

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

April 11, 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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AGENDA

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

April 11, 2022
6:30 pm

- I. **Welcome and Call to Order**
Moment of Silence
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**
March 14, 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. 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
- VI. **Public Hearings**
 1. LU-22-0004 Land Use approval for a Large Scale Project – Outdoor Sports and Recreation encompassing approximately 62 acres located on Kay Drive in Easley. The applicant is Anders, Inc. The property owner of record is Anders Properties, LLC and Anders, Inc.
TMS#s 5049-10-25-6186, 5049-14-24-7306, 5049-13-14-5505, 5049-13-04-9309
 2. SD-22-0001 Subdivision Land Use approval for a 69 lot/unit, Single Family Attached/Townhouse Development. The subject property is located at Turner Hill Road and US 123, Easley. The applicant is Jeff Hill. The property owner of record is Gladys S. Stansell.
TMS# 5049-14-33-6073
- VII. **Commissioners and Staff Discussion**
- VIII. **Adjourn**

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PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 14, 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, 2022 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
Bobbie Langley
Jon Humphrey
David Cox
Matthew Kutilek

Draft

STAFF PRESENT:

Les Hendricks, County Attorney
Chris Brink, Community Development Director
Ray Holliday, County Planner

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.

Mr. Kutilek motioned that tonight's agenda be amended to move the public hearing for LU-22-0001 to be the 1st item under the Public Hearing agenda section. Mr. Stancell seconded the motion. The motion to amend the order of the agenda; moving LU-22-0001 to be the 1st Public Hearing item under the Public Hearing section of the agenda passed unanimously (7-0).

Approval of Minutes

Mr. Ballentine called for corrections or for a motion regarding the minutes of the February 14, 2022 meeting.

Mr. Stancell motioned that the minutes be approved as presented. Ms. Langley seconded the motion.

1 The motion to approve the February 14, 2022 minutes passed unanimously (7-0).

2
3 **Public Comments**
4

5 Mr. Ballentine briefly went over the procedures that will be followed for both the public comment
6 period as well as for the public hearings.
7

8 Ms. Karen Martinez appeared and spoke on the importance in preserving SC HWY 11.

- 9 • People are moving to the upstate primarily along Highway 11
 - 10 • The additional people bring the need for businesses in the area
 - 11 • With new businesses, there is too a need for security lighting for those businesses
 - 12 • That consideration needs to be made in future ordinances for night lighting that does not
13 shine or be harmful to animals
 - 14 • Such lighting carries no additional costs
- 15

16 **Public Hearings**
17

18 Mr. Ballentine opened the public hearing portion of the meeting and called for the case being
19 heard.
20

- 21 **1. LU-22-0001 Land Use approval for a 15 site RV Park and Campground on**
22 **approximately 5 acres of a larger 7.10 acre tract. The subject property is**
23 **located at 107 Country Creek Road, Pickens. The applicant is Teresa**
24 **Lewis. The property owners of record are James and Teresa Lewis.**
25 **TMS# 4197-00-90-6443**
26

27 Mr. Brink asked Mr. Ballentine if he could take a few moments to address potential action on this
28 case; that Ms. Lewis had proposed to withdraw her land use request at this time and eliminate
29 the need for a public hearing on the proposed RV Park and Campground; that while the
30 application was submitted and accepted, the recent moratorium placed on development along the
31 SC 11 Corridor would prohibit any action being taken on the request; that it would be better suited
32 that the case allowed to be withdrawn and to be resubmitted after the development moratorium
33 is lifted.
34

35 Mr. Hendricks also provided members of the Commission with some guidance regarding the
36 withdrawal and acceptance of public comment if warranted.
37

38 Ms. Teresa Lewis, applicant and property owner, appeared before the Planning Commission to
39 request that her application be withdrawn but that she be permitted to reapply after the moratorium
40 is lifted by council.
41

42 Mr. Ballentine asked for a motion to accept Ms. Lewis's request to withdraw her application from
43 consideration.
44

45 Mr. Stancell provided a motion to accept Ms. Lewis's request to withdraw her application and this
46 withdrawal be without prejudice.
47

48 Ms. Langley seconded the motion to allow the withdrawal. The motion passed unanimously (7-
49 0).
50

51 Mr. Ballentine offered to reopen the public comment period recognizing the audience in
52 attendance and that this should be at least an additional 15 minutes of public comment but to limit
53 time devoted to each speaker to 1 minute each.
54

55 Mr. Ballentine asked for a motion to reopen public comment period.
56

1 Mr. Kutilek motioned that the public comment period be reopened; allowing for a minimum of 15
2 minutes for such comment period or until such sufficient time has been permitted allowing for the
3 topic to be properly discussed.
4

5 Ms. Langley seconded the motion to re-open the public comment period. The motion passed
6 unanimously (7-0).
7

8 Mr. Ballentine called for the 1st signed up speaker; working off the public hearing sign in sheet.
9

10 Mr. Steve Lorch appeared to speak but withdrew his time.
11

12 Ms. Elizabeth Myers appeared.

- 13 • She has lived on SC 11 for 22 years
- 14 • The area is unique, a hidden jewel
- 15 • The Commission needs to take a close look at what needs to be protected in the area.
- 16 • That the Council is currently working on a plan for SC 11
17

18 Mr. Steve Watson appeared and spoke on the proposed RV Park.

- 19 • He lives behind Aunt Sues but is fearful of losing his peace and solitude
- 20 • That traffic will be a big issue, especially at the intersection with Highway 11
21

22 Ms. Karen Martinez spoke to members of the Commission.

- 23 • Not in favor of a RV park or campgrounds in the area or along HWY 11
24

25 Mr. Kevin Keller spoke to members of the Commission on the RV park.

- 26 • Appreciative of the Lewis's withdrawing their request for the park
- 27 • The location of the proposed park was not ideal
28

29 Mr. Ballentine asked for anyone else that had signed up to speak that hadn't yet been heard.
30

31 There being none, Mr. Kutilek asked that anyone that hadn't signed up to speak be allowed an
32 opportunity to be heard.
33

34 Mr. Ballentine asked for those that would like to speak.
35

36 Ms. Amy Barker spoke to the Commission.

- 37 • She lives on South Saluda road and that the traffic from the recycling center and Aunt
38 Sues and now the proposed RV park would increase traffic in the area
- 39 • That so much traffic will be unsafe
40

41 Ms. Amanda Myers appeared and spoke to the Commission.

- 42 • The neighborhood and community will be negatively impacted by the RV Park
- 43 • Peace and quiet would be lost and harmed
44

45 Mr. Byron Myers also spoke to members of the Commission.

- 46 • That SC 11 is beautiful and additional RV parks are not needed
- 47 • That the proposed park would not be hidden
- 48 • He is afraid that Pickens County wants SC 11 opened up to development and stores
49

50 Ms. Deborah Hudson appeared and spoke to the Commission.

- 51 • There is a hidden agenda by ACOG
- 52 • That ACOG provides training to members of the Commission and such training is coming
53 directly from Washington, D.C.
54

55 Ms. Pauline Keller spoke and provided comments to the Commission.
56

- SC 11 is now noisy and there needs to be some noise standards
- Any commercial development would be disruptive to the area
- That signage along SC 11 are not being properly enforced
- Traffic has become terrible and unsafe

Mr. Mark Keel appeared and provided comments.

- If approved, RV parks on SC 11 would spring up everywhere if you tell one yes what do you also tell the rest that want to come
- There are no design standards for RV parks

Mr. David Kolber spoke to Commission members.

- The S. Saluda, Country Creek Road, New Hope Road, SC 11 intersection is very dangerous now and will be worse when RV parks come in.

Ms. Keel spoke to the Commission.

- Ms. Lewis's letter of intent spoke to the desire to make her RV park just like the state park.

Ms. Robin Billingsley spoke to the Commission.

- That Pickens County wants SC 11 to be like Pigeon Forge but is that what the citizens want?
- All for property rights but no development should be permitted along SC 11

Mr. Jay Slone spoke to the members of the Commission.

- That proper notification was not given regarding this meeting
- The county must do a better job at providing notifications of important meetings

Mr. Kutilek addressed the public and spoke on the importance of SC 11 to Pickens County and what the responsibilities of the Planning Commission are.

Ms. Elizabeth Allen offered her comments to the Commission

- SC 11 is a fun road for some cars but it seems like it would not be for the big RVs that would now travel the highway
- The Commission should consider impact on all roads

Mr. Kevin Snyder appeared and spoke.

- He lives on Castle Creek Road
- SC 11 and Pickens County should be really proud of the corridor
- The county needs to be really careful with development along the road

Ms. Lisa (?) appeared and spoke to the Commission.

- Thankful for the withdrawal and for planning staff recognizing the moratorium
- Appreciative for the 6 months to have something put in place

There being no additional comments, Ms. Lewis asked if she could have a few moments to also provide some comments.

Ms. Lewis stated that she and her husband bought Aunt Sue's in 2012 and also lives along SC 11; that her RV park was previously approved by the Planning Commission in 2012 but agreed with county staff that a new application would be wise and agreed to reapply; that she and her husband have felt attacked by members of the community, the same members of the community which she serves and will continue to serve.

Ms. Langley provided notice to the public present of the upcoming Public Meeting on the SC 11 Plan on March 31st at 6:00pm at Holly Springs School; that she encouraged everyone to attend.

1 Mr. Cox provided some background on open development allowed along SC 11 and that the lack
2 of true public utilities has been what has kept SC 11 like it has been for so long; that he felt it
3 wasn't the intent of the Planning Commission, county staff, or the County to bring uncontrolled
4 growth to SC 11.

5
6 Mr. Clayton Kerr spoke to the fact that the lack of utilities may have slowed growth and that that
7 was the same pitch Jim Anthony sold the public in the 1990's when he 1st developed his Cliffs
8 projects that is now driving a lot of growth on SC 11.

9
10 Mr. Ballentine called for any additional public comments.

11
12 There being none, Mr. Ballentine thanked everyone for their comments and reminded everyone
13 of the March 31st meeting.

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

16
17 **2. SDV-22-0001 John Galivan requesting a subdivision variance from the**
18 **Pickens County development standards regarding division of property on a**
19 **substandard private residential access classified as a private road. The**
20 **property is located on Roanoke Ridge Road, Liberty. The property owner of**
21 **record is Samuel D. Neely and Martha F. Neely.**
22 **TMS# 4089-00-14-4131**
23

24 Mr. John Galivan appeared before the members of the Commission and provided a very general
25 background on the variance request; that he, his father, and brother went in together to purchase
26 the property for their future home sites; that in order to obtain mortgages to build their own
27 dwellings, the property would need to be subdivided; that the proposed division was the easiest
28 and less impactful to the adjacent neighbors and property owners.

29
30 Mr. Chad Neely, adjacent property owner, 351 Roanoke Road, appeared before the Commission
31 and spoke in favor of the variance and that he had no concerns with what was being proposed.

32
33 With no additional comments or presentation of the applicant and no one else present to speak
34 in favor, Mr. Ballentine opened the floor to anyone wishing to speak in opposition.

35
36 Mr. Kevin Keller of 116 Dorothy Lane, appeared and spoke to the issue with substandard roads
37 in Pickens County and the continued development along these roads; that there is no
38 maintenance agreement for Roanoke Ridge; that a lawsuit would need to be filed just to get a
39 private road maintained without one.

40
41 Mr. Galivan confirmed that there is no maintenance agreement along the road.

42
43 Ms. Langley reaffirmed that a maintenance agreement is required by county standards.

44
45 Mr. Stancell stated that he visited the site and there are some very large pot holes along the road;
46 that he met an oncoming car that was having trouble navigating the narrow road and the pot
47 holes.

48
49 Mr. Kutilek asked what was the intent of the proposed tracts.

50
51 Mr. Galivan stated that each family member would own their individual tract for personal use and
52 to build personal homes in the future.

53
54 Ms. Langley asked had they considered building their own private road or shared road.

55
56 Mr. Galivan stated that the only location suited for such a road would put it up against the
57 neighbor's property and they would have to cross a creek.

1 With no further questions or comments, Mr. Ballentine closed the public hearing.

2
3 Mr. Smith motioned that the variance be granted, provided:

- 4 • A maintenance agreement be provided and established for the roadway.

5
6 Mr. Stancell seconded the motion.

7
8 Members of the Commission discussed how to make all property owners along the road, some in
9 the back of the roadway, to participate and agree to maintenance and if someone said no that
10 would prohibit the division of property as requested.

11
12 Mr. Smith agreed to a friendly amendment to his motion to require a maintenance agreement
13 between only the family members proposing to divide their tract and to only be responsible for
14 maintaining their portion of the road.

15
16 Mr. Stancell seconded the amended motion.

17
18 Commission members again discussed the motion and maintenance agreement with Mr. Cox
19 asking how would any such condition be enforced.

20
21 Mr. Smith withdrew his motion to approve.

22
23 Mr. Stancell also withdrew his second.

24
25 Mr. Smith motioned to approve the variance as presented.

26
27 Mr. Stancell seconded the motion. The motion to approve the variance request as presented
28 passed unanimously (7-0).

29
30 Mr. Ballentine called for the final case and public hearing.

31
32 **3. SDV-22-0002 David Merck requesting a subdivision variance from the**
33 **Pickens County development standards regarding division of property on a**
34 **substandard private residential access classified as a common drive. The**
35 **property is located on Kelly Merck Road, Central. The property owner of**
36 **record is David E. Merck.**
37 **TMS# 4047-00-60-7886**
38

39 Mr. Rick Merck and his father David Merck appeared before the Commission and offered to
40 answer any questions they may have; that his father is wanting to divide the balance of the family
41 estate to provide to family members in the future; that there is currently only one home on the
42 entire tract and that home would be located on one for the proposed parcels; that there is no plan,
43 in the immediate future, to place any additional homes on the property. That there is a
44 maintenance agreement, recorded, for maintenance of Kelly Merck Road.

45
46 Mr. Ballentine asked about the location of the proposed additional tracts.

47
48 Mr. Merck stated that the 3 additional parcels would be located at the end of Kelly Merck Road
49 and be accessed by a shared drive coming off of Kelly Merck.

50
51 Mr. Smith asked about the number of proposed lots and the new total.

52
53 Mr. Merck stated they only intend to create the 3 additional tracts, bringing the total on Kelly Merck
54 to approximately 10 parcels.

55
56 With no additional comments or questions and no one present to either speak in favor or in
57 opposition, Mr. Ballentine closed the public hearing and called for a motion.

1 Mr. Stancell motioned that the variance request be approved.

2
3 Mr. Cox seconded the motion. The motion to approve the variance request passed unanimously
4 (7-0).

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

7
8 Staff provided updates on the Comprehensive Plan process as well as the SC 11 Corridor Study
9 and Planning Commission participation and action moving forward.

10
11 Mr. Smith asked that from now on, public comment be limited to 3 minutes rather than the 1 minute
12 allowed this evening.

13
14 Mr. Smith also asked that we not make dark sky lighting a blanket requirement on all development;
15 that if those restrictions are needed that they be on a case by case basis.

16
17 Mr. Kutilek asked about the election of officers; that he noted that officers are elected in March or
18 April each year.

19
20 Staff provided the election of officer provision from the Bylaws; that election of officers takes place
21 at the 1st regular meeting after May 31st.

22
23 ***Adjourn***

24
25 There being no additional matters to be taken up by the Commission, Ms. Langley motioned that
26 the meeting be adjourned. Mr. Cox seconded the motion to adjourn. The meeting was adjourned
27 at 8:12pm

28
29
30 Submitted by:

31
32
33
34 _____
35 Secretary

_____ Date

36
37
38 Approved by:

39
40
41
42 _____
43 Chairman

_____ Date

LU-21-0010

March 7, 2022

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



LU-21-0010 – Evolve Apartments Easley

Dear Mr. Brink:

On behalf of Evolve Companies LLC, please let this letter serve as official notice of withdrawal of our application for land use approval with Pickens County Planning Commission. Unfortunately, this project will not be moving forward so please remove LU-21-0010 from the Planning Commission agenda and close out the case.

Thank you,

Nicholas Myers

Nick Myers, PLA
SeamonWhiteside

LU-22-0004

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-22-0004 Staff Report

Planning Commission Public Hearing: April 11, 2022 6:30 PM

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

Applicant:	Anders, Inc. Anthony Anders 220 Kay Drive Easley, SC
Property Owner(s):	Anders Properties, LLC Anders, Inc.
Property Location:	Kay Drive (@ Crosswell School Road) and Crumpton Lane
Acreage:	62 acres +/-
Tax Map Number:	5049-10-25-6186 (p/o), 5049-14-24-7306, 5049-13-14-5505, 5049-13-04-9309
County Council District:	6
Land Use Request:	Large Scale Project – Recreation Facility > 1.00 Acres Section 309
Variance Request(s) from Planning Commission:	

Request Background:

The applicant is proposing to develop a portion of the total 62 acre site into a large scale project – recreation larger than 1.00 acres – to include indoor/enclosed mini soccer fields, outdoor regulation fields, concession areas, and outdoor play area, as well as associated parking.

Current Property Use:

The majority of the subject tracts are vacant, save for a few dwellings and accessory buildings, except for TMS# 5049-10-25-6186, upon which is located an existing full size soccer field.

Surrounding Area:

North: Single Family Residential, medium density

South: Commercial

East: Commercial

West: Commercial, Single Family Residential, low density

Future Land Use:

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

Utilities & Infrastructure*Transportation:*

The property, and proposed project, is served primarily by Kay Drive, a Pickens County maintained roadway. The overall site does have access to Crumpton Lane, a SCDOT (S-39-424) maintained roadway.

Water:

Public Water, Powdersville

Sewerage:

Public Sewer, ECU

Past Development/Approvals:

There are no records available that provide information on past development on the subject tract.

Photograph(s):

N/A

Comments from Reviewing Agencies:*Pickens County Engineer:*

Not Available at time of Packet Printing

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

Not Available at time of Packet Printing

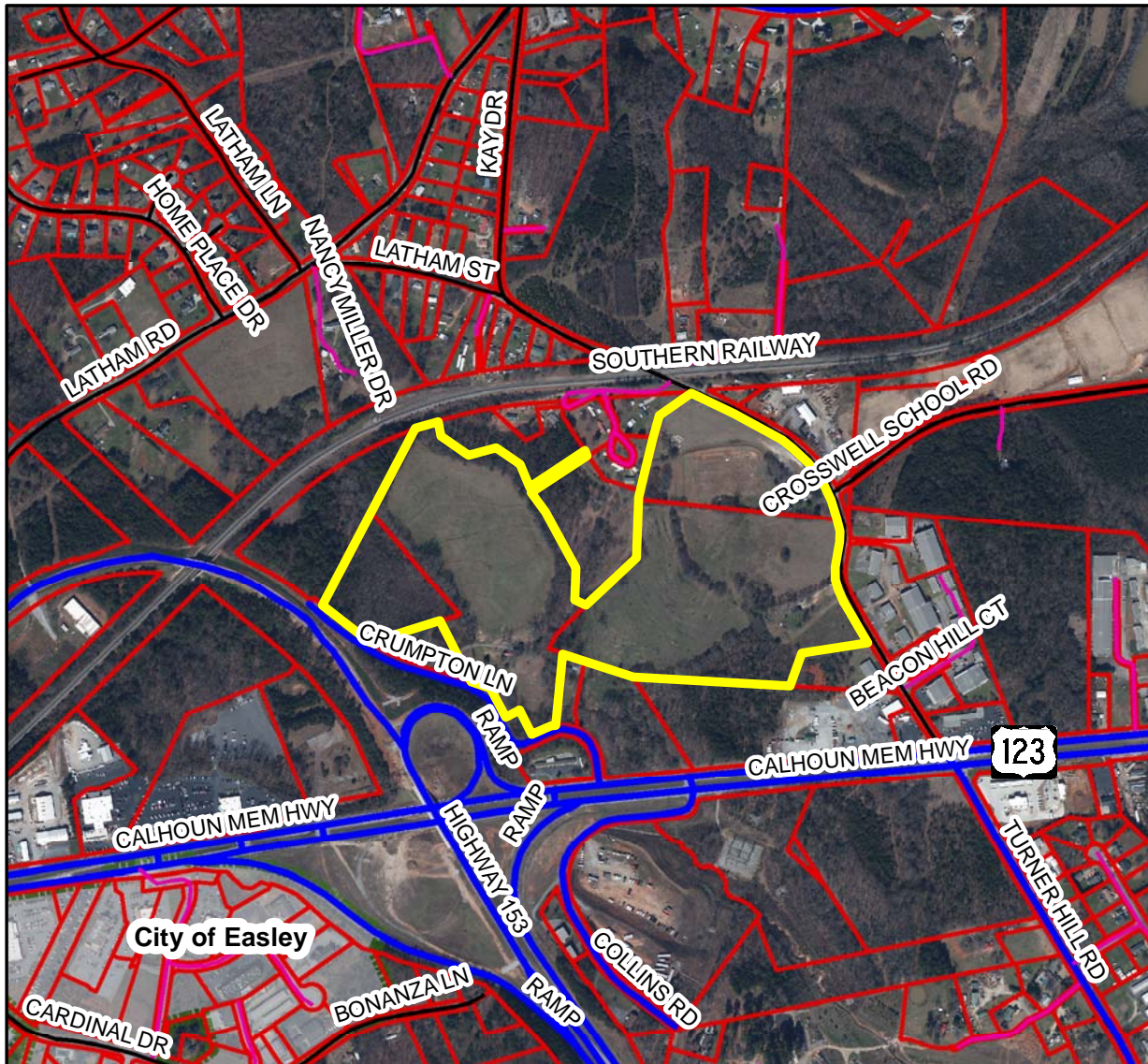
SDPC:

N/A

Other Reviewing Agencies:

LU-22-0004

GENERAL SITE/AREA



LU-22-0004

- State Roads
- County Roads
- Private

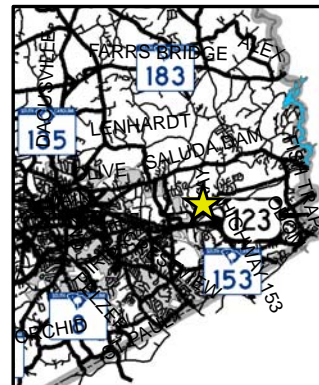


Department of
Community Development
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Pickens, SC 29671
864-898-5956



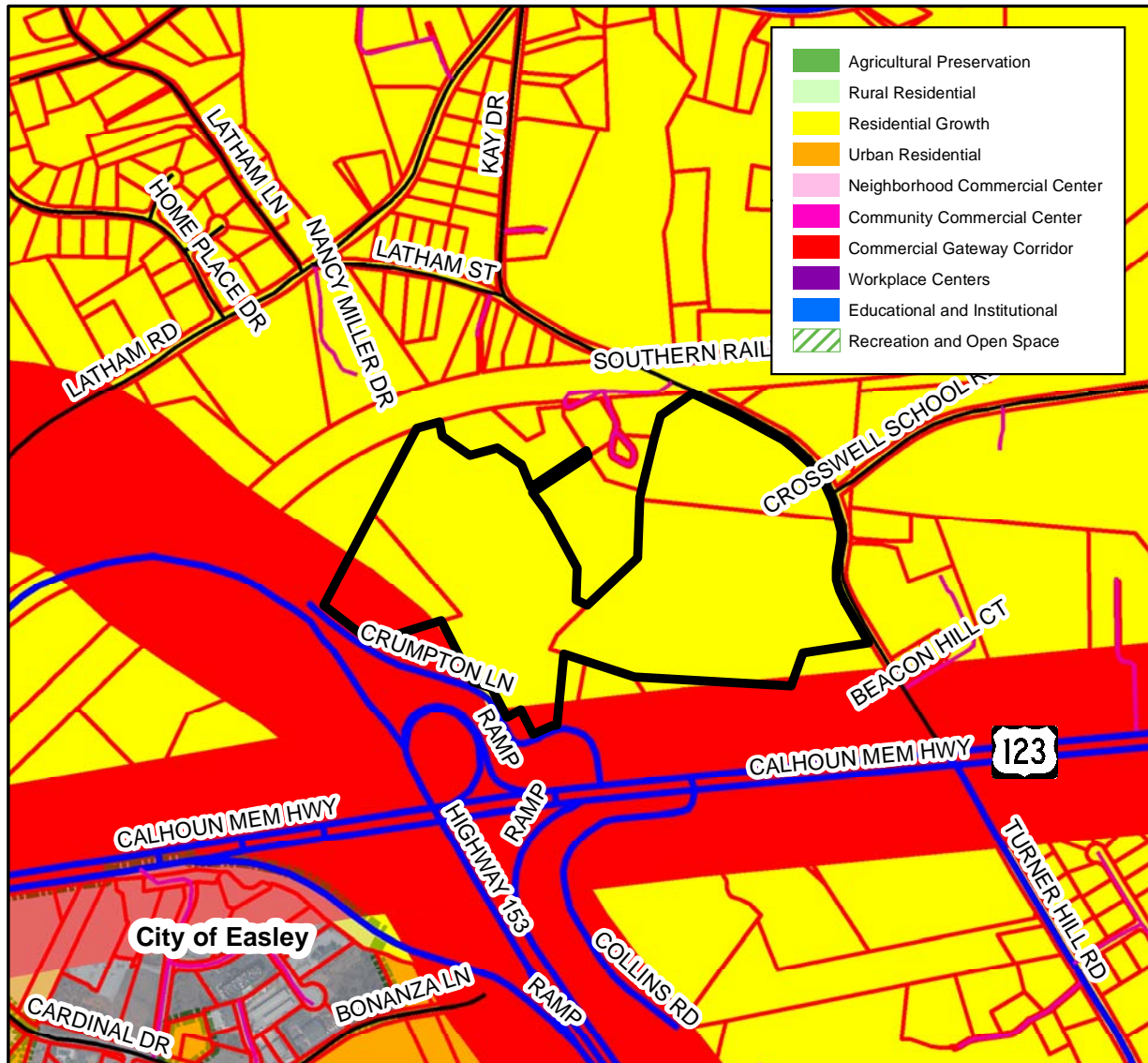
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Feet

Large Scale Project -
Outdoor Sports/Rec
> 1.00 Acre
Kay Drive, Easley
Anders, Inc.



LU-22-0004

Character Areas/Land Use



- 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-22-0004

- State Roads
- County Roads
- Private

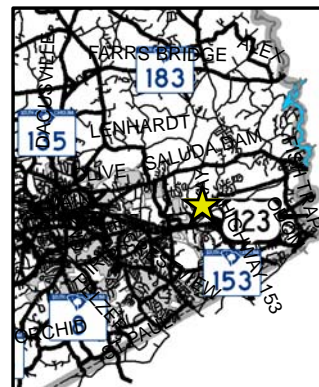


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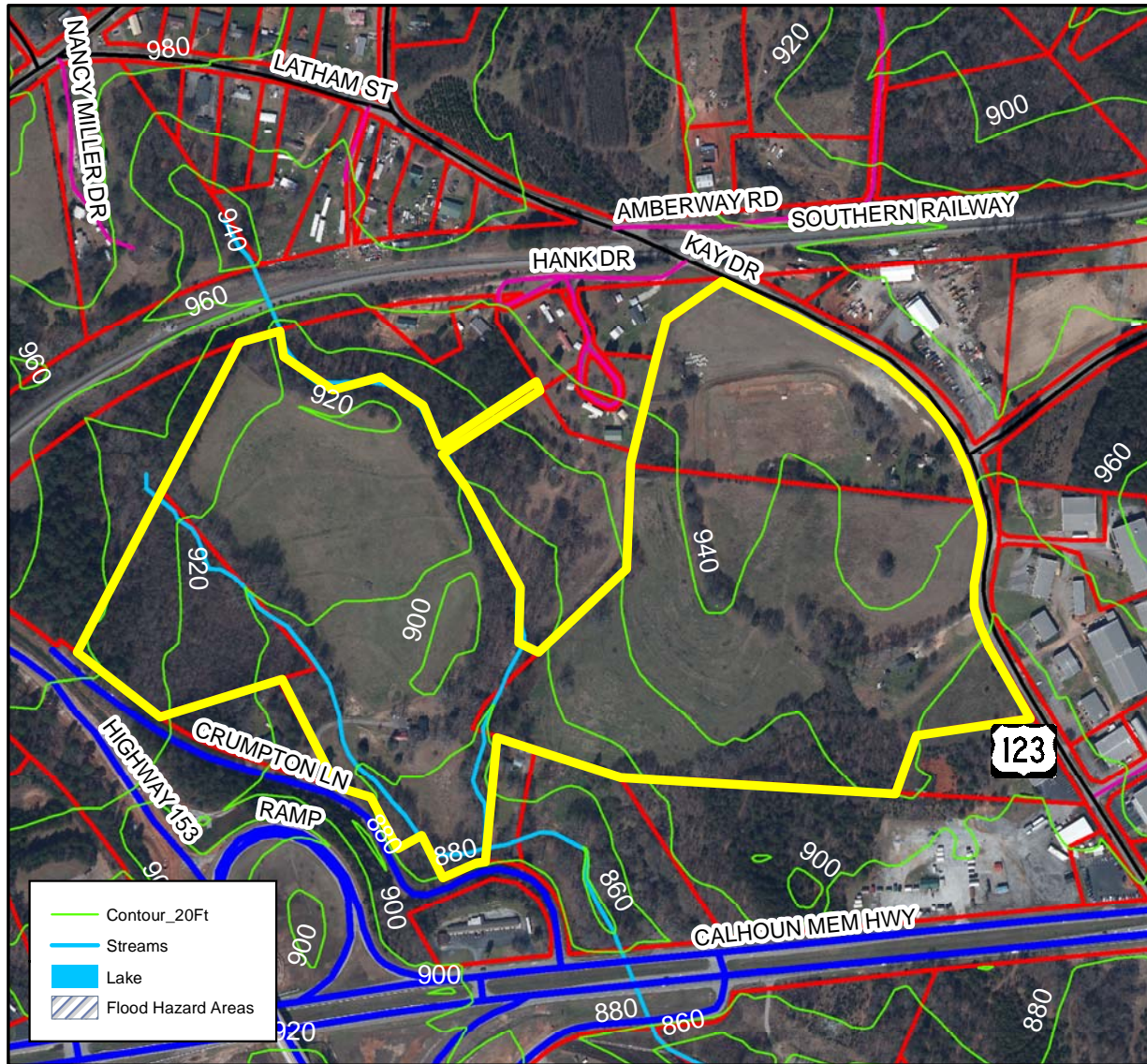
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Feet

Large Scale Project -
Outdoor Sports/Rec
> 1.00 Acre
Kay Drive, Easley
Anders, Inc.



LU-22-0004

Hydrology/Topography



LU-22-0004

- State Roads
- County Roads
- Private

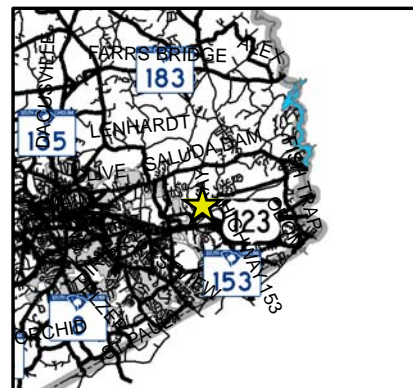


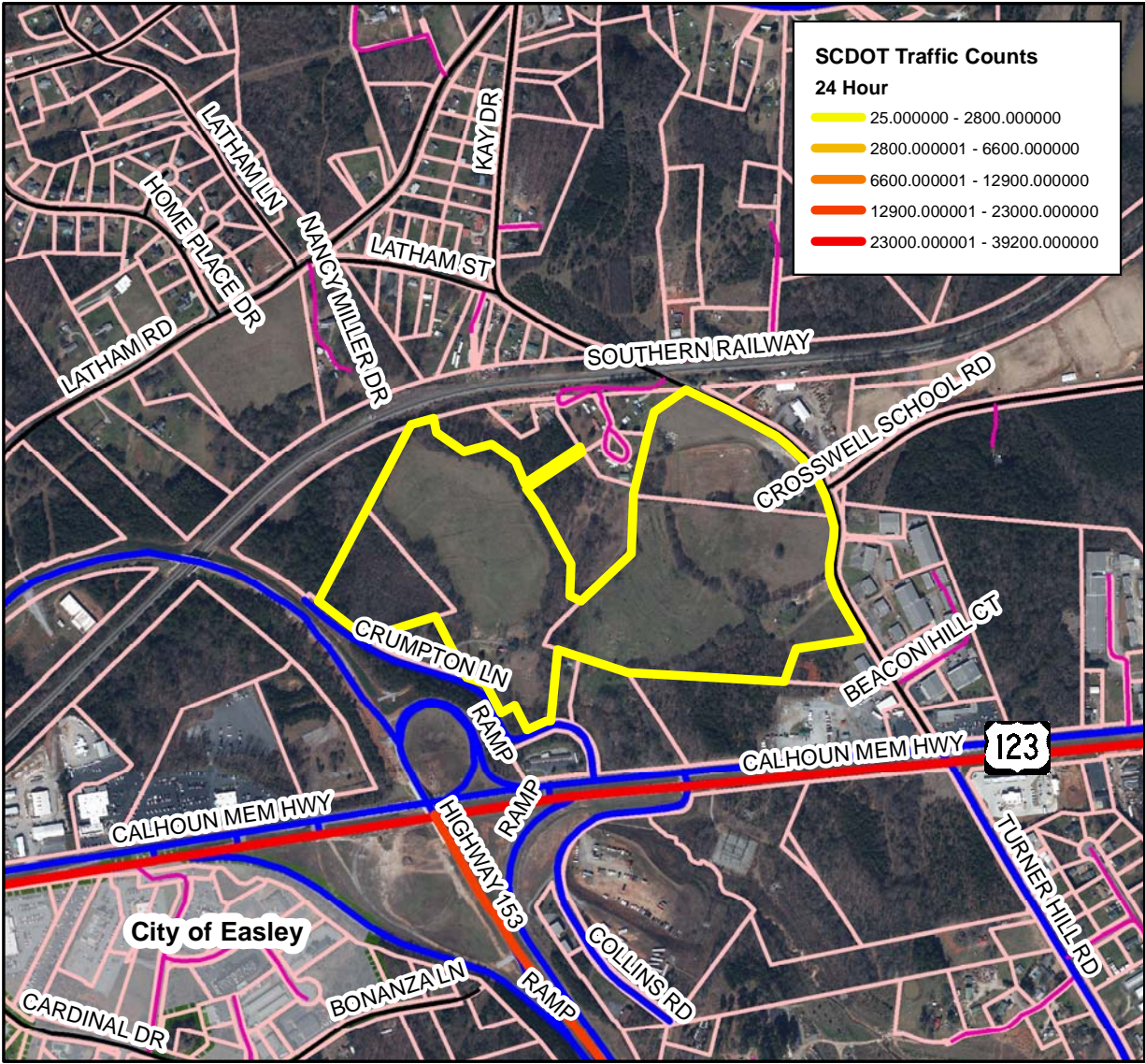
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0 145 290 580
Feet

Large Scale Project -
Outdoor Sports/Rec
> 1.00 Acre
Kay Drive, Easley
Anders, Inc.







LU-22-0004



State Roads




County Roads



Private

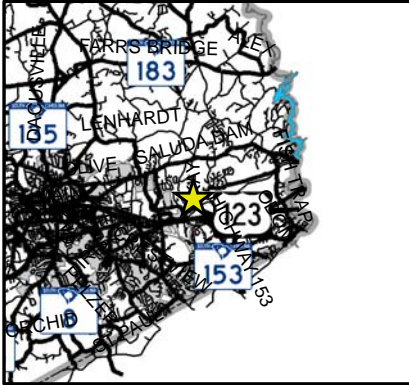


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0 255 510 1,020
Feet

Large Scale Project -
Outdoor Sports/Rec
> 1.00 Acre
Kay Drive, Easley
Anders, Inc.



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 quickly developing commercial corridor with recent residential development occurring alongside the commercial development. The proposed use is consistent with and complementary to existing development patterns in the area.

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

There should be no adverse impacts to the current use or future use of existing or adjacent properties.

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 subject tracts in particular, as "Commercial Gateway Corridor" and "Residential Growth". While recreation as a standalone use would seem inconsistent with these two land uses, development within these two categories or character areas drives the need for such amenities in close proximity to the uses in the area. Therefore the 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 outlined 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.

Traffic Generation Information

This information is provided using calculation and land use table from the latest edition of Institute of Traffic Engineers, *Trip Generation* manual.

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
488	Soccer Complex	71.33/Field	428	4	4	0	86	38	0

We have calculated trip generation for this project based on the proposed land use of Soccer Complex, Use Code 488; using 71.33 ADTs per provided field. An analysis of ADTs for weekend use was not conducted; adequate data points were not available to calculate weekend use impacts.

The additional 428 ADTs added at project build-out should have no effect on existing peak Levels of Service (LOS) of

adjacent streets or the US 123/Kay Drive intersection. While weekend use of the facility may impact Kay Drive more so than weekday use, the overall impact on LOS would be minimized without weekday commuter traffic along this corridor.

SCDOT Traffic Counts for the closest measuring/data collection segment (SC 93 (E MAIN ST) TO SC 124 (OLD EASLEY HWY) for US 123 is approximately 43,100 AADT for 2021.

Staff Recommendations:

Approval as Presented for the initial recreational use of the site. Additional proposed uses, if Planning Commission action is required, will be taken up in a separate application and action process.

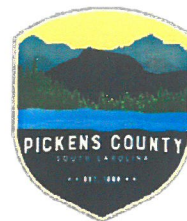
The following are not to be considered application specific conditions. These are UDSO highlights which are applicable to all similar projects and are being provided as a reference. These notations are not to be considered as exclusive of all Pickens County Development Standards that will apply:

- *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 Anders Inc.

Mailing Address 220 Kay Drive Easley SC 29640

Telephone 864-294-1002 Email anthony.anders71@gmail.com

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

Property Owner(s) of Record Anders Properties LLC and Anders Inc.

Mailing Address 220 Kay Drive Easley SC 29640

Telephone 864-294-1002 Email anthony.anders71@gmail.com

Authorized Representative CivilSD / Jonathan Nett, P.E.

Mailing Address 935 Tanner Road Greenville, SC 29607

Telephone 864-373-9662 Email Jnett@CivilSD.com

Address/Location of Property Kay Drive @ Crosswell School Rd

Existing Land Use Vacant / Single house Proposed Land Use Recreational Facility

Tax Map Number(s) Portion of 5049-10-25-6186 / 5049-14-24-7306 / 5049-13-14-5505 / 5049-13-04-9309

Total Size of Project (acres) +/- 62 acres Number of Lots n/a

Utilities:

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

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: ECU

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:

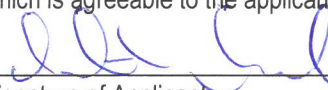
I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **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

3/4/22
 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)

3/4/22
 Date

PICKENS COUNTY STAFF USE ONLY

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
 Modifications _____

Notice of Action to Applicant _____

Application Processing

Hearing and Action



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

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

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

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

Yes, with the dramatic increase in housing developments in the last 10 years in the surrounding areas, there is an immediate need for more recreational facilities for the nearby residents to have access to.

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

The proposed land use would not adversely impact nearby properties. Outdoor lighting would be designed by a design professional to minimize light pollution onto neighboring properties. Traffic generated by project would mainly be on weekends and since site is located about 1,000 feet from Hwy 123 and and Hwy 153, nearby traffic patterns would be minimally impacted.

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

Yes, this recreational facility is consistent with the comprehensive plan that projects rapid development of area which creates a need for additional recreational facilities for all the new residents.

- (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?

Currently there is adequate capacity for the additional sewer and water demand. With 3 access points to site and being within 1000 feet of 2 major highways we do not believe the proposed use would put n excessive burden on nearby 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?

Yes, a Class III buffer will be provided to screen nearby residential propertie. 3 acess points are proposed with over 300 paved parking spaces being provided

- (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?

Absolutely, public health is dependent on having areas for public to gather and play athletic events

Statement of Intent

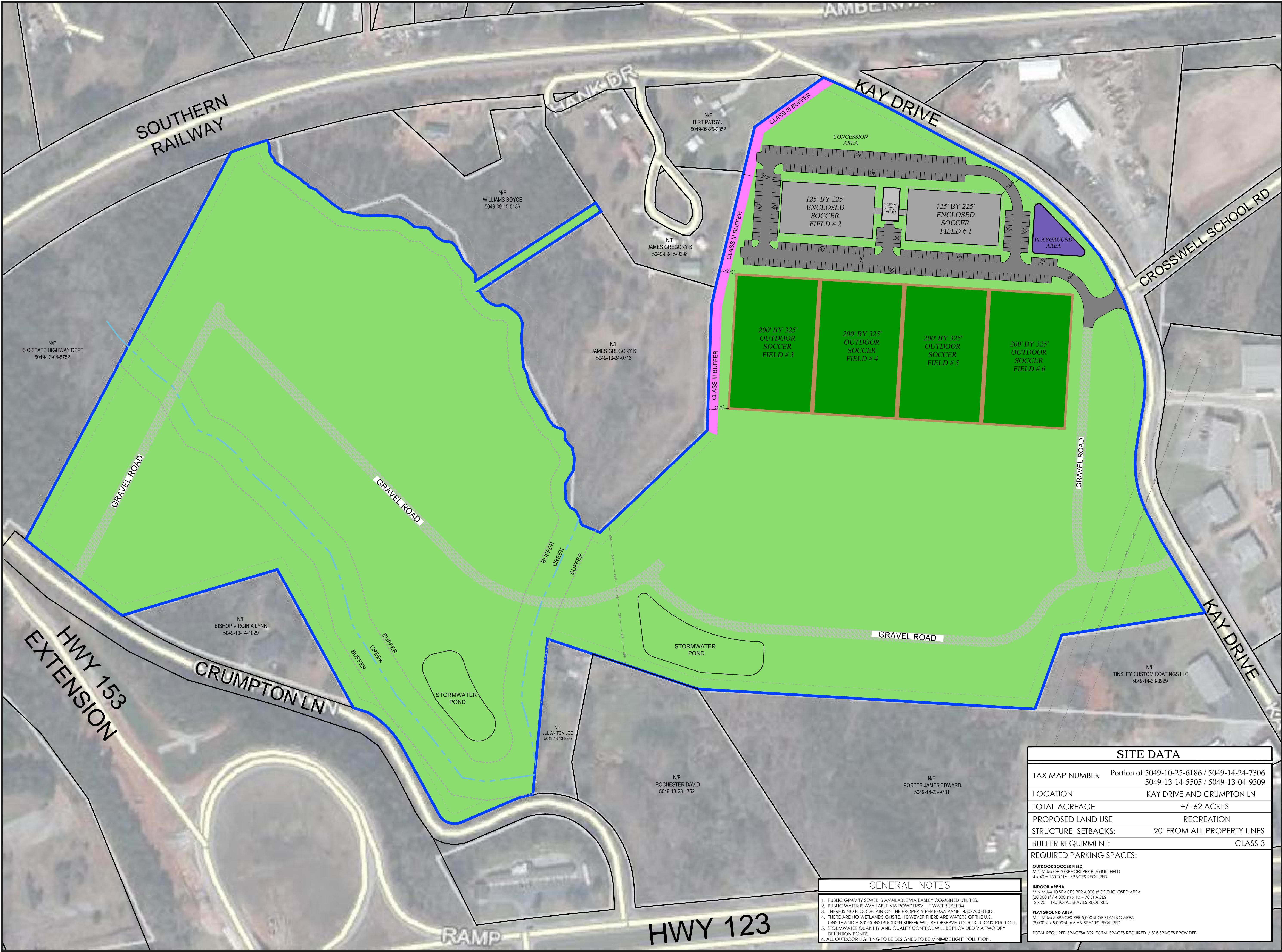
Proposed Recreational Facilities Kay Drive and Crumpton Lane, Easley SC

Development Description

The total area of the proposed development is +/-62 acres and is located along Kay Drive and Crumpton Lane. The development has about 1,600 feet of frontage on Kay Drive and about 800 feet along Crumpton Lane and is located about 1000 feet from Highways 123 and 153.

The proposed land use would include large scale outdoor sports/recreational/entertainment facilities. More specifically, the proposed development would consist of 2 enclosed 28,000 sf mini soccer fields and 4 outdoor regulation sized soccer fields. Additionally, an event building, concession area, and outdoor playground area would be provided. The facilities would occasionally be used to host various entertainment events. Over 300 paved parking spaces are proposed with 2 access connections to Kay Drive and 1 connection to Crumpton Lane. Encroachment permits for the proposed connections would be acquired. The access road through the property would be used seasonally for outdoor lighting events.

Lighting for the outdoor playing fields will be designed by a design professional to minimize any light pollution onto surrounding properties. Furthermore, a Class III buffer will be provided alongside the neighboring residential properties. 2 stormwater detention facilities are proposed to treat the runoff from the proposed development. A land disturbance permit for this project would be acquired.



CivilSD

Site Development Engineering

935 Tanner Road
Greenville, South Carolina 29607
864.373.9662
Jnett@CivilSD.com
CivilSD.com

Civil engineering Land planning Landscape architecture

Client

Revisions

No.	Description	Date

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This drawing and their reproductions are the property of the engineer and may not be reproduced, published, or used in whole or in part without the written permission of the engineer.

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 28676
J. N. JETT

Project Title

Kay Drive / Crumpton Ln Development

Project Location

Kay Drive / Crumpton Ln
Pickens County, SC

Project No. -
Date: 3/3/22
Dwg: SK7.dwg

Scale 1" = 100'

0 100 200 300

N
W E
S

Sheet Title

Concept Plan

Sheet Number

CV1

SD-22-0001

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-22-0001 Staff Report

Planning Commission Public Hearing: April 11, 2022 6:30 PM

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

Applicant: Jeff Hill
3630 Peachtree Road, Suite 1500
Atlanta, Georgia

Property Owner(s): Gladys S. Stancell
301 Brockway Lane
Greer, SC

Property Location: US HWY 123 and Turner Hill Road

Acreage: 17.48 acres

Tax Map Number: 5049-14-33-6073

County Council District: 6

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

Variance Request(s) from
Planning Commission:

Request Background:

The applicant is proposing to develop a 17.48 acre, 69 Unit Single-Family Attached, Townhome Development on the subject tract.

Current Property Use:

The subject property is a vacant/wooded tract.

Surrounding Area:

North: Commercial, US 123

South: Commercial, Single Family Residential, medium density

East: Commercial, Single Family Residential, medium density

West: Utility (Duke Energy Substation)

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 and Turner Hill Road (S-39-144), both SCDOT maintained roadways.

Water:

Public Water, Powdersville

Sewerage:

Public Sewer, ECU

Past Development/Approvals:

There are no records available that provide information on past development on the subject tract.

Photograph(s):

N/A

Comments from Reviewing Agencies:

Pickens County Engineer:

Not Available at time of Packet Printing

SCDOT:

N/A

Water and Sewage Provider:

N/A

SCDHEC:

N/A

PC Emergency/Fire Services:

Not Available at time of Packet Printing

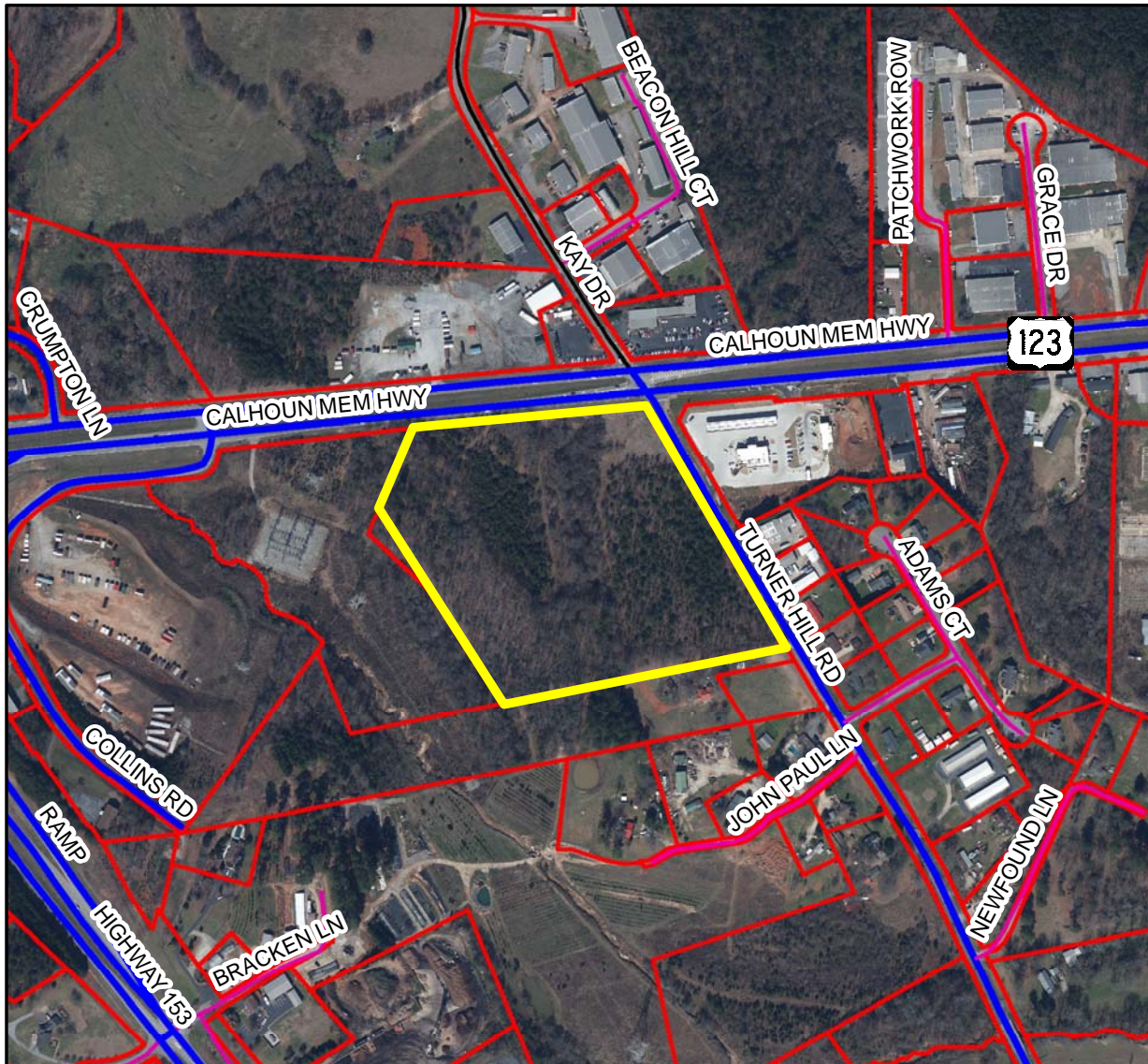
SDPC:

See attached letter. No impact.

Other Reviewing Agencies:

SD-22-0001

General Site



SD-22-0001

- State Roads
- County Roads
- Private

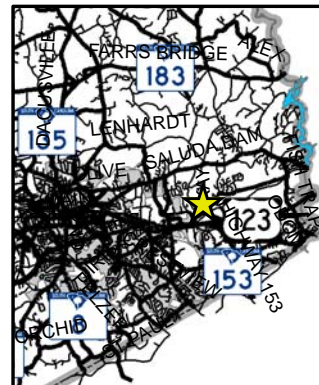


Department of
Community Development
222 McDaniel Avenue, B-10
Pickens, SC 29671
864-898-5956



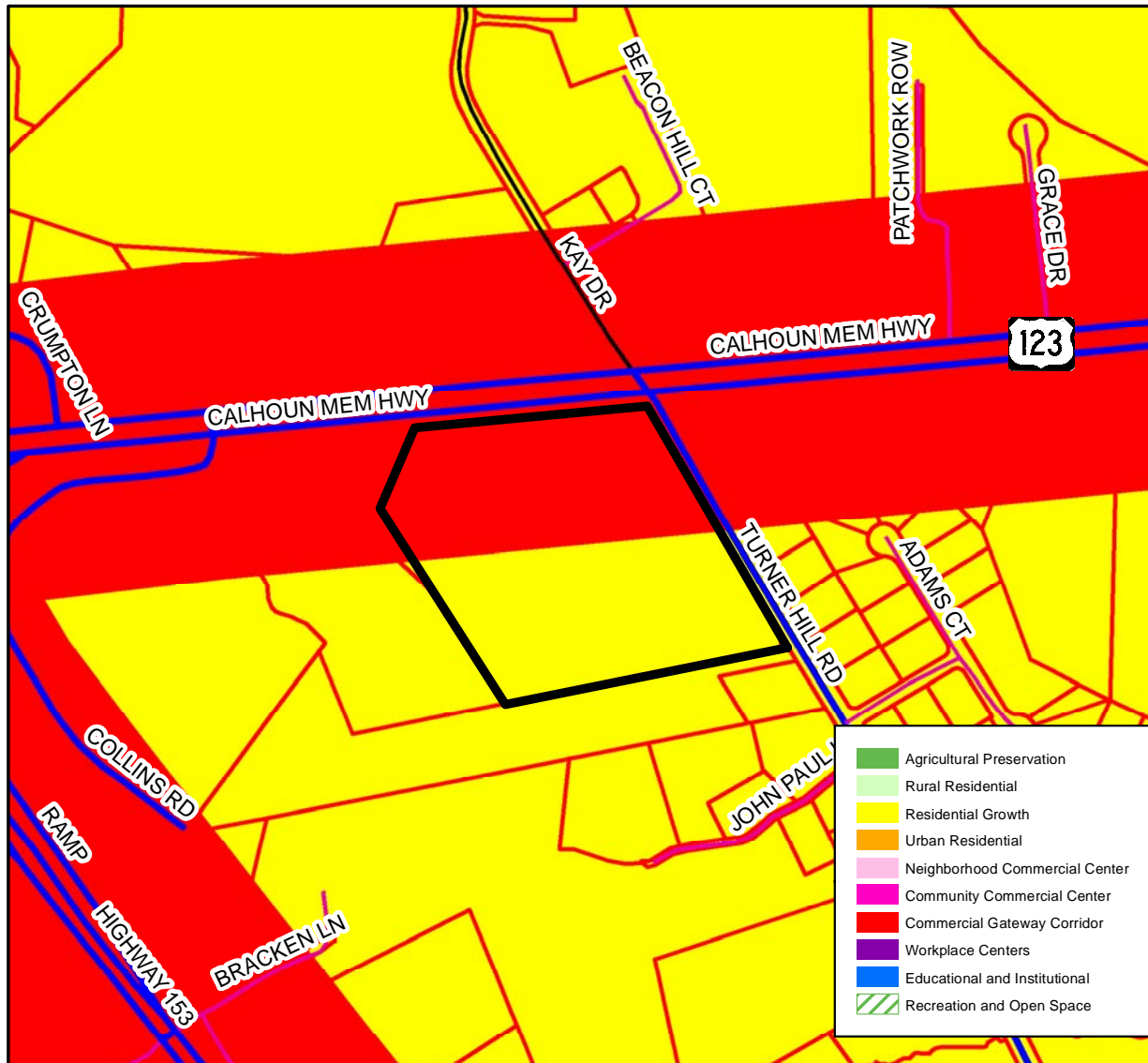
0 155 310 620
Feet

Turner Point Townhomes
69 Lot/Unit Single Family,
Attached/Townhome Dev.
Turner Hill Road/US 123
Jeff Hill



SD-22-0001

Character Areas/Land Use



SD-22-0001

- State Roads
- County Roads
- Private

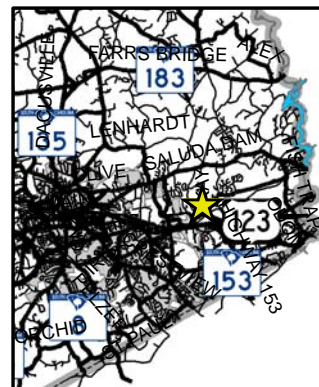


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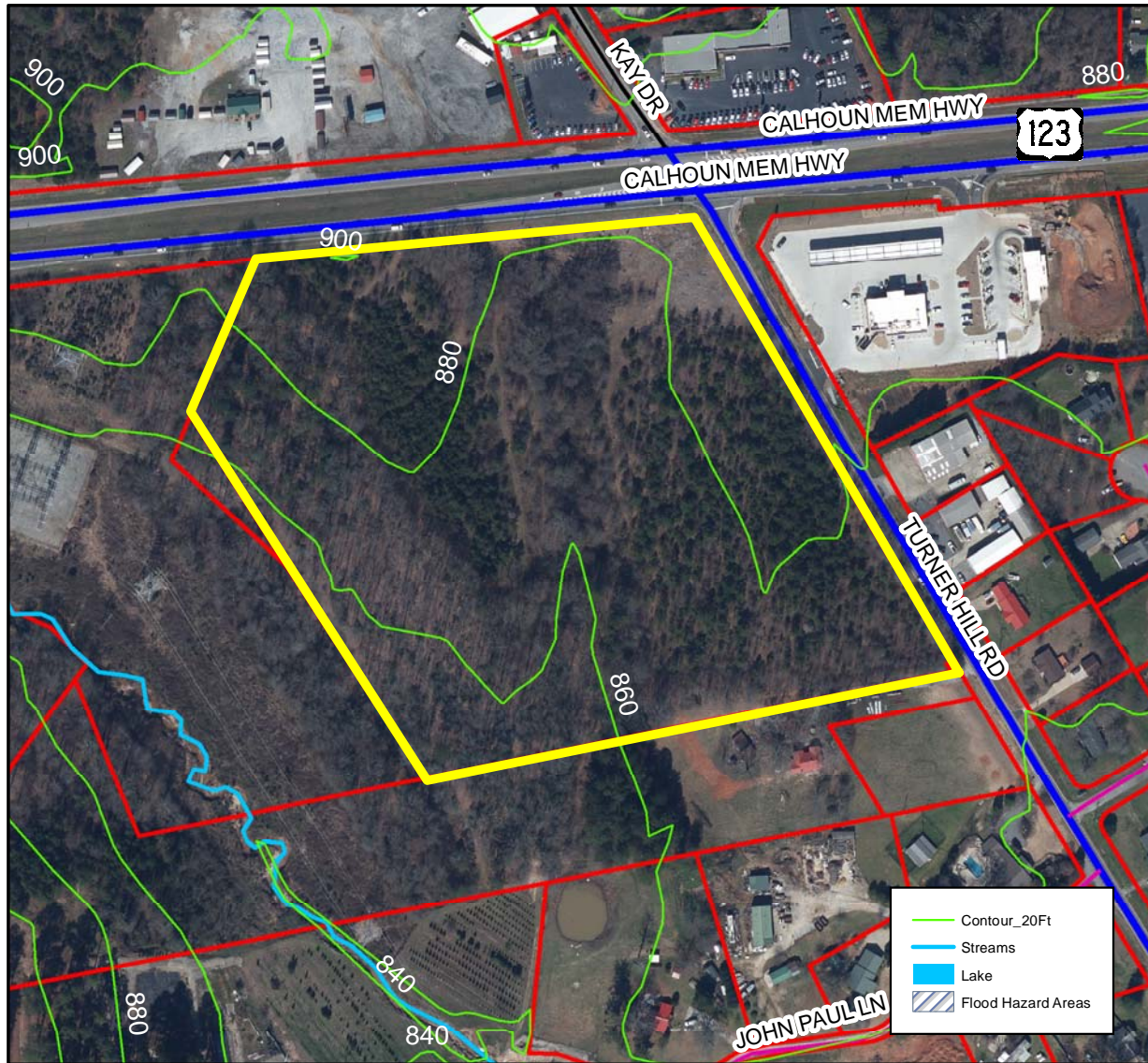
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Feet

Turner Point Townhomes
69 Lot/Unit Single Family,
Attached/Townhome Dev.
Turner Hill Road/US 123
Jeff Hill



SD-22-0001

Topography/Hydrology



SD-22-0001

- State Roads
- County Roads
- Private

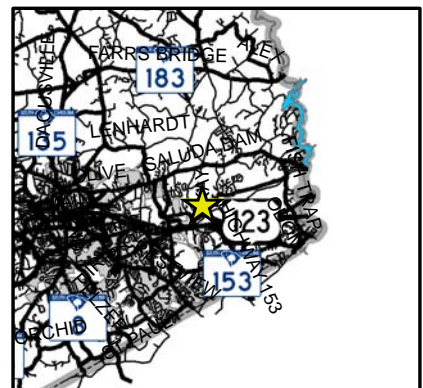


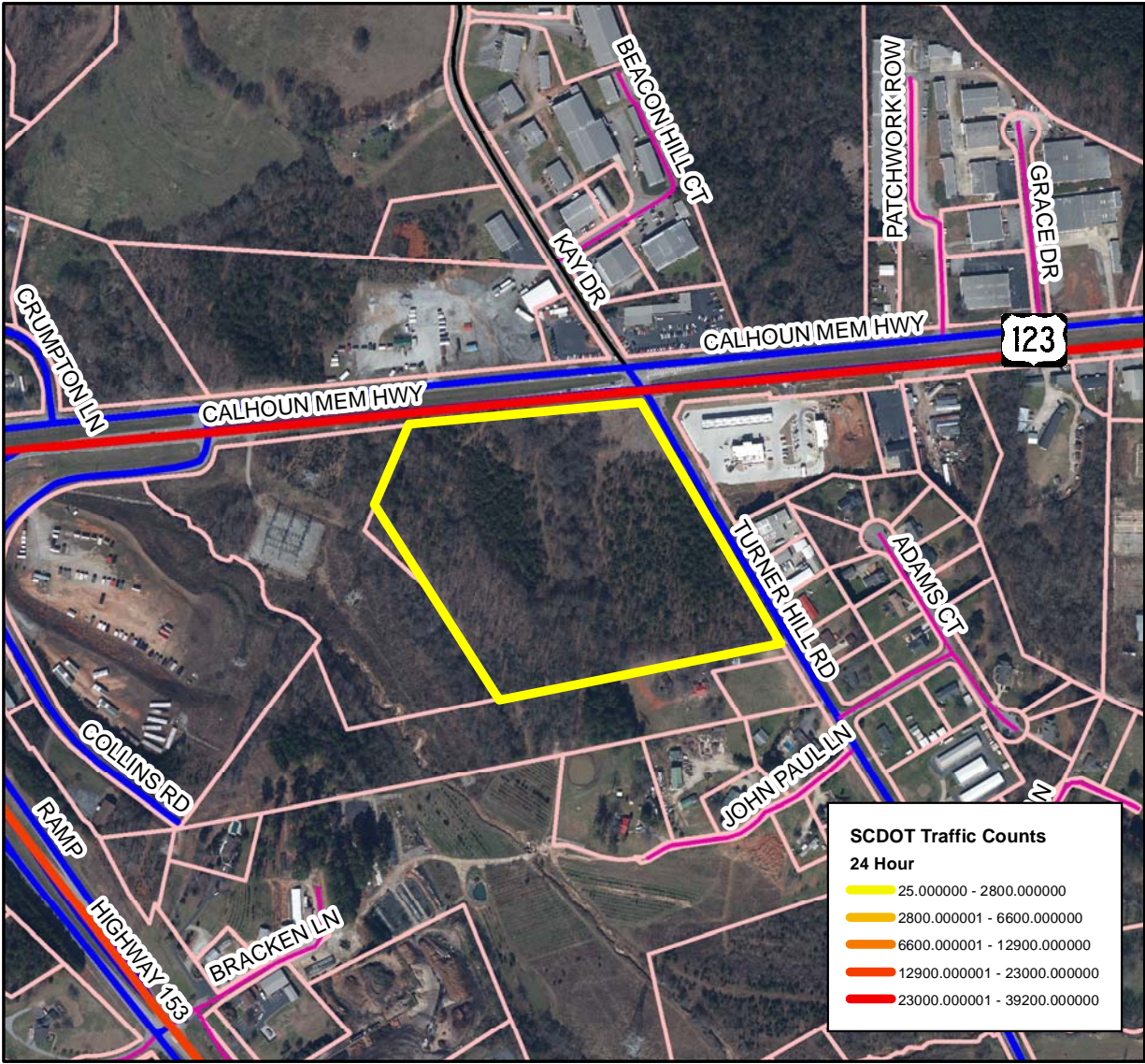
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0 80 160 320
Feet

Turner Point Townhomes
69 Lot/Unit Single Family,
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Turner Hill Road/US 123
Jeff Hill







SD-22-0001



State Roads




County Roads



Private

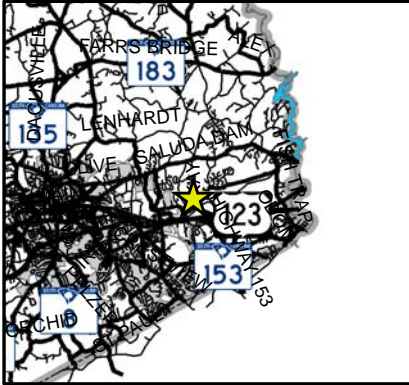


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0 155 310 620
Feet

Turner Point Townhomes
69 Lot/Unit Single Family,
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Turner Hill Road/US 123
Jeff Hill



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 corridor; residential development along the corridor with densities greater than 4 units/acre have recently been approved and submitted for approval. 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?

There should be no adverse impacts to the current use or future use of existing or adjacent properties.

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 "Residential Growth". 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, defined by the applicant and when developed according to the minimum standards established for such uses, 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 uses makes the specific location on the site suitable for such uses. There should be some consideration given to property access in order minimize unintended nonresident traffic from utilizing the provided street network.

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 – gazebo/pavilion and dog park.

Off-Street parking shall be governed by Article 6

Meets minimum requirement – 2 spaces per unit (two car garages)

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 meets this standard. The proposed density is 4 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

Traffic Generation Information

This information is provided using calculation and land use table from the latest edition of Institute of Traffic Engineers, *Trip Generation* manual.

Land Use Code	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Pass	In	Out	Pass
Total Site Trips									
230	Resd. Condo/Townhome	5.81/du	401	5	25	0	24	12	0

While we have calculated trip generation for this project based on the approved land use of Residential Condo/Townhome Use Code 230; using 5.81 ADTs per dwelling unit.

The additional 401 ADTs added at project build out should have no effect on existing peak Levels of Service (LOS) of adjacent streets or the US 123/Turner Hill Road intersection.

SCDOT Traffic Counts for the closest measuring/data collection segment (SC 93 (E MAIN ST) TO SC 124 (OLD EASLEY HWY) for US 123 is approximately 43,100 AADT for 2021.

Staff Recommendations:

Approval, with conditions

1. *At a minimum, amenities shall be provided as noted on the site plan provided with the application package.*
2. *Traffic calming devices, such as but not limited to speed bumps, speed tables, raised intersections, street trees, or chicanes should be utilized within the development to discourage thru-traffic and to reduce speeds within the project.*

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:

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PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: _____ - _____ - _____

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Name of Applicant Jeff Hill

Mailing Address 3630 Peachtree Rd Suite 1500 Atlanta Ga 30326

Telephone 813-215-4140 Email landinvoicing@resibuilt.com

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

Property Owner(s) of Record Gladys S Stansell

Mailing Address: _____

Telephone 864-430-2633 Email stansella@gmail.com

Authorized Representative Jeff Hill

Mailing Address 3630 Peachtree Rd Suite 1500 Atlanta Ga 30326

Telephone 813-215-4140 Email landinvoicing@resibuilt.com

Address/Location of Property Corner of Hwy 123 @ Turner Hill Rd.

Existing Land Use Vacant Proposed Land Use Townhome

Tax Map Number(s) 3049-1A-33-6073

Total Size of Project (acres) 17.48 Number of Lots 69

Utilities:

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

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: Eastley 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.

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 Signature of Applicant

3/8/2022
 Date

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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)

3/8/2022
 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
LAND USE REVIEW
Application Process and Requirements

This application applies to the following uses when proposed in the unincorporated areas of the county:

- A. Hazardous Waste and Nuclear Waste Disposal Sites
 - B. Motorized Vehicle Tracks (commercial)
 - C. Mining and Extraction Operations
 - D. Gun Clubs, Skeet Ranges, Outdoor Firing Ranges
 - E. Stockyards, Slaughterhouses, Feedlots, Kennels and Animal Auction Houses
 - F. Golf Courses
 - G. Certain Public Service Uses
 - Land Fills
 - Water and Sewage Treatment facilities
 - Electrical Substations
 - Prisons
 - Recycling Stations
 - Transfer Stations
 - Schools
 - Water and Sewer Lines
 - H. Large Scale Projects
 - Any project that is capable of generating 1,000 average daily vehicle trips or more.
 - A truck or bus terminal, including service facilities designed principally for such uses.
 - Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
 - I. Major Subdivisions
 - J. Communication Towers
 - K. Tattoo Facilities
 - L. Mobile Home Parks/Manufactured Home Parks
 - M. Sexually Oriented Business
 - N. Salvage, junk, and scrap yards
 - O. Uses within the Airport District
-

APPLICATION PROCESS

1. A Pre-Application meeting with a Planning Staff member is required before an application can be submitted and accepted. For certain requests, this pre-application meeting will involve several county departments. For this reason, this meeting will need to take place well in advance of filing an application with the Planning Department so that all questions can be asked of staff prior to the formal submittal of any application.
2. An application is submitted, along with any required filing fee, to the Planning Department according to the set deadline schedule (see attached schedule).
3. The Planning Department shall review the application for completeness within 5 business days of submission. In complete or improper applications will be returned to the applicant.
4. If the application is considered complete and proper then the planning staff will further review the application and may make a written recommendation. The written recommendation is available to the applicant approximately five days before the Planning Commission's public hearing. Copies of the report may be obtained from the Planning Department.
5. Legal notice is required to be printed in a newspaper of general circulation in Pickens County. This notice currently appears in the Pickens County Courier at least 15 days before public hearings in the legal notice section.
6. A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by the applicant or applicant's agent.

7. The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina
8. The Commission shall review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
9. In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
10. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
11. Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
12. Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Director of Community Development.
 - If the request for withdrawal is received prior to the publication of notice for the public hearing, the Director of Community Development shall withdraw the application administratively without any restriction on the re-filing of a proposed land use permit on the property in the future.
 - If notice has been published (or is irretrievably set for publication) and the application has not been heard by the Planning Commission, the application shall remain on the Planning Commission's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the Planning Commission.
13. All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application; the County must be reimbursed for these cost by the applicant.

The items listed below are necessary to process a Land Use Review application. Please see the attached schedule of filing deadlines and meeting dates. A pre-application conference with Planning Staff to discuss the proposal is required.

Any amendments to an application must be submitted to the Planning Department for staff review at least 10 days prior to the Planning Commission hearing.

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

A. One (1) copy of a Letter of Intent (must be typed or legibly printed).

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (major subdivisions):

- A. An application for a land use permit for a major subdivision shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the concept plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:
 1. Proposed name of the development
 2. Acreage of the entire development
 3. Location map
 4. Proposed lot layout
 5. Minimum lot size with anticipated overall density (lots/acre)
 6. Setbacks, with front setbacks shown, side and rear may be stated
 7. All proposed rights-of-way with applicable widths
 8. Natural features located on the property
 9. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - a. City and County boundary lines
 - b. Existing buildings to remain
 10. Proposed areas of public dedication (conservation areas/open space)
 11. Flood plains and areas prone to flooding
 12. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) SKETCH PLAN (multi-family and non-residential):

- A. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the sketch plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - b. City and County boundary lines
 - c. Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

Attachment A – "Standards For Land Use Approval Consideration"

Attachment B – "Application Checklist"



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?

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE SURROUNDING PROPERTIES

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

YES, IT PROVIDES MUCH NEEDED HOUSING

- (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 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?

YES, THE PLAN MEETS 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?

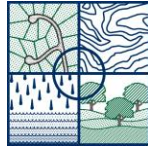
YES



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

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

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒  Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"
- ☒ Attachment "A"



SITE DESIGN, INC.

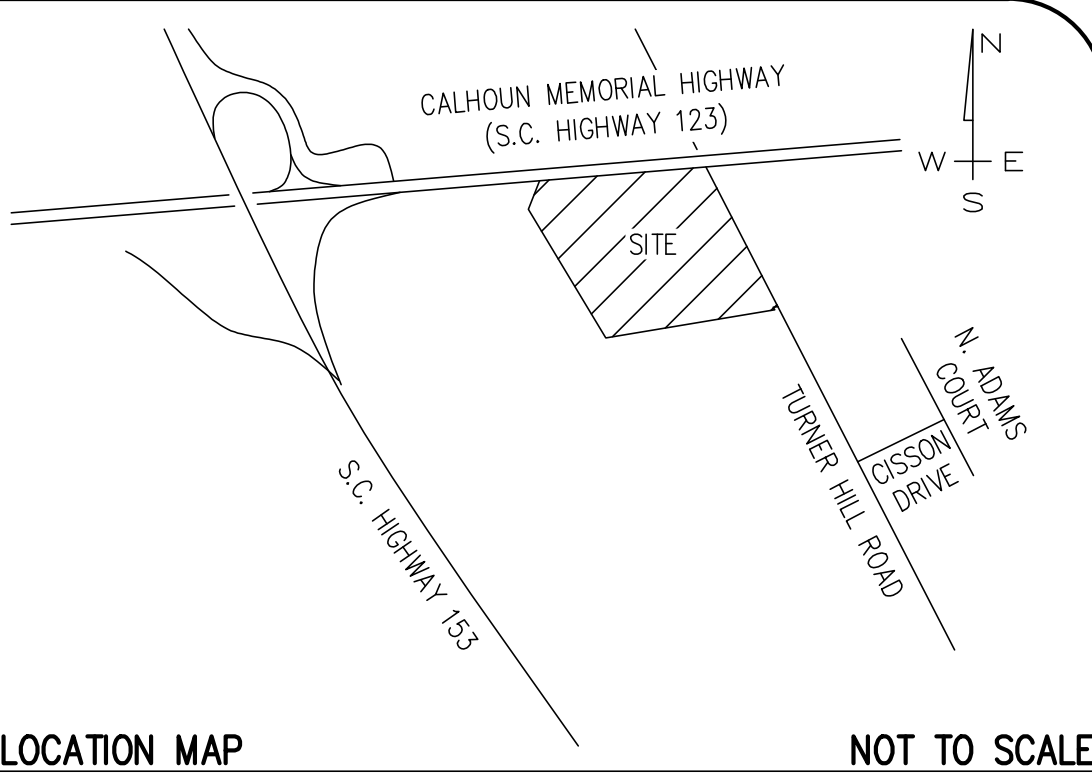
CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

Letter of Intent - Turner Pointe Townhomes

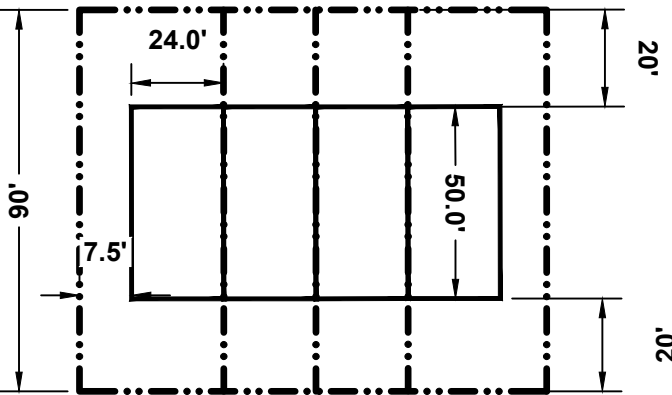
March 8, 2022

This project is located at corner of Turner Hill Road and Hwy 123, Tax Map # 5049-14-22-6073. The project will consist of 13 buildings having 69 Townhomes in buildings of three to eight units each and its associated infrastructure.

Building sizes will range from 3,400 sf to 8,500 sf. Access to the project will be from Hwy 123(right in -right out) and Turner Hill Road



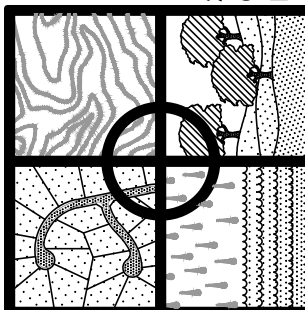
PIN: R0084146
TOTAL SITE = 17.48 AC (XX,XXX SF)
ZONING - (UNZONED)
SETBACKS -
FRONT - 20'
REAR - 10'
SIDES - 5'(15' BETWEEN BLDGS)



TYPICAL BLDG LAYOUT
(#OF UNITS VARIES)

WETLANDS LIMITS

SITE DESIGN, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: (864)271-0496

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No.	

S.C. REG. NO	
DATE	

TURNER POINTE TOWNHOMES

PICKENS COUNTY
SOUTH CAROLINA

HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	MB
DATE:	11/23/2021
S211521 BASECURRENT.dwg	

SITE PLAN

SHEET 1 OF 1

C200



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 69 new townhomes that Site Design, Inc. is planning for a client to build along Highway 123 and Turner Hill Road in Easley

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 student population that may result from this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Young', is positioned below the word 'Sincerely,'.

Josh Young
Assistant Superintendent of Administration