

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

December 13th, 2021
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, *District 1*
Chairman
GARY STANCELL, *District 3*
Vice Chairman
BOBBIE LANGLEY, *District 2*
PHILIP SMITH, *District 4*
JON HUMPHREY, *District 5*
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PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

December 13th, 2021
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
November 8, 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
 2. SDV-21-0005 Jared Grochowski requesting a subdivision variance from the Pickens County development standards regarding the maximum number of dwellings permitted on a single parcel. The property is located at 156 Chippewa Drive, Pickens. The property owner of record is H.E.A.A. Living Trust.
TMS# 5105-00-89-5226
 3. SDV-21-0006 Juventino Cabrera requesting a subdivision variance from the Pickens County development standards regarding the maximum number of lots/dwellings permitted on a Private Residential Access classified as a shared driveway. The property is located on Gossett Lane, Central. The property of record is Juventino Cabrera.
TMS# 4075-06-27-6960
- VI. **Commissioners and Staff Discussion**
- VII. **Adjourn**

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

November 8, 2021

6:30pm

PICKENS COUNTY ADMINISTRATION BUILDING Administration Auditorium

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

MEMBERS PRESENT:

Bobby Ballentine, Chairman
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 October 11, 2021 meeting.

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

Public Comments

No one signed up or was otherwise present to speak.

Public Hearings

Mr. Brink informed members of the Commission that due to the applicant for the public hearing scheduled for this evening not properly retrieving the public notice sign from staff and that sign

Draft

1 not being put on the property, the item could not be heard this evening; that once the applicant
2 reimburses the county for the cost of the public notice ran in the paper and for the cost of the
3 two signs that were produced, the item would be placed on the next available agenda.
4

5 ***Commissioners and Staff Discussion***

6
7 Staff updated the Commission on the Comp Plan, thanked everyone for attending the Advisory
8 Committee meeting and reminded members of the drop in style public open house on
9 December 7th from 5pm to 7pm
10

11 ***Adjourn***

12
13 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
14 the meeting be adjourned. Mr. Cox seconded the motion to adjourn. The meeting was
15 adjourned at 6:42pm.
16

17 Submitted by:
18
19
20

21 _____
22 Secretary

_____ Date

23
24
25
26 Approved by:
27
28
29

30 _____
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

SDV-21-0004 Staff Report

Planning Commission Public Hearing: December 13, 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:

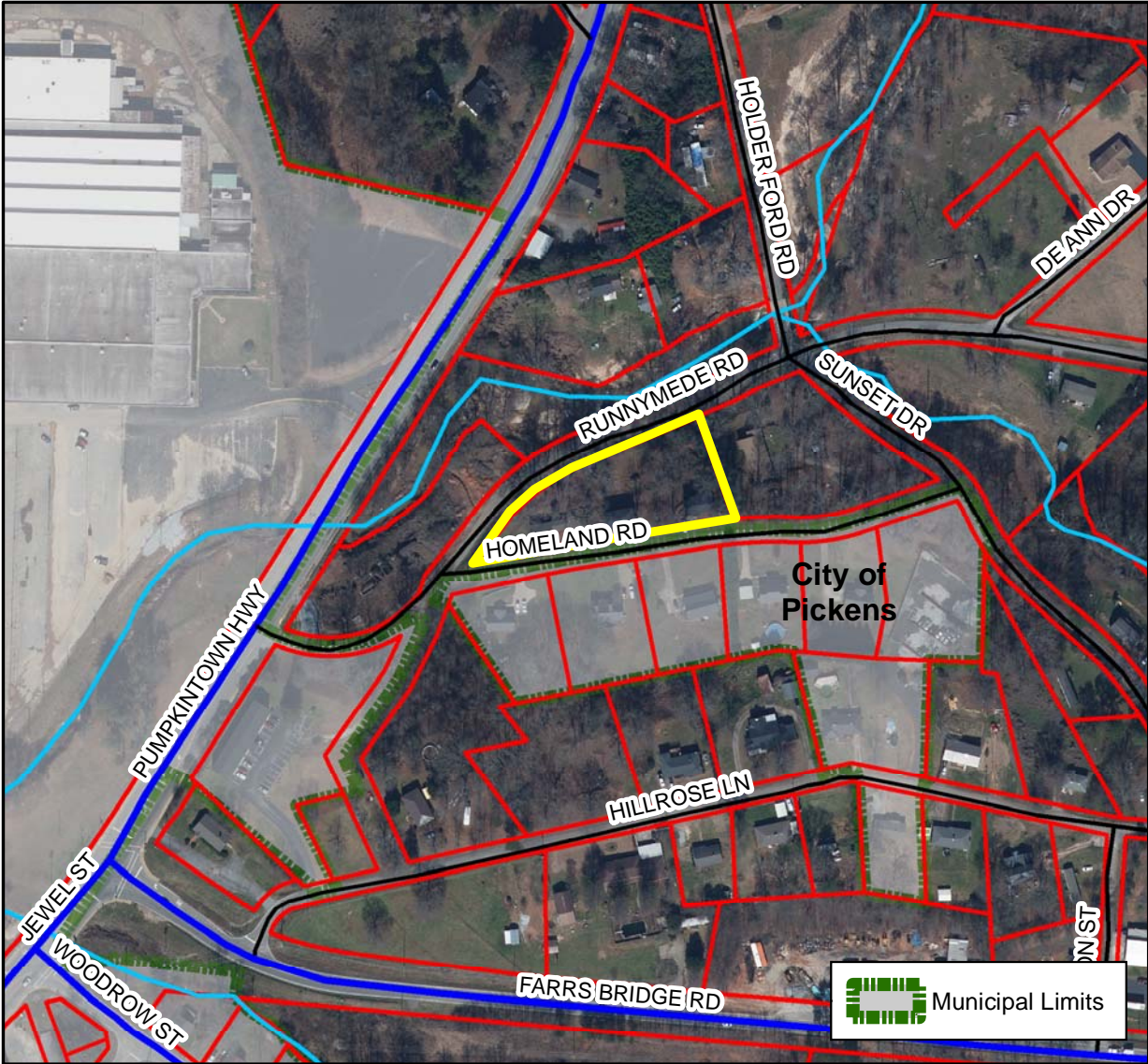
N/A

SCDHEC:

N/A

Other Reviewing Agencies:

N/A





SDV-21-0004



State Roads




County Roads



Private

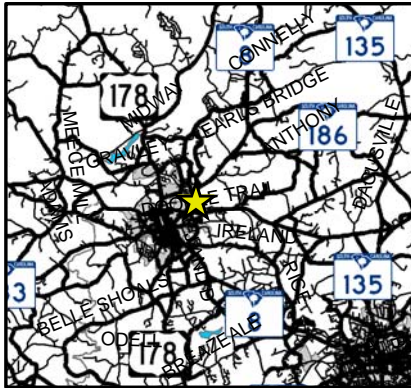


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 75 150 300
Feet

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



Recommendation:

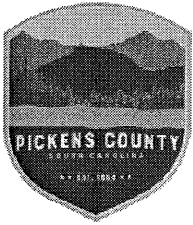
As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

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:

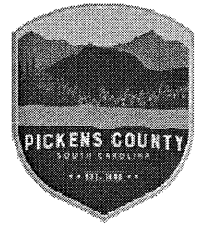
- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or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

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 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 COVENANT STATEMENT

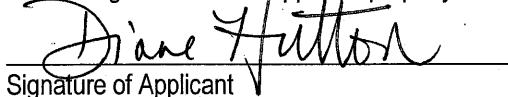
Pursuant to South Carolina Code of Laws 6-29-1145:

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

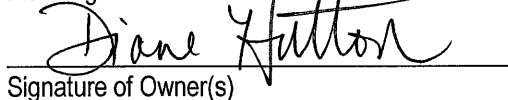
☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been 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 APPLICANT(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 Applicant9/13/21
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.


Signature of Owner(s)9/13/21
Date**PICKENS COUNTY STAFF USE ONLY**

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/ACounty Engineer _____ ☐ N/ASCDOT _____ ☐ N/ALocal VFD _____ ☐ N/ASchool Board _____ ☐ N/A

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



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

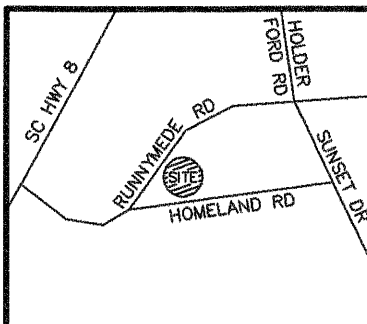
Acreage: 1.54 acres

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.



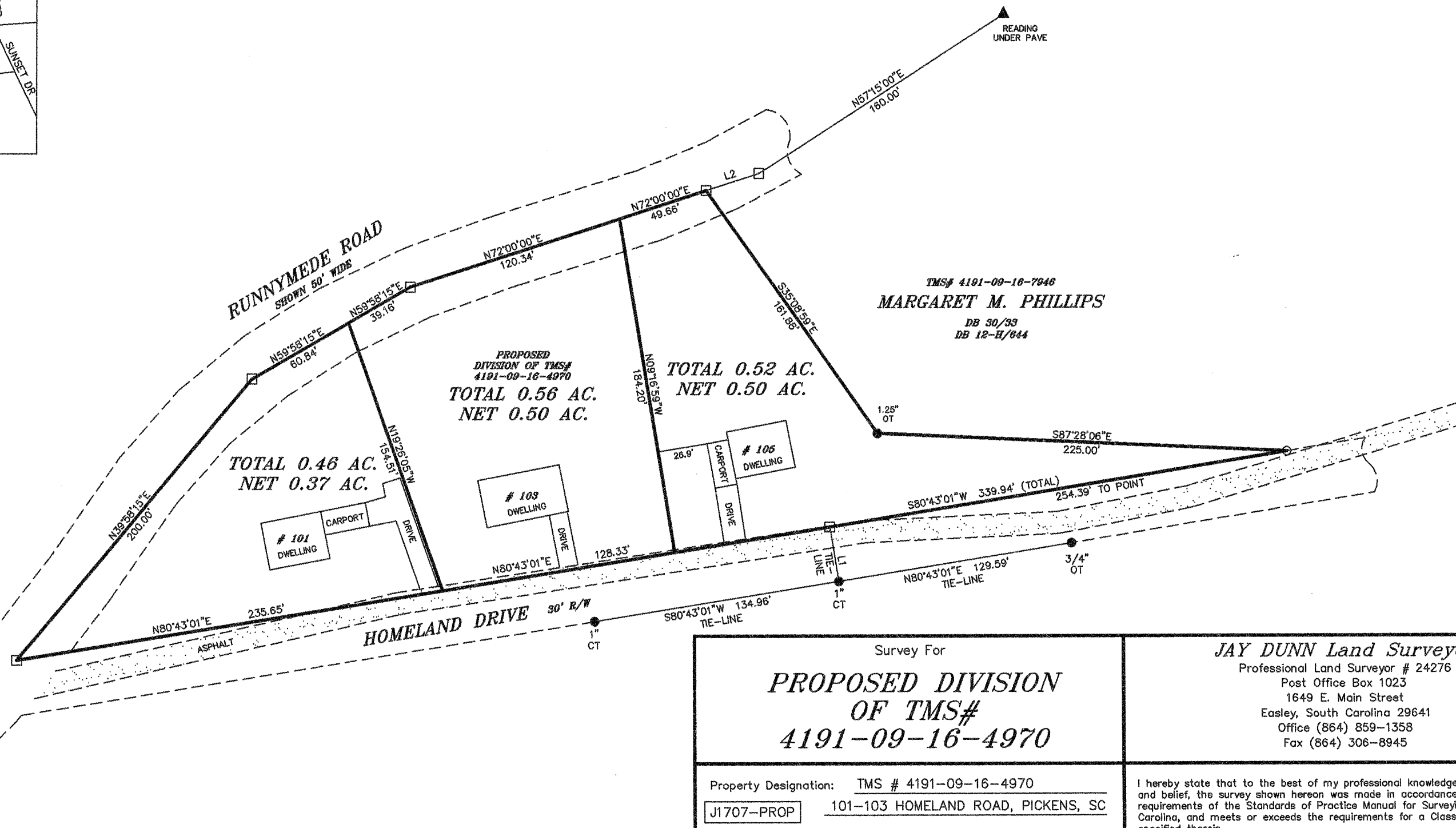
RUNNYMEDE ROAD
SHOWN 50' WIDE

TOTAL 0.46 AC.
NET 0.37 AC.

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

TOTAL 0.52 AC.
NET 0.50 AC.

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



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**

State **SOUTH CAROLINA** County **PICKENS**

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

Scale
1" = 60'

Date
06-17-21

Graphic Scale
30 0 60

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.

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

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

SDV-21-0005 Staff Report

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

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

Applicant:	Jared Grochowski 156 Chippewa Drive Pickens, SC
Property Owner(s):	H.E.A.A Living Trust Jared Grochowski, Trustee, et. al
Property Location:	Chippewa Drive Pickens, SC
Acreage:	84 acres total
Tax Map Number:	5105-00-89-5226
County Council District:	3
Land Use Request:	N/A
Variance Request(s) from Planning Commission:	Variance from the Pickens County development standards related to the number of dwellings permitted on a single parcel – UDSO Section 104(d).

Request Background:

The applicant is requesting a variance from Section 104(d) of the UDSO relative to the number of dwellings allowed on a single parcel or lot. Allowances are given for one additional dwelling but the residential structure proposed would be the third.

Current Property Use:

There are currently two (2) single family residences located on the property. The proposed additional dwelling would be the third on the lot.

Utilities & Infrastructure

Transportation:

The property is served by Chippewa Drive, a private residential access. The nearest public roadway is Table Rock Road (SC 288).

Water:

Well

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:

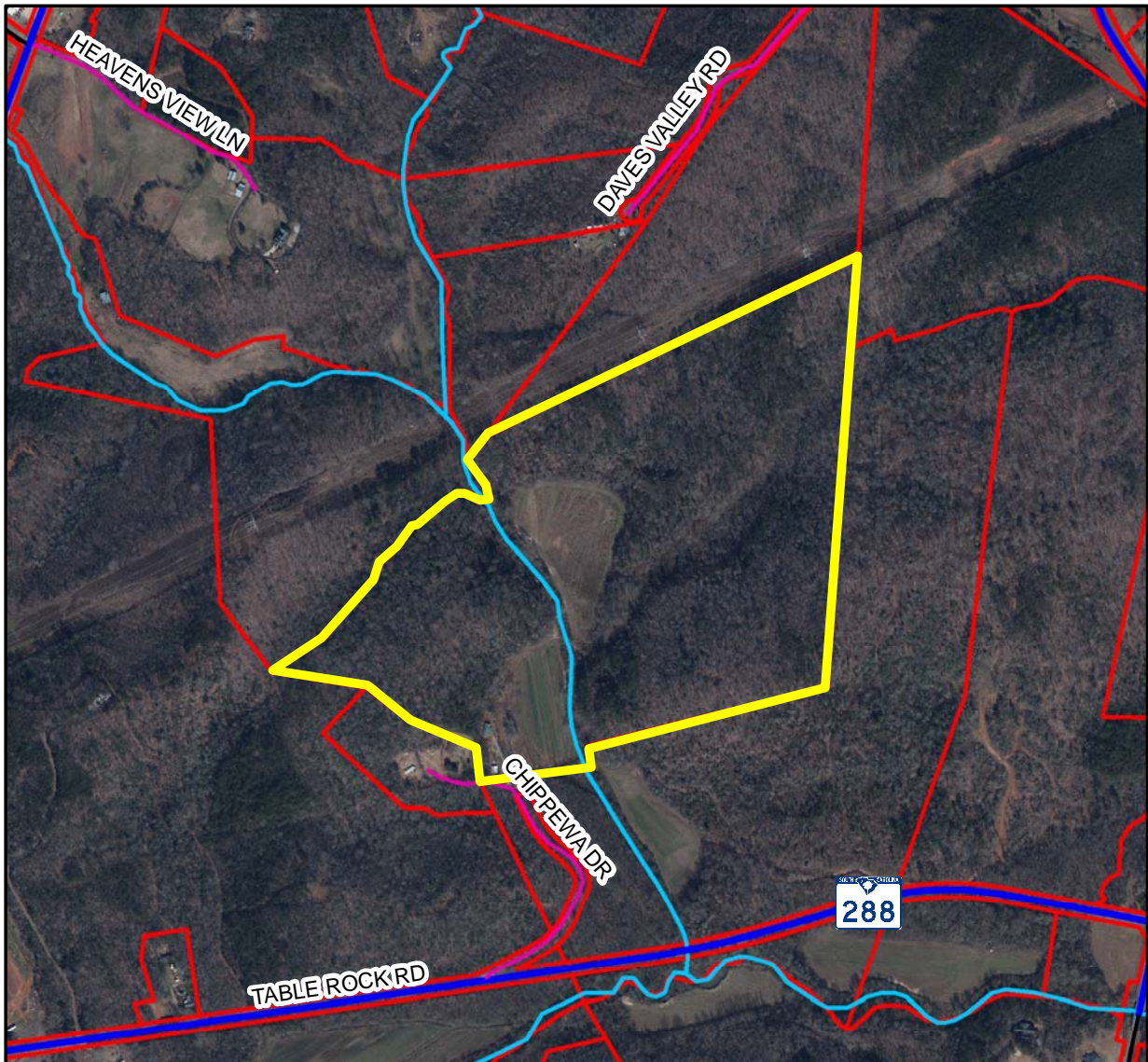
N/A

Other Reviewing Agencies:

N/A

SDV-21-0005

General Site



SDV-21-0005

- State Roads
- County Roads
- Private

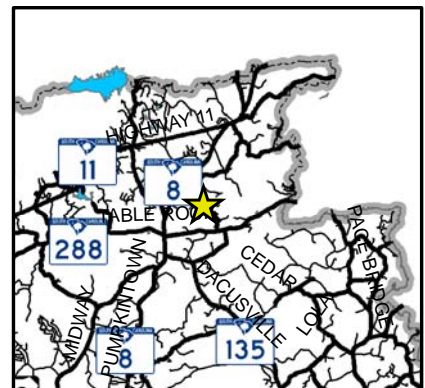


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 230 460 920
Feet

Subdivision Variance
3rd Dwelling on a Single Parcel
Chippewa Drive
Jared Grochowski



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.

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 Jared Grochowski

Mailing Address 156 Chippewa dr. Pickens SC, 29671

Telephone 864-905-5375 Email freedomjared@yahoo.com

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

Property Owner(s) of Record H.E.A.A. Living Trust

Mailing Address 156 Chippewa dr. Pickens, SC 29671

Telephone 864-905-5375 Email freedomjared@yahoo.com

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property 156 Chippewa dr. Pickens SC, 29671

Existing Land Use Residential Proposed Land Use Residential

Tax Map Number(s) 5105-00-89-5226

Total Size of Project (acres) 84 Number of Lots 1

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.

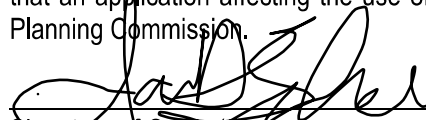

 Signature of Applicant

11/01/2021

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)

11/01/2021

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, Currently, most of the property near us is used in the same manner

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

Yes, I do not believe any adjacent or nearby property would be negatively impacted

- (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, being that we are only asking to add one house, I do not believe it will become burdensome to any public facilities or services

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

Yes, The proposed house will not encroach on any set backs, buffers or access

- (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, because it is only one home, I do not believe it will have any impact on public health, safety, morality or general warfare.

Letter of Intent:

My name is Jared Grochowski. My wife and I own the property with the tax Id # 5105-00-89-5226. The property is 84 acres located in the Pumpkintown district of Pickens County and our property address is 156 Chippewa dr. Pickens. The property is currently used as residential property.

Our Variance request is to allow an additional residence to be added to the property. Currently the property has two homes on it, 156 and 150 Chippewa Dr., Pickens. 156 Chippewa houses my wife, myself, and our children. 150 Chippewa houses my recently widowed mother-in-law and grandmother in-law. We are requesting a variance to add a third residence. The third home will be used to house my elderly mother.

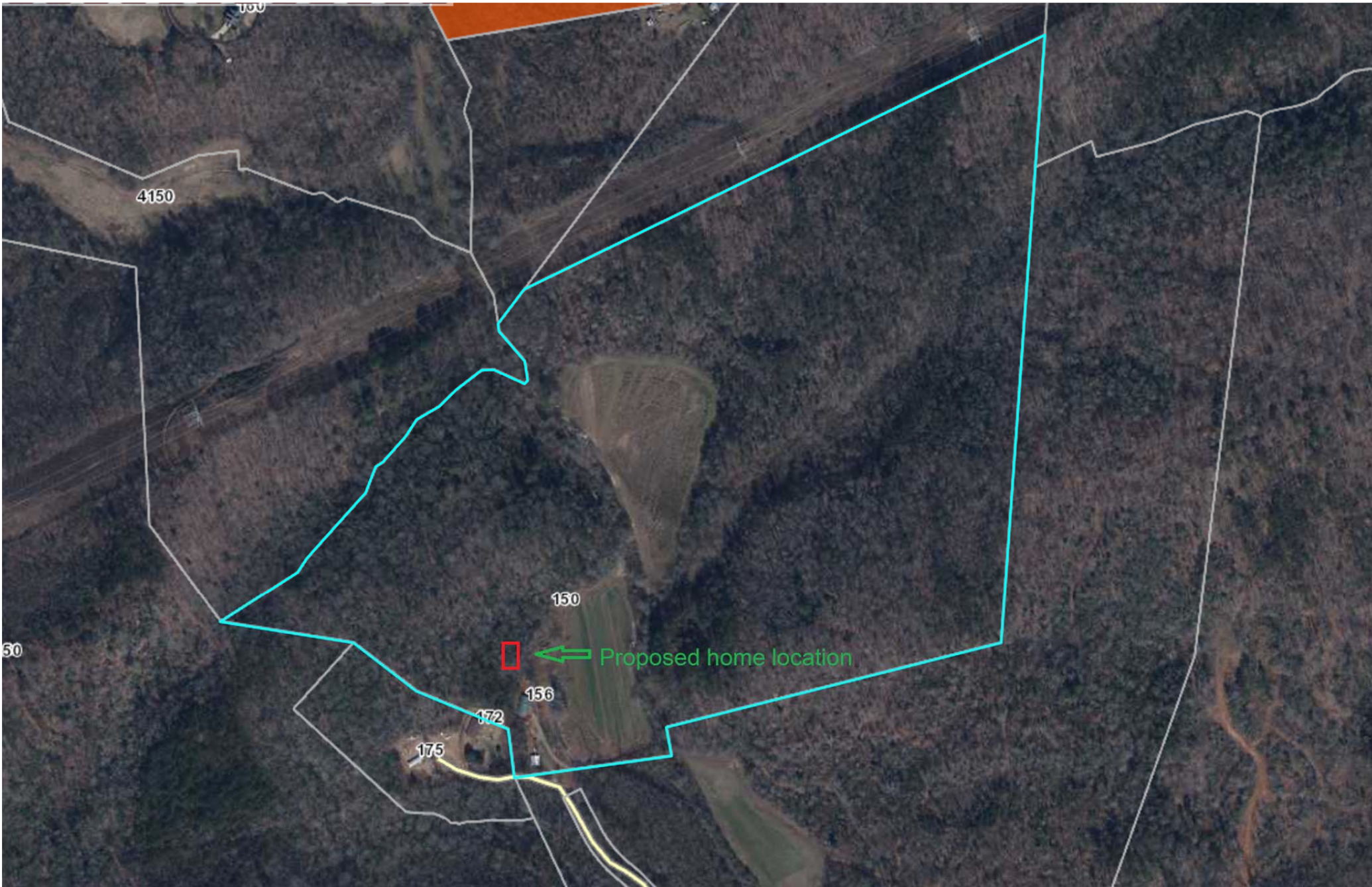
As shown on the site sketch plan the home would be placed near our home to make caring for my mom convenient. While currently we have not chosen a home plan, the square footage of the house should be between 1000 and 2000 square feet.

As we have watched our parents age and reach a place in life where they could use our assistance, we are honored and grateful to be in a place in life to take care of those that took care of us for so many years. Adding the additional home to our land would make this possible.

Thank you for your consideration in this matter.

Sincerely,

Jared Grochowski



← Proposed home location

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

SDV-21-0006 Staff Report

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

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

Applicant: Juventino Cabrera
415 College Street
Central, SC

Property Owner(s): Juventino Cabrera

Property Location: Gossett Lane/Turkey Nob Road
Central, SC

Acreage: 1.2 acres of 19.80 acres total tract

Tax Map Number: 4075-06-27-6960

County Council
District: 2

Land Use Request: N/A

Variance Request(s) from
Planning Commission: Variance from the Pickens County development standards related to the maximum number of lots/dwellings permitted on a private residential access classified as a shared driveway

Request Background:

The applicant is requesting a variance from Section 1012(a) of the UDSO relative to the number of lots/dwellings allowed access to a private residential access classified as a "shared driveway". The proposed lot/dwelling will be the 4th to be served by Gossett Lane, a shared driveway. The UDSO limits the number of lots dwelling served by a shared driveway to no more than three (3).

Current Property Use:

There are currently three (3) single family residences utilizing Gossett Lane for access. The proposed additional dwelling would be the 4th to utilize Gossett Lane for access.

Utilities & Infrastructure

Transportation:

The property is served by Gossett Lane, a private residential access. The nearest public roadway is Simms School Road

Water:

Easley Central

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:

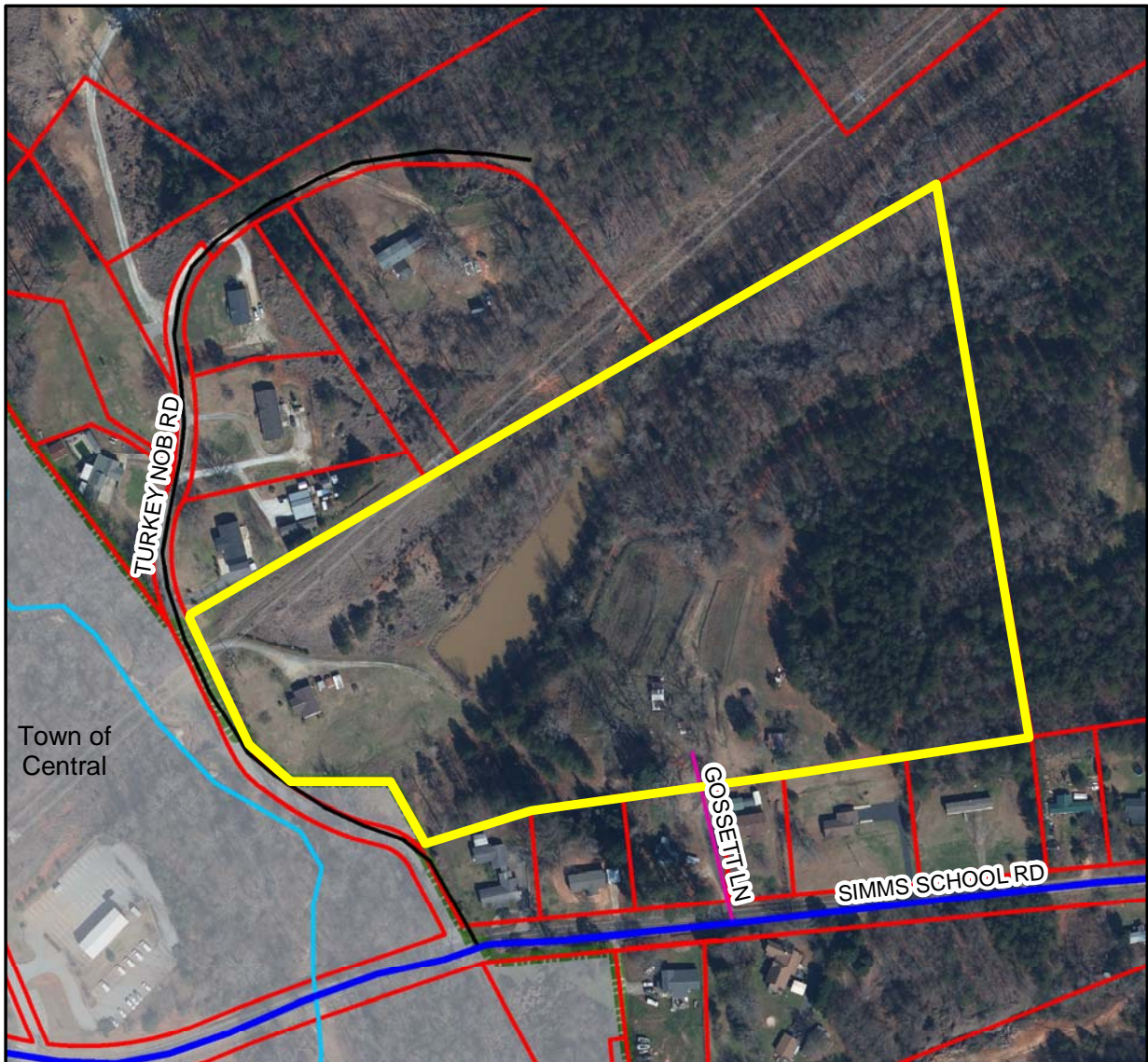
N/A

Other Reviewing Agencies:

N/A

SDV-21-0006

General Site



SDV-21-0006

- State Roads
- County Roads
- Private

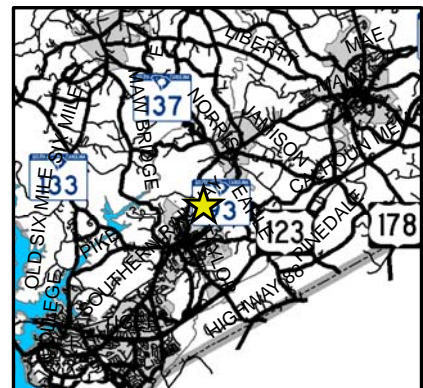


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 75 150 300
Feet

Subdivision Variance
Private Residential Access/
Lots on a Shared Drive
Gossett Lane
Juventino Cabrera



Recommendation:

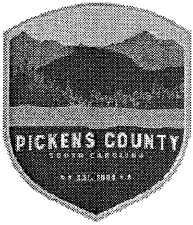
As is current staff practice, recommendations are not given for variance requests. However, if conditions are contemplated to be attached to an approval, staff would be available to assist in properly crafting said conditions.

Staff is particularly concerned with future plans indicated on the included sketch plan showing additional lots utilizing Gossett Lane.

The following are not to be considered application specific conditions. These are UDSD 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:

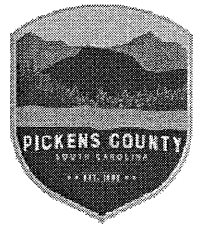
- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or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

Mailing Address 415 College Street, Central, SC 29630

Telephone (864) 643-9459 Email vivianacabrera101@gmail.com

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

Property Owner(s) of Record Juventino Cabrera

Mailing Address 415 College Street, Central, SC 29630

Telephone (864) 643-9459 Email vivianacabrera101@gmail.com

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property Gossett Lane (lot behind 102 Gossett Lane)
Central, 29630

Existing Land Use _____ Proposed Land Use private residence-mobile home

Tax Map Number(s) _____

Total Size of Project (acres) 1.20 acres Number of Lots 1

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.

Juventino Cabrera
 Signature of Applicant

10-06-21
 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.

Juventino Cabrera
 Signature of Owner(s)

10-06-21
 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?

Yes, the plan is to move a mobile home to property, private residence; existing mobile homes nearby.

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

No affects to nearby properties.

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

Yes it is compatible.

- (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?

No excessive burdens.

- (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?

Property is suitable for a mobile home.

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

Yes, there is a reasonable balance.

October 7,2021
Juventino Cabrera
415 College Street
Central, SC 29630

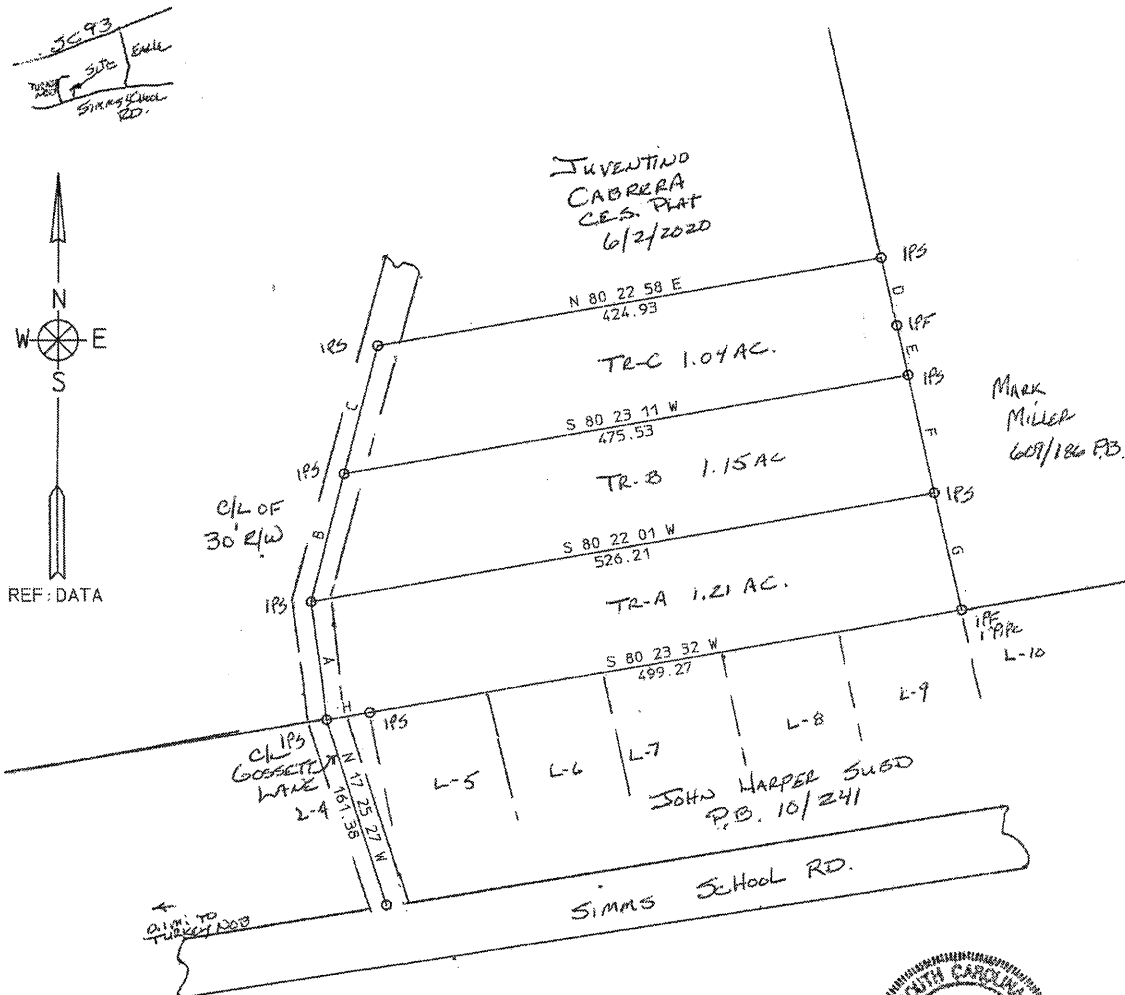
To Whom it May Concern,

This letter is regarding the Land Use Review application, and gives solicited details about the proposed use of land on Gossett Lane, Central, SC 29630. The plan is to set up a mobile home on the land being reviewed. It will be a total of one lot of the size of about 1.2 acres. The size of the mobile home (single or double wide) is yet to be determined, depending on the approval of this application. Thank you for your time and consideration.

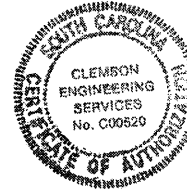
Sincerely,
Juventino Cabrera

The shared driveway and associated easement shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended.

LINE	BEARING	LENGTH
A	N 07 15 21 W	99.69
B	N 14 49 48 E	109.89
C	N 14 49 48 E	109.67
D	S 12 36 10 E	57.82
E	S 12 36 09 E	42.18
F	S 12 36 09 E	100.00
G	S 12 36 09 E	100.00
H	S 80 26 20 W	36.26



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.



1PF + IPS = 1/2 R/W

CLEMSON ENGINEERING SERVICES	
<p>ACREAGE- 3.40(DMD) PLAT OF UNBALANCED TRAVERSE PRECISION OF FIELD SURVEY- 1:10000 SCALE 1 IN. = 100 FT.</p>	<p>DATE: OCTOBER 5, 2020 STATE OF SOUTH CAROLINA COUNTY OF PICKENS TOWNSHIP OF CENTRAL LOTS ON GOSSETT LN. AND TURKEY N08 T.M. 4075-06-27-6960 P/D</p>
<p>PLAT PREPARED FOR Juventino CABRERA</p>	<p>AREA WAS CALCULATED BY THE DMD METHOD R. JAY COOPER P.E. & L.S. 4682 PHONE 864-654-2573</p>

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.
 REF PLAT BY: C.E.S. 6-2-20 FIELD WORK BY: CARTEE-LCOOPER