

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

January 10, 2022
6:00 pm

1. Review of agenda items – Staff

MEMBERS

BOB BALLENTINE, *District 1*
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PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

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

January 10, 2022
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
December 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. LU-21-0009 Land Use request for a Salvage, Junk, Scrap Yard as defined in Section 316 of the Pickens County Unified Development Standards Ordinance. The subject property is approximately 12 acres and is located at 2120 Farris Bridge Road, Easley. The applicant is Andrew Donald King. The property owner of record is King Land Holdings, LLC.
TMS#s 5111-00-82-5899
 2. LU-21-0010 Land Use request for a 240 unit, multi-family residential development on Calhoun Memorial Highway (US 123), Easley. The proposed development is located on approximately 15.1 acres. The applicant is Evolve Companies, LLC. The property owner of record is The Truck Farm of Easley, LLC.
TMS# 5049-14-44-3222
 3. SD-21-0013 Subdivision Land Use request for a one (1) lot addition to an existing development served by a private road (Overlook Drive). The subject tract being divided is approximately 8.60 acres. The applicant is Debra G. Nichols. The property owner of record is the Estate of Marcus Nichols.
TMS# 5103-00-50-5481
 4. SD-21-0014 Subdivision Land Use and Variance request for a five (5) 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 subject tract is approximately 21.5 acres. The applicants and property owners of record are Orestes R. Rodriguez and Ada M. Rodriguez.
TMS# 4196-00-77-9903

AGENDA

Pickens County Planning Commission

January 10, 2022

Page 2 of 2

5. SDV-21-0007 John Michael Murphree 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 Lakeside Drive, Six Mile. The property owner of record is Murphree Farm, LLC
TMS# 4141-00-23-7048

VI. Commissioners and Staff Discussion

VII. Adjourn

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

December 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
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 November 8, 2021 meeting.

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

Public Comments

Mr. Frank McCormack, 210 Falcon Crest Way, appeared before the Commission and spoke regarding an issue related to a RV Park and Campground that was approved in his community; that the project developer has not sited the RVs where they were approved; that one site is across a dedicated road ROW; that one unit has had a resident living in the unit past the permitted 180 days; that the developer, Mr. Anders, is not following the rules set out by council or the Planning Commission.

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. SDV-21-0004 Diane Hutton requesting a subdivision variance from the**
10 **Pickens County development standards regarding the minimum lot size**
11 **of a parcel when served by septic and public water; to create a tract**
12 **with less than 0.50 acres. The property is located at 101 Homeland**
13 **Road, Pickens. The property owner of record is Edgar O Holder Revoc**
14 **Trust/ Diane Holder Trustee, et. al.**
15 **TMS# 4191-09-16-4970**
16

17 Mr. Ed Hutton appeared before the Commission and presented his request to split the three
18 existing homes onto their own parcels so that he can give one to each of his daughters; that one
19 lot will not meet minimum size requirements of ½ acre; that all the homes are served by city
20 water (Pickens) and individual septic systems.

21
22 With no additional presentation, Mr. Ballentine called for anyone else in favor or for anyone in
23 opposition.

24
25 No one appeared to speak for or against the request.

26
27 Ms. Langley asked about the location of the septic systems relative to the home locations.

28
29 Mr. Hutton indicated that the septic systems and field lines were all located on the tracts that
30 have been surveyed for each home; that there was no definitive record showing exact locations
31 but felt confident that they were located on the tracts for each house.

32
33 With no additional presentation, comments, or questions, Mr. Ballentine closed the public
34 hearing for this item and opened the floor for a motion.

35
36 Mr. Smith motioned that the request be approved with a condition that Mr. Hutton provide a
37 report on the location of each septic system.

38
39 Mr. Watson seconded the motion.

40
41 Ms. Langley expressed her concerns with the .37 acre tract and setting a president that could
42 be used by adjacent property owners.

43
44 Ms. Langley offered an amendment to the motion made by Mr. Smith; that, rather than a report
45 provided, the tanks must be located on each lot and within the boundaries of each tract.

46
47 Mr. Stancell seconded the motion to amend.

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

50
51 Mr. Ballentine called for a vote on the original motion to approve, as now amended.

52
53 The motion to approve, as amended, passed unanimously.
54
55
56
57

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

- 2
3
4 **2. SDV-21-0005 Jared Grochowski requesting a subdivision variance from**
5 **the Pickens County development standards regarding the maximum**
6 **number of dwellings permitted on a single parcel. The property is**
7 **located at 156 Chippewa Drive, Pickens. The property owner of record**
8 **is H.E.A.A. Living Trust.**
9 **TMS# 5105-00-89-5226**

10
11 Mr. Grochowski appeared before the Commission and presented his request to add one
12 additional single family home on his property for a family member; that his property is
13 approximately 84 acres and this home would be located between his primary residence and the
14 one occupied by his in-laws; that this home would be for his mother; that he is not wanting to
15 divide the property as required when adding a third home.

16
17 Members of the Commission asked about the maintenance of the roadway, Chippewa Drive,
18 and how many homes currently have access.

19
20 Mr. Grochowski indicated that only one other owner utilizes Chippewa Drive; that all
21 maintenance is done by himself; that there isn't a standing agreement other than he has agreed
22 to maintain the road himself.

23
24 With no additional questions, presentation or comments, either for or against, Mr. Ballentine
25 closed the public hearing for this case and called for a motion.

26
27 Mr. Stancell motioned that the request be approved provided the applicant has drafted a
28 maintenance agreement outlining maintenance responsibilities for the road.

29
30 Mr. Watson seconded the motion.

31
32 The motion to approve with the stated condition passed unanimously.

33
34 Mr. Ballentine opened the public hearing for the next case to be heard.

- 35
36 **3. SDV-21-0006 Juventino Cabrera requesting a subdivision variance from**
37 **the Pickens County development standards regarding the maximum**
38 **number of lots/dwellings permitted on a Private Residential Access**
39 **classified as a shared driveway. The property is located on Gossett**
40 **Lane, Central. The property of record is Juventino Cabrera.**
41 **TMS# 4075-06-27-6960**

42
43
44 Mr. Omar Cabrera, speaking and translating on behalf of the applicant Mr. Juventino Cabrera,
45 briefly presented their request to add an additional lot onto Gossett Lane; that they are
46 requesting only one, 1.2 acre lot and not the three that are presented on the plan; that the tract
47 will be for Mr. Cabrera's uncle.

48
49 Mr. Smith asked if there were any agreements for the use and maintenance of Gossett Lane.

50
51 Mr. Cabrera stated that they have found no such agreements for maintenance but felt that they
52 had a right to use the drive.

53
54 Mr. Watson asked about ownership of the larger 19 acre tract.

55
56 Mr. Cabrera confirmed that he owns the entire tract.

1 The Commission continued to ask questions of the applicant relative to permitted use or right to
2 use Gossett Lane.

3
4 Mr. Cabrera indicated to the Commission that the previous owner indicated to them that they
5 had access to Gossett and did not provide any documentation stating otherwise.

6
7 The Commission asked questions regarding the exact location and placement of the proposed
8 tract and the manufactured home proposed.

9
10 Mr. Cabrera stated that the home would be located behind 102 Gossett Lane, also owned by
11 Mr. Cabrera; that the plan was to split 3 tracts for family but now they only plan to divide the one
12 parcel.

13
14 With no additional presentation by the applicant, Mr. Ballentine opened the floor for anyone
15 wishing to speak in opposition.

16
17 Mr. Brink reminded the Commission of the written opposition received from Mr. Harris (email),
18 which will become part of the record, as well as from Mr. Alexander, who is present.

19
20 Mr. Jim Alexander appeared on behalf of the adjacent property owners in opposition to the
21 request. Mr. Alexander stated that the easement was only drafted in 2020 by the surveyor and
22 has no documentation as to its existence prior to the plat being drawn; that the plan presented
23 has not been recorded; that easement consent was only provided by the previous owner of 103
24 Gossett Lane and that consent has been rescinded.

25
26 Mr. Alexander went over the written material provided to the Commission by him earlier.

27
28 Mr. Alexander stated that Mr. Cabrera has access to both 111 Gossett Lane and the rest of his
29 property, including the proposed 1.2 acre tract, from Turkey Nob Road and direct access to
30 Simms School Road via 102 Gossett Lane.

31
32 Mr. Alexander went over the standards enumerated in the UDSO in section 1205(f).

33
34 Mr. Humphrey and Mr. Watson asked questions and made comments regarding the use and
35 access to Gossett Lane.

36
37 Mr. Ballentine called for others that wished to speak in opposition.

38
39 Mr. Hodges, 143 Quail Circle, spoke in opposition; that any additional lots/homes in the area
40 would impact already low water pressure.

41
42 With no one else wishing to speak in opposition, Mr. Ballentine provided a time for applicant's
43 rebuttal.

44
45 Mr. Cabrera stated that they believe that access is allowed from Gossett Lane but would be ok
46 utilizing Turkey Nob for access but were not prepared to go that route just yet. He had
47 questions regarding approval of an access from Turkey Nob.

48
49 Staff stated that it would have to be approved through the normal process; that they couldn't
50 provide an affirmative approval without reviewing a proposal first.

51
52 With no additional comments, questions, or presentations, Mr. Ballentine closed the public
53 hearing and called for a motion.

54
55 Mr. Stancell motioned that the request not be approved.

56
57 Mr. Watson seconded the motion.

1 Ms. Langley indicated that she would not vote to approve due to questions relative to the right of
2 access by the applicant to Gossett Lane and that he has adequate access elsewhere.

3
4 The motion to not approve the request passed unanimously.

5
6 ***Commissioners and Staff Discussion***

7
8 Staff updated the Commission on the Comp Plan.

9
10 ***Adjourn***

11
12 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that
13 the meeting be adjourned. Mr. Watson seconded the motion to adjourn. The meeting was
14 adjourned at 7:46 pm.

15
16 Submitted by:

17
18
19
20
21 _____
22 Secretary

23
24
25 Approved by:

26
27
28 _____
29 Chairman

LU-21-009

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-21-0009 Staff Report

Planning Commission Public Hearing: January 10, 2022 6:30 PM

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

Applicant: Andrew Donald King
PO Box 427
Pickens, SC

Property Owner(s): King Land Holdings, LLC
PO Box 427
Pickens, SC

Property Location: 2120 Farris Bridge Road
Easley, SC

Acreage: 12 acres of a 23.87 acre tract

Tax Map Number: 5111-00-82-5899

County Council
District: 6

Land Use Request: Salvage, Junk, Scrap Yard as defined in Section 316 of the
UDSO

Variance Request(s) from
Planning Commission:

Request Background:

The applicant is proposing to develop the site with several buildings associated with their business; three of the buildings and an outside storage area/sales yard will be used for the storage and sales of items and inventory collected, stored, and handled as part of their business operations. The nature of the storage, both inside and outside, constitute a salvage, junk scrap yard as defined in Section 316 of the Pickens County UDSO.

Current Property Use:

The subject property is a vacant tract

Surrounding Area:

North: Commercial (Project Rock) and Industrial (former Ellison Plant – Alice Manufacturing). Further to the north are large, single family residential tracts (2.00 acres+)

South: Residential tracts immediately adjacent (smallest being 1.00 acre).

East: Commercial and Residential/Agricultural

West: Commercial Development/Commercial Park

Future Land Use:

The property is designated as "Community Commercial Center" Character Area.

Utilities & Infrastructure*Transportation:*

The property is served by SC 135 and SC 183, both SCDOT maintained roadways. A portion of the property has frontage on an unnamed private commercial access roadway.

Water:

Public Water

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:

Any proposed development would be required to meet minimum requirements of the adopted fire code.

N/A

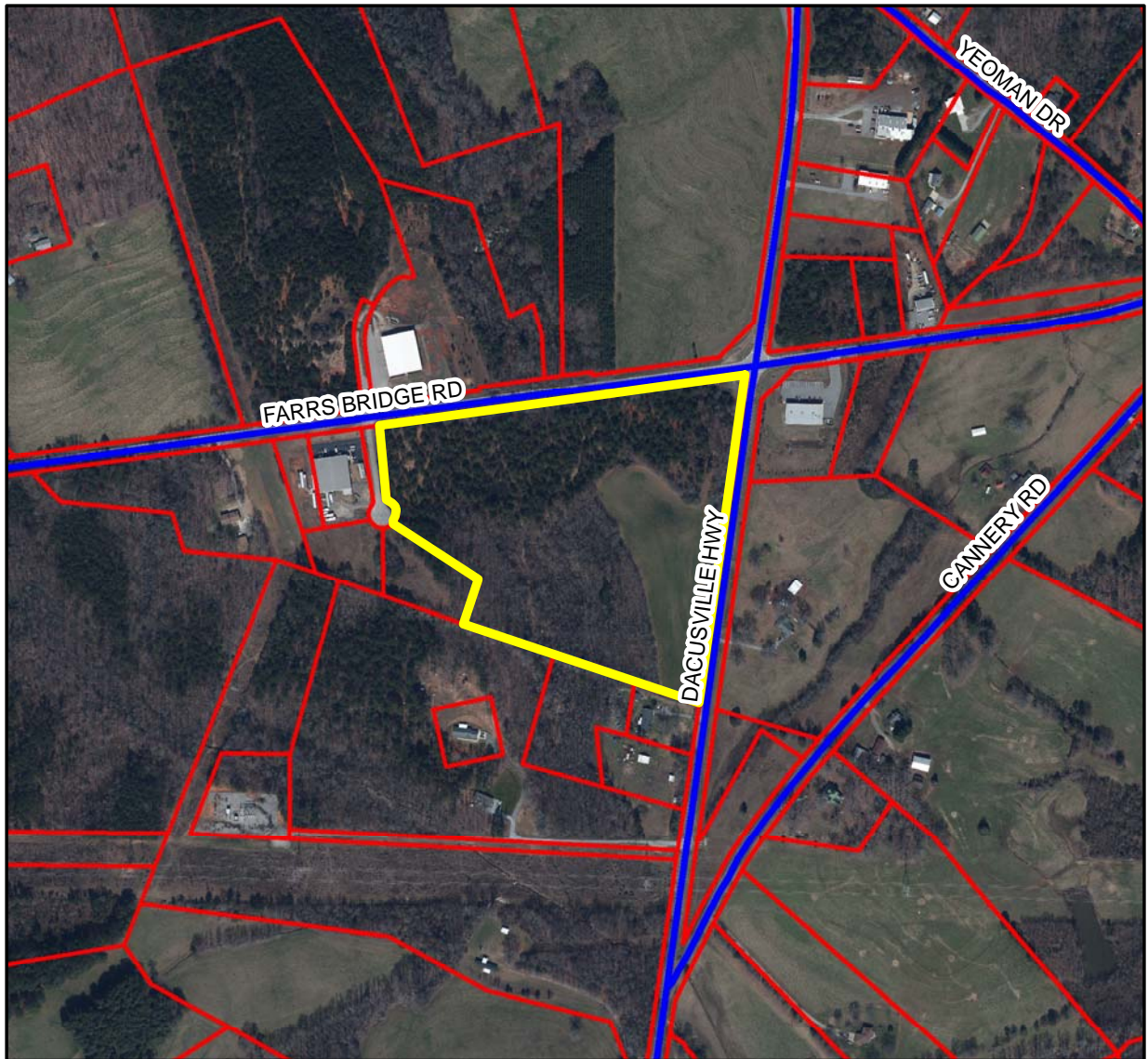
SDPC:

N/A

Other Reviewing Agencies:

LU-21-0009

General Site



LU-21-0009

- State Roads
- County Roads
- Private

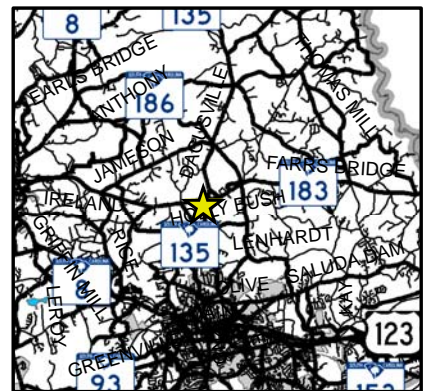


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



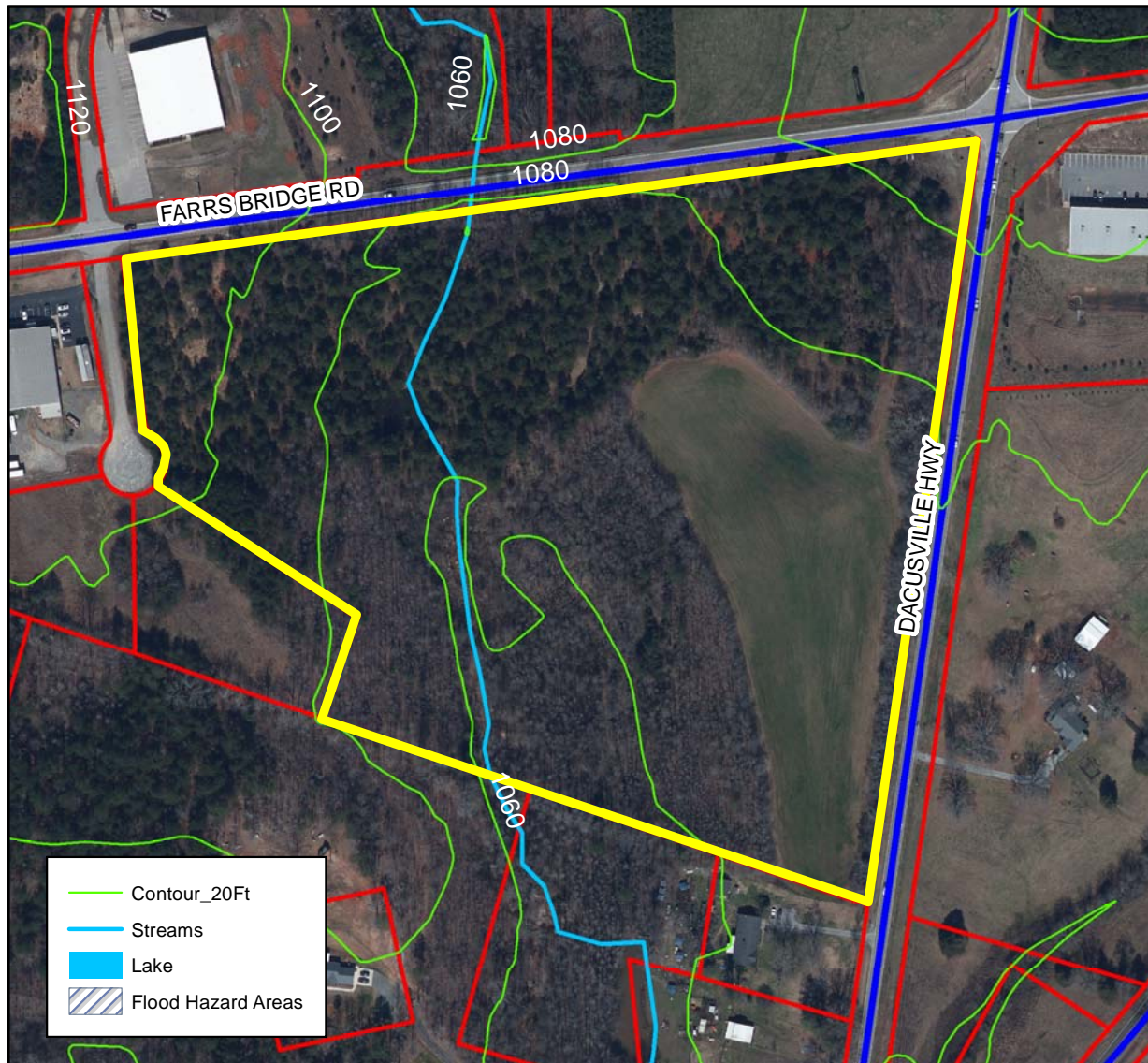
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Feet

Salvage, Junk, Scrap Yard
2120 Farris Bridge Road
King Land Holdings, LLC



LU-21-0009

Topography/Hydrology



- Contour_20Ft
- Streams
- Lake
- ▨ Flood Hazard Areas



LU-21-0009

- State Roads
- County Roads
- Private

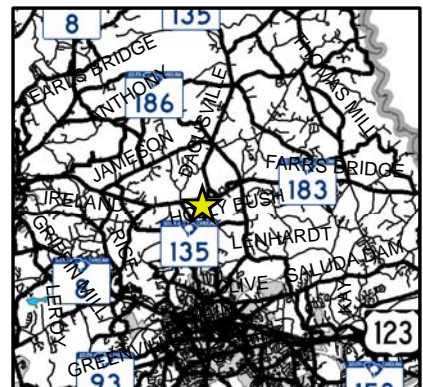


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Pickens, SC 29671
864-898-5956



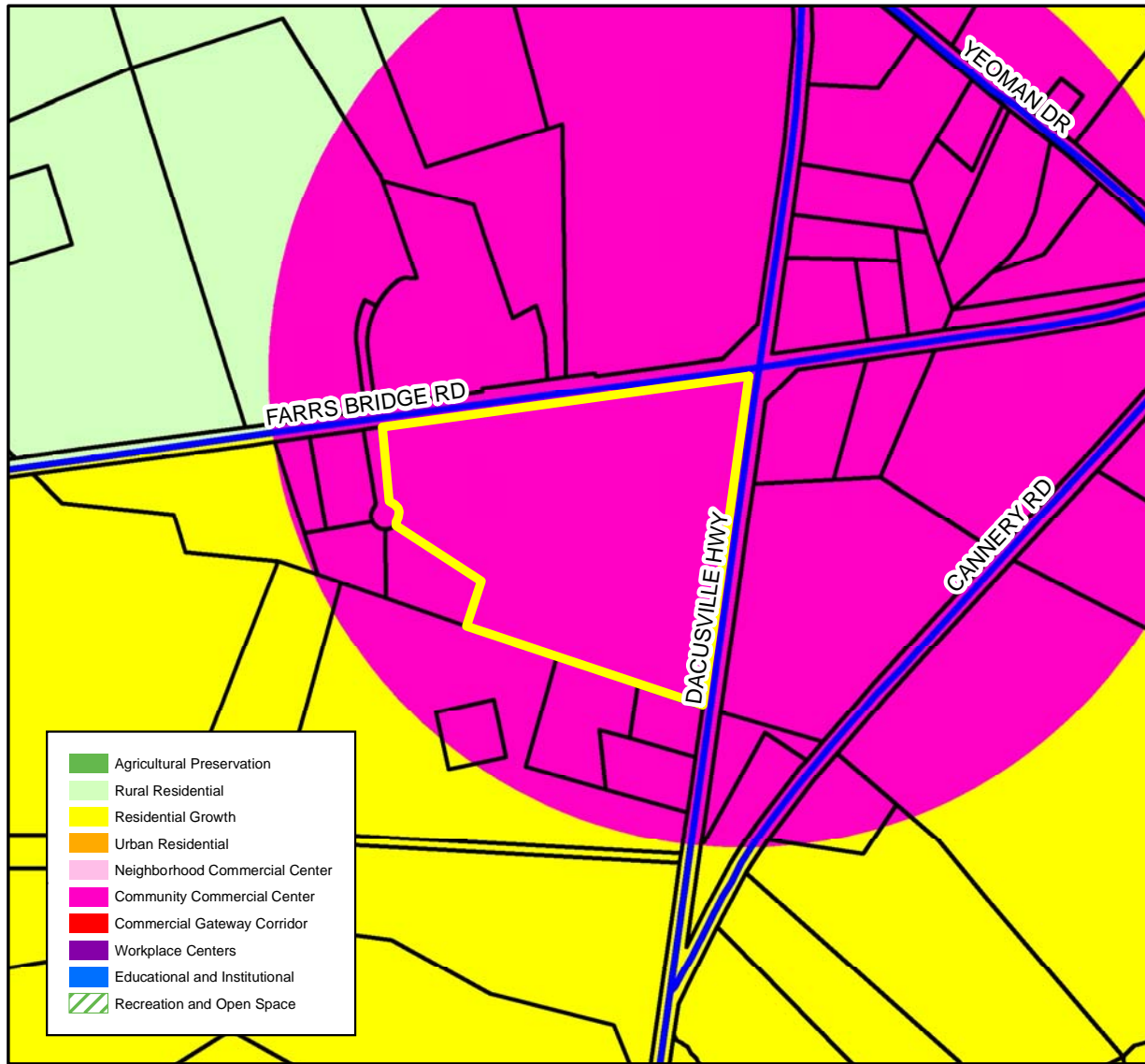
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Salvage, Junk, Scrap Yard
2120 Farris Bridge Road
King Land Holdings, LLC



LU-21-0009

Land Use/Character Areas



LU-21-0009

State Roads

County Roads

Private

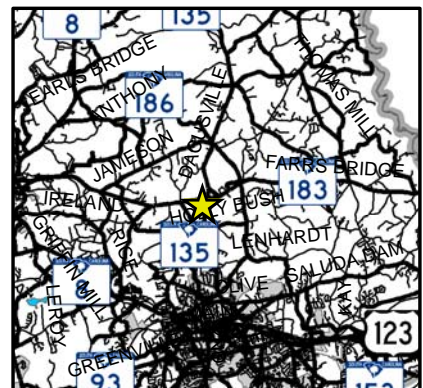


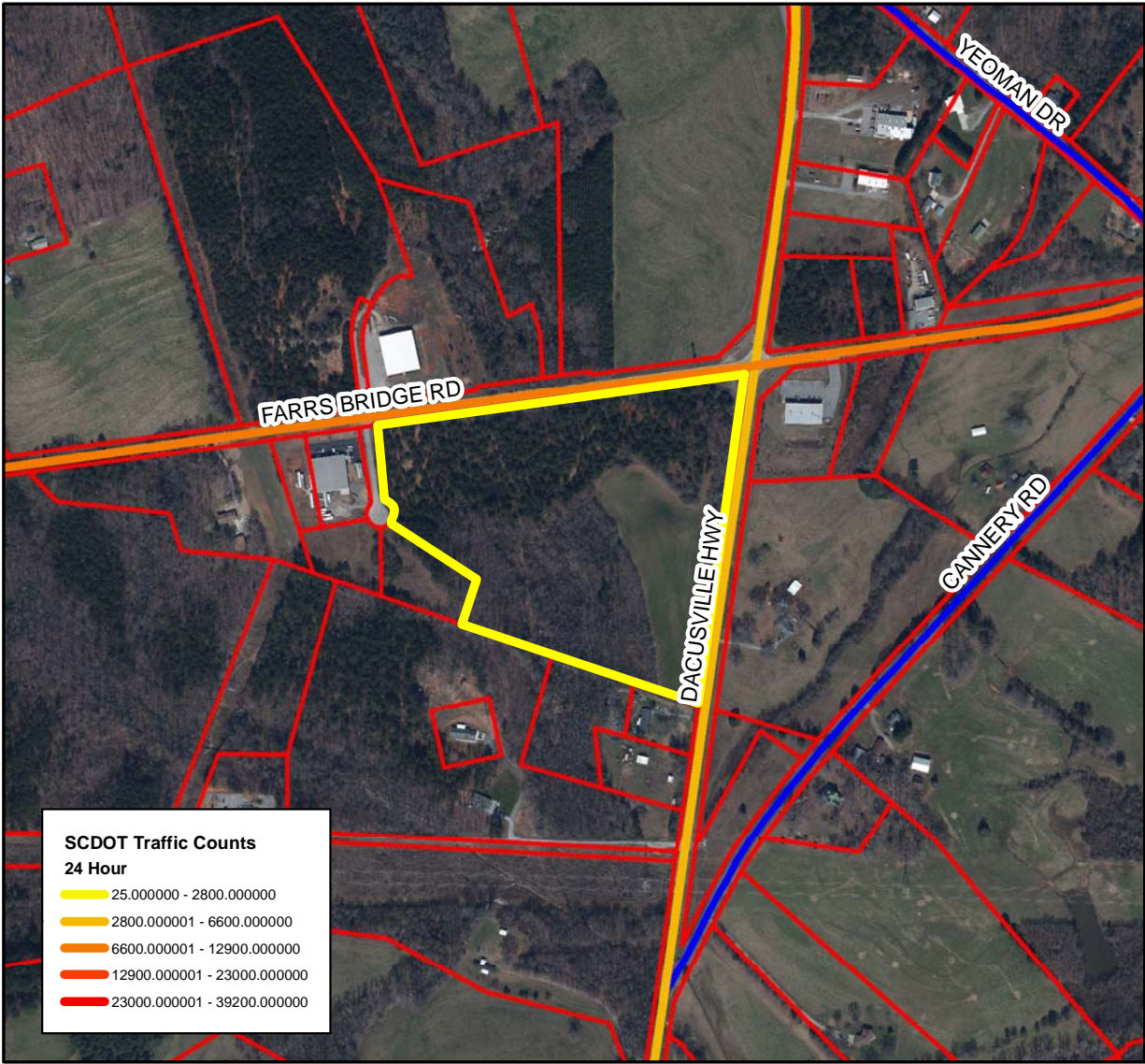
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Feet

Salvage, Junk, Scrap Yard
2120 Farris Bridge Road
King Land Holdings, LLC







LU-21-0009



State Roads




County Roads



Private

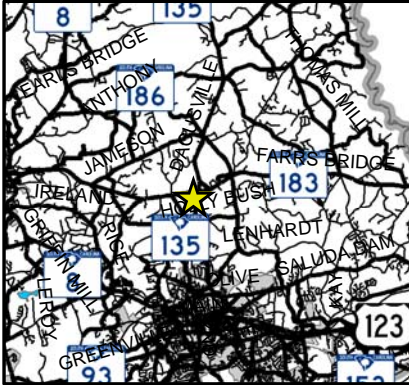


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC. 29671
864-898-5956



0 175 350 700
Feet

Salvage, Junk, Scrap Yard
2120 Farrs Bridge Road
King Land Holdings, LLC



Analysis of Standards for Land Use Approval:

Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria. The Planning Commission, when considering actions on the application, should consider the same enumerated standards.

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

The proposed use as defined by the UDSO, a salvage, junk, scrap yard, would be inconsistent with the property types and development patterns in the general area. The proposed use, as outlined by the applicant and properly conditioned to reflect the applicant's intended development, could be consistent with other uses in the area.

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

An unconditioned salvage, junk, scrap yard as outlined in the UDSO would adversely affect the use and usability of most adjacent and nearby properties. A properly conditioned use, reflective of the actual proposed use by the applicant, could be made to be less incompatible.

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

The current Comprehensive Plan identifies the area as "Community Commercial Center". This land use character area, while envisioned as places with compatible mixtures of higher intensity nonresidential development, such as larger scaled shopping centers and professional offices, they are intended to serve a market area of several neighborhoods. The use proposed by the applicant does not fit with the intent or definition of the character area designation.

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.

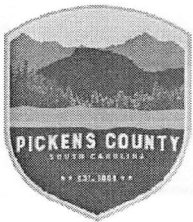
Planning Staff Recommendation:

Approval, with conditions.

- 1. All outside storage areas for materials defined by the UDSO as junk, junked vehicle, or commercial junk, or other items which otherwise places the proposed use under the standards of Section 316 of the UDSO, must meet all siting and buffer requirements of that section. If those requirements cannot be met or otherwise elected not to be met by the applicant, then outside storage of any kind will not be permitted.*

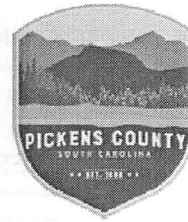
The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *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 Andrew Donald King

Mailing Address PO Box 427 Pickens, SC 29671

Telephone 864-350-3749 Email Kingsandrew1997@gmail.com

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

Property Owner(s) of Record King Land Holdings LLC

Mailing Address PO Box 427 Pickens, SC 29671

Telephone 864-350-3749 Email Kingsandrew1997@gmail.com

Authorized Representative Ronald E. King

Mailing Address PO Box 427 Pickens, SC 29671

Telephone 864-800-3678 Email _____

Address/Location of Property 2120 Farris Bridge Rd Easley, SC 29640

Existing Land Use Vacant Proposed Land Use Commercial

Tax Map Number(s) 5111-00-82-5899

Total Size of Project (acres) 12 Number of Lots 2

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

SIGNATURE(S) OF APPLICANTS(S):

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

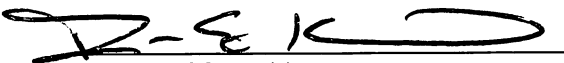
I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


 Signature of Applicant

11/8/2021
 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)

11/8/2021
 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?

Correct, The new development reflects other commercial buildings within 1/2 mile radius.

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

Correct, no adjacent property or use will be affected by the project. The project is strictly contained within the address listed above.

- (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?

The project will not affect or burden any public facilities or services. Our company already operates within Pickens County, we are simply moving locations.

- (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?

Correct, the project will carefully be engineered to meet the requirements set forth in the ordinance.

- (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?

Correct, our family owned business continues to help grow the county by supporting and employing 19 individuals and their families.



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"

King Land Holdings

Letter of Intent

November 8th, 2021

About The Location

Address:

2120 Farris Bridge Road

Easley, SC 29640

Acreage Total: 23.87

Land Used: Approx. 12 Acres

Number of Lots: 2

Number of Buildings: 4

Office – 7200 SqFt.

Support Facility 1 – 21,500 SqFt.

Support Facility 2 – 12, 000 SqFt.

Support Facility 3 – 2880 SqFt.

About Us

REK, Inc. was founded in 2006 to help insurance companies, rental companies, and commercial fleets manage total loss situations. We operate three websites that service all of North America along with a network of 2500 Insurance companies and Independent Adjusters. Our clients operate and insure cargo, raw materials, electrical equipment, mechanical equipment, semi-truck, trailer, and machinery. Our job is to handle the claims process from the first adjuster's inspection to the item's final destination.


This process includes:

- Insurance Adjuster Inspection and Data Gathering
- Law Enforcement Inspection and Reporting
- Storage Facility for Duration of Trial or Claims Process
- Repair or Replacement of Damaged Goods
- Sell or Return Items to New/Previous Owner
- Protecting Inventory Throughout the Claims Process
- 24/7 Client Support

The project consists of one office space to operate the websites management, accounting, title, and customer service divisions. The other three buildings will be constructed of metal and used as storage/warehousing and support facilities.

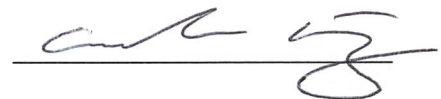
Ronald King

Owner & President



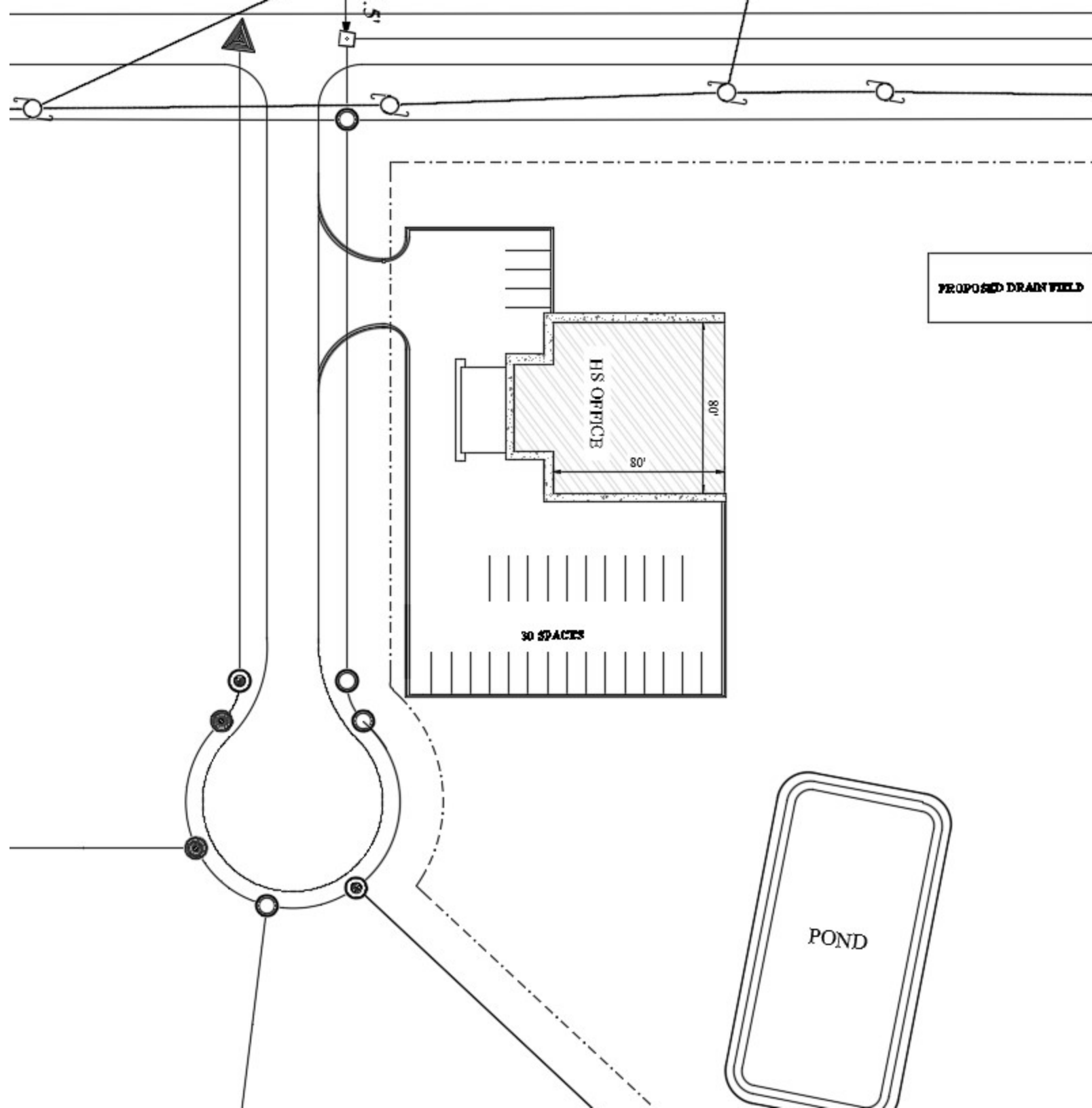
Andrew King

Owner & Vice President



King Land Holdings

513 Farris Bridge Road Pickens, SC 29671



LU-21-0010

CHRISTOPHER J. BRINK, AICP
DIRECTOR

JOEY AIKEN, CBO
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON
STORMWATER MANAGER

RAY HOLLIDAY
COUNTY PLANNER

PICKENS COUNTY

SOUTH CAROLINA

COMMUNITY DEVELOPMENT

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



LU-21-0010 Staff Report

Planning Commission Public Hearing: January 10, 2022 6:30 PM

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

Applicant:	Evolve Companies, LLC 2918-A Martinsville Road Greensboro, NC
Property Owner(s):	The Truck Farm of Easley, LLC
Property Location:	US 123/Calhoun Memorial Hwy Easley, SC
Acreage:	15.1 +/- acres
Tax Map Number:	5049-14-44-3222
County Council District:	6
Land Use Request:	Multi-Family Residential, 240 Unit USDO Section 314
Variance Request(s) from Planning Commission:	

Request Background:

The applicant is proposing to develop a 15.1 acre, 240 Unit Multi-Family Development on the subject tract.

Current Property Use:

The subject property is a vacant tract

Surrounding Area:

North: Large lot residential /forested tract (+48 acres)

South: Commercial

East: Commercial Park

West: Commercial Park

Future Land Use:

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

Utilities & Infrastructure

Transportation:

The property is served by US 123, a SCDOT maintained roadway.

Water:

Public Water, ECU

Sewerage:

Public Sewer, ECU

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:

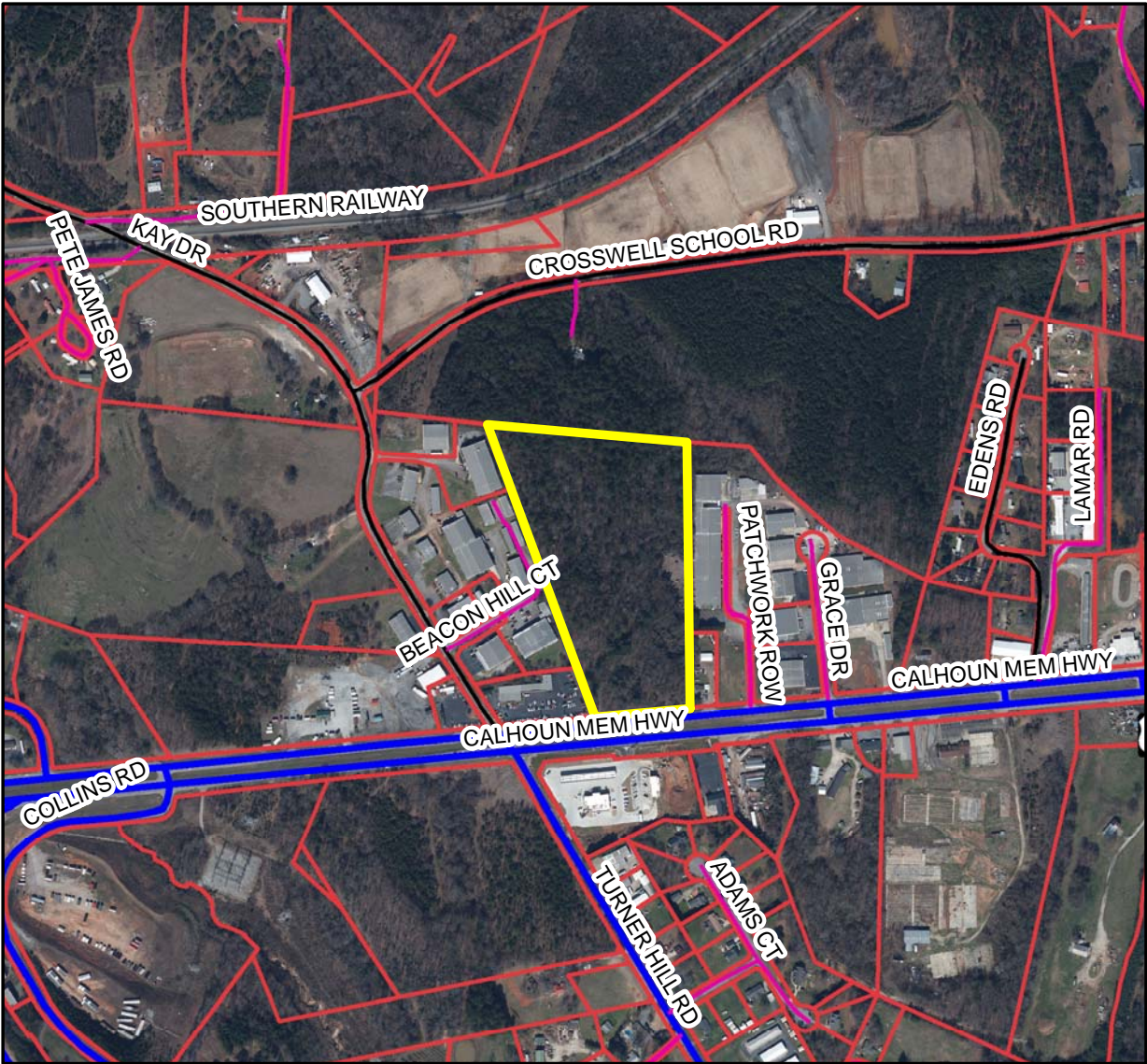
Any proposed development would be required to meet minimum requirements of the adopted fire code.

N/A

SDPC:

N/A

Other Reviewing Agencies:





LU-21-0010



State Roads




County Roads



Private

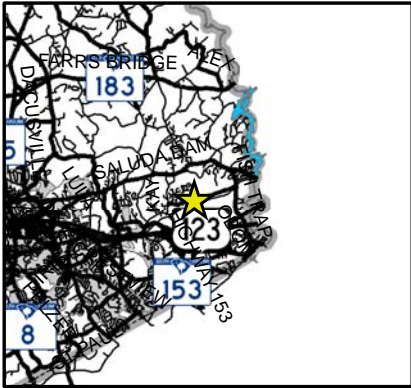


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



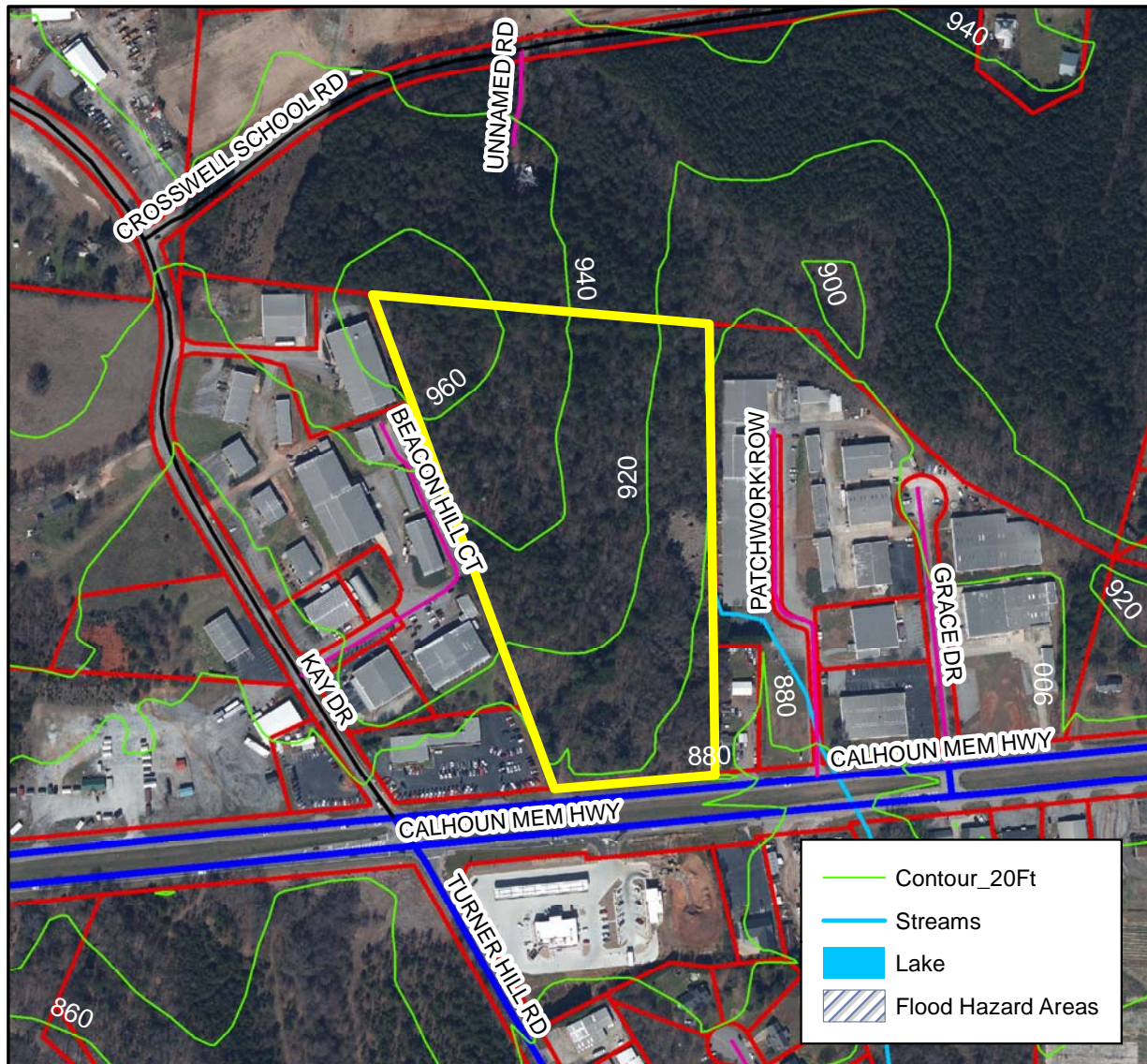
0 195 390 780
Feet

240 Unit Multi-Family
Residential
US HWY 123, Easley
Evolve Companies, LLC



LU-21-0010

Topography/Hydrology



LU-21-0010

- State Roads
- County Roads
- Private

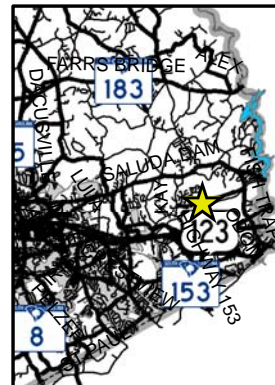


Department of
Community Development
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Pickens, SC 29671
864-898-5956



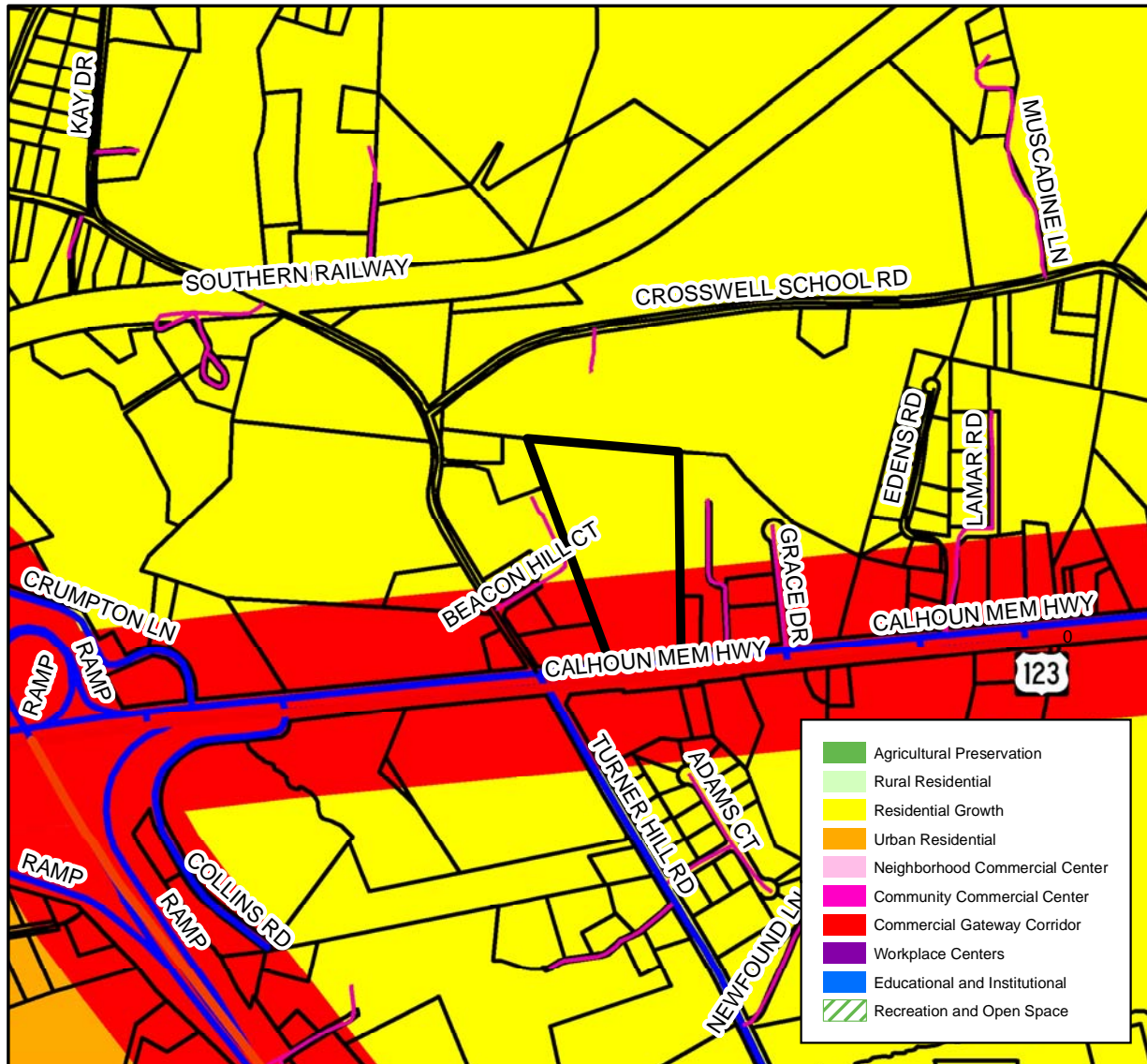
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Feet

240 Unit Multi-Family
Residential
US HWY 123, Easley
Evolve Companies, LLC



LU-21-0010

Land Use/Character Areas



LU-21-0010

State Roads

County Roads

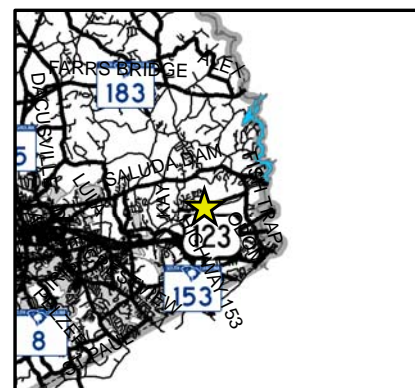
Private

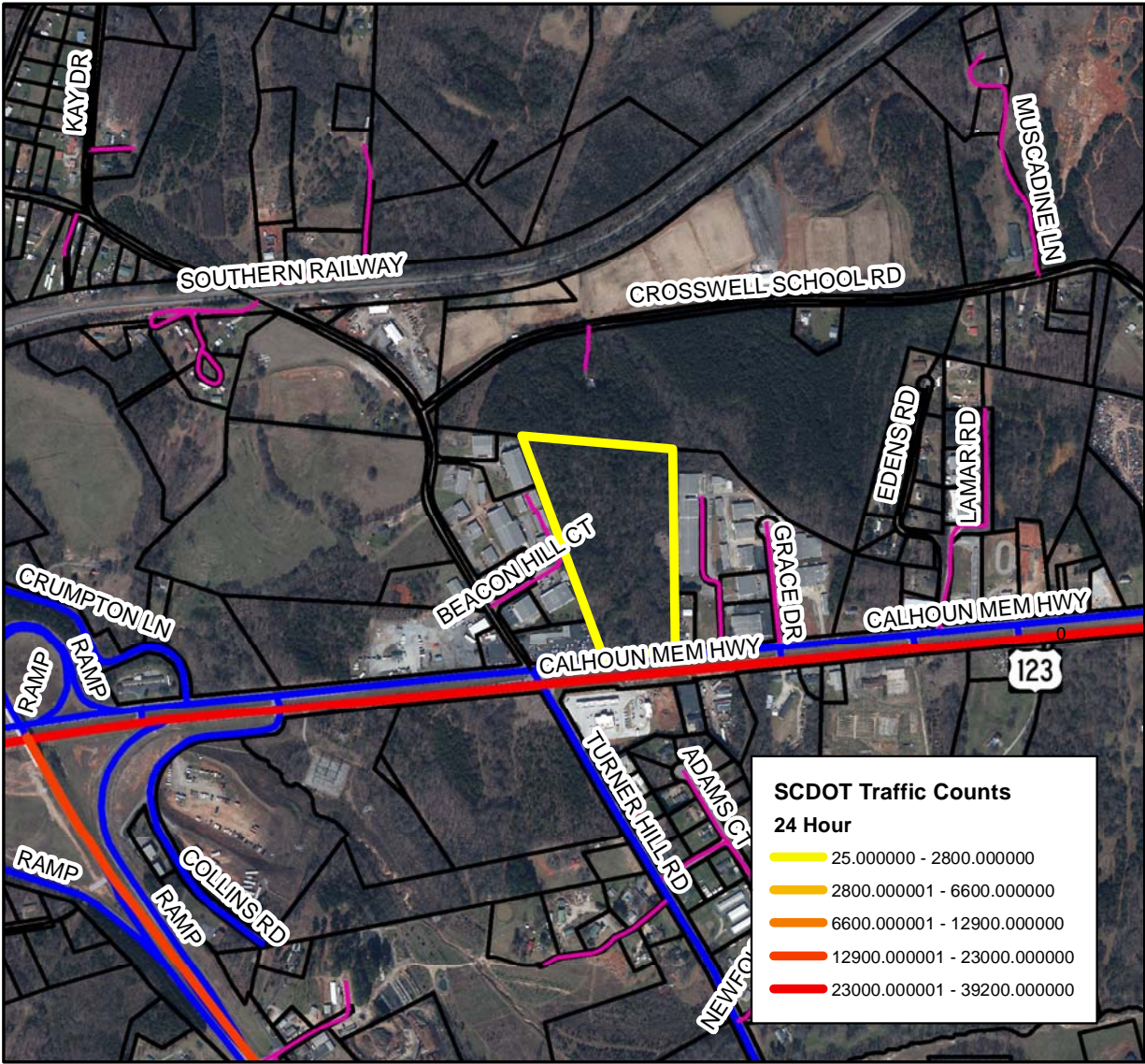
Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956

0
255
510
1,020

Feet

240 Unit Multi-Family
Residential
US HWY 123, Easley
Evolve Companies, LLC







LU-21-0010



State Roads




County Roads



Private

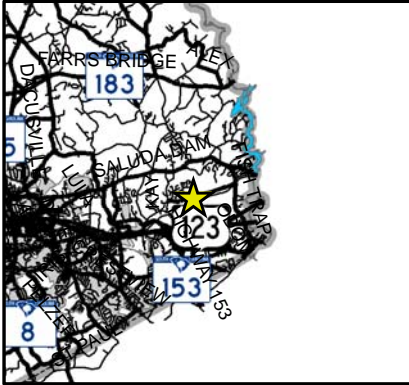


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 255 510 1,020
Feet

240 Unit Multi-Family
Residential
US HWY 123, Easley
Evolve Companies, LLC



Analysis of Standards for Land Use Approval:

Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria. The Planning Commission, when considering actions on the application, should consider the same enumerated standards.

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

The area is a developing commercial and dense residential corridor. The proposed use is consistent with existing development patterns in the area.

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

With adherence to the standards enumerated in the UDSO, impacts on adjacent properties will be mitigated.

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

The current Comprehensive Plan identifies the area as "Commercial Gateway Corridor" and "Residential Growth". While the proposed use doesn't specifically fit (density) within either character area, the development patterns that are currently evolving in the general area outweigh the strict adherence to the Character Areas.

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

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

Yes. Placement of the proposed use on the subject property, relative to the specific standards for like facilities make the specific location on the site suitable 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. As proposed by the applicant and as outlined in the UDSO for such uses, the proposed development of the property in question should provide for a balance of competing interests.

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 Evolve Companies, LLC

Mailing Address 2918-A Martinsville Road, Greensboro, NC 27408

Telephone 336-269-2208 Email john@evolvecos.com

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

Property Owner(s) of Record The Truck Farm of Easley, LLC

Mailing Address 4803 Calhoun Memorial Highway, Easley, SC 29640

Telephone _____ Email _____

Authorized Representative SeamonWhiteside

Mailing Address 508 RUETT ST GREENVILLE SC

Telephone 864-298-0534 Email NANNERS@SEAMONWHITESIDE.COM

Address/Location of Property N/SIDE HWY 123 PLAT 371/3B PLAT 583/7B

Existing Land Use _____ Proposed Land Use _____

Tax Map Number(s) Parcel ID: 5049-14-44-3222

Total Size of Project (acres) 15.1+/- ac 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 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.

John McDonald Jr.
 Signature of Applicant

12/02/2021

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]
 Signature of Owner(s)

12/03/2021
 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?

The proposed Multi-Family development is consistent with other uses in the area which consists of a healthy mix of commercial and residential. The overall appearance of the apartments, setbacks, and building scale/character are consistent with the surrounding context.

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

The proposed Multi-Family development will not adversely affect the existing use or usability of adjacent or nearby property. This development is consistent with other adjacent uses and supplements the demand for multi-family residential in the surrounding area. Multi-Family access will be from a major arterial roadway and potentially through a new easement agreement with adjacent property which will limit impacts to the surrounding roadways.

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

The proposed Multi-Family development is compatible with the Comprehensive Plan. Providing new, quality residences will provide opportunities to grow the population and tax base in a responsible manner through infill development which also preserves and compliments the surrounding cultural and natural resources.

- (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 Multi-family development will not cause an excessive or burdensome use of public facilities or services. This development is able to be fully serviced by existing streets, schools, water, and sewer utilities. Access will be from a major arterial roadway and potentially through a new easement agreement which will limit impacts to the surrounding roadways.

- (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 property is suitable for the proposed Multi-Family development. There should not be any issues adhering to the requirements set forth in the development ordinance.

- (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?

The proposed Multi-family development reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property. Providing new residential opportunities other than traditional single-family housing with access to open space and amenities will help create a healthy and happy community

December 6, 2021

Christopher Brink, AICP
Director
Department of Community Development
222 McDaniel Avenue, B-10
Pickens, South Carolina, 29671
chrisb@co.pickens.sc.us

Evolve Apartments Easley – Letter of Intent

Dear Mr. Brink:

Please see below for the Letter of Intent (“LOI”) and attached supporting documentation for Evolve Apartments Easley:

Property Information:

The tax parcel number is as follows:

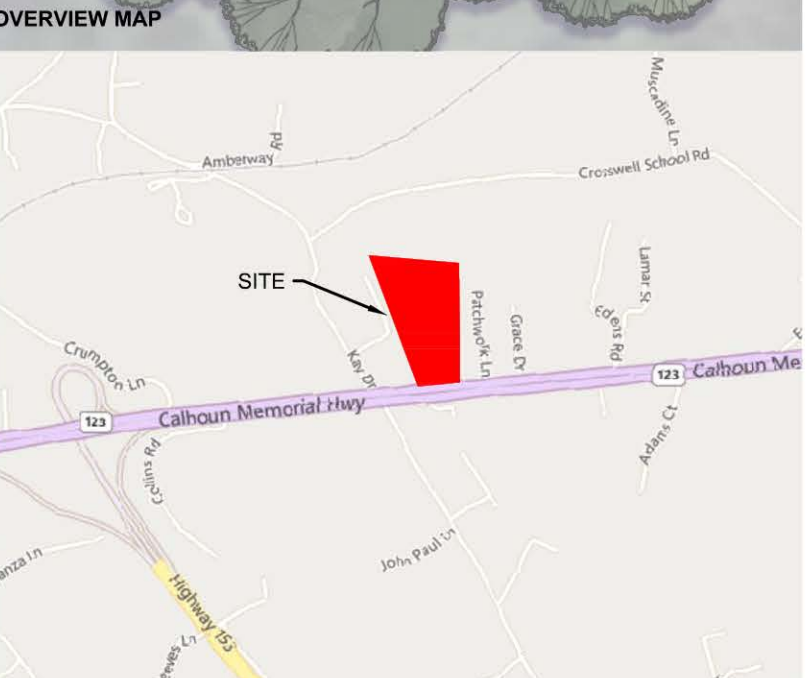
- ☐ TMS#: 5049-14-44-3222 (See attached PLAT)

1. Statement as to what the property is to be used for:
 - ☐ This portion of the property is to be developed into apartments (multi-family attached housing). Two-hundred forty (240) apartments units are proposed along with ±2.3 acres of dedicated open space and amenity areas
2. Acreage or size of the tract:
 - ☐ This development tract consists of 15.1 contiguous acres.
3. Land use requested:
 - ☐ Multi-Family Attached Housing (Apartments)
4. Number of lots and number of dwelling units or number of buildings proposed:
 - ☐ Two-hundred forty (240) dwelling units are proposed on 15.1 acres. Total density for the development will be up to 16.0 dwelling units/acre. Up to ten (10) apartments buildings are proposed, each comprised of approximately twenty-four (24) to twenty-eight (28) dwelling units. Refer to conceptual site plan for additional information.
5. Building size(s) proposed:
 - ☐ Apartment buildings will be 3-stories approximately 40,000 SF in size. Depending on final grading, some buildings may consist of 3/4-story splits.
 - ☐ Amenity areas totaling up to ±7000 SF
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included:
 - ☐ No variance is requested. This development proposes to utilize the Pickens County Section 314 Multi-Family Residential Developments.

7. Additional information:

- ☐ Sanitary sewer service is available near the site through Easley Combined Utilities. Refer to attached sewer map for additional information. Municipal water is al
- ☐ The development will meet the requirements of Pickens County and SCDHEC for stormwater.
- ☐ Any signage related to the proposed development will meet the requirements of Pickens County's sign ordinance.
- ☐ The development will meet the requirements of Pickens County for buffering and landscaping.





SITE DATA

JURISDICTION:	PICKENS COUNTY
PARCEL ID:	5049-14-44-3222
PARCEL AREA:	15 ACRES
ALLOWED UNITS:	240 UNITS (16 UNITS / AC)
PROPOSED UNITS:	240 UNITS
APPROX. FAR:	0.49
BUILDING SETBACKS:	20' FRONT, 20' SIDE, 20' REAR
PARKING REQUIREMENTS:	
1.5 SPACES PER 1 BEDROOM UNIT (120 UNITS)	
2 SPACES PER 2 BEDROOM UNIT (120 UNITS)	
= 420 PARKING SPACES REQUIRED	
427 PROVIDED	

NOTES:

1. STORMWATER TO MEET PICKENS COUNTY & SCDEC REQUIREMENTS
2. BUILDINGS TO NOT ENCRoACH PROPERTY SETBACKS
3. ALL DEVELOPMENT STANDARDS TO COMPLY WITH PICKENS COUNTY UD50
4. CONCEPTUAL LAND PLAN BASED OF GIS MAPPING SYSTEMS - PLAN IS SUBJECT TO CHANGE

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





SD-21-0013

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-21-0013 Staff Report

Planning Commission Public Hearing: January 10, 2022 6:30 PM

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

Applicant:	Debra G. Nichols 156 Overlook Drive Pickens, SC
Property Owner(s):	The Estate of Marcus Nichols
Property Location:	156 Overlook Drive
Acreage:	8.60 acres
Tax Map Number:	5103-00-50-5481
County Council District:	3
Land Use Request:	1 lot division on a Private Road
Variance Request(s) from Planning Commission:	

Request Background:

The applicant is requesting approval to divide an existing parcel located on Overlook Drive, a Private Road; creating one additional tract.

Current Property Use:

The project is currently one, larger tract (8.60 acres) located on Overlook Drive, a Private Road and is located in the Middle Mountain 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 Overlook Drive, a Private Road. The nearest publicly maintained road is also Overlook Drive, which becomes a private road approximately 1075' from the property.

Water:

Public, Pickens

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

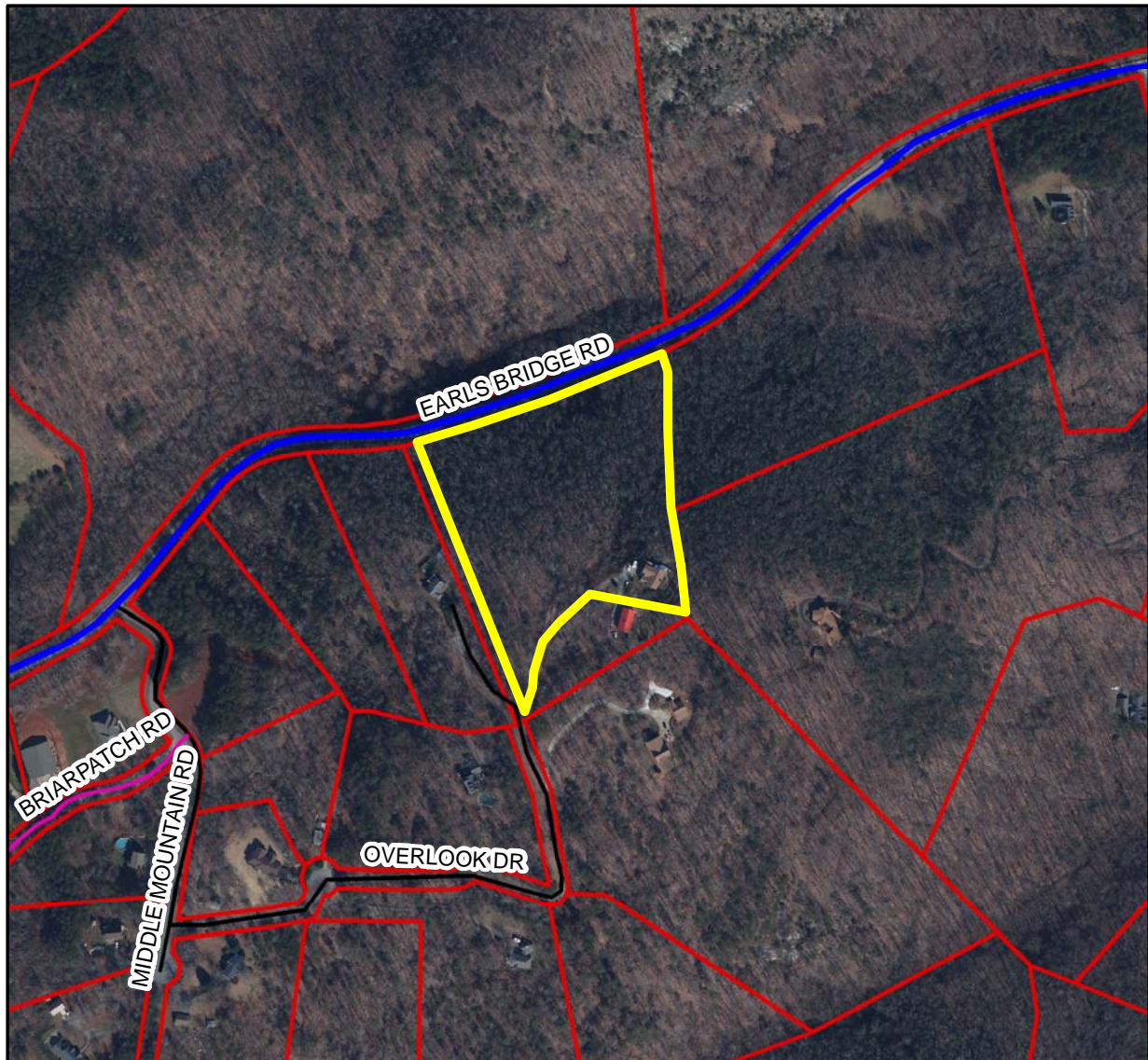
PC Emergency/Fire Services:

N/A

SDPC:

N/A

Other Reviewing Agencies:

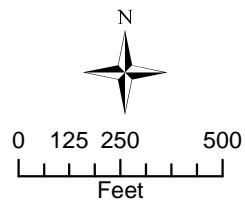


SD-21-0013

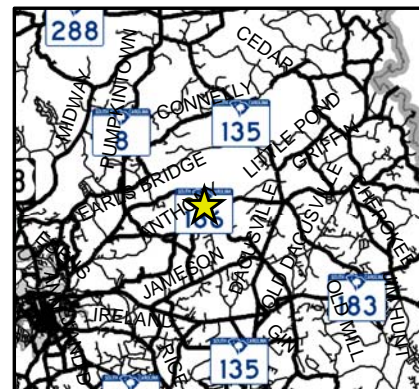
- State Roads
- County Roads
- Private



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



1 Division on a Private Road
Overlook Drive
Debra G. Nichols



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 Middle Mountain. 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.

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:

Approval

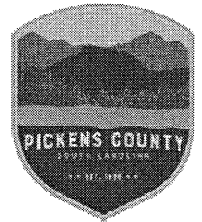
The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *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 Debra G. Nichols

Mailing Address 156 Overlook Dr. Pickens SC 29671

Telephone 864-593-6726 Email seabeenick@belksouth.net

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

Property Owner(s) of Record (Estate of Marcus Nichols) Debra G. Nichols

Mailing Address 156 Overlook Dr Pickens SC 29671

Telephone same Email same

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property Overlook Dr.

Existing Land Use Residential Proposed Land Use same

Tax Map Number(s) 5103-00-50-5481

Total Size of Project (acres) 8.60 Number of Lots 1

Utilities:

Proposed Water Source: ☐ Wells ☐ Public Water Water District: Pickens Wtr.

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 *not sure*
 If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

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

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

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

SIGNATURE(S) OF APPLICANTS(S)

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

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

D. Nichols
 Signature of Applicant

Oct 13, 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.

D. Nichols
 Signature of Owner(s)

Oct 13, 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 _____

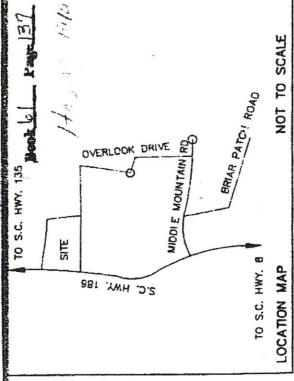
My intention is to divide the existing parcel of 8.60 acres into 2 parcels. 1 with the existing residence and 1 to establish a new downsized residence for myself, after loosing my husband this year.

We made middle mountain our home in 1990 when he retired from service. I Love it here and desire to stay.

I do realize I must abide by the subdivision covenants for land size and home size.

Proposed land
division attached.

N. Nick S



001488
James E. Ewing
 OLIVERA, HEALY
 FILED
 JUN 24 4 47 PM '91
 CLERK OF COURT
 PICKENS, S.C.

THERE IS A DRAINAGE AND UTILITY EASEMENT 5 FEET EACH SIDE OF ALL INTERIOR LOT AND DIVISION LINES, AND 10' INSIDE ALL OUTSIDE BOUNDARY LINES.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEYING 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. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OF ANY KIND, AND NO ADJACENT PROPERTY IS AFFECTED BY THIS SURVEY. THE PROPERTY SHOWN IS KNOWN AS LOT 1, SURVEY FOR JOEL A. SWAYNGHAM, PICKENS COUNTY, SOUTH CAROLINA. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA. THE PROPERTY SHOWN IS KNOWN AS LOT 1, SURVEY FOR JOEL A. SWAYNGHAM, PICKENS COUNTY, SOUTH CAROLINA. RECORDED IN PLAT BOOK 35 PAGE 18, OFFICE OF CLERK OF COURT, PICKENS COUNTY, S.C.

T.A. Sheppard
 T.A. SHEPPARD, P.E., R.L.S.
 S.C. REG. NO. 12514

LEGEND

IRON PIN	NAIL & CAP	PP	POWER POLE
IRON PIN OLD	BUILDING LINE	R/W	RIGHT OF WAY
CHAIN TOP	REBAR	SEE	POWER LINE
CHAIN LINK FENCE	DRAINAGE EASEMENT	SEE	POWER LINE EASEMENT
LIGHT POLE	TELEPHONE	SEE	EDGE OF PAVEMENT

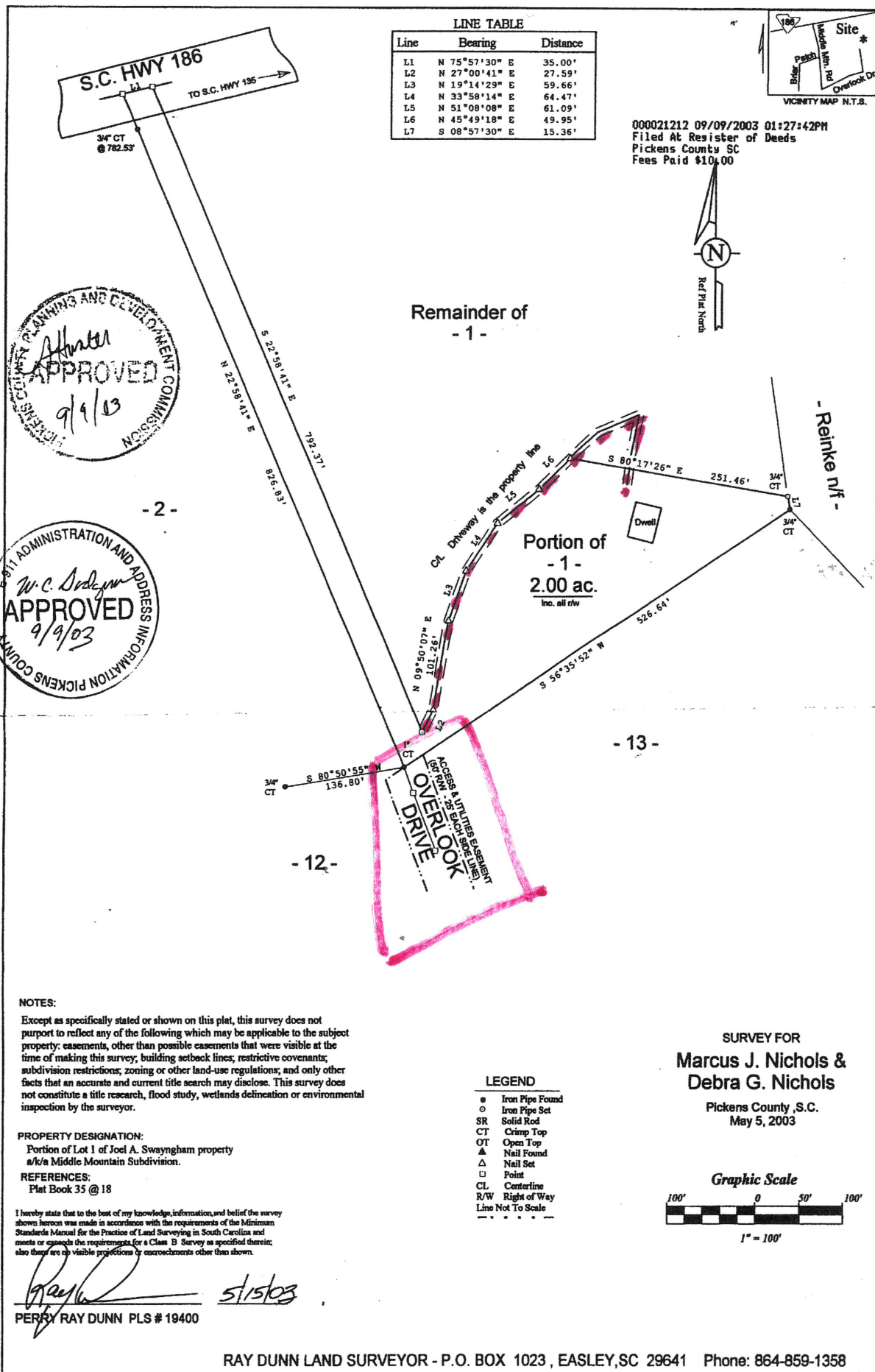
PROPERTY OF
MARCUS J. NICHOLS & DEBRA G. NICHOLS
 PICKENS COUNTY, SOUTH CAROLINA

SCALE 1"=60'
 DATE 1-19-94

PROPERTY ADDRESS
 708 NORTH MAIN STREET
 GREENVILLE, SOUTH CAROLINA (803) 271-0496

SITE DESIGN, INC.





Survey
2 Acres
off original

1.3-64.4

OVERLOOK DR.



Parcel ID	5103-00-50-5481	Account	Residential	Ownership	NICHOLS	Documents			
Account No	R0070073	Type			MARCUS J	Date	Price	Doc	Vacant or Improved
Property	156 OVERLOOK DR	Class	Split Level		156				
Address	PICKENS	Acreage	8.6		OVERLOOK	1/18/1988	\$0	<u>35/18</u>	Vacant
District	A13-Pickens	LEA	0008		DR	n/a	\$	<u>1</u>	n/a
Brief	MIDDLE MOUNTAIN REMAINDER OF	Code			PICKENS,				
Tax Description	LOT 1 PLAT 35/18 PLAT 61/137	Value	\$290,304		SC 29671-				
	(Note: Not to be used on legal documents)				9720				

Ray Holliday

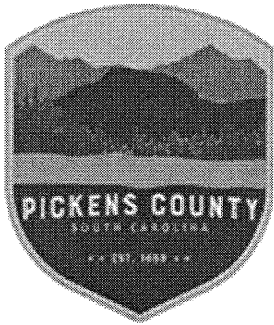
From: Ray Holliday
Sent: Monday, October 04, 2021 10:47 AM
To: 'Pioneer Surveying Inc.'
Cc: Chris Brink
Subject: RE: Fwd: Property Division

Sean,

I'm not sure that plat 482/17B shows an easement extending all the way across "Portion of Lot 1" complete to "Remainder of Lot 1". However, since "Remainder of Lot 1" already has a home that utilizes Overlook Drive, as does "Portion of Lot 1", then an existing or new easement can be utilized with no name required for the drive. This does not increase the number of lots currently utilizing Overlook Drive.

However, the remainder of "Remainder of Lot 1" must utilize SC Hwy 186 for access, and not any additional easement or access from Overlook Drive, as this portion of Overlook Drive is private, according to the client. Otherwise, Planning Commission approval would become necessary.

If questions, let me know.



RAY HOLLIDAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
222 MCDANIEL AVENUE, B-10
PICKENS, SOUTH CAROLINA 29671
864-898-5950
RAYH@CO.PICKENS.SC.US
WWW.CO.PICKENS.SC.US

From: Pioneer Surveying Inc. [mailto:pioneerlandsurvey@gmail.com]
Sent: Monday, October 04, 2021 10:07 AM
To: Ray Holliday
Subject: Re: Fwd: Property Division

Good morning Ray,

I wanted to follow up on this property (assuming this remains in the same email chain for you). There is already an existing easement to address 156 and 158 from Overlook Drive, even though 158 technically has access to the road. If the current easement remained, could that be used? I understand it may need to be named due to the 3rd parcel coming off of it. Plat 482 - 17B show the easement I am referring to. Please let me know if you would like additional clarification. I will be in the field today, but I could talk earlier in the day another day if you would prefer. Thanks Ray!

Sean Gilstrap



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 it is or will be

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

yes not adversely affect

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

n/a

- (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 not cause
burden*

- (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

SD-21-0014

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-21-0014 Staff Report

Planning Commission Public Hearing: January 10, 2022 6:30 PM

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

Applicant: Orestes Rodriguez and Ada Rodriguez
223 Furman Road
Pickens, SC

Property Owner(s): Orestes Rodriguez and Ada Rodriguez

Property Location: Lot 19, Laurel Ridge S/D
Laurel Ridge Drive

Acreage: 21.5 +- Acres

Tax Map Number: 4196-00-77-9903

County Council
District: 3

Land Use Request: 5 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 5 additional lots 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 lots 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 (21.5+ 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:

Provisions should be considered that would provide adequate firefighting capabilities (dry hydrant, well capacity)

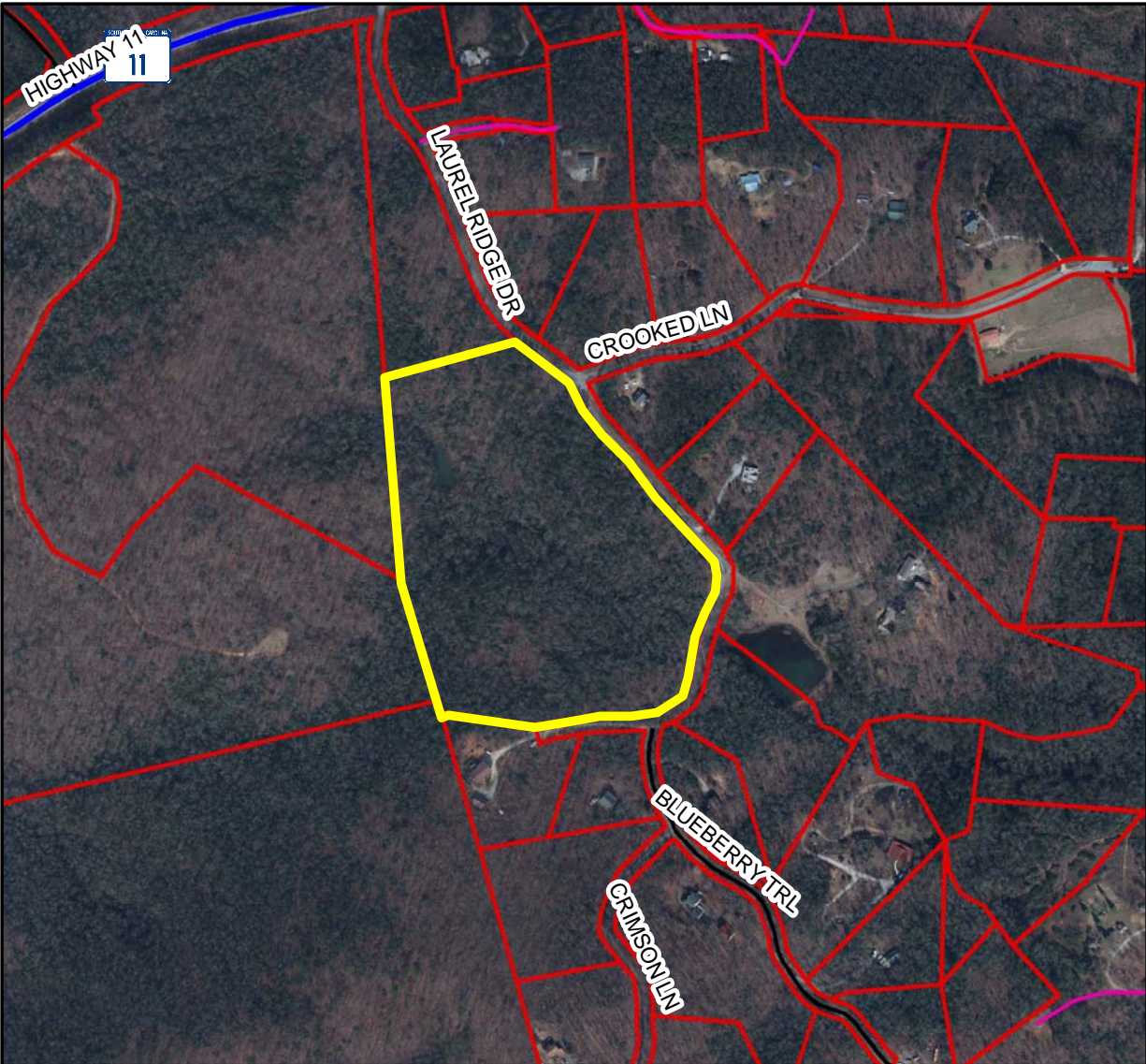
SDPC:

N/A




Other Reviewing Agencies:

SD-21-0014

General Site



SD-21-0014

-  State Roads
-  County Roads
-  Private

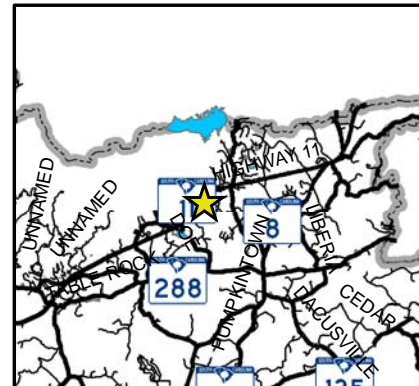


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 155 310 620
Feet

5 Lot Addition to a
Major Subdivision
Division on a Substandard Road
Laurel Ridge Drive
Orestes Rodriguez



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 may cause an excessive use or burden to existing public facilities. The cumulative effect of divisions of property on minimum maintenance roads puts 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):

No Recommendation.

While the actual division of the property has staff's support (that it meets minimum requirements regarding sizes, layout, frontage, total increase in S/D lot #, etc.), the division on a minimum maintenance road, with no plan by the community to upgrade the roadway, causes staff some concern. Additional lot in the development could be open to future divisions, due to their existing sizes, thereby escalating the impact on a roadway that does not meet minimum county standards for local streets; even though it is maintained by the county at the lowest priority.

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 Orestes R. Rodriguez & Ada M. Rodriguez

Mailing Address 223 Furman Road, Pickens SC 29671

Telephone 305-542-8905 Email ORodriguez@RPParchitects.com

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

Property Owner(s) of Record Orestes R. Rodriguez & Ada M. Rodriguez

Mailing Address 223 Furman Road, Pickens SC 29671

Telephone 305 542 8905 Email ORodriguez@RPParchitects.com

Authorized Representative _____

Mailing Address _____

Telephone _____ Email _____

Address/Location of Property Track 19, Laurel Ridge Subdivision, PB37 PG70, Pickens County, SC

Existing Land Use Timberland Proposed Land Use Residential / Timberland / Agricultural

Tax Map Number(s) 4196-00-77-9903

Total Size of Project (acres) 21.5 Number of Lots 5

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_____
Date**PROPERTY OWNER'S CERTIFICATION**

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

Signature of Owner(s)_____
Date**PICKENS COUNTY STAFF USE ONLY**

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

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

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date)_____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



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?

Proposed use is consistent with other uses in the area.

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

Proposed use will not adversely affect the existing use or usability of adjacent or nearby properties.

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

Proposed use is compatible with goals, objectives, purpose and intent of Comprehensive Plan.

- (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?

Proposed use will not cause an excessive or burdensome use of 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?

Property is suitable for the proposed use relative to the requirements set forth in this development ordinance.

- (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?

Proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Date: October 25th, 2021

From: Orestes R. Rodriguez & Ada Maria Rodriguez
223 Furman Road, Pickens, SC 29671
Telephone: 305-542-8905
Email: ORRodriguez@bellsouth.net

To: Planning Department
Pickens County, South Carolina

Re: LAND USE PERMIT AND PRELIMINARY PLAT APPLICATION FOR
PROPOSED LAUREL RIDGE TRACK 19 SUBDIVISION
TAX MAP NUMBER 4196-00-77-9903

LETTER OF INTENT

Pursuant to provisions of the Unified Development Standards Ordinance of Pickens County, South Carolina, and other applicable codes and regulations, we kindly request review and approval of hereby proposed land use and subdivision of existing Track 19 of Laurel Ridge Subdivision recorded in Plat Book 37 / Page 70 of Pickens County, South Carolina., as follows:

1. We are the owners of record for the subject property.
2. Subject property tax map number is 4196-00-77-9903.
3. Subject property size is 21.50 acres gross (20.25 acres net excluding dedicated right-of-way)
4. Existing use of the property is timberland.
5. Our objectives are primarily related to estate planning purposes (such as building our retirement homestead and transfer portion of the property to our children for the purpose of building their own homestead) while achieving economic viability from the highest and best use of the land.
6. Proposed use of the property is agricultural timberland and rural character residential.
7. Proposed number of lots is five (5) lots.
8. Proposed number of dwelling units is five (5) single family units (1 each lot) and other accessories and related buildings as permitted by the UDSO in accordance with rural residential character developments.
9. Proposed minimum residential building size is 1,000 SF of heated space and as otherwise required by applicable codes and standards, whichever is greater.
10. Required subdivision improvements such as access right of way and street improvements are existing. Accordingly, development improvements of proposed subdivision are limited to future residential buildings, private well water supply systems, private sanitary disposal systems, and private driveways for each lot.
11. Electrical power and communication services are existing and readily available along the front property line of each proposed lot. Accordingly, installation and/or construction of such utilities will be limited to future service drops to each lot at time of building construction.

12. Existing topography and other natural features of the land are suitable and compatible with proposed and intended use(s). Accordingly, site grading and similar land disturbing construction activities resulting from proposed subdivision and land use will be limited to future residential buildings construction at each lot.

Sincerely,

Orestes R. Rodriguez, Owner

Ada M. Rodriguez, Owner



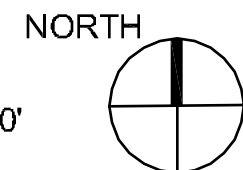
As the owner of this land, as shown on this preliminary plat and conceptual site plan, or his agent, I certify that these drawings were made from an actual survey, and accurately portray the existing land and its features and the proposed development and improvements there-to.

Signed:

All applicable requirements of the Pickens County Unified Development Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Pickens County Director of Community Development, subject to further compliance with all provisions of said development regulations.

This approval does not constitute approval of a development permit or of a Final Subdivision Plat

NOT FOR RECORDING



SP000	COVER SHEET / LOCATION MAPS
SP101	EXISTING PLAT - LAUREL RIDGE SUBDIVISION
SP102	EXISTING TOPOGRAPHIC CONTOUR MAP
SP103	EXISTING PHOTOGRAPHIC AERIAL VIEW
SP104	EXISTING BOUNDARY & TOPOGRAPHY
SP105	PRELIMINARY PLAT - LAUREL RIDGE 19
SP106	CONCEPTUAL LAND USE PLAN

These drawings and lot boundaries data herein were made from plat survey known as Plat of Laurel Ridge Subdivision prepared by C.E. Shehan Surveying dated 8/8/1984 as recorded 1/4/1989 in Plat Book 37 Page 70 of Pickens County, South Carolina.

Orestes R. Rodriguez & Ada M. Rodriguez
223 FURMAN ROAD, PICKENS, SC 29671

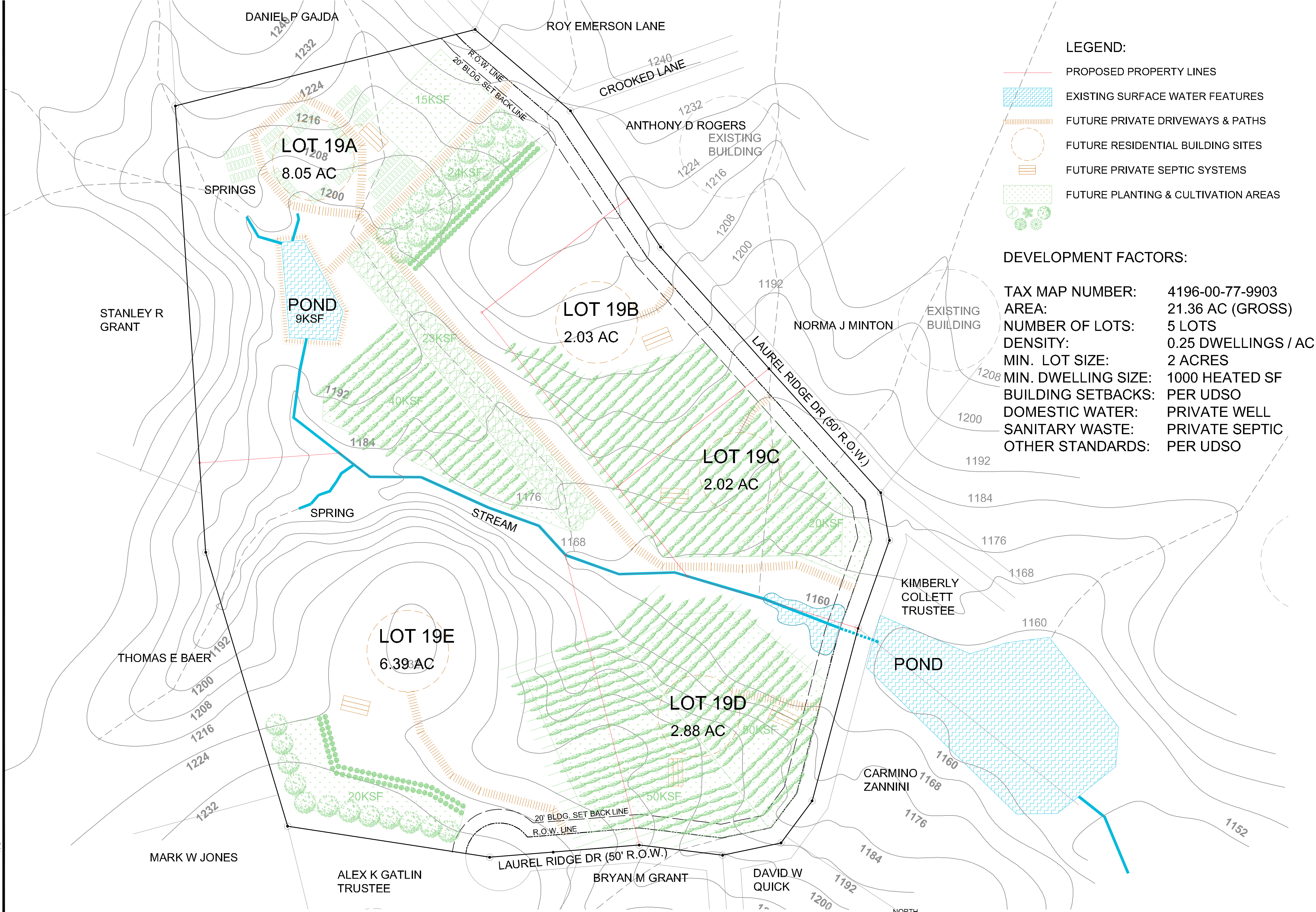
FIGURE:

ORESTES K. RODRIGUEZ
A R C H I T E C T
223 FURMAN ROAD - PICKENS - SC 29671
Phone: 305-542-8905 - eMAIL: ORodriguez@RPArchitects.com
SC REG. NO. 8387 - FL REG. NO. AR-0015469

SP000

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Rodriguez, Peterson and Torres - Architects, Copyright 2018



- LEGEND:**
- PROPOSED PROPERTY LINES
 - EXISTING SURFACE WATER FEATURES
 - FUTURE PRIVATE DRIVEWAYS & PATHS
 - FUTURE RESIDENTIAL BUILDING SITES
 - FUTURE PRIVATE SEPTIC SYSTEMS
 - FUTURE PLANTING & CULTIVATION AREAS

DEVELOPMENT FACTORS:

TAX MAP NUMBER: 4196-00-77-9903
AREA: 21.36 AC (GROSS)
NUMBER OF LOTS: 5 LOTS
DENSITY: 0.25 DWELLINGS / AC
MIN. LOT SIZE: 2 ACRES
MIN. DWELLING SIZE: 1000 HEATED SF
BUILDING SETBACKS: PER UDZO
DOMESTIC WATER: PRIVATE WELL
SANITARY WASTE: PRIVATE SEPTIC
OTHER STANDARDS: PER UDZO



SUBMITTAL PHASE:
LAND USE PERMIT
DATE ISSUED:
10/23/2018
PROJECT NO:
ORR FILE NO:
2110-1

REVISIONS:

NO.	DESCRIPTION	DATE

Engineering / Specialty Consultant:

Project: LAUREL RIDGE TRACK 19 SUBDIVISION
LAND USE PERMIT & PRELIMINARY PLAT APPLICATION
TRACK 19 - LAUREL RIDGE SUBD., PB37/PG70, PICKENS, SC.

Property Owner:
Orestes R. Rodriguez & Ada M. Rodriguez
223 FURMAN ROAD, PICKENS, SC 29671
PHONE: 305-542-8905 - EMAIL: ORRodriguez@Bellsouth.net

SEAL:

STATE OF SOUTH CAROLINA
ORESTES R. RODRIGUEZ
Pickens, SC
8387
REGISTERED ARCHITECT

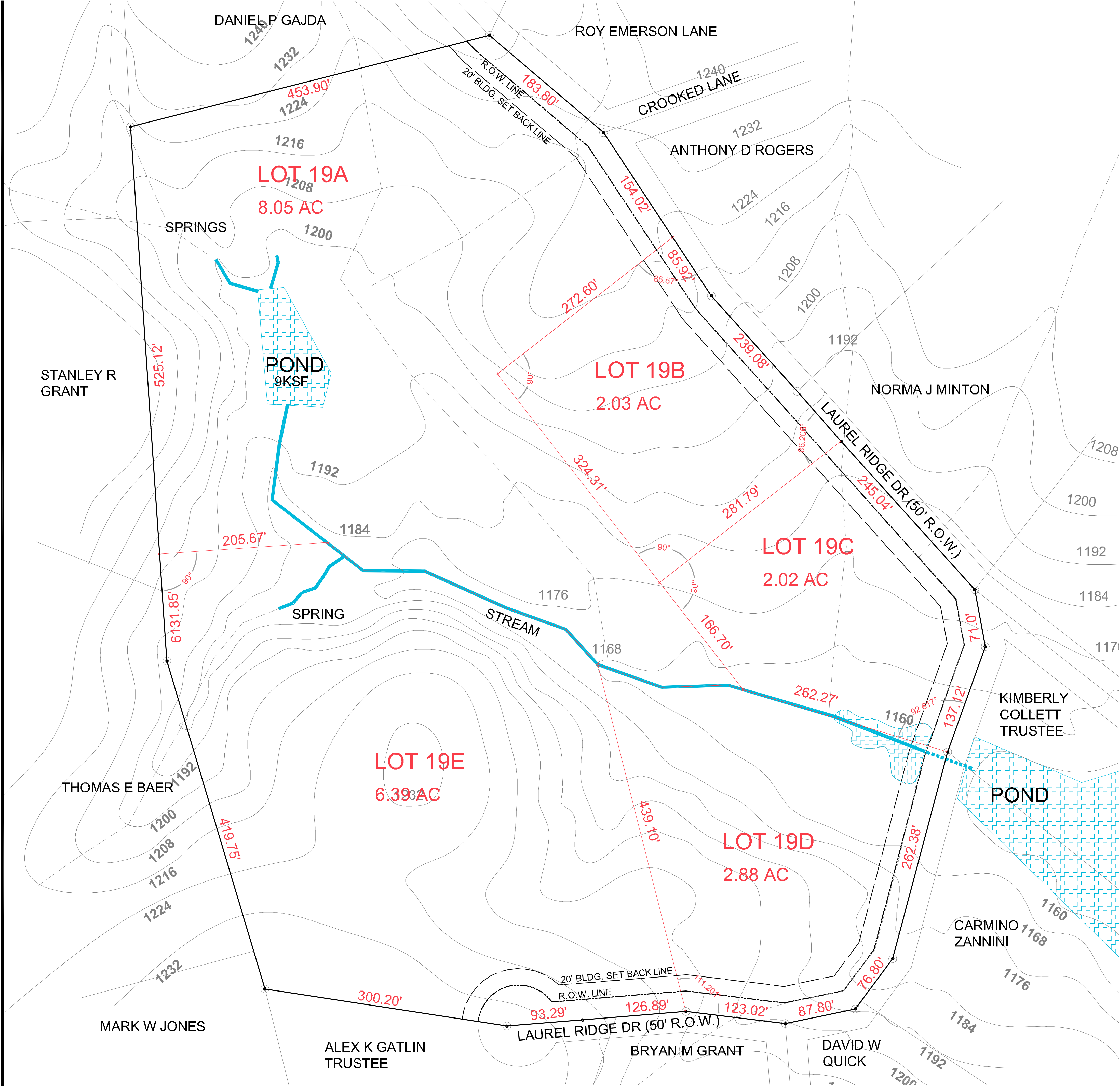
SIGNATURE:

ORESTES R. RODRIGUEZ
ARCHITECT
223 FURMAN ROAD - PICKENS - SC 29671
Phone: 305-542-8905 - eMail: ORodriguez@RFFArchitects.com
SC REG. NO. 8387 - FL REG. NO. AR-0015469

DRAWING NO.
SP106

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Rodriguez, Peterson and Torres - Architects, Copyright 2018



LAUREL RIDGE TRACK 19 - PRELIMINARY PLAT & CONCEPT LAND USE PLAN



- LEGEND:
- PROPOSED PROPERTY LINES
 - EXISTING SURFACE WATER FEATURES

DEVELOPMENT FACTORS:

TAX MAP NUMBER: 4196-00-77-9903
AREA: 21.36 AC (GROSS)
NUMBER OF LOTS: 5 LOTS
DENSITY: 0.25 DWELLINGS / AC
MIN. LOT SIZE: 2 ACRES
MIN. DWELLING SIZE: 1000 HEATED SF
BUILDING SETBACKS: PER UDSO
DOMESTIC WATER: PRIVATE WELL
SANITARY WASTE: PRIVATE SEPTIC
OTHER STANDARDS: PER UDSO

OWNER'S CERTIFICATION:

As the owner of this land, as shown on this preliminary plat and conceptual site plan, or his agent, I certify that these drawings were made from an actual survey, and accurately portray the existing land and its features and the proposed development and improvements there-to.

Date:

Owner / Agent Name: Orestes R. Rodriguez

Signed:

CERTIFICATE OF PROJECT APPROVAL:

All applicable requirements of the Pickens County Unified Development Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Pickens County Director of Community Development, subject to further compliance with all provisions of said development regulations.

Director of Community Development (or designee) _____ Date _____

This approval does not constitute approval of a development permit or of a Final Subdivision Plat

NOT FOR RECORDING

NOTE:

This drawing and lot boundaries data herein were made from plat survey known as Plat of Laurel Ridge Subdivision prepared by C.E. Shehan Surveying dated 8/8/1984 as recorded 1/4/1989 in Plat Book 37 Page 70 of Pickens County, South Carolina.

SUBMITTAL PHASE:
LAND USE PERMIT
DATE ISSUED:
10/23/2021
PROJECT NO:
ORR FILE NO:
2110-1

REVISIONS:

Engineering / Specialty Consultant:

Project:
LAUREL RIDGE TRACK 19 SUBDIVISION
LAND USE PERMIT & PRELIMINARY PLAT APPLICATION
TRACK 19 - LAUREL RIDGE SUBD., PB37/PG70, PICKENS, SC.

Property Owner:
Orestes R. Rodriguez & Ada M. Rodriguez
223 FURMAN ROAD, PICKENS, SC 29671
PHONE: 305-542-8905 - EMAIL: ORRodriguez@Bellsouth.net

SEAL:

SIGNATURE:

ORESTES R. RODRIGUEZ
A R C H I T E C T
223 FURMAN ROAD - PICKENS - SC 29671
Phone: 305-542-8905 - eMail: ORodriguez@RFFArchitects.com
SC REG. NO. 8387 - FL REG. NO. AR-0015469

DRAWING NO.
SP105

31 70

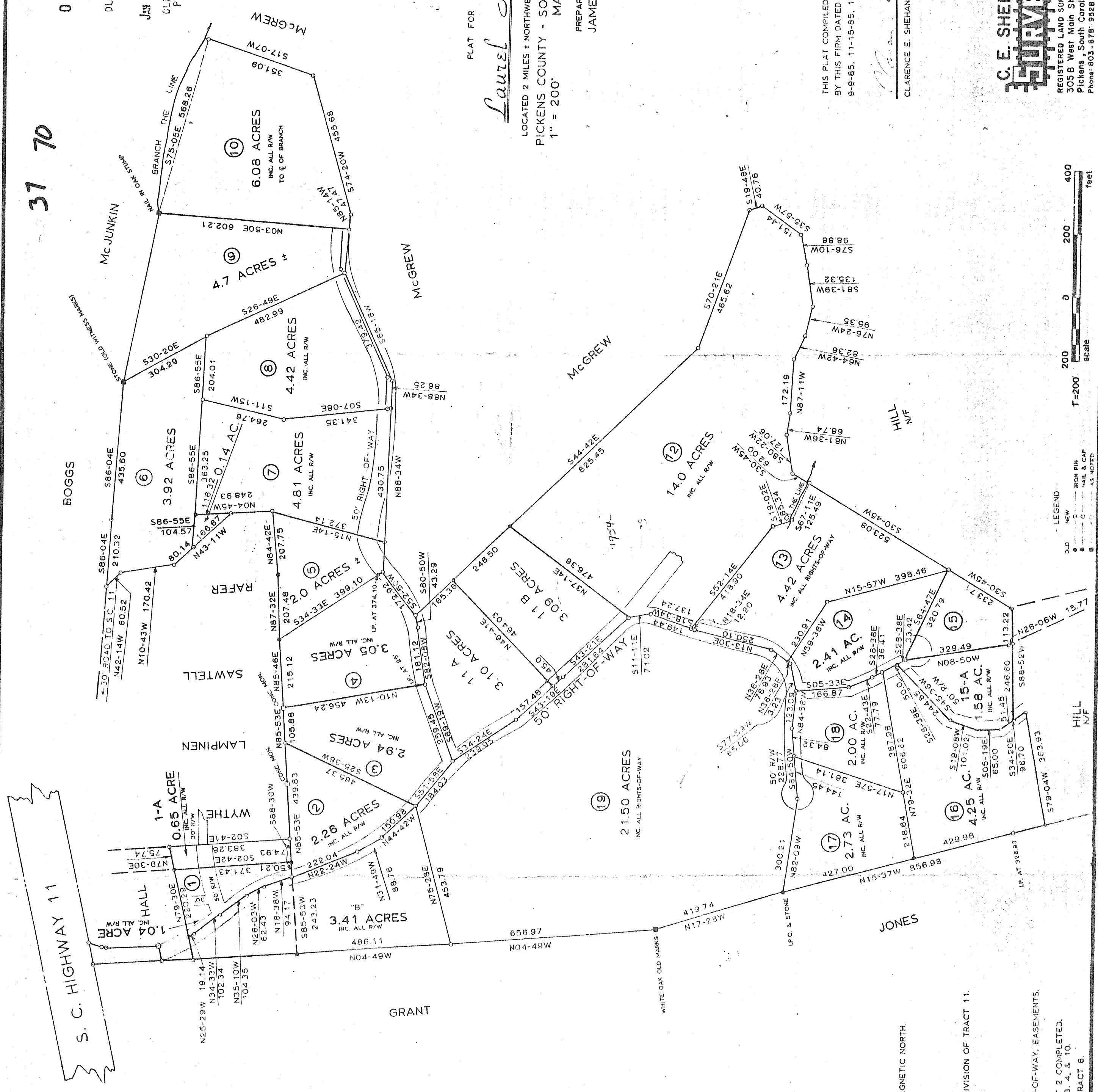
000109
OCT 1989
FILED
JAN 4 4 41 PM '89
CLERK OF COURT
PICKENS, S.C.

PLAT FOR
Laurel Ridge
LOCATED 2 MILES ± NORTHWEST OF PUMPKINTOWN
PICKENS COUNTY - SOUTH CAROLINA
1" = 200'
PREPARED FOR
JAMES B. ANTHONY

THIS PLAT COMPILED FROM VARIOUS SURVEYS
BY THIS FIRM DATED 8-8-84, 8-22-84, 4-30-85,
9-9-85, 11-15-85, 1-30-86 AND 5-5-86.

CLARENCE E. SHEHAN REG. L. S. NO. 8810

C. E. SHEHAN
SURVEYING
REGISTERED LAND SURVEYOR NO. 8810
305 B West Main Street
Pickens, South Carolina 29671
Phone: 803-878-9528



THIS PLAT REVISED 6-17-86, TO SHOW DIVISION OF TRACT 11.

NOTE: ALL LOTS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS,
AND RESTRICTIONS OF RECORD.
THIS PLAT REVISED 7-2-86, TO SHOW TRACT 2 COMPLETED.
THIS PLAT REVISED 10-23-86 FOR TRACTS 3, 4, & 10.
THIS PLAT REVISED 11-30-87 TO CHANGE TRACT 6.

SDV-21-0007

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 • PLANNING • ADDRESSING
STORMWATER MANAGEMENT • ENVIRONMENTAL ENFORCEMENT

SDV-21-0007 Staff Report

Planning Commission Public Hearing: January 10, 2022 6:30 PM

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

Applicant:	John Michael Murphree 656 Lakeside Drive Six Mile, SC
Property Owner(s):	Murphree Farm, LLC
Property Location:	Lakeside Drive Six Mile
Acreage:	1.5 acres of a 48.88 acre tract
Tax Map Number:	4141-00-23-7048
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 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 the un-named shared driveway for access. The proposed additional dwelling would be the 4th to utilize the shared driveway for access.

Utilities & Infrastructure

Transportation:

The property is served by Lakeside Drive, a county maintained roadway. The proposed tract will be served by the un-named shared driveway only.

Water:

Private 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-21-0007

General Site



SDV-21-0007

- State Roads
- County Roads
- Private

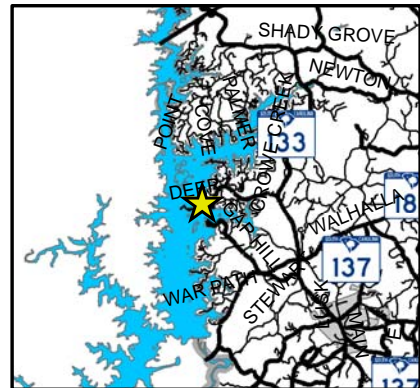


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



0 125 250 500
Feet

Additional (4th) Dwelling
on a "Shared Driveway"
Lakeside Drive, Six Mile
John Murphree



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 would ask that the applicant coordinate with the Addressing Coordinator regarding the naming of the shared driveway; to differentiate it from "Lakeside Drive".

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 John Michael Murphree

Mailing Address 656 Lakeside Dr.; Six Mile, SC 29682

Telephone 843-870-7154 Email murphreemike@gmail.com

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

Property Owner(s) of Record Murphree Farm LLC

Mailing Address PO Box 580; Six Mile, SC 29682

Telephone 843-871-4818 Email murphreemike@gmail.com

Authorized Representative J. Michael Murphree

Mailing Address 656 Lakeside Dr.; Six Mile, SC 29682

Telephone 843-870-7154 Email murphreemike@gmail.com

Address/Location of Property 656 Lakeside Dr.; Six Mile, SC 29682

Existing Land Use Residential Proposed Land Use Residential

Tax Map Number(s) 414-00-23-7048

Total Size of Project (acres) 1.5 acres Number of Lots one

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:

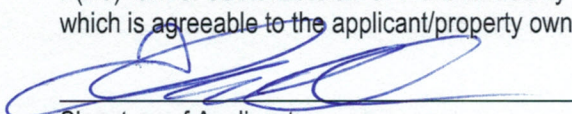
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **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.

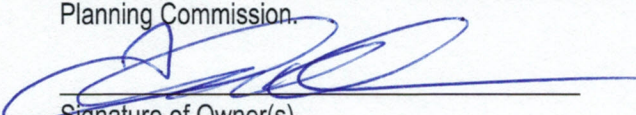

 Signature of Applicant

12/7/2021

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)

12/7/2021

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

Letter of Intent

PICKENS COUNTY PLANNING BOARD
222 McDaniel Ave.
Pickens SC 29671

J Michael Murphree
656 Lakeside Dr.
Six Mile, SC 29682

Subject: Family Subdivision of TMS # 4141-00-23-7048

Sir(s):

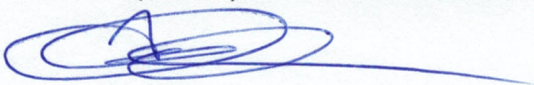
We are requesting a subdivision of a single-family lot for a future homesite. Murphree Farm LLC is a family tract of about 72.92 acres in size and is found at the end of Lakeside Drive sharing two TMS #'s 4141-00-23-7048 and TMS # 4141-00-13-4657.

We intend to construct a home for my wife and me on a piece of the family land my grandmother said I could have when I was ready to build. The lot in question is located 1250 linear feet from the county road called Lakeside Drive. The land use requested is residential, which matches current use.

Murphree Farm LLC is a family tract which, over the years, we have raised cattle, horses, teenagers, hayed the fields from time to time, and timbered the property for lumber. We plan to build one single-family home on one subdivided lot on the property.

The home is around +/- 2500 heated square feet with about 1000 square feet of porches built on +/- 1.5 acres. We are also asking for a variance from your ordinances referred to as Sec. 1012 (b) Common Drive, which allows four to ten homes on a common drive. The hardship for one single-family home to bear the cost of constructing the common drive of 1250 linear ft. long and 14 ft. wide and 4 inches thick of rock would cost upwards of \$29k. The current budget is for a single-lane driveway installed similar to the driveway serving 656 Lakeside Dr.

Thank you for your time and consideration



J Michael Murphree



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

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

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

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

Yes, this proposed use is consistent with other uses in the area; residential lot
with residential lots patterns occurring around the area makes this compatible.

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

The proposed use will not adversely affect the existing use or usability of adjacent
or nearby properties.

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

The proposed single-family home is located within your Residential Growth Area.
The homesite is located within the framed residential area of HWY 183, HWY 133, and HWY 11.

- (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 proposal is a single-family located on family land as to be burdensome to the use of public facilities
Is subject to these expectations of future needs of two adults over 50 with no children in public schools,
Water and Sewer is a well, and septic tank, police, and fire protection are subject to neighbor stats.

- (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?

This property is a single-family lot and homesite on family property. As to Development Ordinances,
setbacks, buffers, and off-street parking shouldn't be a problem, but access is subject to Sec. 1012(b)
Common Drive will cause a hardship.

- (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?

The highest and best use is a single-family residential home to promote the family's health, safety,
morality, and general welfare. The right to unrestricted use of property should be the goal of all boards
and commissions related to family subdivisions.



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.**

X _____ Completed application form

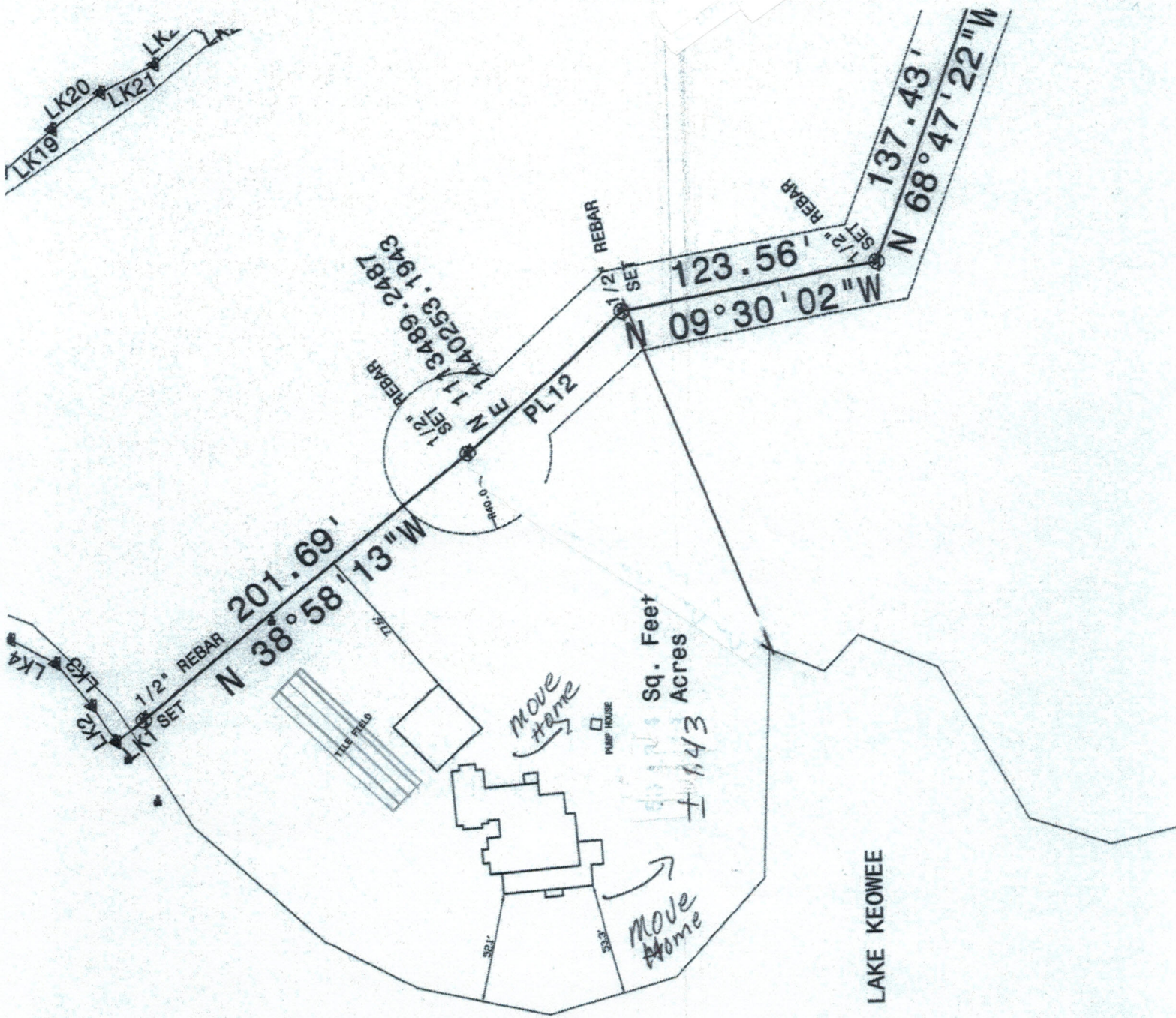
X _____ Letter of intent

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

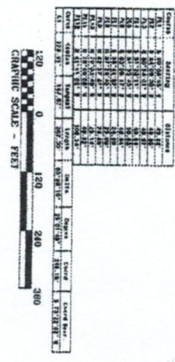
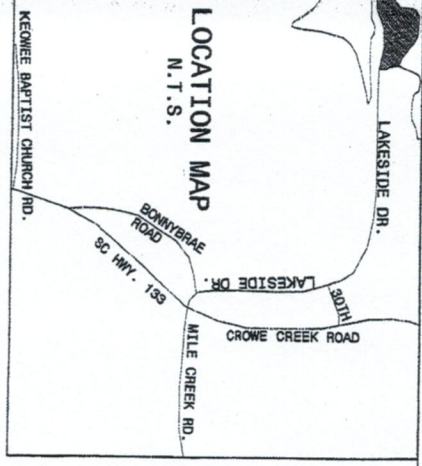
_____ Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"

X _____ Attachment "A"

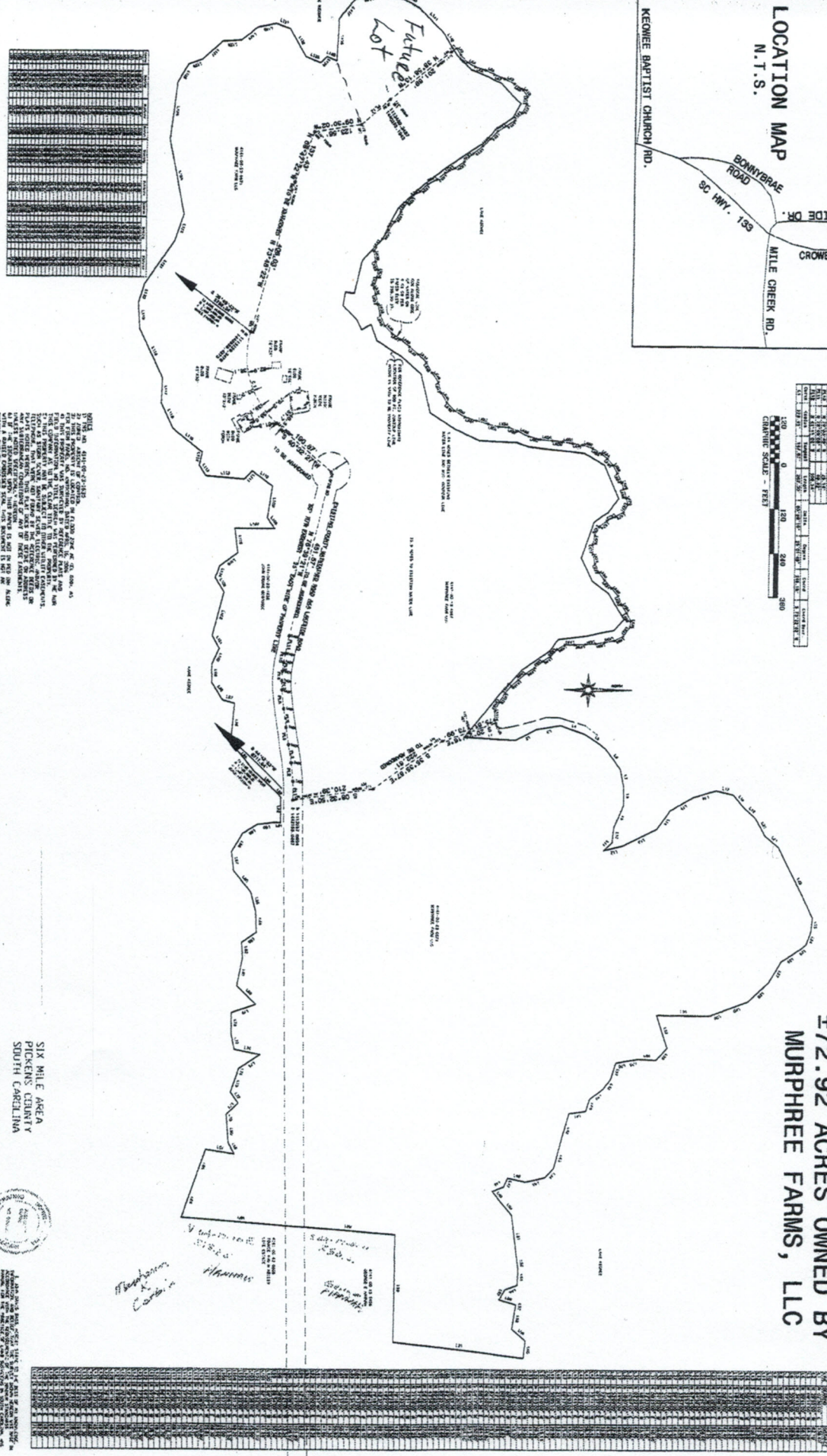
Attachment "A"



Attached
"A"



BOUNDARY OF TMS:4141-00-23-6671
AND 4141-00-13-4657,
BEING COMBINED INTO ONE PARCEL,
±72.92 ACRES OWNED BY
MURPHREE FARMS, LLC



Station	Angle	Distance	Bearing	Station
1				2
2				3
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4				5
5				6
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NOTES:
1. THIS MAP WAS PREPARED BY THE SURVEYOR GENERAL OF THE STATE OF MISSISSIPPI, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.
2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR GENERAL OF THE STATE OF MISSISSIPPI, AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY.
3. THE SURVEY WAS MADE BY THE SURVEYOR GENERAL OF THE STATE OF MISSISSIPPI, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.
4. THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR GENERAL OF THE STATE OF MISSISSIPPI, AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY.
5. THE SURVEY WAS MADE BY THE SURVEYOR GENERAL OF THE STATE OF MISSISSIPPI, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

SIX MILE AREA
PICKENS COUNTY
SOUTH CAROLINA
AUGUST 28, 2014
JOB NEL 09-034

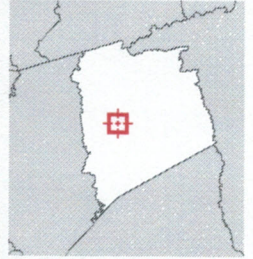


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Attachment "A"



Overview



Legend

- ☐ Parcels
- Parcel Numbers
- Owner Names
- 911 Address
- Yearly Sales
 - 2021
 - 2020
 - 2019
 - 2018
 - 2017
 - 2016
 - 2015
 - 2014
- Roads

Parcel ID	4141-00-23-7048	Account	Residential	Ownership	MURPHREE FARM	Documents			
Account No	R0091036	Type			LLC	Date	Price	Doc	Vacant or Improved
Property	599 LAKESIDE DR	Class	1 Story		PO BOX 1966				
Address	SIX MILE	Acreage	48.88		SIX MILE, SC	n/a	\$	/	n/a
District	A16-Six Mile	LEA	0060		29484-0000	n/a	\$	/	n/a
Brief	N S/SIDE LAKESIDE DR PLAT	Code							
Tax Description	593/246	Value	\$0						
(Note: Not to be used on legal documents)									

Date created: 12/1/2021
Last Data Uploaded: 12/1/2021 8:06:51 PM

Developed by **Schneider**
GEOSPATIAL