

MEMBERS

- ROBERT 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*
- MATTHEW KUTILEK, *At-Large*

PICKENS COUNTY

SOUTH CAROLINA



PLANNING COMMISSION

AGENDA

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

May 9, 2022
 6:30 pm

- I. **Welcome and Call to Order**
 Moment of Silence
 Pledge of Allegiance

- II. **Introduction of Members**

- III. **Approval of Minutes**
 April 11, 2022
 April 18, 2022

- 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. LU-22-0006 Land Use Review for a 15 site RV Park and Campground on approximately 12 acres of a larger 183 acre tract. The subject property is located on Fruit Mountain Road, Easley. The applicant is Carolina Preserve Group, LLC. The property owners of record are Chrome Real Estate LLC and Victoria Anthony.
TMS# 5009-16-93-2137, 5009-20-91-2303

 - 2. SD-22-0002 Subdivision Land Use for 40 lots of a larger 78 lot, single-family residential development located on Fruit Mountain Road, Easley. The proposed development is located on approximately 102.71 acres of a larger 183 acre development. The applicant is Carolina Preserve Group, LLC. The property owners of record are Chrome Real Estate LLC and Victoria Anthony.
TMS# 5009-16-93-2137, 5009-20-91-2303

 - 3. SD-22-0003 Subdivision Land Use for 38 lots of a larger 78 lot, single-family residential development located on Fruit Mountain Road, Easley. The proposed development is located on approximately 55.14 acres of a larger 183 acre development. The applicant is Carolina Preserve Group, LLC. The property owner of record is Victoria Anthony.
TMS# 5009-16-93-2137

Pickens County Government does not discriminate on the basis of race, color, or national origin, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of the Title VI may contact the Title VI Coordinator at 864-898-5844.

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 864-898-5844.

4. SD-22-0005 Subdivision Land Use for a 10 lot, single-family residential development located on Archery Club Road and Six Mile Highway, Central. The proposed development is located on approximately 10 acres of a larger 51.21 acre tract. The applicant is AC9, LLC. The property owner of record is Sarah Chastain.
TMS# 4057-00-05-6251
5. SDV-22-0003 Kent Unruh 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 two tracts with less than 0.50 acres. The property is located at 203 Old Easley Pickens Highway. The property owner of record is Kent and Susan Unruh
TMS# 5009-06-49-9331
6. SDV-22-0004 Jack Pollard requesting a subdivision variance from the Pickens County development standards regarding the division of property when located on a Private Residential Access. The property is located Covenant Acres Lane, Liberty. The property owner of record is Jack Pollard
TMS# 4095-02-69-3559

VI. Commissioners and Staff Discussion

VII. Adjourn