

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

October 11, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

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PLANNING COMMISSION



AGENDA

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

October 11, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
September 13, 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-21-0012 Subdivision Land Use and Variance for a one (1) lot addition to an existing Major Subdivision (Laurel Ridge S/D) served by a roadway defined as a minimum maintenance road (Laurel Ridge Drive, Pickens). The proposed new lot is comprised of approximately 2.2 acres of a larger 14 acre tract. The applicant is Kimberly A. Collett. The property owner of record is Kim Collett Revoc Living Trust.
TMS# 4196-00-87-9629
 2. LU-21-0007 Land Use approval for a 20 site RV Park and Campground on approximately 7.4 acres of a larger 42 acre tract. The subject property is located at 2555 Moorefield Memorial Highway, Pickens. The applicant is Louis Iozzino. The property owners of record are Louis Iozzino and Rhonda Butterfield
TMS#s 4174-00-57-6219
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

September 13, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

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

MEMBERS PRESENT:

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

STAFF PRESENT:

Ray Holliday, County Planner
Chris Brink, Community Development Director

Welcome and Call to Order

Mr. Ballentine, the Presiding Official, called the meeting to order at 6:30 p.m.

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

Approval of Minutes

Mr. Ballentine called for a motion regarding the minutes of the August 9, 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 procedures that will be followed for this evening's public
4 hearings.

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-21-0009 Subdivision Land Use for a 363 unit/lot, Master**
10 **Planned Development located on Greenville Highway (SC 93) and**
11 **Old Norris Road, Liberty. The proposed development is located on**
12 **approximately 130 acres. The applicant is Liberty Communities.**
13 **The property owner of record is Danny McCall.**
14 **TMS# 4087-00-34-4559**
15

16 Mr. Brady Sanford, Mr. Jordan Hammond, Mr. Paul Talbert, and Mr. Michael Dennis all
17 appeared before the Commission to present the proposed residential development.

18
19 Mr. Sanford, of Liberty Communities, gave a brief but detailed overview of the project; that the
20 project will be a Master Planned Community consisting of a mix of single family detached
21 homes, 271, and single family attached homes or townhomes, 92; that this is west of Liberty
22 between Greenville Highway and Old Norris Road; that they are trying to meet a housing
23 demand and meet the need for workforce housing; that the project is not anticipated to change
24 from what is being presented; that what is being presented will be constructed in its current
25 arrangement; that their project engineer and traffic engineer are present for questions.

26
27 Mr. Dennis gave an overview of the traffic study conducted and provided; that such studies are
28 under the guidance of SCDOT based on their practices; that the study only indicated one offsite
29 improvement, being a turn lane from SC 93 into the project westbound, that all existing level of
30 service (LOS) thresholds would not exceed current conditions; that all counts and
31 recommendations are based on peak times.

32
33 Mr. Smith asked about density; why is the project so dense.

34
35 Mr. Sanford explained that the density will allow them to meet the targeted price point for the
36 community and to reach the move up buyer; that square footages will start at 1,600 square feet
37 and average 2,400 square feet; the density allows their company to market needs for families
38 wishing to move up to larger homes; that the price point will be between \$250K to \$300K.

39
40 Mr. Hammond further explained that his company also looked back at some other projects that
41 received Planning Commission approval and they tried to match the overall densities, lot sizes,
42 and amenity packages.

43
44 Mr. Sanford continued and stated that the amenity package they were implementing and
45 investing in the community will be in excess \$1.2 million.

46
47 Ms. Langley asked if walking trails were proposed.

48
49 Mr. Sanford stated that there were some trails proposed, mainly from the town homes to the
50 amenity area; that they were open to providing more.

51
52 Ms. Langley asked about parking, both for the single family and townhomes.

53
54 Mr. Sanford stated that 2 spaces are provided for the single family detached, as required, that
55 all homes will have 2 car garages in addition to the driveway; that each townhome will have at
56 least 1 car garage plus additional space in the drive; that visitor spaces will also be added to the
57 development for the townhome area.

1 Mr. Watson asked about sidewalks; that amenities were provided but no way for residents to
2 walk to them without walking in the road.

3
4 Mr. Hammond stated that they were open to providing sidewalks and trails to the amenity areas.

5
6 Ms. Langley asked if utilities would be underground and further explained the county investment
7 in fiber.

8
9 Mr. Hammond stated that all utilities would be underground and that access to fiber would be
10 provided.

11
12 Ms. Langley asked what representative communities have they completed that can be visited.

13
14 Mr. Sanford stated that a new project in Roebuck had just been completed and that they are
15 currently working on a similar project in Fountain Inn.

16
17 Mr. Stancell asked how many projects have they done in the upstate.

18
19 Mr. Sanford stated that they have completed approximately 8 to 10 projects with an additional
20 30 to 40 planned or in progress.

21
22 Mr. Ballentine asked if an HOA would be set up.

23
24 Mr. Sanford stated that Pickens County requires an HOA for Master Planned Developments but,
25 that regardless, like in all their communities, an HOA will be provided; that a private company
26 will manage the HOA and compliance with covenants.

27
28 Mr. Stancell asked if street lights would be provided in the community.

29
30 Mr. Hammond stated that lights would be provided and installed per the standards and
31 requirement of the electrical provider.

32
33 Ms. Langley asked about green designs and green building designs like low flush toilets in the
34 homes.

35
36 Mr. Hammond stated that they are trying to protect and exclude the most sensitive areas on the
37 property and put them into the provided open space, such as wetlands and floodplain; that they
38 have not considered green aspects of the homes such as reduced or low flow toilets.

39
40 Mr. Watson asked if there was water on the property.

41
42 Mr. Talbert explained that there are streams on the property which will primarily protected in the
43 open space and the stormwater ponds are currently designed to be dry but they may consider
44 some as permanent features; that the provided open space would be permanently protected
45 through the required conservation easements prohibiting future development of those areas.

46
47 There being no additional presentation or questions and no one else present to speak in favor of
48 the request, Mr. Ballentine opened the floor for those wishing to speak in opposition.

49
50 No one was present to speak in opposition.

51
52 With no opposition or need for rebuttal, Mr. Ballentine closed the public hearing for this item and
53 called for a motion.

54
55 Mr. Smith motioned that the project be approved with the staff recommended conditions and two
56 additional conditions. Those conditions being:

- 1 1. *Project shall be approved as a Master Planned Development as*
2 *presented on the concept plan and associated project materials*
3 *included in the application being considered, to include:*
4
5 a. *Number of single family lots set at a maximum of 271*
6 b. *Number of single family, attached units (townhomes) set at 92*
7 c. *General lay out of the project*
8 d. *Amount of provided total open space must be no less than 35% of*
9 *the total project area or 45.5 acres.*
10 e. *Amenity package to include, at a minimum, community swimming*
11 *pool, community club house, community playground; all of which*
12 *must be constructed during the 1st phase of project development.*
13 *Buffering of these amenities from adjacent, internal land uses*
14 *shall be as presented on the concept plan.*
15 f. *Common architectural theme*
16
17 2. *Sidewalks be provided in both residential areas*
18 3. *All lighting within the development must be dark sky compliant.*
19

20 Mr. Humphrey seconded the motion for discussion.

21
22 Commission members discussed the condition regarding sidewalks, being on both sides of the
23 street or just one side; that the development ordinance only requires sidewalks on one side if
24 provided.
25

26 Mr. Smith agreed to add to his motioned condition regarding sidewalks to read, *sidewalks be*
27 *provided in both residential areas on one side of the street.*
28

29 The conditions, as motioned and revised by Mr. Smith, read as follows:
30

- 31 2. *Project shall be approved as a Master Planned Development as*
32 *presented on the concept plan and associated project materials*
33 *included in the application being considered, to include:*
34
35 g. *Number of single family lots set at a maximum of 271*
36 h. *Number of single family, attached units (townhomes) set at 92*
37 i. *General lay out of the project*
38 j. *Amount of provided total open space must be no less than 35% of*
39 *the total project area or 45.5 acres.*
40 k. *Amenity package to include, at a minimum, community swimming*
41 *pool, community club house, community playground; all of which*
42 *must be constructed during the 1st phase of project development.*
43 *Buffering of these amenities from adjacent, internal land uses*
44 *shall be as presented on the concept plan.*
45 l. *Common architectural theme*
46
47 2. *Sidewalks be provided in both residential areas on one side of the*
48 *street.*
49 3. *All lighting within the development must be dark sky compliant.*
50

51 Ms. Langley provided a motion to amend the motion of Mr. Smith's to add:
52

- 53 4. *The developer shall work with the appropriate utilities provider to*
54 *ensure fiber / high speed internet infrastructure is planned for*
55 *throughout the development.*
56

1 The motion to amend was seconded by Mr. Smith and the motion to amend passed
2 unanimously.

3
4 Mr. Ballentine called for a vote on the original motion as amended.

5
6 The motion to approve with conditions as stated passed unanimously.

7
8 Mr. Ballentine called for the next public hearing.

9
10 **2. SD-21-0010 Subdivision Land Use for a revision and one (1) lot**
11 **addition to a previously approved single-family residential**
12 **development located on Old Keowee Church Road, Six Mile. The**
13 **proposed development is located on approximately 36.43 acres.**
14 **The applicant is RSL Buildings, LLC. The property owner of record**
15 **is RSL Buildings, LLC.**
16 **TMS# 4049-00-68-5608**
17

18 Mr. Mark Clayton appeared before the Commission to explain this need to come back and
19 request to make several changes to his previously approved project; that Six Mile water came
20 back to him and indicated that they would not, after all, be able to provide water to his project at
21 a pressure adequate to serve the homes or provide fire protection; that they have increased the
22 overall lot sizes to be a minimum of 1 acre so that both septic and wells could be provided per
23 county minimums; that they are also proposing to potentially increase the number of lots to 12
24 but may keep the number the same as previously approved.

25
26 Mr. Humphrey asked about access to the remainder of the property.

27
28 Mr. Clayton also explained that unlike the project before, they are not initially planning to provide
29 an access road to an adjacent tract for a future project; that this small project will be served by
30 its own drive coming directly from Old Keowee Church Road.

31
32 Staff and Commission discussed access to the remainder of the overall tract and access to
33 adjacent property for future developments and stormwater infrastructure.

34
35 There being no additional questions or presentation, Mr. Ballentine opened the floor for anyone
36 wishing to speak in opposition.

37
38 Mr. Michael Richburg asked about the project and wanted more details about what was planned
39 on the property.

40
41 Mr. Clayton provided background on the entire Net Zero project and the concept behind the
42 development.

43
44 Ms. Carla Cannon, a neighbor, stated that she lives down the road from the project and was
45 concerned with stormwater and traffic from the property; that getting onto Walhalla Highway
46 from Old Keowee Church Road can be difficult.

47
48 There being no additional citizens wishing to speak and Mr. Clayton offering no rebuttal, Mr.
49 Ballentine closed the public hearing for this item and called for a motion.

50
51 Mr. Watson motion that the revised project be approved with the staff recommended conditions.
52 Those conditions being:

- 53
54 *1. A 50' ROW must be provided to serve the remnant piece of the larger*
55 *tract or otherwise be combined to another conforming recorded*
56 *parcel. A 20' easement must be provided if off site infrastructure*

1 (stormwater) is being provided on the adjacent tract serving the
2 proposed development being considered as part of this request.
3

4 Mr. Stancell seconded the motion to approve.
5

6 The motion to approve with the stated conditions passed unanimously.
7

8 Mr. Ballentine called for the next and final public hearing of the evening.
9

10 **3. SD-21-0011 Subdivision Land Use for 64 lot, single-family**
11 **residential development located on Madden Bridge Road and**
12 **Arrowhead Drive, Central. The proposed development is located on**
13 **approximately 20.98 acres. The applicant is Great Southern Homes.**
14 **The property owner of record is Two Blue Stallions, LLC.**
15 **TMS# 4056-17-11-4003, 4056-17-10-4772, 4056-17-10-6484,**
16 **4056-17-20-1624, 4056-17-20-2784**
17

18 Mr. Jeff Skeris and Mr. Kevin Tumblin appeared and presented the proposed development to
19 the Commission; that it will be an approximately 64 lot open space development; that based on
20 some engineering analysis, the project will more than likely be less than the proposed 64 lot
21 count; that one access is proposed on arrowhead drive due to SCDOT not allowing access onto
22 Madden Bridge due to sight distance restrictions; that a traffic analysis is currently underway to
23 look at combined traffic from Arrowhead and the potential need to improve the intersection with
24 Madden Bridge.
25

26 Mr. Ballentine asked if an HOA was being proposed and if the development would be single
27 family homes or student housing.
28

29 Mr. Skeris stated that yes, an HOA would be set up as required by Pickens County for open
30 space developments; that they understood the concern regarding student housing and the
31 development is not targeted as housing for students; that the project has a size range of the
32 homes from approximately 1,600 square feet to 2,300 with a price point of \$240k to \$280k; that
33 sidewalks would be provided; that Great Southern Homes was awarded as the Green Builder of
34 the Year; that plans are in place to provide high speed internet throughout the development.
35

36 Mr. Ballentine asked about the use of the open space.
37

38 Mr. Skeris stated that the open space would be minimally cleared and some walking paths
39 provided but is intended to be left natural and preserved; that all lighting provided in the
40 development will be based on the standards of the provider.
41

42 Ms. Langley asked about the power lines that cross the property.
43

44 Mr. Tumblin indicated that the lines are planned to be relocated.
45

46 Ms. Langley asked about underground utilities.
47

48 Mr. Tumblin stated that in open space developments, Pickens County requires all utilities be
49 placed underground.
50

51 There being no additional comments, presentation, or questions, Mr. Ballentine asked if anyone
52 else wanted to speak in favor.
53

54 There being none, Mr. Ballentine asked if anyone wished to speak in opposition.
55

56 Ms. Norma Kelley spoke in opposition to the project; that she lives on Madden Bridge Road and
57 will be surrounded by this project; that she felt the survey for the property was not correct; that

1 traffic is terrible and when school lets out, it is almost impossible for her to either leave her
2 property or return back due to the long line of cars picking up at the school; that she is
3 concerned with students living in the homes and is tired of all the late night parties; that that
4 many new homes will disturb the peace of the area.

5
6 With no additional opposition, Mr. Ballentine called for the applicant's rebuttal.

7
8 Mr. Skeris addressed the survey issue but offered to speak with Ms. Kelley after the meeting.

9
10 With no additional comments or questions, Mr. Ballentine closed the public hearing on this case
11 and called for a motion.

12
13 Mr. Watson asked about the portion of the property being left off and would this be developed in
14 the future.

15
16 Mr. Skeris stated that it was being left off due to the stream crossing and the location of
17 wetlands and flood plain; that SCDOT will not allow aces from Madden Bridge so he doubts this
18 section would ever be developed.

19
20 Mr. Watson motioned that the project be approved with the staff recommended conditions.
21 Those conditions being:

- 22
23 1. *The project must be developed as a single family, open space,*
24 *residential development.*
25 2. *All dwellings constructed within the development must be single family*
26 *residential and my not be altered into any other types of dwellings*
27 *without the Planning Commission reviewing and taking action on the*
28 *change in land use.*
29 3. *A targeted traffic impact analysis or study must be conducted focusing*
30 *on the intersection of Madden Bridge Road and Arrowhead Drive.*
31 *Any recommended improvements, or other improvements required of*
32 *SCDOT, must be part of the initial phase of project construction and*
33 *be completed prior to final platting.*
34

35 Mr. Stancell seconded the motion.

36
37 Mr. Smith motioned that the motion to approve be amended to require the traffic study come
38 back to the Commission when completed.

39
40 Ms. Langley seconded the motion.

41
42 Mr. Stancell asked what was the reasoning for the study to be brought back before the
43 Commission.

44
45 The Commission discussed the merits of bringing the study back; that staff, if the study
46 indicates offsite improvements being required, will not allow the project to be developed until the
47 improvements are made.

48
49 Mr. Ballentine called for a vote on the motion to amend.

50
51 The motion to amend failed, 0-5.

52
53 Ms. Langley motioned that the motion to approve be amended to include conditions for dark sky
54 lighting and fiber being provided. The stated conditions being:

- 55
56 4. *All lighting within the development must be dark sky compliant.*

1 5. *The developer shall work with the appropriate utilities provider to ensure*
2 *fiber / high speed internet infrastructure is planned for throughout the*
3 *development.*
4

5 Mr. Smith seconded the motion to amend.
6

7 The motion to amend passed unanimously.
8

9 Mr. Ballentine called for the vote on the original motion to approve with conditions and as
10 subsequently amended.
11

12 The motion to approve the project with the stated conditions passed unanimously.
13

14 ***Commissioners and Staff Discussion***
15

16 Mr. Humphrey wanted to find ways to better communicate with the school district and to have
17 better participation or coordinating between the Planning Commission and them on Commission
18 cases and projects before it.
19

20 Staff agreed to work out some procedures to ensure better coordination and to work harder to
21 ensure they have all information from an application to provide sound comments.
22

23 Staff discussed:
24

25 Training – opportunity for CE credits on September 27th in Easley.
26

27 Commission member terms and Council applications for reappointment
28

29 ***Adjourn***
30

31 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
32 the meeting be adjourned. Mr. Watson seconded the motion to adjourn. The meeting was
33 adjourned at 8.43pm.
34

35 Submitted by:
36
37
38
39

40 _____
Secretary

_____ Date

41
42
43
44 Approved by:
45
46
47

48 _____
Chairman

_____ Date

SD-21-0012

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-21-0012 Staff Report

Planning Commission Public Hearing: October 11, 2021 6:30 PM

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

Applicant: Kimberly A. Collett
311 Laurel Ridge Drive
Pickens, SC

Property Owner(s): Kim Collett Revoc Living Trust

Property Location: 311 Laurel Ridge Drive
Laurel Ridge S/D

Acreage: 14 +- Acres

Tax Map Number: 4196-00-87-9629

County Council
District: 3

Land Use Request: 1 lot addition to an existing Major Subdivision – Laurel Ridge

Variance Request(s) from
Planning Commission: Division of property served by a substandard street/roadway
defined as a "minimum maintenance road"...UDSO Sections 1010
and 1011.

Request Background:

The applicant is requesting approval to divide an existing parcel located in the Laurel Ridge S/D; creating an additional lot within the previously approved major subdivision. In addition to the proposed division of the larger tract, the applicant also requests relief from the requirements that the road serving the proposed new lot be a standard county road; that the division be allowed to have sole access onto a substandard street as classified by the UDSO and defined as a "minimum maintenance road".

Current Property Use:

The project is currently one, larger tract (14+ acres) located within the Laurel Ridge S/D.

Surrounding Area:

North: Residential

South: Residential

East: Residential

West: Residential

Future Land Use:

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

Utilities & Infrastructure*Transportation:*

The property is served by Laurel Ridge Drive, a county maintained, "minimum maintenance road".

Water:

Private Well

Sewerage:

Private Septic

Past Development/Approvals:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:*Pickens County Engineer:*

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

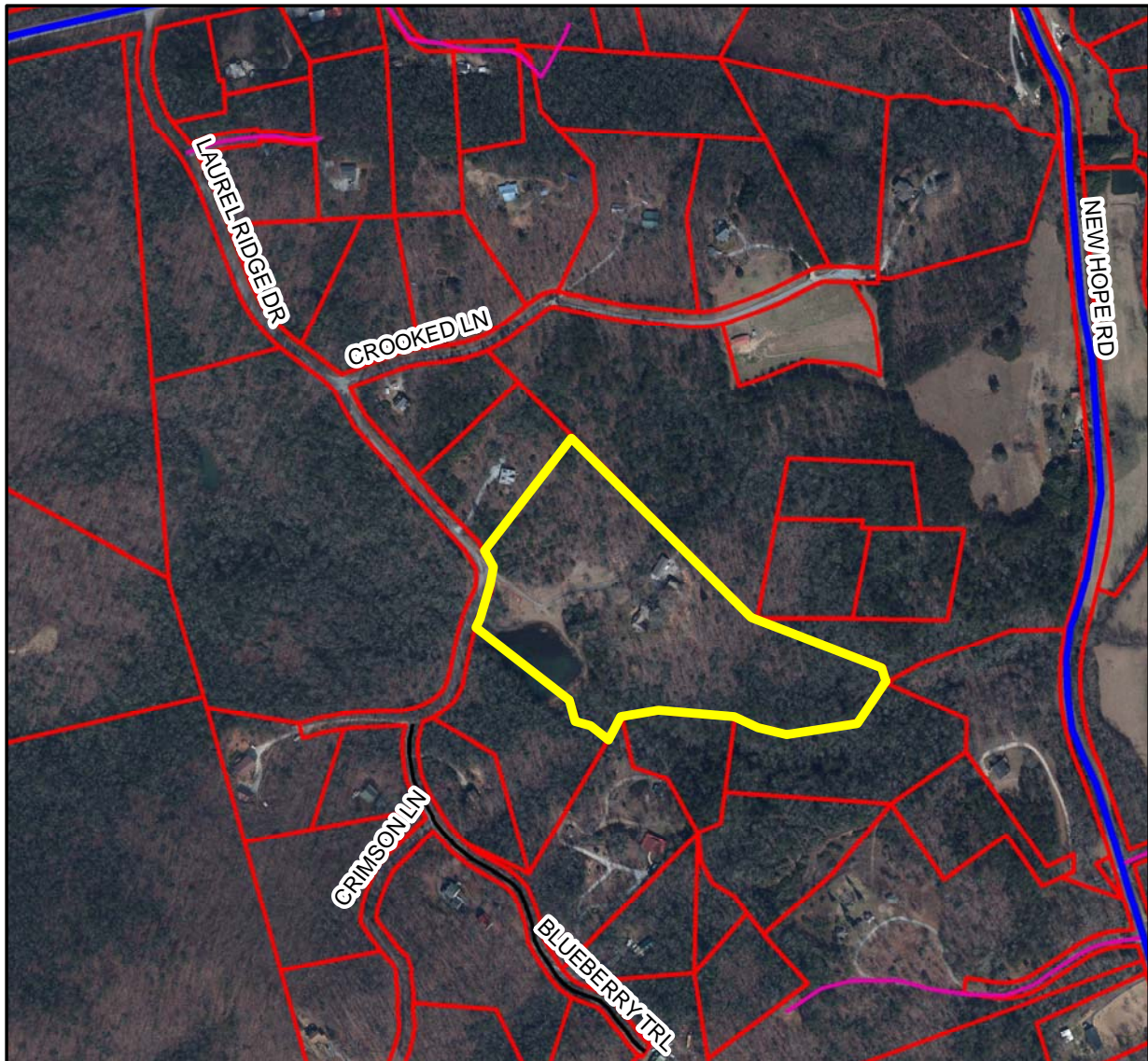
PC Emergency/Fire Services:

N/A




SDPC:

N/A

Other Reviewing Agencies:



SD-21-0012

-  State Roads
-  County Roads
-  Private

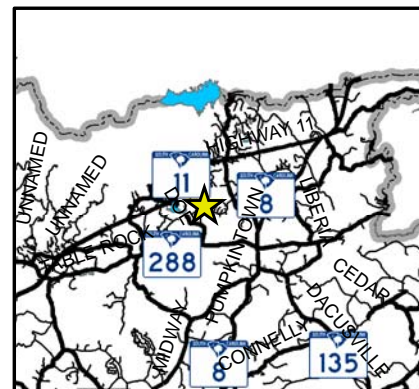


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



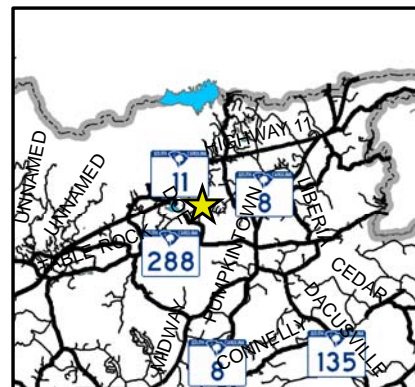
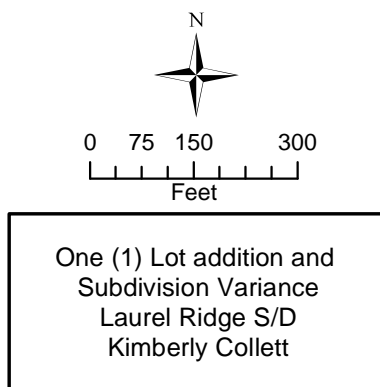
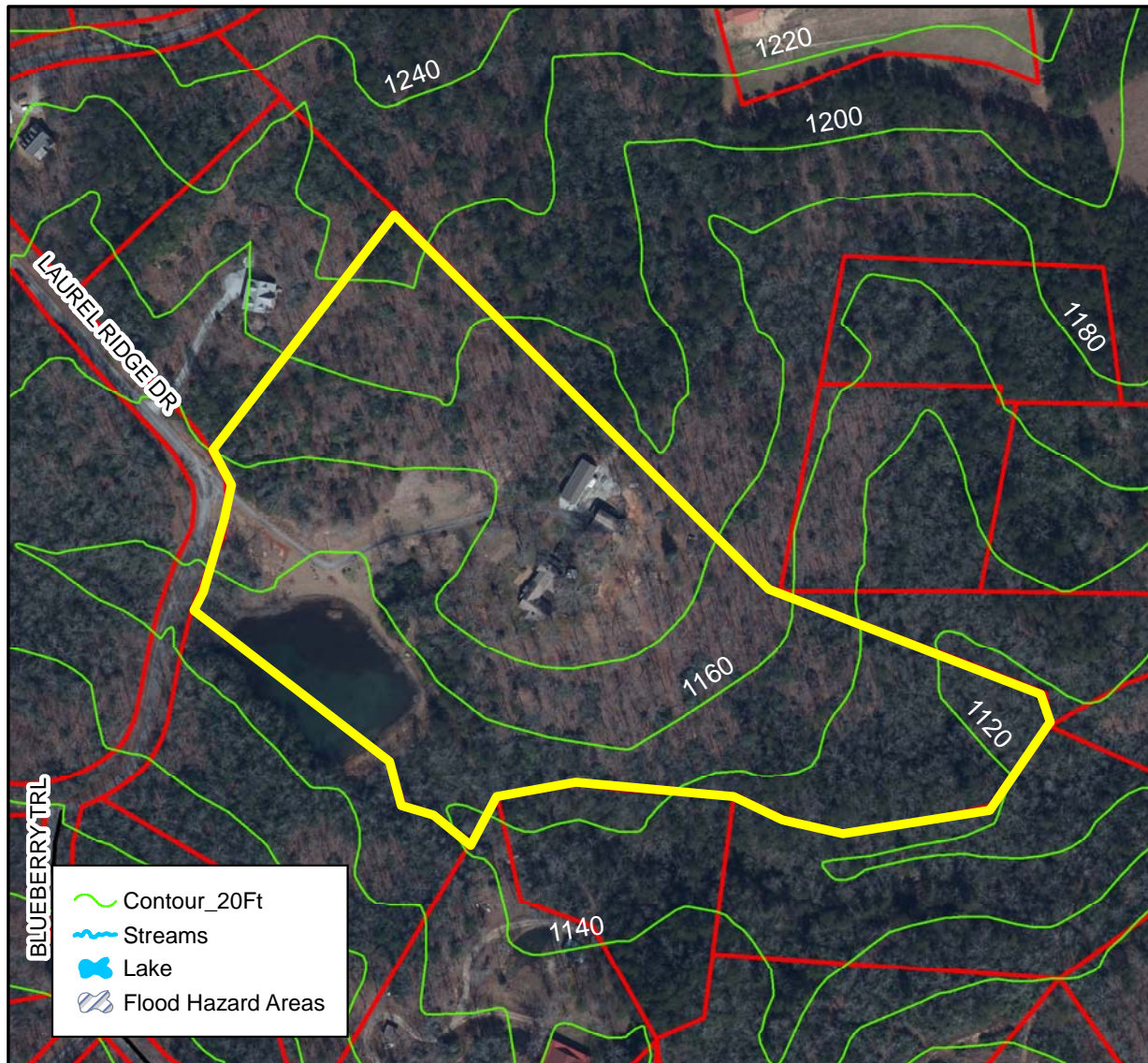
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Feet

One (1) Lot addition and
Subdivision Variance
Laurel Ridge S/D
Kimberly Collett



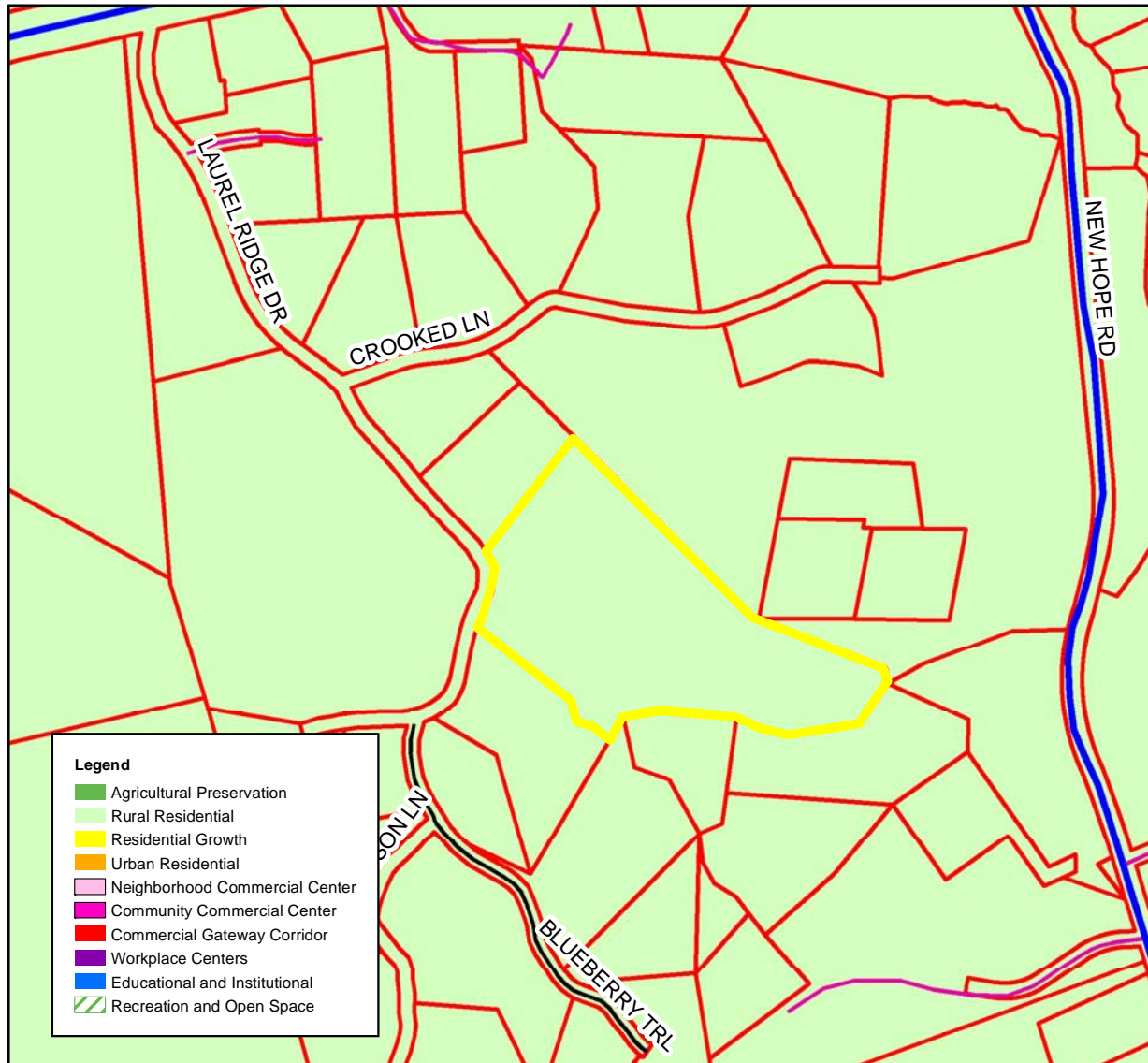
SD-21-0012

Topography/Hydrology



SD-21-0012

Land Use/Character Area



SD-21-0012

- State Roads
- County Roads
- Private

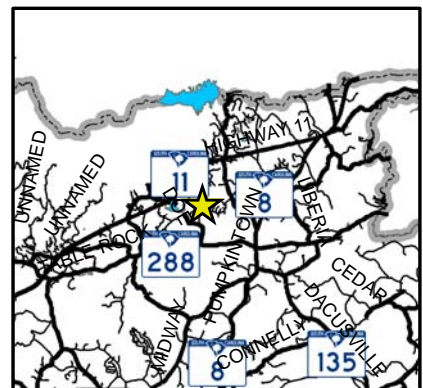


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 155 310 620
Feet

One (1) Lot addition and
Subdivision Variance
Laurel Ridge S/D
Kimberly Collett



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 subject property is located within an existing residential development known as Laurel Ridge. The proposed property division will be in keeping with the other tracts within the development.

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, 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 Rural Residential.

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

The proposed use, alone and as proposed and defined by the applicant, should not cause an excessive use or burden to existing public facilities. However, the cumulative effect of divisions of property on minimum maintenance roads could put the county in a position of additional, unexpected maintenance on a road that, by definition, is the lowest for maintenance priority.

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.

Planning Staff Recommendation (subdivision land use only):

Approval

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

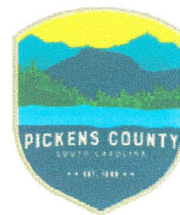
The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- *Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:



Land Use Review /Subdivision Review



Subdivision Variance

Case No.: _____ - _____ - _____

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

Name of Applicant KIMBERLY A. COLLETT

Mailing Address 311 LAUREL RIDGE DRIVE, PICKENS, SC 29671

Telephone 937.902.8068 Email 1kcsmls@gmail.com

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

Property Owner(s) of Record KIM COLLETT REVOC LIVING TRUST

Mailing Address SAME AS ABOVE

Telephone 937.902.8068 Email 1kcsmls@gmail.com

Authorized Representative _____

Mailing Address N/A.

Telephone _____ Email _____

Address/Location of Property 311 LAUREL RIDGE DR., PICKENS, SC 29671

Existing Land Use RESIDENCE ON 14 ACRES Proposed Land Use 1 RESIDENCE ON 12 ACRES TO BE SOLD

* Tax Map Number(s) 4196-00-87-9629 1 RESIDENCE FOR CURRENT OWNER ON 2 ACRES

Total Size of Project (acres) 2.2 of 14

Number of Lots SPLIT DEED FOR 2 LOTS

Utilities:

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

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

REQUEST FOR VARIANCE (IF APPLICABLE):

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

RESTRICTIVE COVENANT STATEMENT

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

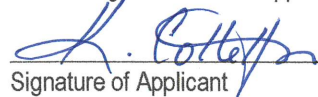
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

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

SIGNATURE(S) OF 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

8.9.2021
 Date

PROPERTY OWNER'S CERTIFICATION

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

 Signature of Owner(s)

 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?

CORRECT. I HAVE PLANNED THE PROPOSED LOT - DRIVEWAY AND RESIDENTE TO COMPLIMENT THE LAY OF THE LAND AND HAVE LEAST AMOUNT OF VISIBILITY TO EXISTING HOMES.

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

YES.

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

YES.

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

YES.

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

YES.

Letter of Intent

Subdivision of current deeded plat # 4196-00-87-9629

Mailing and property address:

311 Laurel Ridge Drive

Pickens, SC 29671

Summary: Request to annex two acres into a separate deed and tax number to myself with an address of 309 Laurel Ridge Drive, which is currently available, so that I can sell the remaining house and 12 acres of land.

**Owner Kimberly Collett/Kim Collett Revoc Living Trust
Collett Kimberly Trustee**

937.902.8068

1kcsmls@gmail.com

8.9.2021

As the owner of the 14 acres attributed to 311 Laurel Ridge Drive, I am in the process of listing said property for sale, as the upkeep of such a large property and house is becoming more than I can continue to maintain as a widow for much longer.

I love my neighborhood and the area and simply want to divide off approx. 2 acres at the road that is currently unused or maintained, other than felling trees to maintain the year round view of Table Rock from the existing residential home.

I would like to own/keep only the 2.0 acres to build a small, low maintenance retirement home, that is well tucked into the woods and barely visible to both my neighbor at 307, and what would be the new neighbors of 311, should it sell. The land proposed has easily accessible road & utility access.

The addresses skip, so the lot I have described (see photos of new proposed lot boundary) would naturally be 309 Laurel Ridge Drive. Because this is in a structured, growing subdivision (neighborhood), the process seems very complex and it's very difficult to hire surveyors at this time. So, as much as I have searched, found and filled out every possible form and application, this is more an exploratory endeavor, before I invest too much into the process only to find there may be an easier way, or that it won't be possible in the timeframe I have.

1. I own the plat of 14 acres and the submitted copy of the original deed allows for this proposal
2. I simply want to divide 2 acres off the existing property/tax number to build my retirement home to the original deed restriction standards, so that I can stay in the neighborhood without the burden of a large home and woods/pond to maintain.
3. The property will be appraised next week and will be actively listing the house and property at 311 Laurel Ridge Drive, but wish to exclude the proposed 2 (two) acres for myself to build on, once the construction materials market and permitting/inspection burden on the county relaxes a bit.
4. I hope to forego the lengthy subdivision process and upfront escrow and completion of driveway/septic and power until finished before the deed is released, as I will want to use the land for storage and weekend camping until I can be sure of the house placement for best use and be sure of the least impactful driveway placement before starting the construction and permitting process in earnest. And I just need a break for a bit at a temporary home elsewhere!
5. Ideally, I would find an available surveyor to mark and draw up this plat and we could divide it into two deeds and tax numbers upon the sale of the original property to streamline the process, or preferably in advance of the sale, however, the process is unclear online.

Please advise!

Kimberly A. Collett

Thank you!
K. Collett

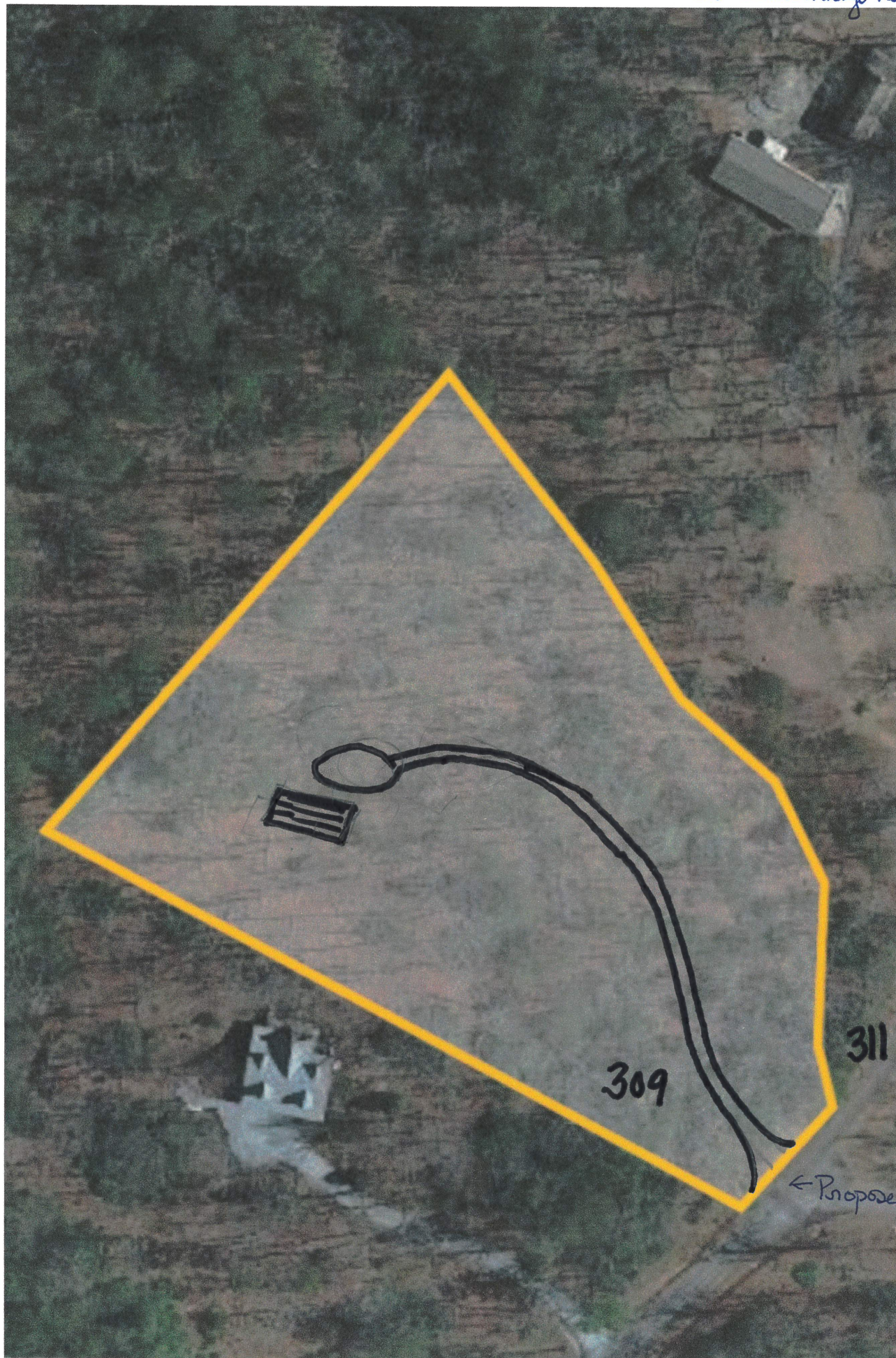
EAST

311 Laurel Ridge Drive

S

Approx 2
acres

N



309

311 - existing

← Proposed

307 - existing

W

4196-00-87-9629

COUNTY OF PICKENS

GIS Mapping



REQUEST FOR SPLIT OF PROPERTY

!!!!!!! MUST HAVE RECORDED PLAT TO SPLIT PROPERTY !!!!!!!

1 Name: Kimberly A. Couett
Address: 311 LAUREL RIDGE DRIVE
City, State and Zip: PICKENS, SC 29671
937.902.8068

2 Parcel to be split (list by tax map number)
4196-00-87-9629 R0002237

3 Tax year 2021

4 Reason for splitting property (please \checkmark one)
☐ mortgage purposes
☐ divide tax bill
☒ other (please explain)

Please see support material &
letter of intent.

I would like to separate 2-2.2 acres off of the
existing 14 acres as a lot for myself to build a
small low maintenance residence for my retirement
and sell the existing house and property or divide and
sell all but this land and have a new tax number & deed to keep.

5 Owner's signature: K. Couett Date: 8.9.2021
Day phone: 937.902.8068 Evening phone: _____
If agent signed for owner, give relationship and mailing address: _____

6:33

LTE 

◀ App Store



This property is conveyed subject to any and all existing rights-of-way for roads, utilities and other easements that may appear of record and/or on the premises, including rights-of-way shown on plat hereinabove referred to, and including the following Restrictions: No mobile homes shall be placed on the above-described property either on a temporary or permanent basis. This restriction shall apply also to double-wide mobile homes. The Grantee herein shall be allowed to place a mobile home on the above-described property for a period of six (6) months from the date of this deed during the term of construction of permanent dwelling on this property. Said mobile home shall be removed from the premises after the six month period, dating from the date of this deed. This property shall be used for residential purposes only, with a maximum of three (3) residences on the above-described property. Residences shall have no less than 1000 square feet of heated space.

Grantees, agree, in accepting this deed, to join the Property Owners Association to be formed by Grantor herein. Grantee shall join said association September 7, 1985, at a cost of notmore than \$100.00 per acre (based on acreage in the above-described tract), with this charge to be a one-time charge, with the funds to be allocated for road improvements.

State of South Carolina,
COUNTY OF PICKENS
JAMES B. ANTHONY
TO ✓
CHARLES L. BECKETT AND BETH K. BECKETT ✓
TITLE TO REAL ESTATE
Filed 10th day of May A. D., 1985
at 4:25 o'clock P.M.
and recorded in Book 14-P
Page 11 Fee, \$
Oliver A. Nealy
R.M.C. or Clerk Court of P. & G. S.
PICKENS County, S. C.
Recorded this _____ day
of _____, 19____
in Book _____ Page _____
Fee, \$ _____
Auditor _____ PICKENS County, S. C.

086154

OLIVER A. NEALY
FILED

MAY 10 4 25 PM '85
CLERK OF COURT
PICKENS, S.C.

* original deed : restrictions
for 311 Laurel Ridge Drive
4196-00-87-9629

3*3 pages

R0002237

deed pd

FEE PAID

BOOK

14-P

PAGE

11

RECORDED

May 10

19

85

TIME

4:25

CARD

OF

CARDS

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.

NTOR

James B. Anthony

NTEE

Charles L. Beckett
Beth K. Beckett

CRPTION

14.00 acres, 2 mi. NW/Pumpkin-
town

SFACTION

DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE THAY.

1MM 7650 FILMSORT® Brand Aperture & Camera Cards and DUPLICARD® Brand Copy Cards - Product of 3M Company, St. Paul, Minn

2 * 3 pages

TITLE TO REAL ESTATE

ACKER, ACKER, FLOYD & WELMAKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

STATE OF SOUTH CAROLINA
PICKENS COUNTY

Co. Tax \$ 40.15

FOR TRUE CONSIDERATIONS
SEE AFFADAVIT

BOOK 19 PAGE 28

Know All Men By These Presents:

in the State aforesaid,
DOLLARS,

That I, James B. Anthony[✓]
in consideration of the sum of Ten Dollars and other considerations
Paid by: Charles L. Beckett and Beth K. Beckett, 1379 Albotross Rd., Sanibel, Florida 33957
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have[✓]
granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Charles L. Beckett
and Beth K. Beckett, their heirs and assigns forever:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Pickens, about 2 miles northwest of Pumpkintown, containing 14.00 acres, more or less, according to plat prepared by C. E. Shehan, Surveying, dated April 30, 1985, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows, to-wit:

BEGINNING at a point, which is the northernmost corner of the tract herein described and is the common corner of this tract, property of McGrew and other property of James B. Anthony; thence along line of property of McGrew S44-42E 825.45 feet; S70-21E 465.62 feet; S19-48E 40.76 feet; S35-57W 151.44 feet; thence along line of property formerly of Hill S76-10W 98.88 feet; S81-39W 135.32 feet; N76-24W 95.35 feet; N64-42W 82.36 feet; N87-11W 172.19 feet; N81-36W 68.74 feet; S80-22W 127.06 feet; S30-45W 62.00 feet to point in creek; thence along center of creek, center thereof being the property line on traverse N67-11W 125.49 feet; thence leaving creek and running N19-02W 65.34 feet; N52-14W 418.90 feet to point in center of 50 foot right-of-way; thence along center of said right-of-way N18-34E 137.23 feet; N11-11W 71.02 feet to a point; thence leaving said right-of-way and running N37-14E 476.36 feet to the point of BEGINNING, and being bounded on the west by 50 foot right-of-way; bounded on the northwest by other property of James B. Anthony; bounded on the northeast by property now or formerly owned by McGrew; bounded on the south by property now or formerly owned by Hill; and bounded on the southwest by other property of James B. Anthony, center of creek intervening and being the line for part of the way.

This is a portion of property conveyed to James B. Anthony by deeds as follows: From Betty McGrew Hill dated April 24, 1984, recorded on April 25, 1984 in Deed Book 14-K, page 392; From Jean McGrew Hardin Pope dated April 27, 1984, recorded on April 30, 1984 in Deed Book 14-K, page 442; From Jimmy McGrew dated May 17, 1984, recorded on May 23, 1984 in Deed Book 14-K, page 748 in the office of the Clerk of Court for Pickens County, South Carolina.

(OVER)



TOGETHER with all and Singular the Rights, Members, Hereditments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee's(s') Heirs and assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand(s) and seal(s) this
Hundred and 85

8th

day of

May

in the year of our Lord One Thousand Nine

James B. Anthony

1 x 3 pages

LU-21-0007

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



LU-21-0007 Staff Report

Planning Commission Public Hearing: October 11, 2021 6:30 PM

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

Applicant:	Louis Iozzino 116 Devon Court Easley, SC
Property Owner(s):	Louis Iozzino and Rhonda Butterfield
Property Location:	2555 Moorefield Highway Pickens, SC
Acreage:	7.4 +- Acres of a larger 42+- acre tract
Tax Map Number:	4174-00-57-6219
County Council District:	3
Land Use Request:	20 site RV Park and Campground
Variance Request(s) from Planning Commission:	

Request Background:

The applicant is proposing to develop 20 RV Park and Campground sites (12 RV sites and 8 primitive/tent sites) on approximately 7.4 acres with water and power, common areas, landscaping and septic hook-ups, and a bathhouse and office.

Current Property Use:

The subject property is a vacant tract; recently forested.

Surrounding Area:

North: Large, vacant tracts immediately adjacent. Further to the north are large, single family residential tracts (2.00 acres+)

South: Large, vacant tracts immediately adjacent. Further south along US 178 are located larger single family tracts as well as vacant parcels exceeding 5.00 acres.

East: Vacant tracts, recently forested

West: Large, vacant tracts immediately across US 178. The Holly Springs Center is also located just southwest and across US 178 from the subject tract.

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by US 178, a SCDOT maintained roadway.

Water:

Private Well

Sewerage:

Private Septic

Past Development/Approvals:

N/A

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

N/A

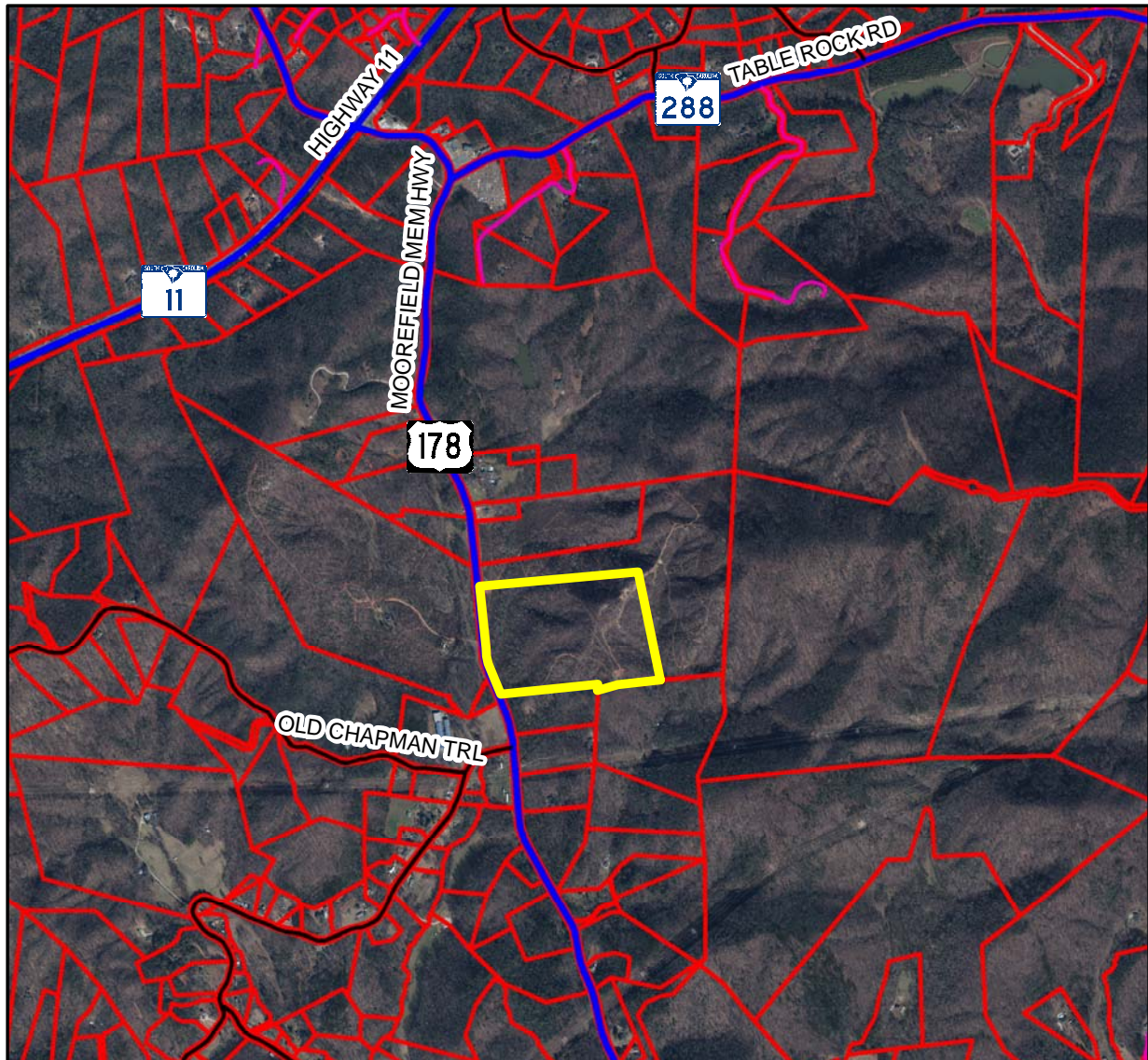
SDPC:

N/A

Other Reviewing Agencies:

LU-21-0007

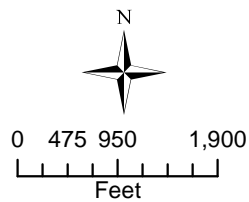
General Site/Area



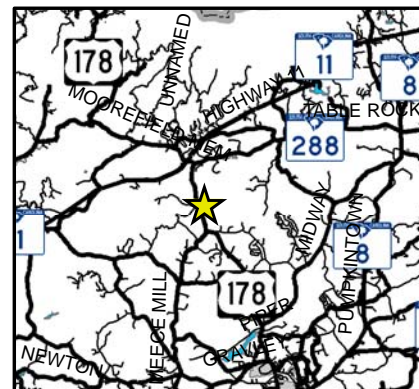
- LU-21-0007
- State Roads
- County Roads
- Private



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

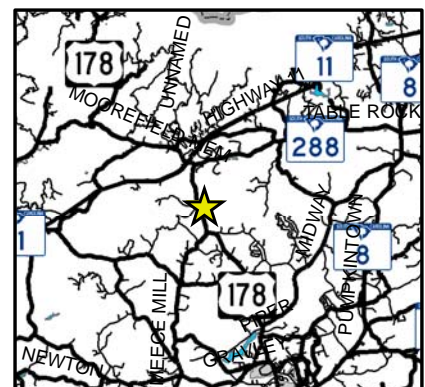
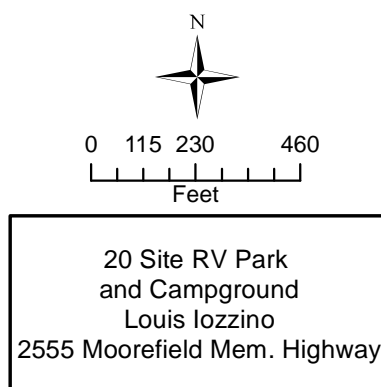
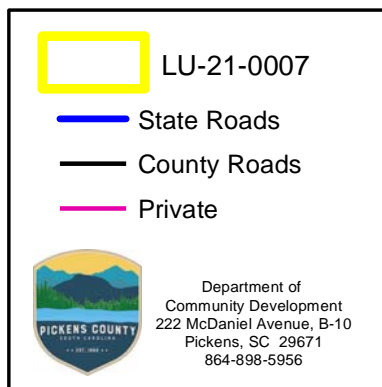
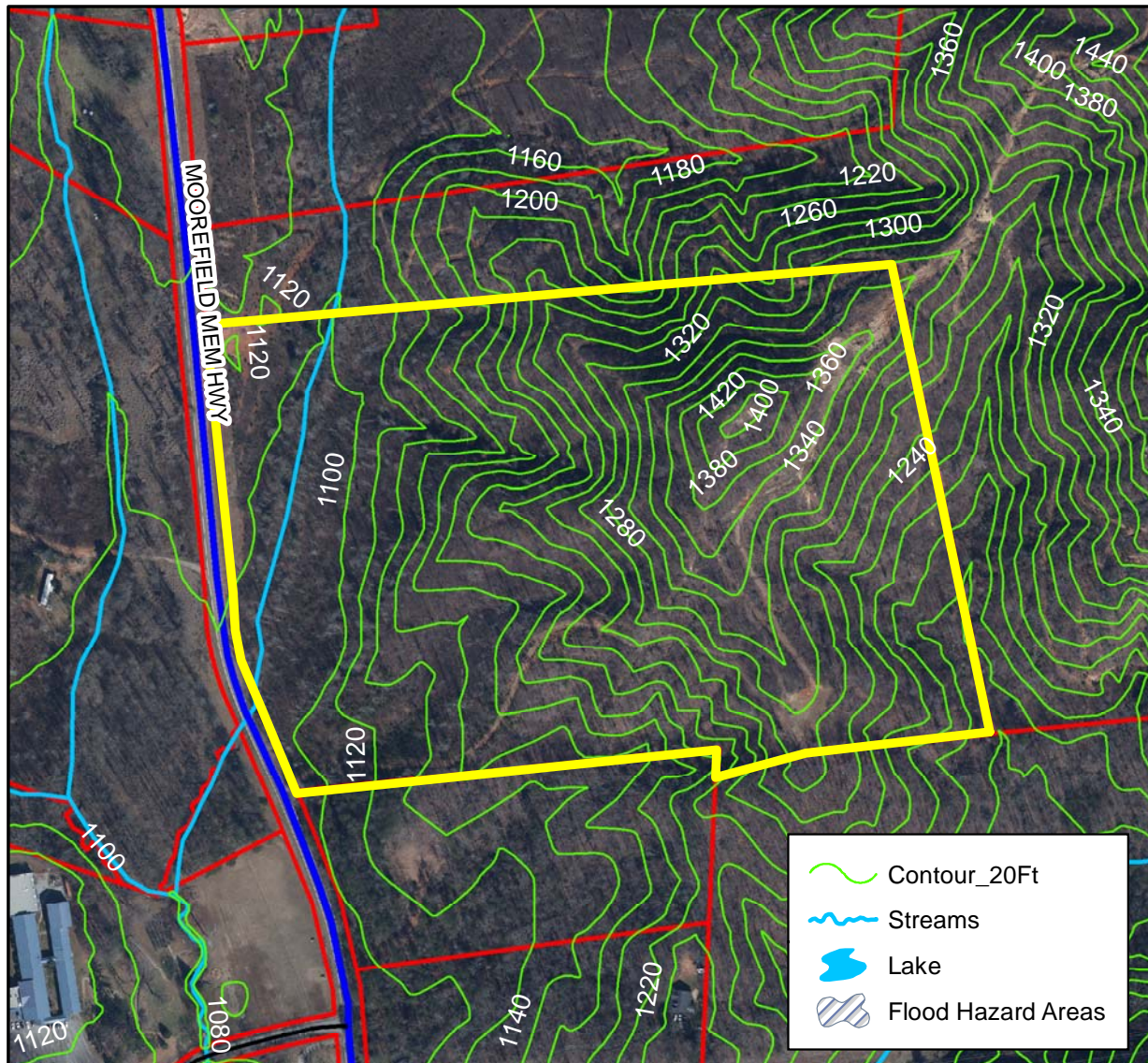


20 Site RV Park
and Campground
Louis Iozzino
2555 Moorefield Mem. Highway



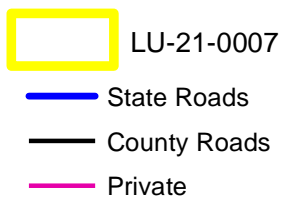
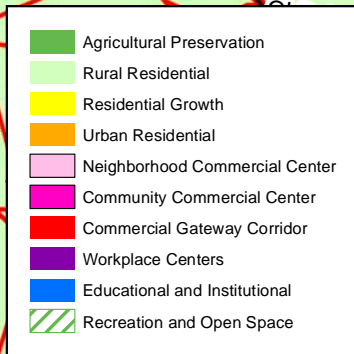
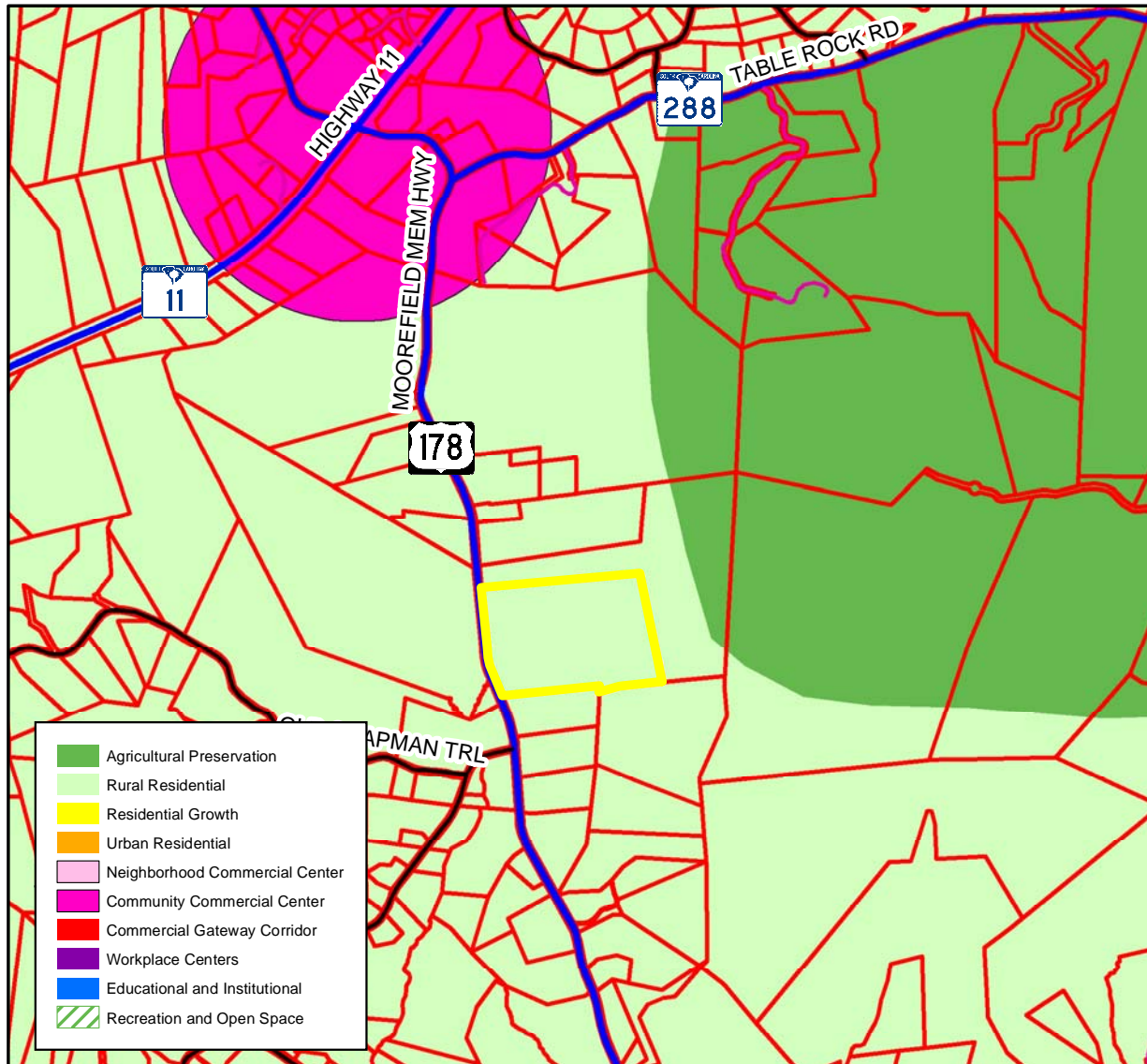
LU-21-0007

Topography/Hydrology

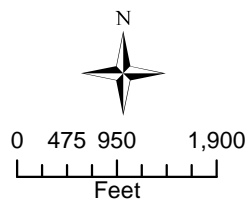


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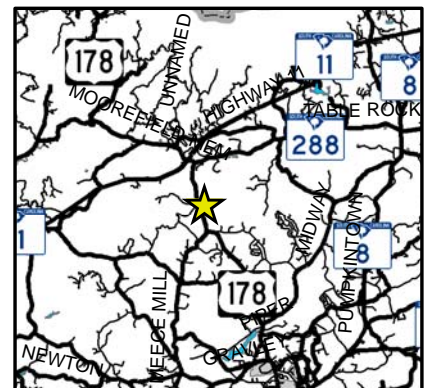
Land Use/Character Areas

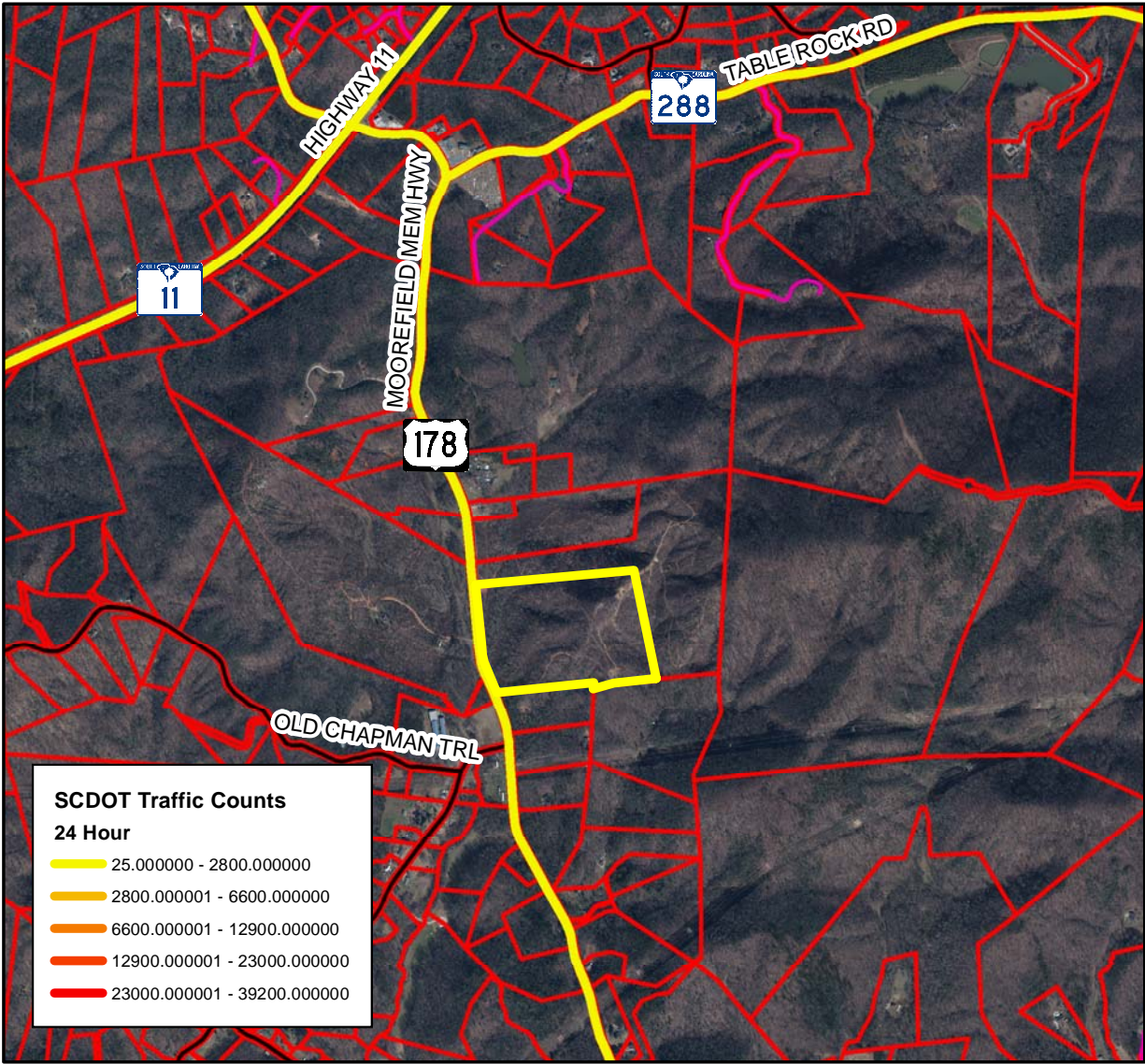


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC. 29671
864-898-5956



20 Site RV Park
and Campground
Louis Iozzino
2555 Moorefield Mem. Highway





 LU-21-0007


 State Roads

 County Roads

 Private

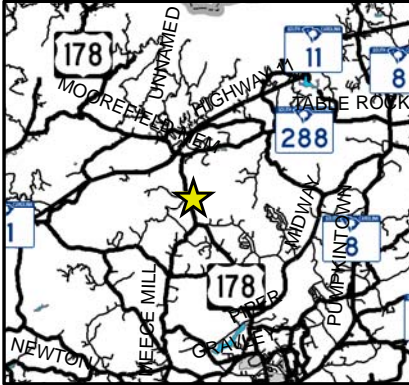


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC. 29671
864-898-5956



0 475 950 1,900
Feet

20 Site RV Park
and Campground
Louis Iozzino
2555 Moorefield Mem. Highway



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 proposed use, commercial RV Park and Campground, may seem inconsistent with the property types in the general area – the site is uniquely positioned close to the natural and recreational areas of northern Pickens County. Due to the proximity to the recreational and natural areas of this part of the county, the proposed site should be ideal for a small RV Park and Campground.

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

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

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

The current Comprehensive Plan identifies the area, the proposed project site in particular, as “Rural Residential”. The Comprehensive Plan speaks to placement of development where there are services capable of supporting development. The area and proposed project is targeted by the applicant due to the proximity to and as a recreational amenity for the surrounding natural areas of Pickens County.

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

The use and request as proposed should not cause an excessive use or burden to existing public facilities.

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

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

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

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

Staff Analysis based on Section 302 of the UDSO

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

Sec 302 Recreational Vehicle (RV) Parks and Campgrounds.

302(a) Purpose.

The purpose of this section is to provide opportunities for quality developed campgrounds and recreational vehicle parks that are properly sited where there is adequate public street access and

adequate access to other public services which may be needed by such endeavor. In order to create a desirable and successful recreation environment while protecting the public health, safety, and welfare, Planning Commission review and consideration will be required; unless exempted in the following sections.

302(b)

Use Standards.

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

Project, as proposed, meets this standard.

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

Project must comply.

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

Proposed RV Park will have 20 sites – with a density of approximately 2.7 sites/acre.

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

Proposed RV Park must comply.

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

Project will exceed.

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

Project will be served by a compliant SCDHEC permitted septic system (s).

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

Bathhouse/Office proposed (will be required due to primitive camping proposed).

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

Project must comply.

Planning Staff Recommendation:

Approval as Presented

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

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- *Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: _____ - _____ - _____

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

Name of Applicant Louis Iozzino

Mailing Address 116 Devon Ct.

Telephone 727/742-8157 Email iozzino@ATT.net

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

Property Owner(s) of Record Louis Iozzino & Rhonda Butterfield

Mailing Address same

Telephone same Email same

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property 2555 Moorefield Memorial Hwy

Existing Land Use Timber/Agriculture Proposed Land Use campground

Tax Map Number(s) 4174-00-57-6219

Total Size of Project (acres) 6.95 7.4 Number of Lots —

Utilities:

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

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

REQUEST FOR VARIANCE (IF APPLICABLE):

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

RESTRICTIVE COVENANT STATEMENT

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

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

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

8/16/2021
 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) *Rhonda Butterfield*

8/16/2021
 Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
 Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

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

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

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

We believe it is, as it is located near state parks and lakes.

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

We do not believe it will affect any of our neighbors. They have been made aware of our campground plans.

- (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?

We will have private water + septic systems. We are working with the forestry service to protect this property area with fire road + forestry fire reduction plan. (see attachment: water bar request)

- (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, an almost perfect natural environment requiring little change

- (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 use is for family recreation.

LETTER OF INTENT

Date: 08/31/2021

Let this Notice serve as a letter of intent to establish a 20 site, 7 acre campground on the property located at
: 2255 Moorefield Memorial Highway, Pickens South Carolina.

Our property is centrally located between SC state parks and lakes and we feel that a low impact facility will serve a community need in our area. With our recent purchase of land that has been logged, we feel the replanting of our 42 acres will offer an example of what the Forest Service does. We are working with the Forestry agent in setting up a plan to enhance our campground space as well as replanting other trees within this property.

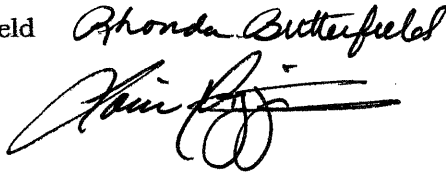
We would like to establish 12 RV sites and 8 tent or primitive sites. Also intend to have a bathhouse/office building of 800 sq. feet and an equipment building 548 sq. feet.

our research and communication with DHEC helped us design a facility to blend with the environment that will provide a memorable experience for our visitors. We look forward to working with you to make this campground a reality.

Sincerely,

Rhonda Butterfield

Louis Iozzino

The block contains two handwritten signatures. The first signature, in cursive, reads "Rhonda Butterfield". The second signature, also in cursive, reads "Louis Iozzino".

3207-8
7/1/2013

County Pickens

Tax Map # 4174-00-57-6219

Parcel #

WATERBAR CONSTRUCTION REQUEST
MEDIUM TRACTOR
South Carolina Forestry Commission

1. I hereby request the S.C. Forestry Commission to construct approximately 8 or whatever is necessary waterbars on my property.

2. I agree to pay for this service at the rate of \$140.00 for the first hour, per tractor, per day, and \$85.00 for each additional hour (to the nearest one-half hour). There will be a **minimum charge of \$140.00** for this service.

3. I agree to contact the Natural Resource Conservation Service (NRCS) or Forestry Commission BMP Forester for technical assistance concerning waterbar specifications and locations, and to pass this information on to the Forestry Commission representative prior to, or at the time of waterbar construction.

4. I will furnish, at my expense, one person to guide and direct the establishment of waterbars, and will be responsible for confining all construction operations within my property boundaries.

5. I will not hold the S.C. Forestry Commission liable for any damages or losses resulting from waterbar construction on my property.

6. I understand the equipment used to construct waterbars is owned and operated by the Commission primarily for suppression of wildfires and that wildfire suppression will take precedence over all activities including waterbar construction.

7. I understand that the terms of this agreement will be effective through June 30, 2021.

Person(s) responsible for payment:

Name
Social Security No. or
Federal Tax I.D. No.

Rhonda Butterfield (or Louis Iozzino)

Telephone

(864) 275-1845 (727-742-8157)

Mailing address

116 Devon Court
Easley SC 29640

Email address

iozzino@att.net

Agent

X Rhonda Butterfield
(Signature of landowner/agent)

X 8/31 2021
(Date)

INSTRUCTIONS

Request is to be completed by landowner or authorized agent. The approximate number of waterbars to be constructed should be entered. Request must be signed, correctly addressed, dated, social security and telephone numbers included. Be sure this information is legible.

If the work can be accomplished in a single day by one tractor, but the Forestry Commission chooses to use more than one tractor to complete the work in a shorter time, the \$140.00 charge will apply to only one tractor.

DISTRIBUTION

Copy for landowner when request is signed. Original to Unit then Regional office when construction is complete, with copy for Supervisor.

