) HOMES HAVE 1 ACRE LOTS THAT SURROUND A CULDESAC STREET

- (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, THERE WILL NOT BE RESTRICTIVE COVENANTS AND THE HOMES ARE PART OF AN ORGANIC FARM COMMUNITY W/ WATER CONSERVATION PRACTICES

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☐ No

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

RESTRICTIVE COVENANT STATEMENT

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

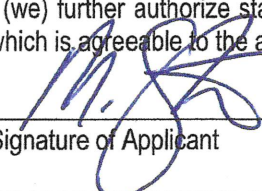
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

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

SIGNATURE(S) OF APPLICANTS(S):

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

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


 Signature of Applicant


 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)


 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



July 19, 2021
Letter of Intent

Re: RSL Buildings, LLC
Old Keowee Church Rd
Phase One (12) Homes

RSL Buildings, LLC was recently Approved on June 14, 2021 by Pickens County Planning Commission for Phase One (11) Homes on Old Keowee Church Rd. However, just after this Approval, Six Mile Water informed RSL Buildings, LLC that they could Not supply City Water to the Phase One site due to the elevation of the site. The issue is the source of water supply for Old Keowee Church Rd is Not sufficiently higher than the elevation of the Phase One site where water service is requested.

RSL Buildings, LLC then worked with our Civil Engineers to solve this Water Supply issue. The solution that RSL Buildings, LLC chose was to Increase the Phase One Lot Sizes. The individual lot sizes have been Increased to One Acre to accommodate Fresh Water Wells.

RSL Buildings, LLC has also scheduled Phase One Environmental and Lot Soil Analysis studies to be performed for the Phase One (12) Home Sites.

The size of the Homes being built in Phase One have Not changed (still ~ 3000+ sqft)

As to the culdesac road access to Phase One (12) Homes, there has been a slight adjustment to the road angle entry from Old Keowee Church Rd with plans remaining the same to contract with King Asphalt of Liberty, SC to build the road bed to Pickens County Standard.

Best Regards,
RSL Buildings, LLC



Mark Clayton CEO, RSL Buildings, LLC

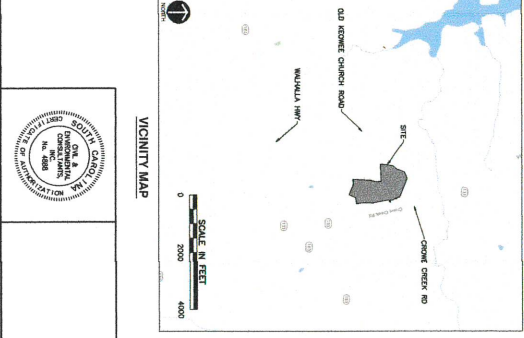
Date

7/19/21



REFERENCE

1. EXISTING TOPOGRAPHY BASED UPON AERIAL PHOTOGRAPHY
2. EXISTING BUILDINGS AND LOT LINES
3. EXISTING ROAD LAYOUTS
4. EXISTING UTILITY LINES
5. EXISTING EASEMENTS
6. EXISTING SETBACK LINES
7. EXISTING PROPERTY LINES
8. EXISTING ZONING
9. EXISTING ADJACENT PROPERTIES
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100. EXISTING ADJACENT ZONING



SEAL OF THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED PROFESSIONAL ENGINEER
NO. 1088
DATE: MAY 2021
PROJECT NO. C200

OVERALL SITE PLAN

DATE: MAY 2021 DRAWN BY: DPC
CHECKED BY: MSJ
APPROVED BY: 302-631

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

C.E.C.
Civil & Environmental Consultants, Inc.
530 Howell Road - Suite 203 - Greenville, SC 29615
Ph: 864.626.3140 Fax: 864.626.3135
www.ccecinc.com

REVISION RECORD		
NO.	DATE	DESCRIPTION
1		PRELIMINARY SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		



N/T
GARY THOMAS
TAX ID # 4048-00-09-3782
DB: 1583, PG: 142

TAX ID # 4048-00-09-5608
DB: 714, PG: 283

EXISTING AREA TO
REMAIN UNDEVELOPED
IN THIS PROJECT

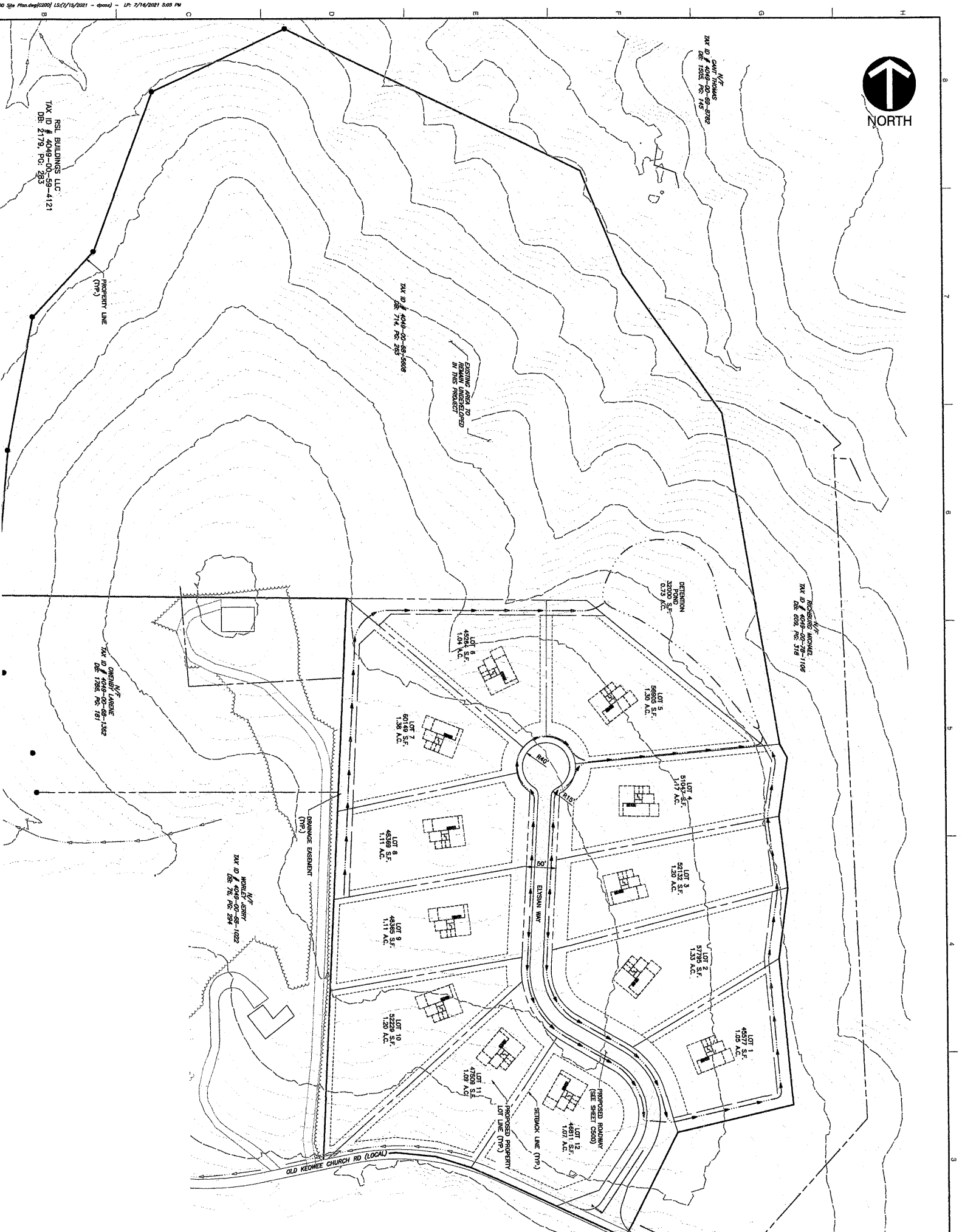
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TAX ID # 4048-00-28-1108
DB: 608, PG: 318

DETENTION
POND
2000 S.F.
0.13 AC.

N/T
DIVERSITY LANE
TAX ID # 4048-00-09-1362
DB: 1583, PG: 181

N/T
WINDY CREEK
TAX ID # 4048-00-09-1082
DB: 75, PG: 294

RSI BUILDINGS LLC
TAX ID # 4048-00-09-4121
DB: 2178, PG: 283



SD-21-001

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN, CBO
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • PLANNING • ADDRESSING
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT



SD-21-0011 Staff Report

Planning Commission Public Hearing: September 13, 2021 6:30 PM

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

Applicant:	Great Southern Homes Jeff Skeris 108 Renaissance Circle Mauldin, SC
Property Owner(s):	Two Blue Stallions, LLC
Property Location:	Madden Bridge Road/Arrowhead Drive, Central
Acreage:	20.98 +/- Acres
Tax Map Number:	4056-17-11-4003, et. al
County Council District:	2
Land Use Request:	64 lot, single family residential development
Variance Request(s) from Planning Commission:	N/A

Request Background:

The applicant is proposing to develop a 64 lot, single family, Open Space, residential development on approximately 21 acres west of the Town of Central. The proposed development will have 5,000 square foot minimum lot sizes served by public sewer (Town of Central) and public water (Easley Central).

Current Property Use:

The project is comprised of 5 individual tax parcels with each being vacant/wooded.

Surrounding Area:

North: Recreation and Open Space – Clemson University Experimental Forest

South: High density residential – lot sizes less than ¼ acre – *The Groves at Clemson*

East: Recreation and Open Space – Clemson University Experimental Forest

West: Recreation and Open Space – Clemson University Experimental Forest, Institutional – Daniel High School, medium density residential – lot sizes less than 1.00 acre

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by Madden Bridge Road (SCDOT Maintained – S-39-15) and Arrowhead Drive (PC Maintained)

Water:

Public, Easley Central Water

Sewerage:

Public, Town of Central

Past Development/Approvals:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

See attached letter.

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

No Comments Received

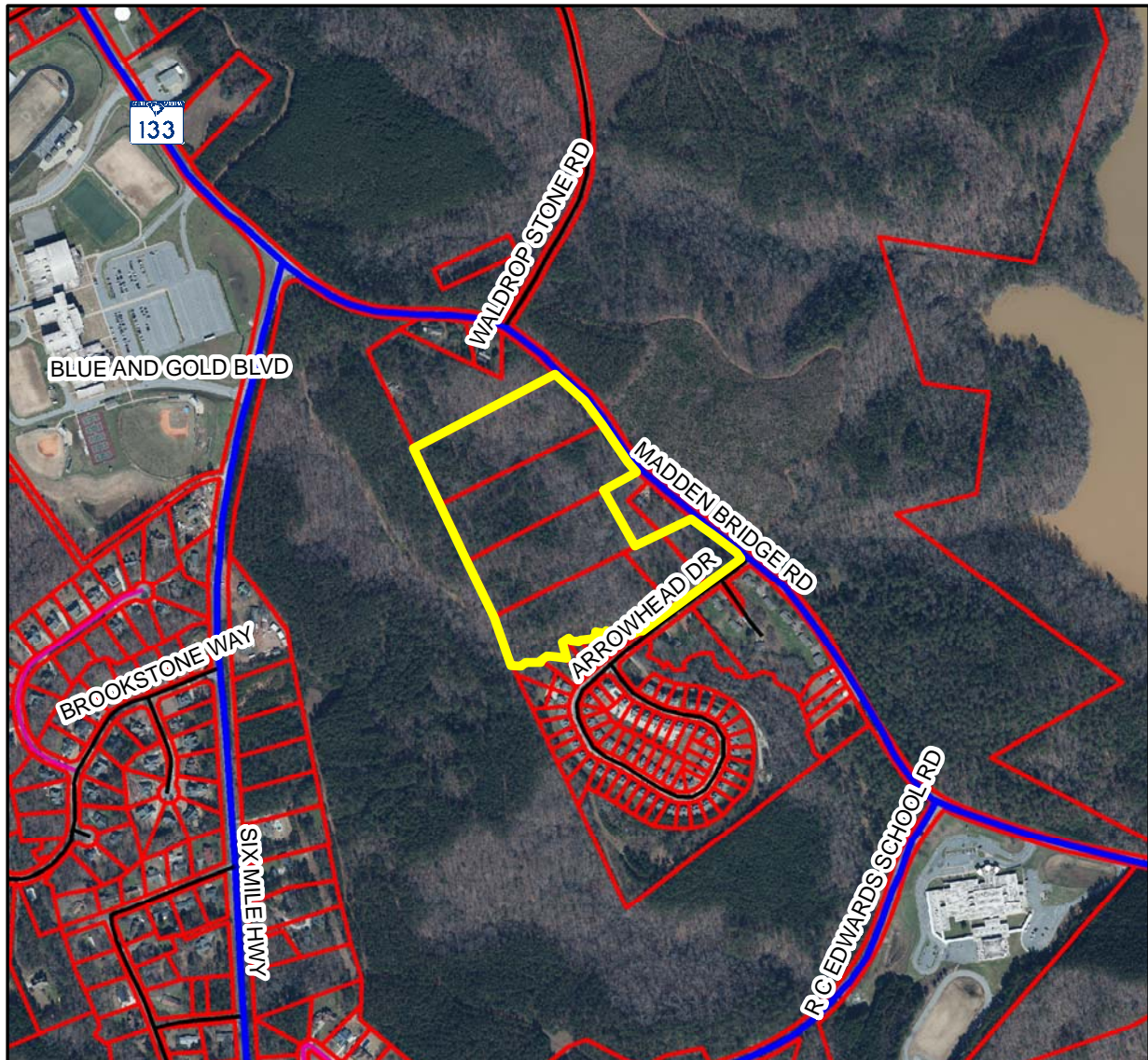
SDPC:

No Comments Received

Other Reviewing Agencies:

SD-21-0011

General Site



SD-21-0011

- State Roads
- County Roads
- Private

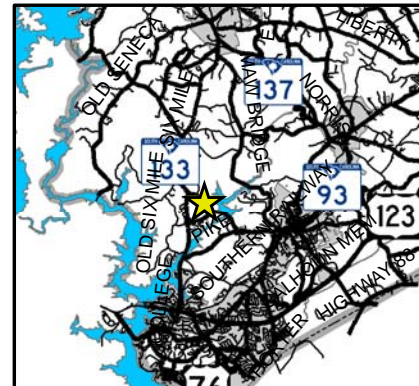


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



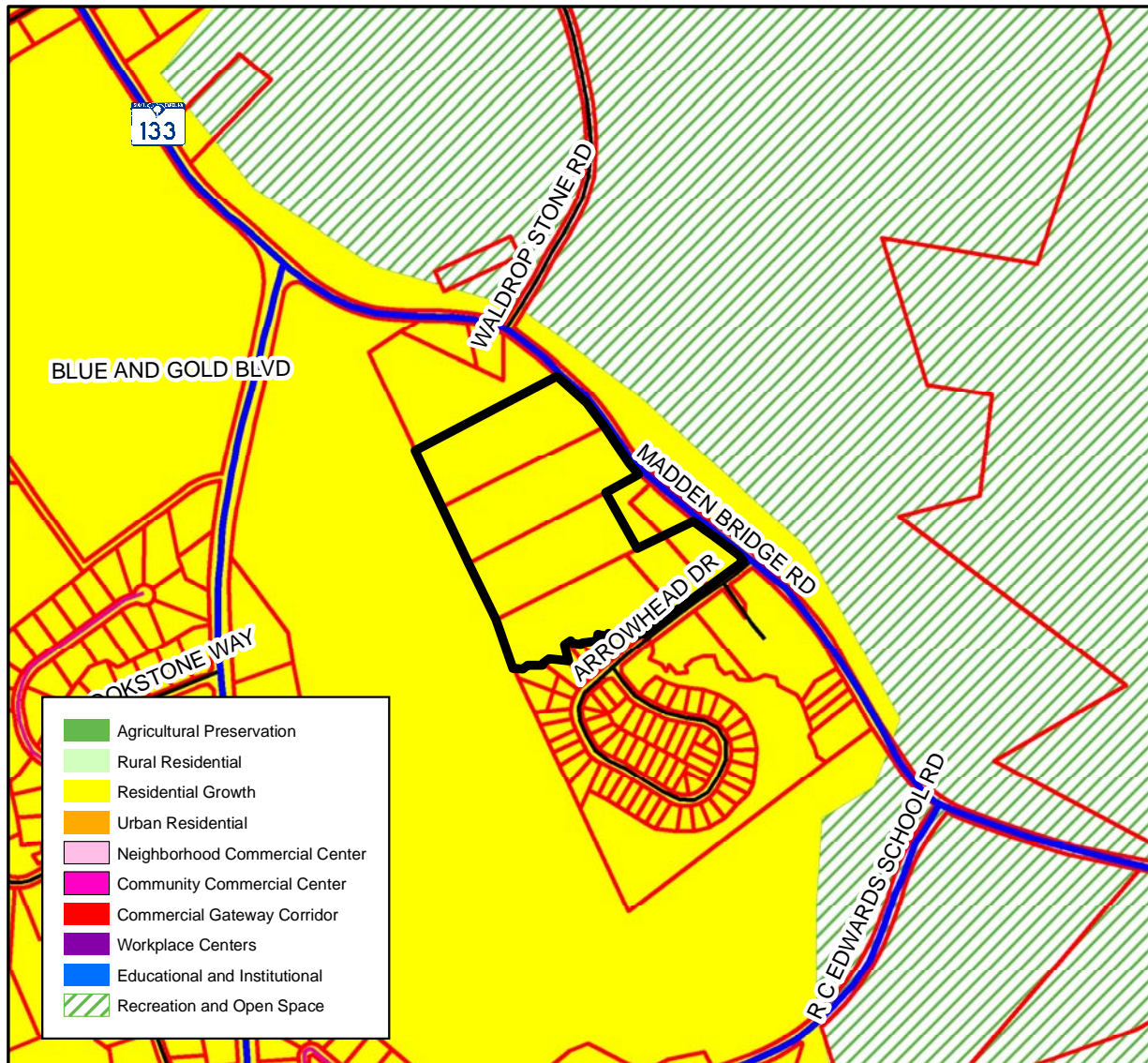
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64 Lot, Open Space
Single Family Residential
Great Southern Homes
Madden Bridge/Arrowhead



SD-21-0011

Land Use/Character Areas



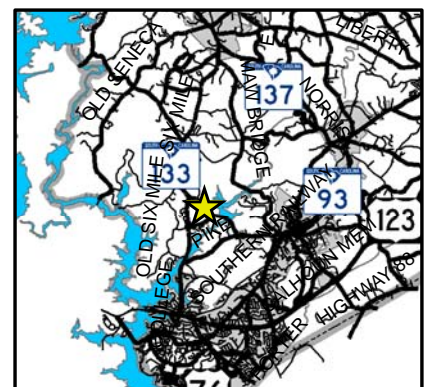
SD-21-0011

- State Roads
- County Roads
- Private

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

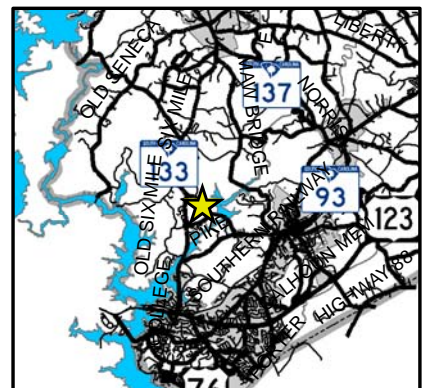
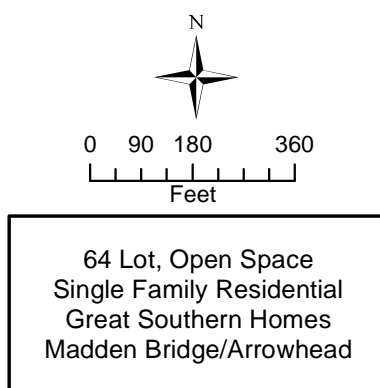
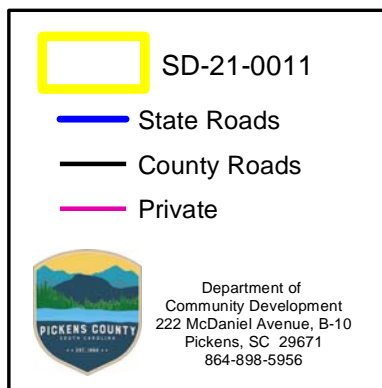
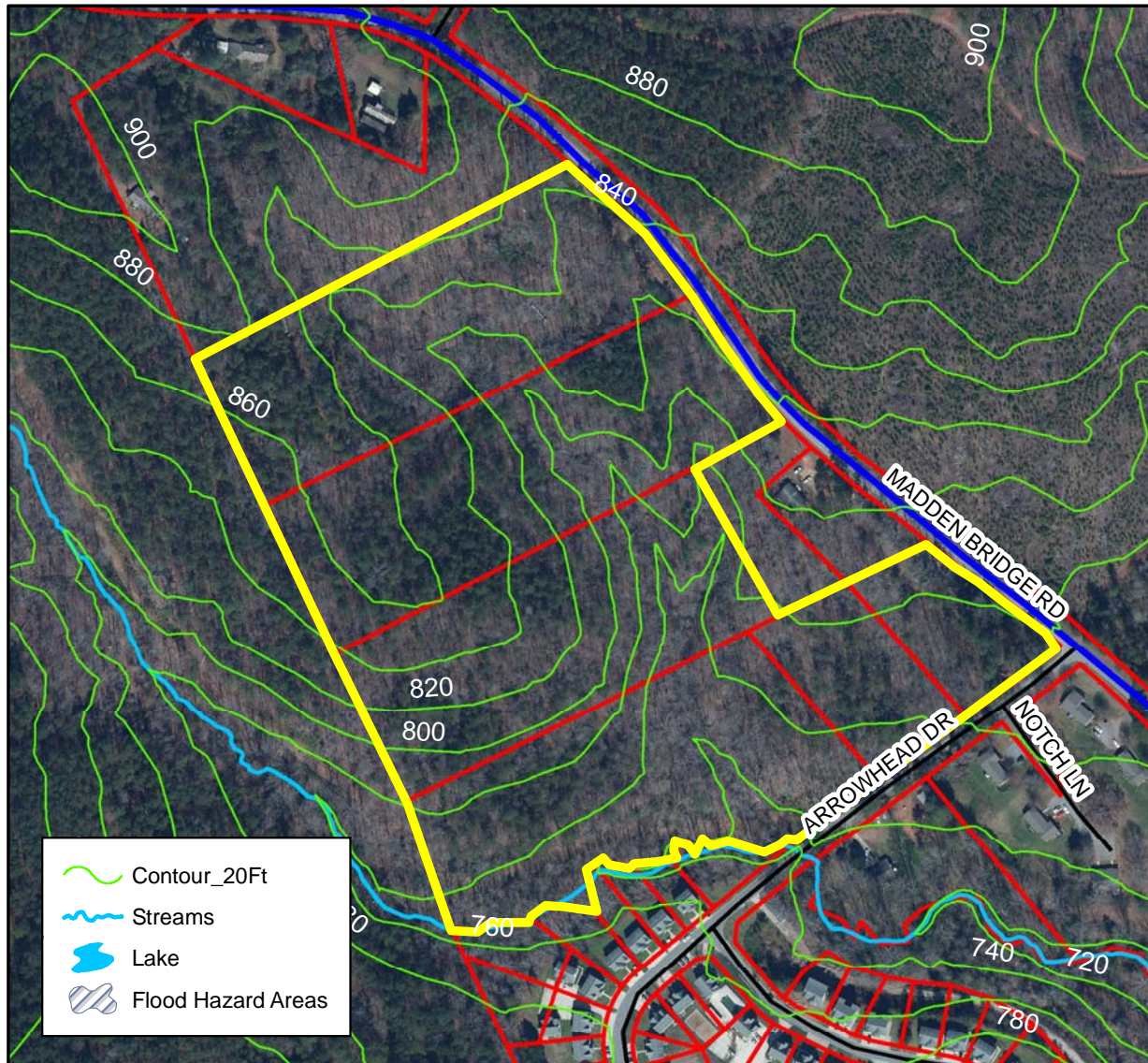
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64 Lot, Open Space
 Single Family Residential
 Great Southern Homes
 Madden Bridge/Arrowhead



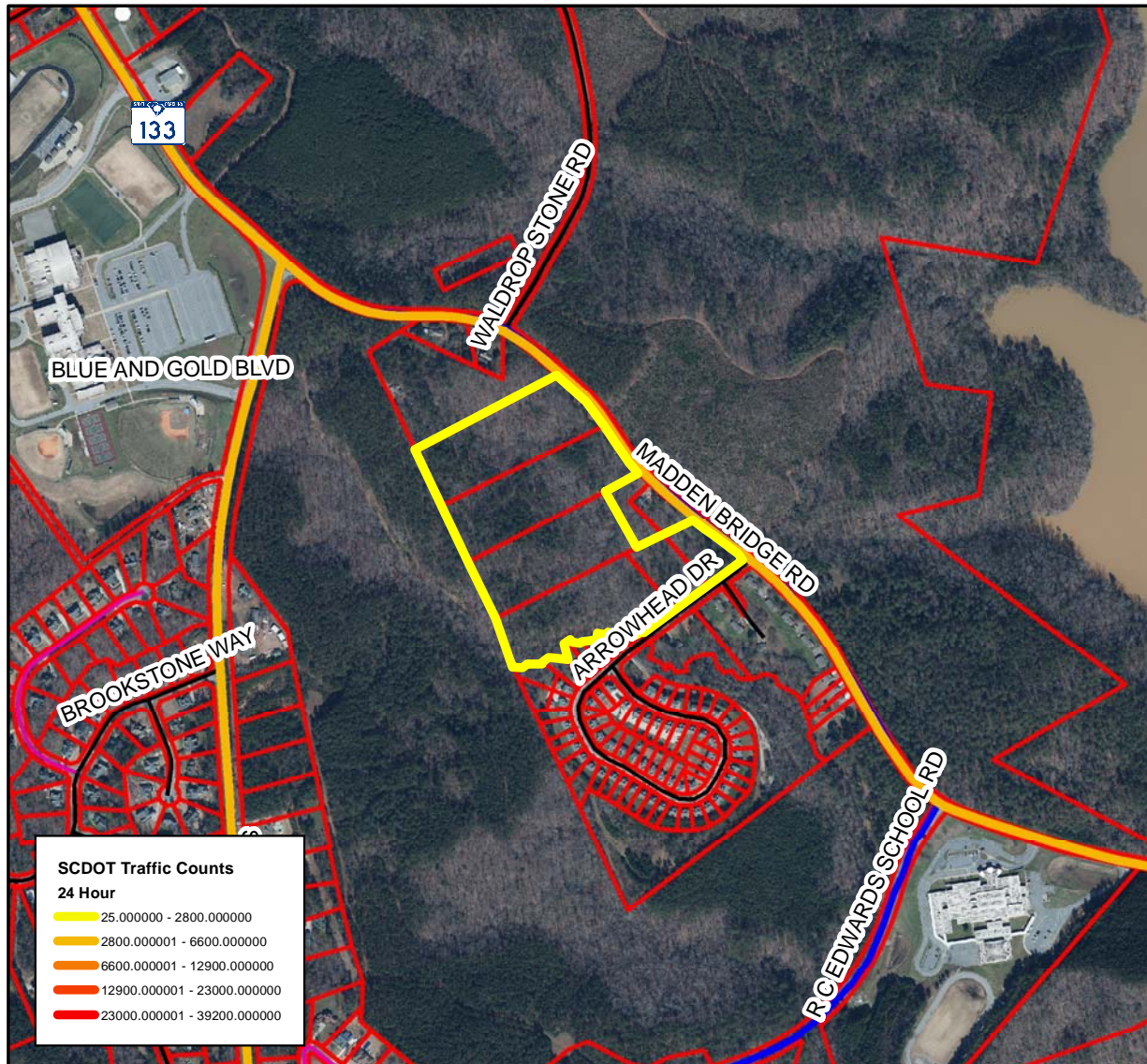
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Topography/Hydrology




SD-21-0011


SCDOT Traffic Counts





 SD-21-0011

 State Roads

 County Roads

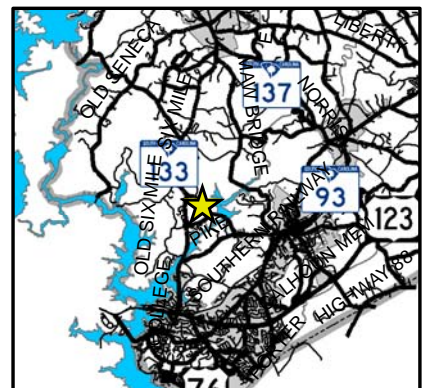
 Private

 Department of Community Development
222 McDaniel Avenue, B-10
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0 240 480 960
Feet

64 Lot, Open Space
Single Family Residential
Great Southern Homes
Madden Bridge/Arrowhead



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 immediate area consists, primarily, of medium density residential - both small lot, compact single family units and two-family, attached units across Arrowhead Drive. Generally, the area has developed as medium density single family residential. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with previously approved residential developments and with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to all Single Family Open Space Residential Developments, the use and request as proposed should not negatively affect the existing use of adjacent property.

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

The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designation for the area is Residential Growth.

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

The proposed use as proposed and defined by the applicant should not cause an excessive use or burden to existing public facilities. However, it is anticipated, based on other developments utilizing the Madden Bridge Road/Arrowhead Drive intersection for access, this could be heavily impacted during peak traffic times.

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

The 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 Open Space Subdivisions

Section 505(c) – Residential Lot Area

Allowed: 5,000 square feet (when served by public water and sewer)
Development as Proposed: 5,000 square feet

Section 505(d) – Lot Widths

Allowed: 20'
Development as Proposed: 40' +

Section 505(d) – Minimum Setbacks, Principal Building

Allowed: 10' front, 0' side, 0' rear
Development as Proposed: 20' from Madden Bridge and Arrowhead
10' front, 0' side, 0' rear

Section 505(b) – Maximum Lots

Allowed: 182 lots (without consideration of the area within any easement or road ROW) when served by public water and sewer.
Development as Proposed: 64 Residential Lots

Section 507(a) – Common Open Space

Required: Minimum 20% of gross project area, or 4.20 acres
Development as Proposed: 21.4% or 4.48 acres

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.

Traffic Generation Information

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

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
210	Single-Family Detached	9.57/du	612	12	36	0	41	24	0

Traffic Generation of The Groves at Clemson

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	632	12	37	0	42	24	0

While we have calculated trip generation for this project based on the approved land use of Single Family Residential, the Groves at Clemson has been altered into student housing; where each "Single Family Residential" Home has been converted into separate, rented rooms of at least 4 per unit. Assuming double occupancy for these rooms, the total residents could exceed 528 persons.

The intersection of Madden Bridge and Arrowhead Drive could potentially be overburdened and negatively impacted by the combined traffic generated by the proposed project and the other developments utilizing Arrowhead.

Planning Staff Recommendation:

Approval, as presented and with conditions

1. *The project must be developed as a single family, open space, residential development.*
2. *All dwellings constructed within the development must be single family residential and may not be altered into any other types of dwellings without the Planning Commission reviewing and taking action on the change in land use.*
3. *A targeted traffic impact analysis or study must be conducted focusing on the intersection of Madden Bridge Road and Arrowhead Drive. Any recommended improvements, or other improvements required of SCDOT, must be part of the initial phase of project construction and be completed prior to final platting.*

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



August 25, 2021

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

Re: Edwards Ridge

Mr. Brink,

The Engineering Department has completed a review of the sketch plan provided on August 17th, 2021 for the above referenced project. This Department has the following comments:

1. An Encroachment Permit needs to be obtained from the Pickens County Roads & Bridges Department for the access at Arrowhead Drive. The location of the proposed access needs to be staked or otherwise clearly marked when the permit is applied for, as Roads & Bridges personnel will need to check the access point for sight distance.
2. Notch Lane needs to be shown and labeled on the plans. Need to ensure that turning onto Arrowhead Drive from the proposed development exit does not increase potential for accidents due to turning from Notch lane.
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. A roadway typical section and road profiles need to be provided.
5. If there are to be any steep grades along the proposed roads, the affect this may have on emergency vehicles' response time will need to be considered.
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. Any crossline pipes / culverts that are proposed to be installed across the road need to be sized to adequately carry the 25-yr storm event.
9. Calculations will need to be provided to demonstrate that there will be no adverse impact to the existing culvert located at Arrowhead Drive, to which the runoff from this development will ultimately flow to.
10. Has any modifications to the intersection of Arrowhead Drive and madden Bridge Road been considered? At peak times, this is already a busy intersection due to the existing subdivision at the end of Arrowhead Drive. This proposed development will add to it.
11. 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(s) will need to be sleeved and shown on the road profiles.

Please be advised that this is only a preliminary review of the sketch plan provided to the Pickens County Engineering Department on August 17th.

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
Chief Billy Gibson, Pickens County Emergency Services 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 Great Southern Homes

Mailing Address 108 Renaissance Circle Mauldin, SC 29662

Telephone 864-275-7401 Email jeffskeris@greatsouthernhomes.com

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

Property Owner(s) of Record Two Blue Stallions LLC

Mailing Address 108 Renaissance Circle Mauldin, SC 29662

Telephone 864-275-7401 Email jeffskeris@greatsouthernhomes.com

Authorized Representative D. Kevin Tumblin (Freeland & Associates, Inc.)

Mailing Address 323 West Stone Avenue Greenville, SC 29609

Telephone 864-918-9874 Email ktumblin@freelandsc.com

Address/Location of Property Madden Bridge Road and Arrowhead Drive

Existing Land Use Vacant Proposed Land Use Single Family Detached Residential

Tax Map Number(s) 4056-17-11-4003, 4056-17-10-4772, 4056-17-10-6484, 4056-17-20-1624, 4056-17-20-2784

Total Size of Project (acres) 20.98 Number of Lots 64

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Easley Central

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: Town of Central

REQUEST FOR VARIANCE (IF APPLICABLE):

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

RESTRICTIVE COVENANT STATEMENT

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

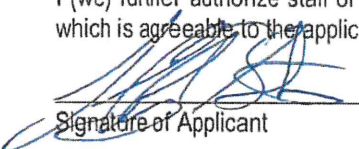
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

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

SIGNATURE(S) OF APPLICANTS(S):

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

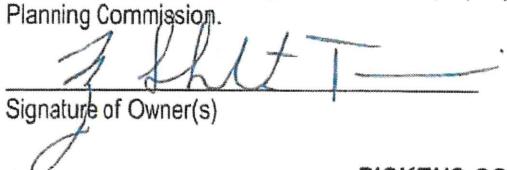
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


 Signature of Applicant

7/30/21
 Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.


 Signature of Owner(s)

1/30/21
 Date

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
 Modifications _____

Notice of Action to Applicant _____



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

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

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

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

Yes

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

It will not.

- (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?

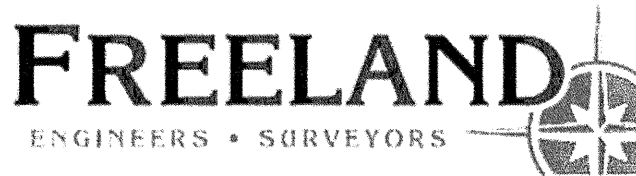
It will not.

- (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



July 27, 2021

Mr. Chris Brink
Pickens County
222 McDaniel Avenue, B-10
Pickens, SC 29671

Re: **Madden Bridge Road Subdivision**
Pickens, SC

Dear Mr. Brink:

We are pleased to offer this letter of intent for the above referenced project. Below is the pertinent information for this proposed development.

Property Use

This property will be used for a single family detached residential subdivision.

Property Acreage

This property is 20.98 acres.

Land Use

The land use request is for single family detached residential lots.

Number of Lots

There will be 64 new lots.

Building Size

The homes will range in sizes from approximately 1,500 sf to 2,300 sf.

Sincerely,
Freeland & Associates, Inc.

A handwritten signature in cursive script, reading "D. Kevin Tumblin".

D. Kevin Tumblin, PE, PLS
Vice President of Engineering

