

## MEMBERS

ROBERT BALLENTINE, *District 1*  
*Chairman*  
GARY STANCELL, *District 3*  
*Vice Chairman*  
BOBBIE LANGLEY, *District 2*  
PHILIP SMITH, *District 4*  
JON HUMPHREY, *District 5*  
DAVID COX, *District 6*  
MATTHEW KUTILEK, *At-Large*

# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



### AGENDA Work Session

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

February 14, 2022  
6:00 pm

1. Review of agenda items – Staff

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

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

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## PLANNING COMMISSION



### AGENDA

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

February 14, 2022  
6:30 pm

- I. **Welcome and Call to Order**  
Moment of Silence  
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**  
January 10, 2022
- IV. **Public Comments**  
*Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.*
- V. **Old Business**
  1. Draft 2022 One Pickens County Comprehensive Plan
- VI. **New Business**
  1. Consideration of a Resolution Recommending Adoption of the 2022 One Pickens County Comprehensive Plan by the Pickens County Council.
- VII. **Public Hearings**
  1. LU-21-0011 Rick Thoennes of the Hotchkiss Development Group, LLC, as applicant, is requesting Land Use approval for a 150 unit, Single Family Attached/Townhouse Development. The subject property is located on SC 153, Easley. The property owner of record is Cardinal Drive Development, LLC.  
TMS# 5048-06-28-9971
- VIII. **Commissioners and Staff Discussion**
- IX. **Adjourn**

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# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

January 10, 2022

6:30pm

### PICKENS COUNTY ADMINISTRATION BUILDING Administration Building Auditorium

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

#### **MEMBERS PRESENT:**

Bobby Ballentine, Chairman  
Phil Smith  
Bobbie Langley  
Jon Humphrey  
David Cox  
Matthew Kutilek

#### **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.

Mr. Ballentine asked for the members of the Commission to introduce themselves.

#### ***Approval of Minutes***

Mr. Ballentine called for corrections or for a motion regarding the minutes of the December 13, 2021 meeting.

Ms. Langley asked that Line 41, Page 2 be corrected to read "precedent" rather than "president".

Mr. Smith asked that staff and Planning Commission responses to Mr. McCormick's comments and questions be added to the minutes.

With no additional changes, Mr. Ballentine called for a motion.

Draft

1 Ms. Langley motioned that the minutes be approved with the noted corrections and additions.  
2 Mr. Cox seconded the motion.

3  
4 Motion to approve the corrected minutes passed unanimously.

5  
6 **Public Comments**

7  
8 Mr. Phillip Davis of 117 Devon Court, Easley appeared before the Commission and spoke on  
9 growth happening in Pickens County; that he was not opposed to growth in the county but  
10 infrastructure is not catching up to the growth taking place; that there needs to be plans in place  
11 to add infrastructure to accommodate the growth taking place.

12  
13 **Public Hearings**

14  
15 Mr. Ballentine briefly went over the procedures that will be followed for the public hearings.

16  
17 Mr. Ballentine opened the public hearing portion of the meeting and called for the 1st case being  
18 heard.

- 19  
20 **1. LU-21-0009 Land Use request for a Salvage, Junk, Scrap Yard as**  
21 **defined in Section 316 of the Pickens County Unified Development**  
22 **Standards Ordinance. The subject property is approximately 12 acres**  
23 **and is located at 2120 Farris Bridge Road, Easley. The applicant is**  
24 **Andrew Donald King. The property owner of record is King Land**  
25 **Holdings, LLC.**  
26 **TMS#s 5111-00-82-5899**  
27

28 Mr. Rivers Stillwell, representing the applicant, appeared before the Commission and provided a  
29 brief introduction of the case regarding the use and how that use is defined in the county's  
30 development ordinance; that as defined by the county, the public has the perception that what is  
31 proposed is something that it is not; that the applicant is here to better provide background on  
32 the request.

33  
34 Mr. Ron King, Andrew King, and Eric King, applicants, appeared before the Commission. Mr.  
35 Ron King gave a detailed introduction and explanation of the use and development being  
36 proposed; that, essentially, there are two separate uses being proposed on the property, one  
37 being an office building that will be for the operations of the businesses involved and then a  
38 separate area what will also have an office area with equipment repair buildings, warehouse  
39 and storage buildings for dry storage of goods as they are delivered to the site; that the property  
40 is approximately 24 acres in size but they propose only using about half, or 10 to 12 acres  
41 based on any wetlands identified.

42  
43 Mr. Ballentine asked how does equipment come in or is proposed to be brought into the facility.

44  
45 Mr. King stated that items may be brought in in a variety of ways, depending on what the item is;  
46 that they may come in an open trailer or some items may be palletized and come in closed  
47 trailers if the elements could further damage what is being delivered to them.

48  
49 Ms. Langley asked about business ownership and if the facility will comply with Section 316 of  
50 the development ordinance.

51  
52 Mr. King stated that he owns the business with this two sons; that each play a separate role  
53 being that Andrew handles the insurance claims and warehousing end of the business and his  
54 son Eric deals with the repair and refurbishment of any equipment and large trucks that come to  
55 them; that yes, the facility will meet all requirements established for them, including Section 316  
56 of the UDSO; that all storage areas will be adequately distanced and buffered in addition to  
57 being located behind the buildings on the property.

1 Ms. Langley asked about ponds on the property.

2  
3 Mr. King noted that there is an existing retention pond that was associated with the previous site  
4 development; that it is not a wet pond; that several additional stormwater ponds will be  
5 constructed as required by the county and the site engineers.

6  
7 Mr. Humphrey asked about fencing for the site and where the fenced areas would be.

8  
9 Mr. King identified fenced in areas, areas used for product display and items for sale as well as  
10 locations of where all the proposed buildings would be.

11  
12 Mr. Cox asked if automobiles that have been wrecked or otherwise in-operable will be taken in  
13 and stored on site.

14  
15 Mr. King stated that that is not their current business practice or interest but may be on a case  
16 by case basis.

17  
18 Mr. Cox asked if salvaged items or cars would be received and then sold for parts.

19  
20 Mr. King stated that that was not their intent; they repair items not sell parts from items they  
21 receive.

22  
23 Ms. Langley asked about the collection of fluids from wrecked vehicles and trucks being  
24 repaired.

25  
26 Mr. King stated that they would not be disassembling any vehicles but any fluids would be  
27 collected by the design of the repair areas and disposed of according to requirements.

28  
29 Mr. Cox asked Mr. King to explain what 90% of his business entails.

30  
31 Mr. King stated that sales of repaired and refurbished used trucks and equipment make up the  
32 majority of the business.

33  
34 Ms. Langley asked how does the business fit into the community or serve the community as  
35 stated in the comprehensive plan character area designation.

36  
37 Mr. King answered; that they would be selling items and goods to the community.

38  
39 There being no additional questions from the Commission or presentation from the applicant,  
40 Mr. Ballentine asked if there was anyone wishing to speak in opposition.

41  
42 Mr. Patrick Smurlo spoke in opposition to the request regarding:

- 43 • Proposed use is practically in his back yard and will be visible to everyone in the
- 44 community
- 45 • The proposed uses will not be able to fit on the property and be able to meet the
- 46 setbacks designated for junkyards
- 47 • That the proposed use will bring too much traffic and increase heavy truck traffic
- 48 • That the use could pose environmental issues if allowed
- 49 • That the Planning Commission should consider moving any storage area away from SC
- 50 135 and Connelly Road.

51  
52 Mr. Phillip Davis spoke in opposition.

- 53 • The entrance onto SC 183 should prohibited but also no access onto SC 135 due to
- 54 those roads already having too much traffic
- 55 • That turn lanes need to be installed into the property
- 56 • That the project and business needs to look good and fit into the area

1 With no additional individuals singled up or otherwise wanting to speak in opposition, Mr.  
2 Ballentine opened the floor to the applicant for any rebuttal.

3  
4 Mr. Eric King appeared before the Commission and provided some rebuttal specifically related  
5 to his particular operations; that he runs the truck storage and repair side of the business, K-Tec  
6 which is currently located on Jones Street/Belfast Lane in Pickens; that most, if not all of the  
7 trucks awaiting repair to then be sold will be stored inside the shop/warehouse area; that very  
8 rarely do they have to keep anything outside; that the building size would accommodate  
9 everything being kept in the building.

10  
11 Mr. Smith asked about the number of employees.

12  
13 Mr. Ron King stated that they currently employ 20 people but hope to increase that to 40 or 60  
14 with the new facility.

15  
16 There being no additional comments or questions, Mr. Ballentine closed the public hearing and  
17 called for a motion.

18  
19 Mr. Smith motioned that the use be approved with conditions, the conditions being:

- 20  
21 1. All outside storage areas for materials defined by the UDSO as junk, junked  
22 vehicle, or commercial junk, or other items which otherwise places the proposed  
23 use under the standards of Section 316 of the UDSO, must meet all siting and  
24 buffer requirements of that section. If those requirements cannot be met or  
25 otherwise elected not to be met by the applicant, then outside storage of any kind  
26 will not be permitted.  
27 2. Applicant to consider moving the storage buildings to another location.  
28 3. Applicant to consider adding turn lanes into the facility.

29  
30 Mr. Cox seconded the motion to approve with conditions.

31  
32 Mr. Ballentine called for a vote.

33  
34 Mr. Humphrey asked for clarification regarding the conditions for the moving of the buildings and  
35 the turn lanes.

36  
37 Ms. Smith clarified that the added conditions was to have the applicant consider alternatives  
38 and asking SCDOT for turn lanes; that he understands SCDOT will dictate if turn lanes would be  
39 installed or not required.

40  
41 Ms. Langley asked about a traffic study.

42  
43 Mr. Ballentine indicated that he understood that the use does not require a study but that  
44 SCDOT may require one.

45  
46 With no additional discussion or questions, Mr. Ballentine called for a vote on the motion to  
47 approve with the stated conditions.

48  
49 The motion to approve with the stated conditions passed unanimously.

1 Mr. Ballentine called for the next item and public hearing.

- 2  
3 **2. LU-21-0010 Land Use request for a 240 unit, multi-family residential**  
4 **development on Calhoun Memorial Highway (US 123), Easley. The**  
5 **proposed development is located on approximately 15.1 acres. The**  
6 **applicant is Evolve Companies, LLC. The property owner of record is**  
7 **The Truck Farm of Easley, LLC.**  
8 **TMS# 5049-14-44-3222**  
9

10 Mr. Andrew Allen, Seamon Whiteside, project engineers and Mr. John McDonald,  
11 applicant appeared before the Commission but made no presentation; that they stood  
12 ready to answer any questions.

13  
14 Ms. Langley asked about the mix of units within the project.

15  
16 Mr. McDonald stated that they still haven't settled on an overall offered mix but that all  
17 sizes would be provided, from single bedroom to three and possibly some four bedroom  
18 units based on demand.

19  
20 Ms. Langley asked about rents and overall project design.

21  
22 Mr. McDonald stated that rents would be market based and project design would be very  
23 similar to the Bend at Prince Perry project directly behind Wal-Mart in Easley.

24  
25 Ms. Langley asked about the 2<sup>nd</sup> access going through Grace Office park.

26  
27 Mr. McDonald explained that during project design, SCDOT indicated to them that they  
28 would not be permitted a full access onto US 123, only a right in-right out concept; that  
29 to make the project as accessible as possible from both Easley and Greenville, they  
30 needed to find an alternative to provide a secondary or additional access; that they  
31 approached the owner of Grace Office Park and are currently working out the details and  
32 agreements for that additional access; that they are currently undertaking a traffic study,  
33 as required by SCDOT to further address the limited access of the site.

34  
35 Mr. Humphrey asked about impact to the local schools and if contact was made with the  
36 district relative to anticipated attendance numbers.

37  
38 Mr. McDonald stated that they had not spoken with the district but that they would and  
39 get a letter presented to staff.

40  
41 Ms. Langley asked about US 123 and widening plans and setbacks to the building  
42 located at the entrance.

43  
44 Mr. Allen stated that SCDOT did not provide any widening plans or concerns; that the  
45 ROW for US 123 seems fairly substantial; that the building as sited now meets minimum  
46 setbacks.

47  
48 Ms. Langley asked about the project entrance from Easley; that as designed and if the  
49 second entrance does not happen, someone coming from Easley would have to make a  
50 U-turn and the nearest median and then come back to the project entrance.

51  
52 Mr. McDonald stated that that is why they began to look for a secondary access point.

53  
54 With no additional questions or presentation, Mr. Ballentine called for any opposition.

55  
56 Mr. Brink stated that staff received an email from Mr. Norm Sharpe stating his  
57 opposition.

1 With no additional opposition and no need for rebuttal, Mr. Ballentine closed the public  
2 hearing portion and opened the floor for a motion.

3  
4 Commission members discussed the traffic study and the additional entrance and the  
5 lack of something from the school district regarding attendance impacts.

6  
7 Mr. Smith motioned that the item be tabled until such time the Traffic Study could be  
8 provided, the second entrance could be agreed upon and addressed, and that the  
9 applicant could provide the Commission something from the school district.

10  
11 Mr. Cox seconded the motion to table.

12  
13 The motion passed unanimously.

14  
15 Mr. Ballentine called for the next item and public hearing.

16  
17 **3. SD-21-0013 Subdivision Land Use request for a one (1) lot addition to**  
18 **an existing development served by a private road (Overlook Drive).**  
19 **The subject tract being divided is approximately 8.60 acres. The**  
20 **applicant is Debra G. Nichols. The property owner of record is the**  
21 **Estate of Marcus Nichols.**  
22 **TMS# 5103-00-50-5481**  
23

24 Ms. Debra Nichols, applicant and property owner, appeared before the Commission and  
25 presented her request to subdivide her property; that due to the fact that it is on a private road,  
26 Planning Commission approval is required for her to subdivide; that due to her current situation  
27 and her living alone, she wishes to subdivide her existing 8 acres, sell the larger tract, and build  
28 her something much smaller on the smaller tract; that she can no longer keep up or need the  
29 home she currently has.

30  
31 Ms. Langley asked about the access to her property and the shared drive serving her home and  
32 her neighbor's property.

33  
34 Ms. Nichols stated that there is a shared drive between her current property and her neighbors  
35 and this will also be used for her additional parcel; that this drive comes off of Overlook Drive.

36  
37 With no additional presentation or questions, Mr. Ballentine opened the floor up for anyone to  
38 speak in opposition.

39  
40 Ms. Angela Powell, 116 Briar Patch Road, spoke in opposition.

- 41 • Water runoff is and will be an issue if additional homes are allowed
- 42 • There are ongoing issues in the subdivision with erosion and drainage due to the
- 43 properties being on a mountain.

44  
45 Steve Gilland stated that he was in opposition to the request to subdivide.

46  
47 Ms. Dianne Kirk spoke in opposition to the request to subdivide.

- 48 • That this subdivision would bring too much traffic into the neighborhood
- 49 • That the road is private
- 50 • That undesirable neighbors would be brought into the neighborhood
- 51 • That drainage and erosion is an issue

52  
53 There being no additional individuals wishing to address the Commission in opposition to the  
54 request, Mr. Ballentine asked if Ms. Nichols wished to offer a rebuttal.



1 Ms. Nichols stated that her property or future plans will not have any impact on drainage issues  
2 in the neighborhood; that she has lived in her home for over 30 years and this is the first time  
3 she has ever met the neighbors speaking in opposition to her wanting to subdivide.  
4

5 Mr. Kutilek asked what her future plans were or what she is proposing to build.  
6

7 Ms. Nichols stated that she is a widow and she can no longer care for the large home she  
8 currently lives in; that she wants to stay in the area; that she is wanting to build a much smaller  
9 home, about 1200 square feet.  
10

11 With no additional presentation, comments or questions, Mr. Ballentine closed the public  
12 hearing and called for a motion.  
13

14 Mr. Smith made a motion to approve the subdivision request with a condition. The condition  
15 being:  
16

- 17 1. That the applicant must work with the county stormwater staff on run-off  
18 and drainage issues.  
19

20 Mr. Cox seconded the motion.  
21

22 Ms. Langley asked for a friendly amendment with the shared drive be in as easement.  
23

24 Mr. Smith agreed to add that to his motion.  
25

26 Mr. Kutilek and Mr. Cox asked for clarification on who currently uses the shared driveway.  
27

28 Ms. Nichols stated that currently she and her neighbor utilize the shared driveway; that the  
29 dividing property line runs down the middle of the drive and her new tract will also use that drive.  
30

31 Mr. Ballentine called for a vote on the motion to approve with the conditions:  
32

- 33 1. That the applicant must work with the county stormwater staff on run-off  
34 and drainage issues. Mr. Smith asked if there were any agreements for  
35 the use and maintenance of Gossett Lane.  
36 2. The shared driveway must be placed in an easement  
37

38 The motion to approve with the stated conditions passed unanimously.  
39

40 Mr. Ballentine called for the next item and public hearing.  
41

- 42 **4. SD-21-0014 Subdivision Land Use and Variance request for a five**  
43 **(5) lot addition to an existing Major Subdivision (Laurel Ridge S/D)**  
44 **served by a roadway defined as a minimum maintenance road**  
45 **(Laurel Ridge Drive, Pickens). The subject tract is approximately**  
46 **21.5 acres. The applicants and property owners of record are is**  
47 **Orestes R. Rodriguez and Ada M. Rodriguez.**  
48 **TMS# 4196-00-77-9903**  
49

50 Mr. Orestes Rodriguez and Ms. Ada Rodriguez appeared before the commission to present  
51 their request to add 5 additional lots to the Laurel Ridge neighborhood; that they understand  
52 that the road does not meet minimum county requirements; that they wish to have places for  
53 themselves as well as their children to build homes and be close together; that the additional lot  
54 will be a safety net in case they ever need to sell it; that they have plans to plant a small orchard  
55 and vineyards but not for commercial reasons.  
56

57 Ms. Langley asked about the planned agricultural use and areas of the property.

1 Mr. Rodriguez indicated that areas have been set aside for the family to have some agricultural  
2 areas for personal use and enjoyment and for potential future use.

3  
4 Ms. Langley stated she has concerns with the ponds on the property and all the agricultural  
5 chemicals and erosion that could impact them.

6  
7 Mr. Rodriguez stated that they would not do anything to impact the waterways on the property;  
8 that they are the reason they purchased the property many years ago and wish to make it their  
9 permanent residence.

10  
11 Mr. Ballentine asked about the minimum maintenance of the roadway and if there were plans to  
12 upgrade the road.

13  
14 Mr. Rodriguez stated that he would not be able to afford to upgrade the roads by himself and  
15 that he has no plans to do so.

16  
17 With no additional presentation by the applicant and no additional comments or questions from  
18 the Commission, Mr. Ballentine called for anyone wishing to speak in opposition.

19  
20 Mr. John Weirlock spoke in opposition.

- 21 • That the road needs to be re-paved by the county, not the residents in the neighborhood
- 22 • That the roads are very narrow
- 23 • That he has concerns with the lack of erosion control measures and run-off oversight
- 24 after a rain
- 25 • That mailboxes need to be relocated
- 26 • All utilities in the neighborhood need to be underground to protect from snow and ice
- 27 • That the ponds in the neighborhood are drying up
- 28 • That the neighborhood has no covenants or restrictions keeping the property owner from
- 29 doing what they want to do

30  
31 Mr. Ballentine moved to applicant rebuttal.

32  
33 Mr. Rodriguez offered no rebuttal but stressed his family's desire to subdivide the property to  
34 provide home sites for each child.

35  
36 With no additional comments or questions, Mr. Ballentine closed the public hearing and called  
37 for a motion.

38  
39 Mr. Smith motioned that the request be approved with conditions. The conditions being:

- 40
- 41 1. The County must upgrade Laurel Ridge Drive.
- 42 2. No more than 5 lots shall be added without additional Planning Commission
- 43 approval.
- 44

45 Mr. Cox seconded the motion.

46  
47 Motion passed 3-2, with three members in favor and two members in opposition.

1 Mr. Ballentine called for the final public hearing.

- 2  
3 **5. SDV-21-0007 John Michael Murphree requesting a subdivision**  
4 **variance from the Pickens County development standards regarding**  
5 **the maximum number of lots/dwellings permitted on a Private**  
6 **Residential Access classified as a shared driveway. The property is**  
7 **located on Lakeside Drive, Six Mile. The property owner of record is**  
8 **Murphree Farm, LLC**  
9 **TMS# 4141-00-23-7048**

10  
11 Mr. Mike Murphree appeared before the Commission and presented his request to add an  
12 additional lot, being the 4<sup>th</sup>, onto the shared drive located at the end of Lakeside Drive; that his  
13 family owns the property and several family members reside there; that his mother has agreed  
14 to give him a small tract to build a small cabin that he will live in as his primary residence.

15  
16 Mr. Smith asked who lives in the homes currently on the property.

17  
18 Mr. Murphree stated that family members reside in the three existing homes and a tenant  
19 resided in the additional.

20  
21 Ms. Langley asked about the number of dwellings currently on the property; that she counts at  
22 least 4 dwellings on the property be he has indicated there are only three.

23  
24 Mr. Murphree stated that the 4<sup>th</sup> is the small cabin that he resides in; that it is a converted  
25 accessory building but does not have its own power, water, or septic connection; that technically  
26 it is not a separate dwelling.

27  
28 Mr. Ballentine called for additional questions or comments. With no additional questions, Mr.  
29 Ballentine closed the public hearing and called for a motion.

30  
31 Mr. Smith motioned that the request be approved as presented. Ms. Langley seconded the  
32 motion. The motion to approve as presented passed with 4 members for the approval and 1  
33 member in opposition (Ms. Langley).

34  
35 Mr. Brink asked for clarification on the motion to approve and the action taken; that the second  
36 made on the motion was not identified as a second for discussion but rather a common second;  
37 that for memorialization purposes and to accurately capture positions by the Commission; that  
38 Ms. Langley voted against her own second to approve; that perhaps, to clean the record, a new  
39 motion would be in order.

40  
41 Mr. Smith motioned that the request be approved as presented. Mr. Cox seconded the motion.  
42 The motion to approve as presented passed with 4 members (Cox, Humphrey, Smith, Kutilek) in  
43 favor and 1 member (Langley) in opposition.

44  
45 ***Commissioners and Staff Discussion***

46  
47 Staff updated the Commission on the Comp Plan and presented the official draft plan that will  
48 be considered on January 27<sup>th</sup>, along with the resolution to recommend adoption by County  
49 Council.

50  
51 ***Adjourn***

52  
53 There being no additional matters to be taken up by the Commission, Mr. Cox motioned that the  
54 meeting be adjourned. Mr. Smith seconded the motion to adjourn. The meeting was adjourned  
55 at 9:15pm  
56  
57

Submitted by:

Secretary

Date

Approved by:

Chairman

Date

A RESOLUTION OF THE  
PICKENS COUNTY PLANNING COMMISSION  
RECOMMENDING ADOPTION OF THE  
2022 ONE PICKENS COUNTY COMPREHENSIVE PLAN  
BY THE PICKENS COUNTY COUNCIL

**WHEREAS**, the Pickens County Council adopted the latest Pickens County Comprehensive Plan on May 2, 2016; and

**WHEREAS**, the Pickens County Planning Commission, adhering to the requirements of Chapter 29 of the South Carolina Code of Laws, also known as the Local Government Comprehensive Plan Enabling Act of 1994, as amended, has reviewed, updated, and written a new, 10 year plan; and

**WHEREAS**, the Pickens County Council should consider the adoption of the *One Pickens County Comprehensive Plan*, hereinafter referred to as “the Comprehensive Plan”, to provide a coordinated and comprehensive plan for the long-term goals, objectives, and priorities of Pickens County; and

**WHEREAS**, the Comprehensive Plan includes all of the planning elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, as follows;

1. A population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. An economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
3. A natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. A cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources;
5. A community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
6. A housing element which considers location, type, age, and condition of housing, owner and renter occupancy, and affordability of housing;

7. A land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
8. A transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development; and includes maps of current land uses and desired future "character areas";
9. A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools; and

***WHEREAS***, the minimum public hearing requirements will be met and exceeded; and

***WHEREAS***, Pickens County undertook a public participation process, including the appointment by the Planning Commission of a Comprehensive Plan Advisory Committee; and

***WHEREAS***, innovative methods were utilized to encourage citizen involvement and gather citizen comments including social media, surveys, online public engagement resources, a resource room, virtual meetings, an in-person public open house, and the County's website;

***WHEREAS***, the efforts of the citizens, stakeholders, advisory committee, county staff, and the Planning Commission have resulted in an innovative and achievable Comprehensive Plan to guide the County's future; and

***WHEREAS***, the Comprehensive Plan not only lays out achievable goals for the next twenty (20) years, it does so while holding a balance with and a respect for personal property rights; and

***WHEREAS***, in order for the Comprehensive Plan to remain responsive and relevant to changing conditions, it will be amended from time to time; and

***WHEREAS***, the Planning Commission finds that the Comprehensive Plan and maps included therein are critical, necessary, and desirable to guide the development and future growth of its area of jurisdiction.

***NOW, THEREFOR BE IT RESOLVED*** by the Pickens County Planning Commission that, having met the requirements of the South Carolina Local Government Comprehensive Plan Enabling Act of 1994, as amended, that the *One Pickens County Comprehensive Plan* and its associated Character Area Map, is hereby recommended to the Pickens County Council for adoption.

PICKENS COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_  
Robert Ballentine, Chairman, District 1

BY: \_\_\_\_\_  
Gary Stancell, Vice Chairman, District 3

BY: \_\_\_\_\_  
Bobbie Langley, District 2

BY: \_\_\_\_\_  
Philip Smith, District 4

BY: \_\_\_\_\_  
Jon Humphrey, District 5

BY: \_\_\_\_\_  
David Cox, District 6

BY: \_\_\_\_\_  
Matthew Kutilek, At Large

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

ATTEST: \_\_\_\_\_  
Christopher J. Brink, AICP  
Planning Commission Secretary  
Director, Department of Community Development

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-21-0011 Staff Report

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Planning Commission Public Hearing: February 14, 2022 6:30 PM

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

Applicant: Hotchkiss Development Group, LLC  
22 Dawson Road  
Greenville, SC

Property Owner(s): Cardinal Drive Development, LLC

Property Location: SC 153  
Easley, SC

Acreage: 29.3 +/- acres of a larger 57 acre tract

Tax Map Number: 5048-06-28-9971 (portion of)

County Council  
District: 6

Land Use Request: Single-Family Attached, Townhomes  
150 Units  
USDO Section 314

Variance Request(s) from  
Planning Commission:



### **Request Background:**

The applicant is proposing to develop a 29.3 acre, 150 Unit Single-Family Attached, Townhome Development on the subject tract.

### **Current Property Use:**

The subject property is a vacant tract. A portion of the subject parent tract is currently being developed as a single-family detached residential development (80 lots).

### **Surrounding Area:**

North: Commercial, former quarry

South: Single-Family Residential, medium density

East: SC 153, Single-Family Residential, medium density

West: Single-Family Residential, medium density

### **Future Land Use:**

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

### **Utilities & Infrastructure**

#### *Transportation:*

The property is served by SC 153, a SCDOT maintained roadway.

#### *Water:*

Public Water, Powdersville

#### *Sewerage:*

Public Sewer, ECU

### **Past Development/Approvals:**

In 2019, the larger, parent tract was approved for both a 89 lot single-family, detached residential development (SD-19-0003) and a 336 unit, multi-family residential development (LU-19-0002). The single-family detached development is currently under construction (approved preliminary plat, street construction plans, stormwater permit)

#### *Photograph(s):*

N/A

### **Comments from Reviewing Agencies:**

#### *Pickens County Engineer:*

See Attached Letter/Email

#### *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. Single entrance is of concern with 150 dwellings – beyond the 99 permitted on a single entrance. Due to density and arrangement of units, at least 4 hydrants for fire protection should be provided.

N/A

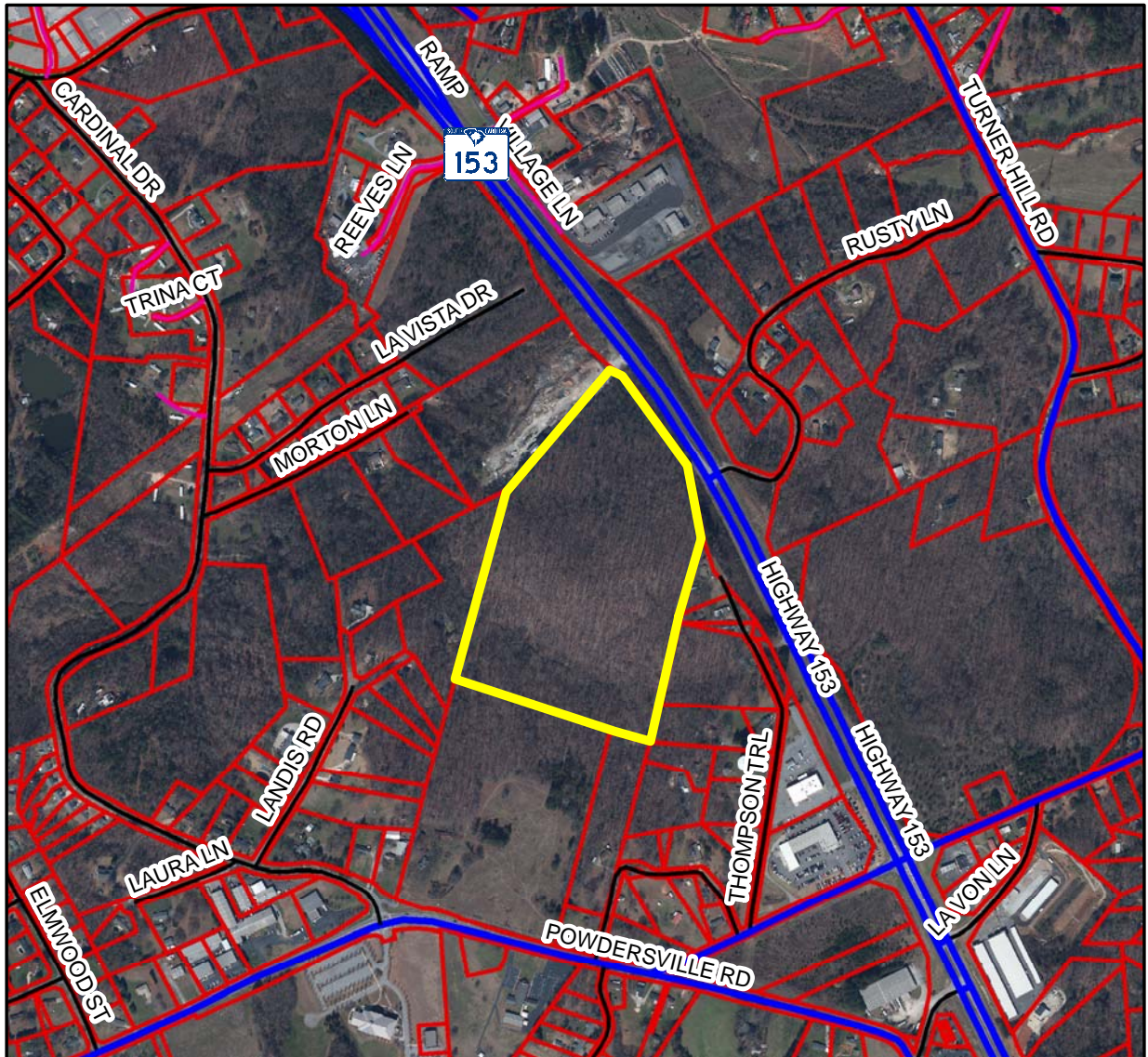
#### *SDPC:*

See attached letter. No impact.

#### *Other Reviewing Agencies:*

LU-21-0011

General Site



LU-21-0011

- State Roads
- County Roads
- Private

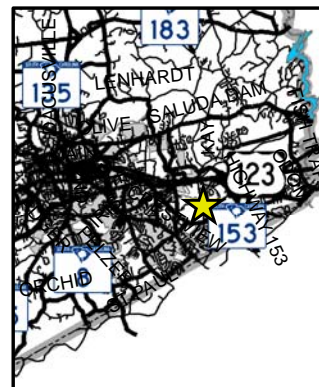


Department of  
Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956



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Feet

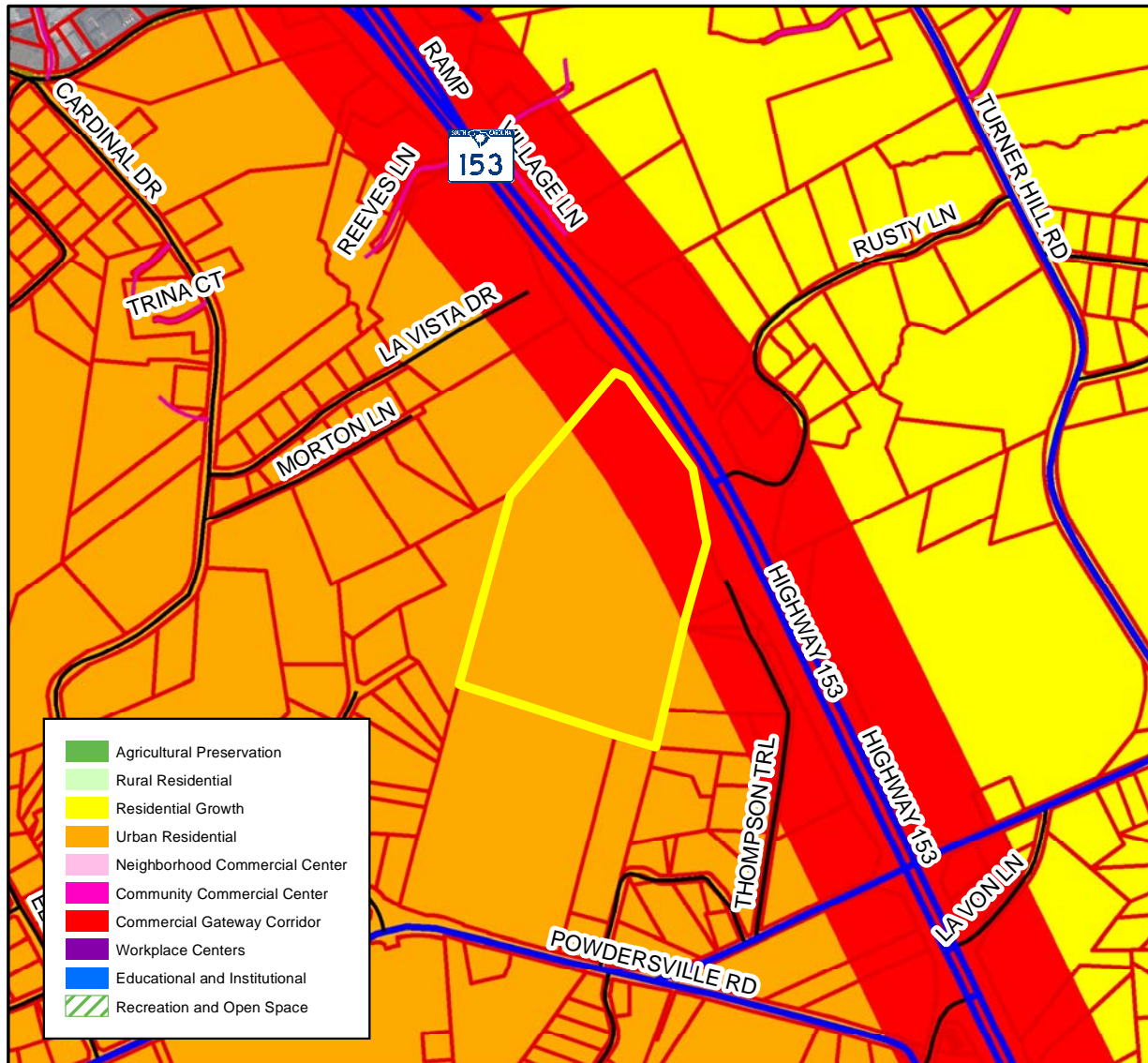
150 Unit Attached Single-Family  
/Townhome Residential  
Development  
SC HWY 153, Easley  
Hotchkiss Development Group





LU-21-0011

Land Use/Character Areas



- Agricultural Preservation
- Rural Residential
- Residential Growth
- Urban Residential
- Neighborhood Commercial Center
- Community Commercial Center
- Commercial Gateway Corridor
- Workplace Centers
- Educational and Institutional
- Recreation and Open Space

LU-21-0011

- State Roads
- County Roads
- Private

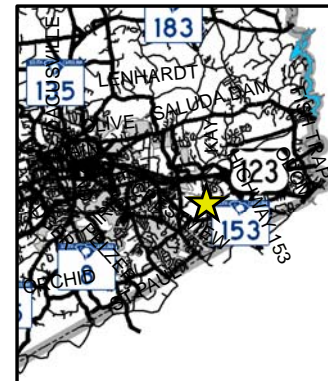


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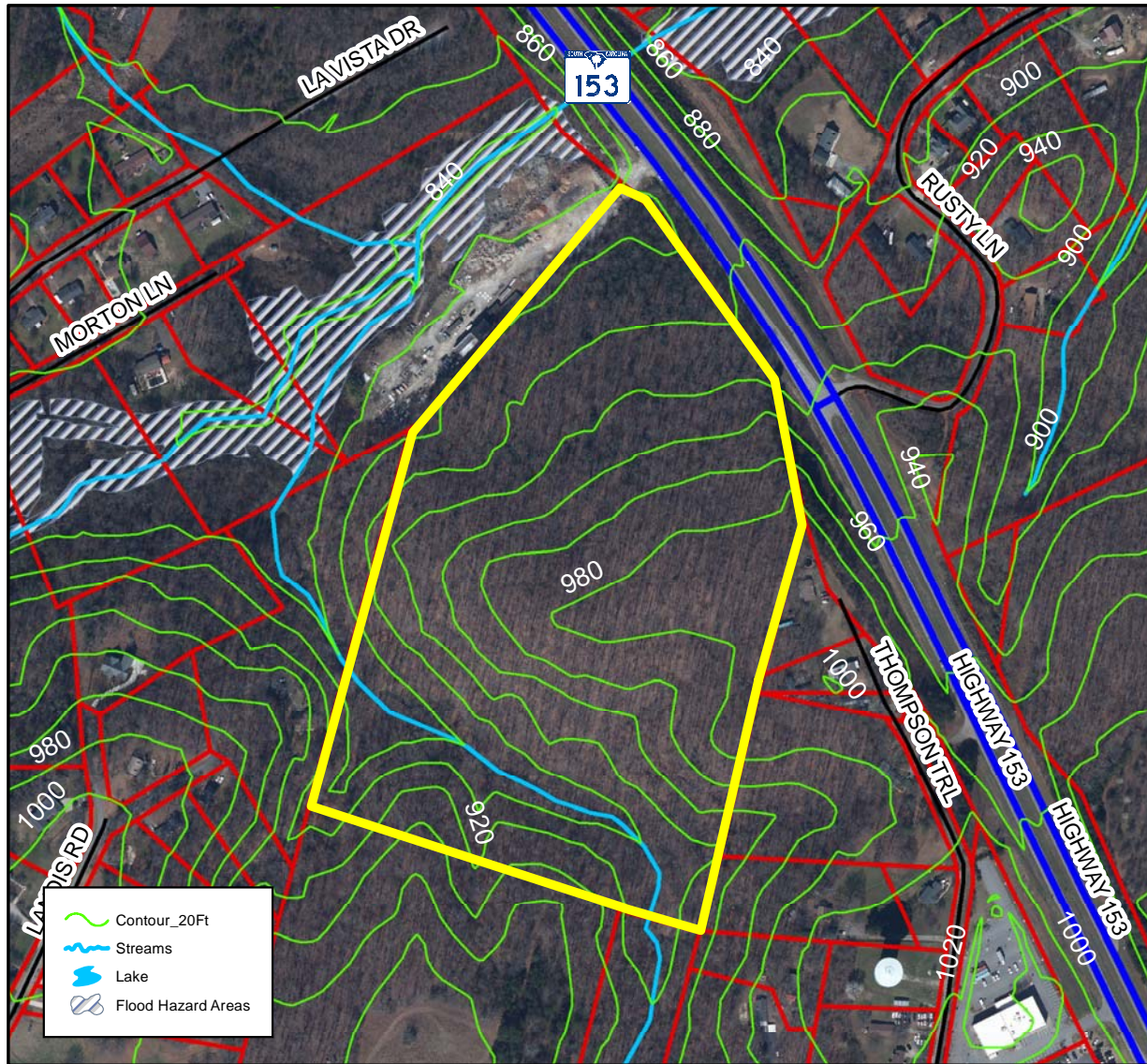


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150 Unit Attached Single-Family  
/Townhome Residential  
Development  
SC HWY 153, Easley  
Hotchkiss Development Group





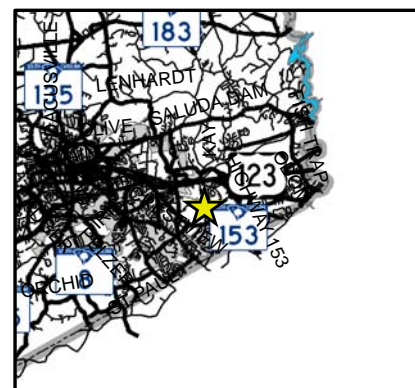


**LU-21-0011**

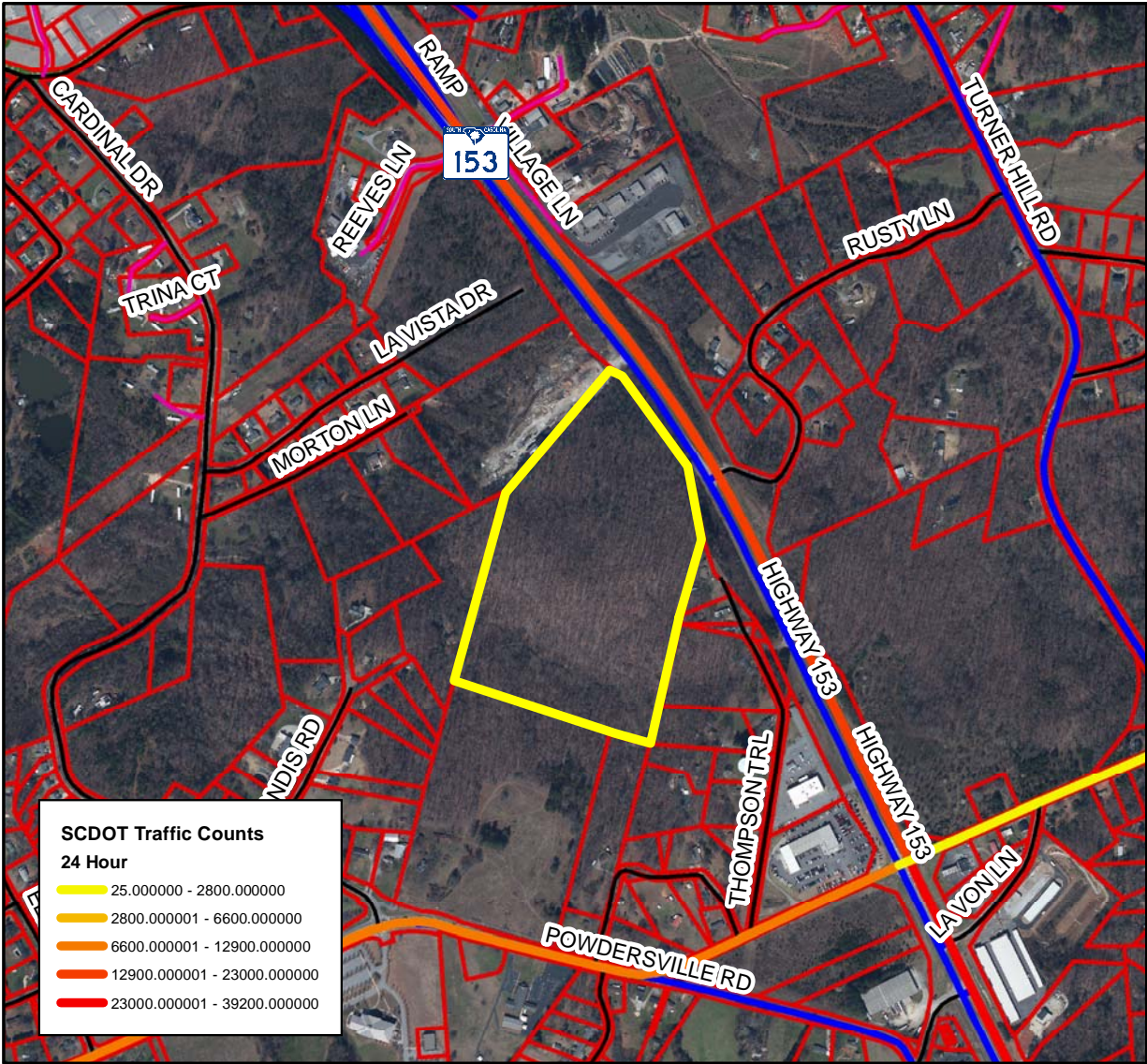
- State Roads
- County Roads
- Private

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

150 Unit Attached Single-Family  
 /Townhome Residential  
 Development  
 SC HWY 153, Easley  
 Hotchkiss Development Group







LU-21-0011

State Roads

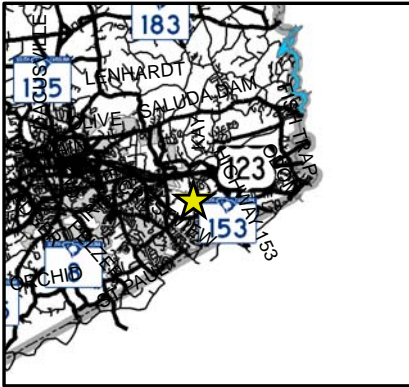
County Roads

Private

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0 250 500 1,000  
Feet

150 Unit Attached Single-Family  
/Townhome Residential  
Development  
SC HWY 153, Easley  
Hotchkiss Development Group



## 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 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 enumerate 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, the proposed in particular, as "Commercial Gateway Corridor" and "Urban Residential". The proposed use is compatible and consistent.

*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.

---

Additional review and analysis based on Section 314, Multi-Family Residential Developments (including townhomes)

Sec 314 (a) Requirements in general

### Recreation amenities.

Every multi-family development located on property that is singularly controlled and owned must contain a community recreation amenity of adequate size and variety to serve the development. Examples include a community pool, tennis courts, tot lot/playground, basketball courts, bike/walking trails, etc.

***Proposed project provides for recreational amenities – pool, amenity building, playground, open space***

*Off-Street parking shall be governed by Article 6*

***Meets minimum requirement – 2 spaces per unit***

Buffers requirements shall be governed by Article 8

***Meets minimum requirements when adjacent to commercial and single family detached – minimum of Class 4 required***

314 (b) Townhomes

Density

Density of townhome developments (3 or more attached single family units) shall not exceed two (2) units per acre when served by individual on-site septic systems and four (4) units per acre when served by a public system.

***Proposed project exceeds this standard. The proposed density is 5.12 units/acre***

No fewer than three (3) units and no more than eight (8) units can be connected.

***This standard is met***

Access

Direct vehicular access of an individual townhouse shall be limited to the internal street network. Where a larger development fronts on a collector or arterial street, at least two access points shall be allowed. No direct access for individual units shall be permitted on collector or arterial streets.

***This standard is met***

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Planning Staff Recommendation:

**Approval, with notation and conditions**

1. *Allowed density of 5.12 units per acre. Previous project provided for more than 336 units on the same 29.3 acres.*
2. *A second entrance onto SC 153 shall be required. This entrance can be utilized for emergency access only. Property provides adequate frontage for additional, secondary accesses.*
3. *Number of hydrants for fire services shall be no less than 4 within project.*
4. *Amenities shall be provided as noted on the site plan provided with the application package.*

*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

## ENGINEERING DEPARTMENT

186B County Farm, Pickens, SC 29671  
864-898-5966



January 19, 2022

Pickens County Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
Attn: Mr. Chris Brink, AICP, Director

Re: Foothills Phase II Preliminary Site Plan – January 18<sup>th</sup> Submittal

Mr. Brink,

The Engineering Department has completed a review of the preliminary site plan provided on January 18<sup>th</sup>, 2022 for the above referenced project. This Department has the following comments and questions for clarification:

1. An Encroachment Permit will need to be obtained from the South Carolina Department of Transportation (SCDOT) for the proposed access at SC Highway 153. If and when the Encroachment Permit is approved, a copy of the approval will need to be forwarded to the Engineering Department.
2. During the design phase of the proposed roads within the development, Article 10 of the Unified Development Standards Ordinance (UDSO) needs to be closely followed.
3. With the deceleration lane being proposed, Section 1016(c) of the UDSO should be closely reviewed.
4. A roadway typical section and road profiles need to be provided.
5. The topography along this property appears to be steep. If there are to be any steep grades along the proposed roads, the affect this may have on emergency vehicles' response time will need to be greatly considered.
6. All roads and driveways shall provide a maximum grade of 5% for a distance of 20-ft from edge of pavement at any intersection, as specified in Section 1010(d)(13) of the UDSO.
7. How will drainage be addressed? All drainage calculations need to be provided.
8. The Engineering Department will also need to review the water and sewer plans. Any portions of these two utilities (excluding laterals) that cross the proposed road(s) will need to be sleeved and shown on the road profiles.

Please be advised that this is only a preliminary review of the land use plan provided to the Pickens County Engineering Department on January 18<sup>th</sup>.

This review letter only addresses items pertaining to the Engineering and Roads & Bridges Department. Any plan modifications due to comments by the Stormwater Office and/or Planning Department needs to be provided to the Engineering Department for review.

If you have any questions, please feel free to contact this Department.



Sincerely,

A handwritten signature in blue ink, appearing to read "Rodney Robinson".

Rodney Robinson

Pickens County Staff Engineer

Cc: Scottie Ferguson, Pickens County Stormwater Manager

Ray Holliday, Pickens County Department of Community Development

Billy Gibson, Pickens County Emergency Services Director



# 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 Hotchkiss Development Group, LLC

Mailing Address 22 Dawson Rd., Greenville, SC 29609

Telephone 864-444-3331 Email ricksr@rembrey.com

Applicant is the: Owner's Agent x Property Owner \_\_\_\_\_

Property Owner(s) of Record Cardinal Drive Development, LLC

Mailing Address PO Box 10207, Greenville, SC 29601

Telephone 470-809-1256(Jeff Hill) Email mark.whyman@cyriac.com

Authorized Representative Rick Thoennes

Mailing Address 22 Dawson Road, Greenville, SC 29609

Telephone 864-444-3331 Email ricksr@rembrey.com

Address/Location of Property 933 Cardinal Dr., Easley, SC

Existing Land Use Rental apartments Proposed Land Use Townhomes

Tax Map Number(s) a portion of 5048-06-28-9971 R006022

Total Size of Project (acres) 29.3 Number of Lots 150

*Utilities:*

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

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: Easley Combined

## 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.

Rick Thoennes  
Signature of Applicant

12-23-21  
Date

**PROPERTY OWNER'S CERTIFICATION**

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

[Signature]  
Signature of Owner(s)

12-23-21  
Date

**PICKENS COUNTY STAFF USE ONLY**

Application Processing

Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Pre-Application meeting held with \_\_\_\_\_ on \_\_\_\_\_

Application Forwarded to (date):

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

Hearing and Action

Planning Commission Hearing Date \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Letter of Hearing Sent to Applicant \_\_\_\_\_

Sign Placement Deadline \_\_\_\_\_

Planning Commission Action(date) \_\_\_\_\_

☐ Approval ☐ Approval w/ modifications ☐ Denial  
Modifications \_\_\_\_\_

Notice of Action to Applicant \_\_\_\_\_



**Pickens County, South Carolina**  
**Attachment A**  
**LAND USE REVIEW**  
**Standards of Land Use Approval Consideration**

---

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

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

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

Yes

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

It will not affect existing uses.

- (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?

It will not

- (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

*Hotchkiss Development Group, LLC*

22 Dawson Road  
Greenville, SC 29609

ricksr@rembrey.com

864-444-3331

**Letter of Intent**

December 23, 2021

Re: Foothills Phase II

County of Pickens  
Department of Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671

To whom it may Concern:

We would like Pickens County to consider the following:

Tax Map: 5048-06-28-9971 R006022  
Acreage: 29.3

Use: 150 Townhomes and ancillary buildings.

This is a portion of the larger tract of 57 acres.

Phase I is to start construction in the next few weeks and was approved by Pickens in 2019.

This phase II was initially approved for 336 rental apartments in 2019.

We would like to reduce the density and designation to 150 townhomes.

It would consist of 24 buildings with as few as 5 units to 7 units in each building.

It would also have a Amenity Building and pool to serve the residents of the community.

Sewer is available from Easley Combined Utilities.

Water is available form Powdersville Water.

We have previously spoken with the Superintendent of School's office about the 336 units and they indicated they would have no problem absorbing the students attendings school in the area.

We had spoken with Croswell Fire Dept. concerning the 336 units. They indicated the only concern was the 3 stories in rental units. That concern will be alleviated with the 2 story townhomes.

We appreciate your consideration of this matter and look forward to adding positively to the community

Very truly yours,

Rick Thoennes  
Hotchkiss Development Group, LLC









## School District of Pickens County

*Building success beyond the classroom*

To Whom it May Concern,

Please accept this letter on behalf of the School District of Pickens County. The district has no objection to the development of 150 new townhomes that Hotchkiss Development Group, LLC is planning to build at 933 Cardinal Dr. in Easley, SC.

Each of the three schools affected by new students (Easley High, Gettys Middle, and Crosswell Elementary) should have the capacity at this time to accommodate any immediate student population that may result from this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Young'.

Josh Young  
Assistant Superintendent of Administration