

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

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

November 8th, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
October 10, 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. SDV-21-0004 Diane Hutton requesting a subdivision variance from the Pickens County development standards regarding the minimum lot size of a parcel when served by septic and public water; to create a tract with less than 0.50 acres. The property is located at 101 Homeland Road, Pickens. The property owner of record is Edgar O Holder Revoc Trust/ Diane Holder Trustee, et. al.
TMS# 4191-09-16-4970
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 11, 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.

Draft

- 1 **MEMBERS PRESENT:**
- 2 Bobby Ballentine, Chairman
- 3 Gary Stancell
- 4 David Cox
- 5 Michael Watson
- 6 Bobbie Langley
- 7 Jon Humphrey

- 8
- 9 **STAFF PRESENT:**
- 10 Ray Holliday, County Planner
- 11 Chris Brink, Community Development Director

12

13 ***Welcome and Call to Order***

14

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

16

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

18 Pledge of Allegiance.

19

20 ***Approval of Minutes***

21

22 Mr. Ballentine called for a motion regarding the minutes of the September 13, 2021 meeting.

23

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

25 approve the minutes passed unanimously.

26

27 ***Public Comments***

28

29 No one signed up or was otherwise present to speak.

30

31 ***Public Hearings***

32

33 Mr. Ballentine briefly went over the procedures that will be followed for this evening's public

34 hearings.

35

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

- 3
4 **1. SD-21-0012 Subdivision Land Use and Variance for a one (1) lot**
5 **addition to an existing Major Subdivision (Laurel Ridge S/D) served**
6 **by a roadway defined as a minimum maintenance road (Laurel**
7 **Ridge Drive, Pickens). The proposed new lot is comprised of**
8 **approximately 2.2 acres of a larger 14 acre tract. The applicant is**
9 **Kimberly A. Collett. The property owner of record is Kim Collett**
10 **Revoc Living Trust.**
11 **TMS# 4196-00-87-9629**
12

13 Ms. Kim Collett, property owner and applicant, appeared before the Commission and presented
14 her request; that she has resided on the property for approximately six years; that she is a
15 widow who now needs to downsize; that her home is too large for just one person and would
16 like to either rent it out as an AirBandB or sell it but would like to build her a smaller home on the
17 tract she would like to subdivide to stay on her property.

18
19 Mr. Watson asked for clarification on where proposed lot would be in relation to the tax map that
20 was presented with the application.

21
22 Mr. Collett provided clarification and pointed out the proposed lot lines in the material she
23 presented; that she didn't want to have an expensive survey done not knowing if her variance
24 would be approved.

25
26 Mr. Carmino Zannini appeared before the Commission to ask questions; that he is building next
27 to 311 Laurel Ridge at 319 Laurel Ridge; that he has no issues with what Ms. Collett is doing
28 but would like assurances that she wouldn't be able to further subdivide, or future owners
29 subdivide the larger tract in the future.

30
31 Ms. Collett stated that it wasn't her intent for the larger tract to ever be divided further and that
32 she would place in the deed such stipulation.

33
34 With no further questions, presentation, or others that wanted to speak either for or against, Mr.
35 Ballentine closed the public hearing and called for a motion.

36
37 Mr. Stancell motioned that the variance request be approved.

38
39 Mr. Cox seconded the motion.

40
41 Mr. Watson asked if it would be appropriate to set a minimum lot size of two (2) acres and if so
42 he would offer a motion to amend the original motion to approve.

43
44 Mr. Stancell seconded the motion to amend the original motion.

45
46 The motion to amend, adding a minimum lot size of two (2) acres passed unanimously.

47
48 Mr. Ballentine called for a vote on the original motion, as amended. The motion to approve, as
49 amended, passed unanimously.

1 Mr. Ballentine opened the public hearing for the next case to be heard.

2
3 **2. LU-21-0007 Land Use approval for a 20 site RV Park and**
4 **Campground on approximately 7.4 acres of a larger 42 acre**
5 **tract The subject property is located at 2555 Moorefield**
6 **Memorial Highway, Pickens. The applicant is Louis Iozzino.**
7 **The property owners of record are Louis Iozzino and Rhonda**
8 **Butterfield**
9 **TMS#s 4174-00-57-6219**

10
11 Mr. Louis Iozzino and Ms. Rhonda Butterfield appeared before the members of the Commission
12 and gave an overview of their proposed Campground; that the site was previously timbered but
13 they are working with the Forestry Commission to reforest a portion of the tract and through the
14 consultation with the forestry commission, they identified the area being proposed for the
15 campground as unsuitable for re-forestation with pine; that was the reason for the proposed
16 campground going where it is proposed.

17
18 Mr. Iozzino indicated that he will be living on the balance of the tract with home construction to
19 start sometime in the future; that the road serving the larger tract will also be used as fire access
20 to adjacent properties; that they have applied for only 20 sites but the plans show 21 sites in
21 case they have to move one or two due to topography.

22
23 Mr. Iozzino noted compliance with all SCDHEC septic requirements and identified areas on the
24 site where trees would be saved and left undisturbed.

25
26 Mr. Watson asked about trash receptacles.

27
28 Mr. Iozzino stated that they would have bear proof containers similar to what the state parks
29 have.

30
31 There were no additional questions from the Commission and no members of the public were
32 present. Mr. Ballentine closed the public hearing and called for a motion.

33
34 Mr. Humphrey motioned that the request be approved, with 20 sites.

35
36 Mr. Cox seconded the motion.

37
38 Mr. Cox asked about rental rates for the proposed campground.

39
40 Mr. Iozzino stated that tent sites would range from \$20 to \$30 and RV sites would start at \$35 to
41 perhaps \$50.

42
43 With no additional questions, Mr. Ballentine called for a vote on the motion.

44
45 The motion to approve passed unanimously.

46
47 ***Commissioners and Staff Discussion***

48
49 Staff updated the Commission on the Comp Plan process as well as upcoming meetings for the
50 SC 11 Corridor Study.

51
52 ***Adjourn***

53
54 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
55 the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was
56 adjourned at 7:15pm.

1 Submitted by:

2

3

4

5

6 _____

Secretary

Date

7

8

9

10 Approved by:

11

12

13

14 _____

Chairman

Date

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

MEMORANDUM

To: Members, Pickens County Planning Commission

From: Christopher J. Brink, AICP
Director

Date: October 28, 2021

RE: SDV-21-0004

For this item, due to Public Notice not being properly provided for the case (applicant failed to pick up and post the required public notice signs), the public hearing for this item cannot be held.

Prior to the item being placed on a future agenda, the applicant must reimburse the county for the expenses incurred for the legal notice that ran in *the Courier* and for the signs that were produced. The applicant has been notified via USPS.

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

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SDV-21-0004 Staff Report

Planning Commission Public Hearing: November 8, 2021 6:30 PM

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

Applicant: Diane Hutton
P.O. Box 386
Pickens, SC

Property Owner(s): Edgar O Holder Revoc Trust/
Diane Hutton, Trustee, et. al

Property Location: 101, 103, 105 Homeland Road
Pickens

Acreage: 1.54 acres total

Tax Map Number: 4191-09-16-4970

County Council
District: 3

Land Use Request: N/A

Variance Request(s) from
Planning Commission: Variance from the Pickens County development standards related
to minimum lot size – Section 404 of the UDSO.

Request Background:

The applicant is requesting a variance from Section 404 of the UDSO relative to the minimum size of a lot when served by public water and on-site septic. When a tract is served by these types of services, the minimum lot size must be 0.50 acres, exclusive of any area located within an easement or public right-of-way.

Current Property Use:

There are currently three (3) single family residences located on the property – with public water service and septic. The proposed division leaves two of the tracts with the requisite lot sizes except for the third; the subject of this variance request.

Utilities & Infrastructure

Transportation:

The property is served and has direct access to Runnymede Road and Homeland Road, both county maintained roads

Water:

Pickens

Sewerage:

Individual, private septic

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

N/A

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

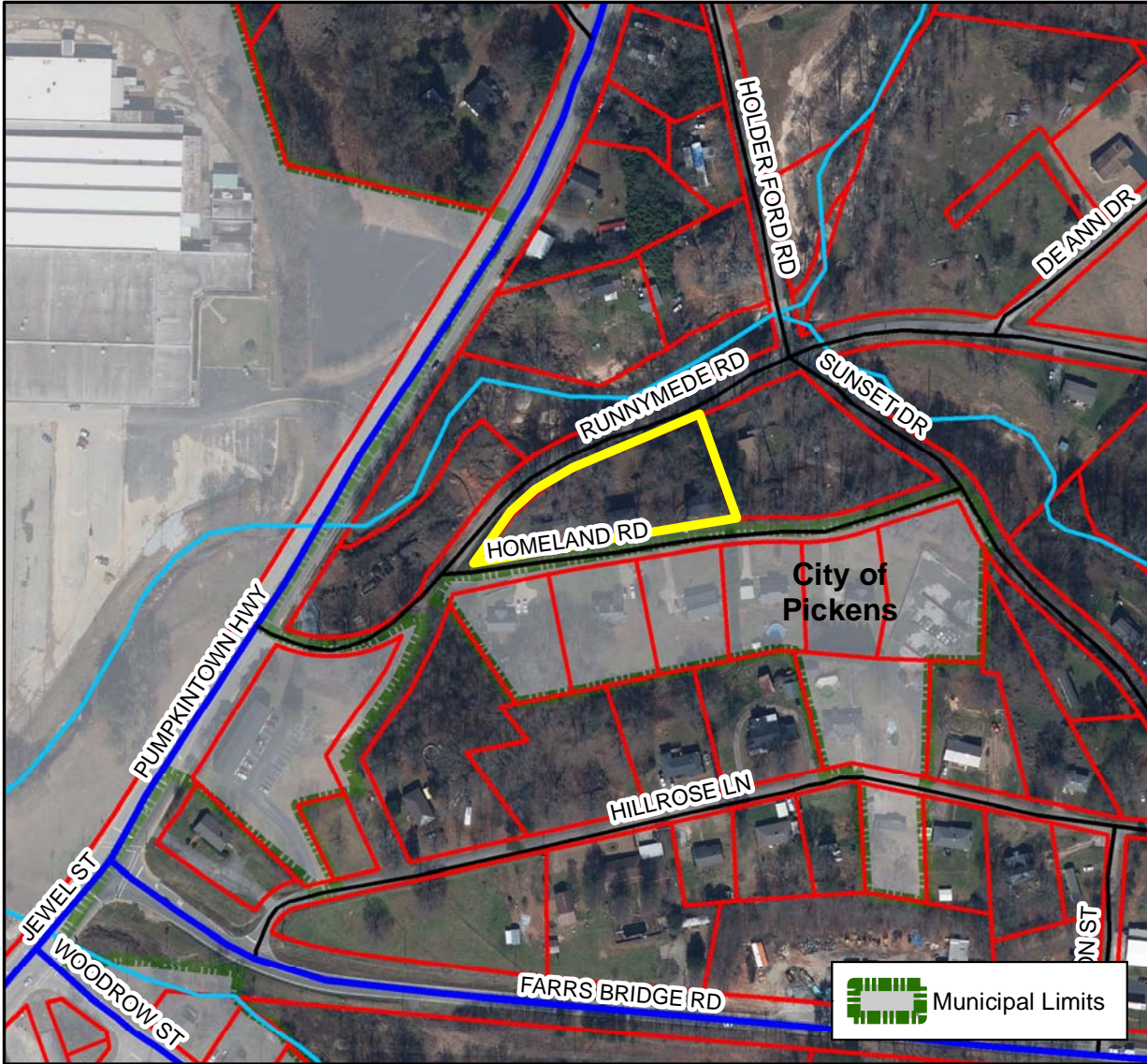
N/A

Other Reviewing Agencies:

N/A

SDV-21-0004

General Site




 SDV-21-0004
 State Roads
 County Roads
 Private

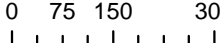


Department of
 Community Development
 222 McDaniel Avenue, B-10
 Pickens, SC 29671
 864-898-5956

N

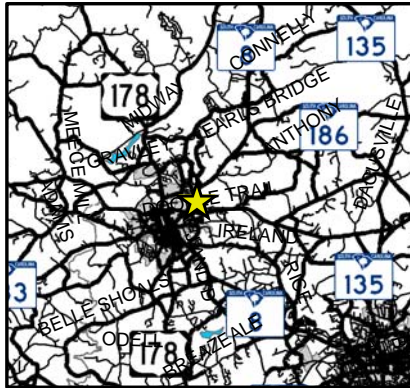


0 75 150 300



Feet

Subdivision Variance
 Lot less than 1/2 acre
 Homeland Road
 Diane Hutton



Recommendation:

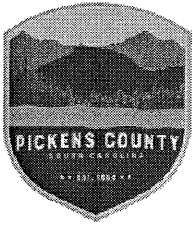
As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

Staff is particularly concerned with ensuring ALL septic systems are located on the tracts which they serve.

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:

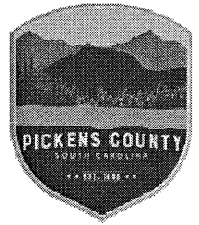
- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or 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

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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 Diane Hutton

Mailing Address P.O. Box 386, Pickens, SC 29671

Telephone (864) 507-6817 Email diane.hutton@att.net

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

Property Owner(s) of Record _____

Mailing Address P.O. Box 386 Pickens, SC 29671

Telephone (864) 507-6817 Email diane.hutton@att.net

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property 101, 103, 105 Homeland Road, Pickens

Existing Land Use residential Proposed Land Use residential

Tax Map Number(s) 4191-09-16-4970

Total Size of Project (acres) 1.54 Number of Lots 3

Utilities:

Proposed Water Source: Wells Public Water Water District: Pickens

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 CONVENANT 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.

Diane Hutton
Signature of Applicant

9/13/21
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.

Diane Hutton
Signature of Owner(s)

9/13/21
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?

Yes

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

Yes

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

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



Pickens County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **will be delayed.**

_____ Completed application form

_____ Letter of intent

_____ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"

_____ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"

_____ Attachment "A"

Letter of Intent

Tax map # : 4191-09-16-4970

Address: 101, 103, 105 Homeland Road, Pickens, SC 29671

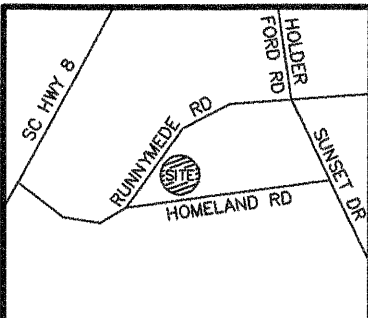
Acreage: 1.54 acres

Land use: Residential

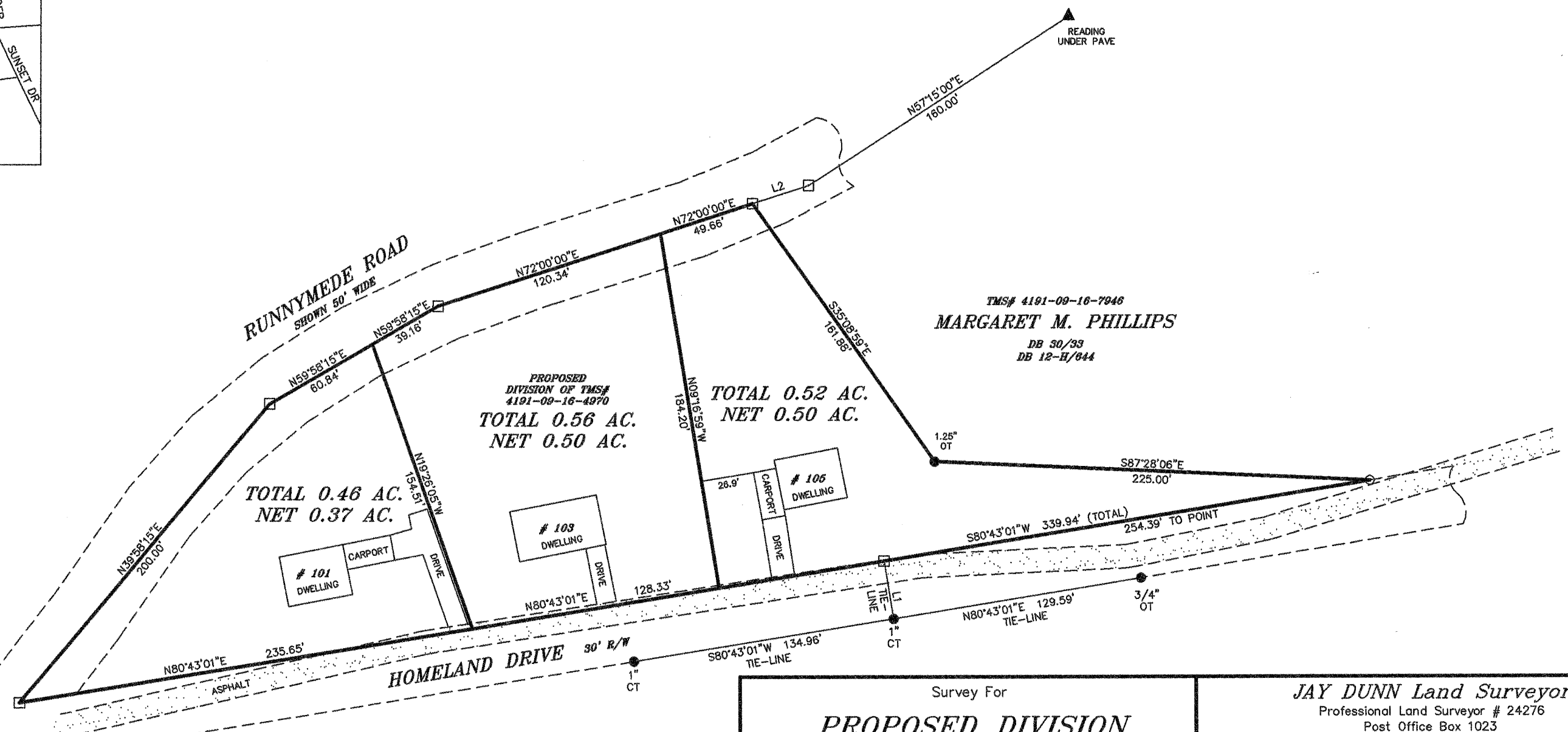
The above addresses are currently recorded as one plat.

There are currently 3 homes on the one lot. We are requesting that the one plat be divided into 3 with a home on each lot.

The property has been surveyed and a proposed property division plan is available for perusal.



LOCATION MAP N.T.S.



TMS# 4191-09-16-7946
MARGARET M. PHILLIPS
 DB 30/33
 DB 12-H/644

PROPOSED
 DIVISION OF TMS#
 4191-09-16-4970
**TOTAL 0.56 AC.
 NET 0.50 AC.**

**TOTAL 0.46 AC.
 NET 0.37 AC.**

**TOTAL 0.52 AC.
 NET 0.50 AC.**

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S09°16'59"E
L2	30.00	N72°00'00"E

Survey For
**PROPOSED DIVISION
 OF TMS#
 4191-09-16-4970**

JAY DUNN Land Surveyor
 Professional Land Surveyor # 24276
 Post Office Box 1023
 1649 E. Main Street
 Easley, South Carolina 29641
 Office (864) 859-1358
 Fax (864) 306-8945

Property Designation: TMS # 4191-09-16-4970
 J1707-PROP 101-103 HOMELAND ROAD, PICKENS, SC
 Plat in Deed Book: 12-K Page No. 59
 Deed Book Reference: 1750 Page No. 346

I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein.

State: SOUTH CAROLINA County: PICKENS

Legend
 ▲ Nail Set ▲ Nail Found
 ○ Iron Pin Set 1/2" RB (Rebar) □ Point, Unless Otherwise Noted
 ● Iron Pin Found ■ Conc. Mon. (F)

Scale: 1" = 60' Date: 06-17-21
 Graphic Scale: 0 to 60 feet

Bobby Jay Dunn, P.L.S. No. 24276