

## **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

May 9, 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.

222 MCDANIEL AVENUE, B-10 • PICKENS, SC 29671 • 864.898.5956 • [WWW.CO.PICKENS.SC.US](http://WWW.CO.PICKENS.SC.US)

## MEMBERS

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# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



### AGENDA

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

May 9, 2022  
6:30 pm

- I. **Welcome and Call to Order**  
Moment of Silence  
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Approval of Minutes**  
April 11, 2022  
April 18, 2022
- IV. **Public Comments**  
*Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.*
- V. **Public Hearings**
  1. LU-22-0006 Land Use Review for a 15 site RV Park and Campground on approximately 12 acres of a larger 183 acre tract. The subject property is located on Fruit Mountain Road, Easley. The applicant is Carolina Preserve Group, LLC. The property owners of record are Chrome Real Estate LLC and Victoria Anthony.  
TMS# 5009-16-93-2137, 5009-20-91-2303
  2. SD-22-0002 Subdivision Land Use for 40 lots of a larger 78 lot, single-family residential development located on Fruit Mountain Road, Easley. The proposed development is located on approximately 102.71 acres of a larger 183 acre development. The applicant is Carolina Preserve Group, LLC. The property owners of record are Chrome Real Estate LLC and Victoria Anthony.  
TMS# 5009-16-93-2137, 5009-20-91-2303
  3. SD-22-0003 Subdivision Land Use for 38 lots of a larger 78 lot, single-family residential development located on Fruit Mountain Road, Easley. The proposed development is located on approximately 55.14 acres of a larger 183 acre development. The applicant is Carolina Preserve Group, LLC. The property owner of record is Victoria Anthony.  
TMS# 5009-16-93-2137

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

**VI. Commissioners and Staff Discussion**

**VII. Adjourn**

# PICKENS COUNTY PLANNING COMMISSION

## MINUTES

of

April 11, 2022

6:30pm

### PICKENS COUNTY ADMINISTRATION BUILDING Main Conference Room

**NOTICE OF MEETING AND PUBLIC HEARING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meetings was provided by January 1, 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  
Phil Smith  
Bobbie Langley  
Jon Humphrey  
David Cox  
Matthew Kutilek

#### **STAFF PRESENT:**

Les Hendricks, County Attorney  
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 March 14, 2022 meeting.

Ms. Langley highlighted a change that needed to be made or verified related to page 5, line 51 of the draft minutes; that the word one, should be changed to "own"; that she motions to approve the minutes with that change made. Mr. Cox seconded the motion.

The motion to approve the March 14, 2022 minutes, with the noted change, passed unanimously (6-0).

Draft

1 **Public Comments**

2  
3 There were no public comments provided.  
4

5 **Old Business**

6  
7 Mr. Ballentine introduced the item listed under old business.  
8

9 Mr. Brink provided the Commission an update on the proposed development; that at the January  
10 Commission meeting, the Commission tabled the item for additional information; that the applicant  
11 has provided staff a request that the item be withdrawn from consideration.  
12

13 Mr. Ballentine called for a motion to remove the item from the table.  
14

15 Mr. Smith motioned that the item be removed from the table. Ms. Langley seconded the motion  
16 to remove the item from the table. The motion passed unanimously (6-0)  
17

18 Ms. Langley motioned that the withdrawal request be accepted. Mr. Cox seconded the motion to  
19 accept the withdrawal of the item. The motion to accept the withdrawal passed unanimously (6-  
20 0).  
21

22 **Public Hearings**

23  
24 Mr. Ballentine opened the public hearing portion of the meeting and called for the first case being  
25 heard.  
26

- 27 **1. LU-22-0004 Land Use approval for a Large Scale Project – Outdoor**  
28 **Sports and Recreation encompassing approximately 62 acres located on**  
29 **Kay Drive in Easley. The applicant is Anders, Inc. The property owner of**  
30 **record is Anders Properties, LLC and Anders, Inc.**  
31 **TMS#s 5049-10-25-6186, 5049-14-24-7306, 5049-13-14-5505, 5049-13-04-**  
32 **9309**  
33

34 Jonathan Nett, engineer, appeared before the Commission on behalf of the applicant, Anthony  
35 Anders, and gave a very brief overview of the project and was available for questions; that the  
36 project consists primarily as a recreation use, soccer, with both indoor/enclosed fields as well as  
37 open fields; that parking is being provided as shown on the supplied materials.  
38

39 Mr. Nett also indicated that the applicant wanted assurances that a proposed seasonal use would  
40 be allowed; that Mr. Anders will most likely be moving the Christmas light show from the race  
41 track to this new site.  
42

43 Mr. Brink provided current county requirements for seasonal uses of property such as holiday  
44 light displays, haunted houses and mazes, fall season events; that such uses, being seasonal  
45 with no permanent structures or fixtures, do not require Planning Commission approval; that the  
46 only approval would be from a life safety standpoint through the local fire department or building  
47 codes if anything is constructed or permitted.  
48

49 Mr. Ballentine asked about the anticipated revenue stream.  
50

51 Mr. Nett stated that he was not entirely sure but all the facilities would be fee or rental based.  
52

53 Ms. Langley asked if the facility would be fenced with hours of operation posted.  
54

55 Mr. Nett confirmed that the project would be fenced and posted with the applicable hours of  
56 operation.  
57

1 Mr. Smith questioned the number of access points into the project.

2  
3 Mr. Nett stated that there will be there would be two primary access points onto Kay Drive with an  
4 additional access onto Crumpton Lane.

5  
6 Mr. Ballentine asked about the anticipated occupant count of the facility.

7  
8 Mr. Nett stated that there could be up to 3,000 users of the facility and its fields at any one time.

9  
10 Mr. Ballentine asked if there were any questions or comments from the public.

11  
12 Mr. Humphry asked about lighting for the project and that the lighting plans indicated that there  
13 may be some off site glare, especially surrounding the outdoor fields onto adjacent residential  
14 properties.

15  
16 Mr. Nett stated that the lighting would be designed to minimize off site lighting impacts and buffers  
17 would be used to minimize impacts as much as possible.

18  
19 Ms. Langley asked about the hours of use.

20  
21 Mr. Nett stated that he wasn't sure about hours of operation but that the existing fields are not  
22 used past 9:30pm to 10:00pm.

23  
24 With no further comments or presentation from the public or any additional questions from the  
25 commission, Mr. Ballentine closed the public hearing.

26  
27 Mr. Smith motioned that the land use request be approved as presented. Mr. Cox seconded the  
28 motion.

29  
30 The motion to approve as presented passed unanimously (6-0).

31  
32 Mr. Ballentine called for the next item and public hearing.

33  
34 **2. SD-22-0001 Subdivision Land Use approval for a 69 lot/unit,**  
35 **Single Family Attached/Townhouse Development. The subject**  
36 **property is located at Turner Hill Road and US 123, Easley. The**  
37 **applicant is Jeff Hill. The property owner of record is Gladys S.**  
38 **Stansell.**  
39 **TMS# 5049-14-33-6073**  
40

41 Mr. Paul Mills, Site Design, appeared on behalf of the applicant, Jeff Hill to present thee item  
42 before the Planning Commission.

43  
44 Mr. Mills briefly when over the project concept; that roads within the project will be privately  
45 maintained but built to minimum county standards; that individual units will be placed on their own  
46 deeded parcel/lot even though the units will initially be market based rentals; that the units will be  
47 primarily 3 to 4 bedroom units with 2 car garages; that amenities include a club house, dog park,  
48 some open space, and a gazebo.

49  
50 Ms. Langley asked about plans for additional amenities.

51  
52 Mr. Mills stated that there are no set plans to expand the amenity offerings but the owner will  
53 consider based on community desires.

54  
55 Mr. Ballentine asked about sidewalks.

56  
57 Mr. Mills stated that sidewalks are planned on both sides of the streets.

1  
2 Ms. Langley asked about wetlands on the property and how would they, as well as the creek, be  
3 protected.

4  
5 Mr. Mills stated that all creeks and wetlands would be protected based on existing county and  
6 SCDHEC requirements and standards.

7  
8 Mr. Ballentine asked if street lighting would be provided.

9  
10 Mr. Mills indicated that lights would be leased from Duke Energy according to their rental/leasing  
11 package and offered lighting types; that Duke only provides full cut-off type fixtures.

12  
13 Ms. Langley asked about buffering from adjacent uses.

14  
15 Mr. Mills stated that all buffering will be according to minimum county standards.

16  
17 With no additional presentation or members of the public present to speak, Mr. Ballentine closed  
18 the public hearing and called for a motion.

19  
20 Mr. Smith motioned that the proposed used be approved with conditions. The conditions being:

- 21  
22 1. *At a minimum, amenities shall be provided as noted on the site plan*  
23 *provided with the application package, to also include a clubhouse*  
24  
25 2. *Traffic calming devices, such as but not limited to speed bumps,*  
26 *speed tables, raised intersections, street trees, or chicanes should*  
27 *be utilized within the development to discourage thru-traffic and to*  
28 *reduce speeds within the project.*  
29

30 Ms. Langley seconded the motion to approve with conditions.

31  
32 The motion to approve with the stated conditions passed unanimously (6-0).

33  
34 **Commissioners and Staff Discussion**

35  
36 Staff provided updates on the SC 11 Corridor Study and the upcoming April 18<sup>th</sup> Public Hearing.

37  
38 **Adjourn**

39  
40 There being no additional matters to be taken up by the Commission, Ms. Langley motioned that  
41 the meeting be adjourned. Mr. Humphrey seconded the motion to adjourn. The meeting was  
42 adjourned at 7:42pm.

43  
44 Submitted by:

45  
46  
47  
48  
49 \_\_\_\_\_  
Secretary

\_\_\_\_\_

50  
51  
52 Approved by:

53  
54  
55  
56  
57 \_\_\_\_\_  
Chairman

\_\_\_\_\_

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

**of**

**April 18, 2022**

**SC HWY 11 Corridor Study**

**Public Hearing and  
Recommending Resolution Consideration**

**6:00pm**

**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  
Gary Stancell, Vice Chairman  
Phil Smith  
Bobbie Langley  
Jon Humphrey  
Matthew Kutilek

Draft

**STAFF PRESENT:**

Les Hendricks, County Attorney  
Allison Fowler, Community and Tourism Development Director (via telephone)  
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 6:00 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.

***Public Comments***

No one wished to speak during this time.

## **Public Hearings**

Mr. Ballentine went over the procedures that will be followed for the SC 11 Study public hearing.

Mr. Ballentine opened the public hearing portion of the meeting.

### **Public Hearing and Comment Period on the SC HWY 11 Corridor Study**

Mr. Ballentine opened the floor to Appalachian Council of Governments (ACOG) staff to provide a brief overview of the study and its findings.

Lance Estep, ACOG, presented the Commission background and highlights on the study and study process and the final reports and recommendations from the study.

Mr. Brink stated for the Commission and for those in attendance that a copy of the presentation is also on the County website.

Mr. Ballentine opened the floor for anyone who wished to speak or provide comments.

Wally Saitta –

- If nothing is done, then money will control what happens along SC 11
- Would like for Pickens County to consider buffers between properties along SC11

John McConnell –

- Lives across from Table Rock State Park
- All received owner and citizen input and comments should be the baseline for any development guidelines being considered
- SC 11 needs specific and detailed guidelines

Chris Lupo –

- Questions if protection is actually needed
- Is interested on how any future development process would work
- Any additional standard placed on property along SC 11 could take either property or property value from the owner

Teresa Lewis –

- Make sure property value is not lost for individual owners – especially for commercial owners
- A lot has been invested and property was purchased for commercial use and wants the ability to continue commercial use – whatever is planned

Greg Ramsey –

- Represents Freedom Biker Church
- Wants free, unrestricted use of property for what was intended when purchased
- Does not agree with being told what can be and cannot be done with their property

Scott Dempsey –

- Lives on Pack Park Road
- Bought property to be able to use unrestricted
- Likes protection but still wants free use as intended

1 Rick Synakowski –

- 2
- 3 • Our home and has concerns with what is happening in the area
- 4 • Does not like tiny homes in the area being used as residences or rentals
- 5 • Traffic and safety along SC 11 needs to be considered
- 6 • No campgrounds should be permitted along SC 11 and no sheds
- 7 • Growth is contributing to the destruction of scenic views
- 8 • No commercial, industrial, or additional residential uses should be allowed in order
- 9 to protect existing residences

10

11 Melanie Synakowski –

- 12
- 13 • Slice of heaven and appreciates existing local business as they are
- 14 • Against existing business from expanding or growing
- 15 • Against turning SC 11 into something so congested and unappealing
- 16 • No RV Parks or Campgrounds

17

18 Kevin Keller –

- 19
- 20 • Lives on Dorothy Lane
- 21 • ROW and intersections not wide enough to safely take care of traffic safety
- 22 • Property value is based on existing area; crime increases will cause property
- 23 values to fall
- 24 • Has questions on use of tiny homes in the area as Airbnb rentals, should be
- 25 disallowed

26

27 Elizabeth Allen –

- 28
- 29 • Lives on Stone Peak Drive
- 30 • Traffic is very dangerous on SC 11
- 31 • Thanked County staff and ACOG for being proactive in looking out for SC 11
- 32 • Wanted to know next steps
- 33 • Realizes protection will be a continual process

34

35 With no one else wanting to speak, Mr. Ballentine closed the public hearing/public

36 comment period at 7:03pm

37

38 Mr. Stancell addressed the Commission and public; that while the plan and study is not

39 required, there must be a way to compensate property owners for the loss of use based

40 on any standard that may be implemented along SC 11

41

42 Mr. Smith addressed the width of the corridor and stated the moratorium expires in

43 September, based on when Council officially adopted the moratorium or when design

44 guidelines are implemented; which ever come first; that the study is looking at high level

45 recommendations but the specific standards will be looking at much more specific

46 concerns.

47

48 Ms. Langley agreed in principle with the study and its findings but would like to add that

49 all constituents must be heard but that Council must accomplish the study and plan via

50 the UDSO.

51

52 Mr. Stancell questioned ACOG relative to the traffic counts along SC 11 vs the accident

53 rates along the same stretch and if that is comparatively high.

54

55 Mr. Estep could not provide direct guidance or insight as to the vehicle trips and the

56 accident rates.



1 With no additional questions, Mr. Ballentine moved to new business.

2  
3 **Consideration of a Resolution Recommending Adoption of the SC HWY 11 Corridor**  
4 **Study by the Pickens County Council.**

5  
6 Mr. Ballentine read the *Resolution Recommending Adoption of the SC 11 HWY 11 Corridor Study*  
7 *by Pickens County Council*, for the record.

8  
9 Mr. Ballentine called for a motion.

10  
11 Mr. Stancell motioned that the resolution be passed. Mr. Humphry seconded the motion.

12  
13 The motion passed with 5 in favor (Ballentine, Langley, Smith, Humphry, Kutilek) and one  
14 opposed (Stancell).

15  
16 ***Commissioners and Staff Discussion***

17  
18 Mr. Ballentine asked if there were any items for discussion.

19  
20 Mr. Brink informed the members of the Commission and the public that this evening would be his  
21 last Planning Commission meeting; that his last day with Pickens County would be April 29<sup>th</sup>; that  
22 he has enjoyed the past 16 years working with such great Planning Commissions and it has been  
23 an honor serving the citizens of Pickens County.

24  
25 ***Adjourn***

26  
27 There being no additional matters to be taken up by the Commission, Mr. Stancell motioned that  
28 the meeting be adjourned. Ms. Langley seconded the motion to adjourn. The meeting was  
29 adjourned at 7:25pm

30  
31 Submitted by:

32  
33  
34  
35 \_\_\_\_\_  
36 Secretary

\_\_\_\_\_ Date

37  
38  
39 Approved by:

40  
41  
42  
43 \_\_\_\_\_  
44 Chairman

\_\_\_\_\_ Date

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-22-0006 Staff Report

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Planning Commission Public Hearing: May 9, 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: Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC

Property Owner(s): Chrome Real Estate LLC & Victoria Anthony

Property Location: Fruit Mountain Road  
Easley, SC

Acreage: 12.64 acres of a larger 83 acre tract

Tax Map Number: 5009-20-91-2303

County Council  
District:

Land Use Request: Campground containing a maximum of 15 cabins

Variance Request(s) from  
Planning Commission: The applicant is requesting relief from Section 302 (b)(8)  
(individual meters) and possibly Section 302 (b)(6) (individual  
septic)

**Request Background:**

The applicant is proposing to develop 12.64 acres of a 83 acre tract into a campground containing a maximum of 15 cabins. This tract is proposed to also contain a residential subdivision as detailed in SD-22-0002. Each cabin is planned to be approximately 1200 square feet in size. A variance request regarding individual utility metering is included in the proposal.

**Current Property Use:**

The subject property is currently vacant.

**Surrounding Area:**

North: Currently vacant but planned residential and commercial.

South: Existing large lot residential and planned residential.

East: Planned and existing residential.

West: Planned residential. Further west is existing large lot residential and commercial.

**Future Land Use:**

The property is designated as "Rural Residential" Character Area.

**Utilities & Infrastructure**

*Transportation:*

The property is served by Fruit Mountain Road (County/State) and Old Liberty Road (County/State).

*Water:*

Easley Central

*Sewerage:*

Onsite septic

**Past Development/Approvals:**

None

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

No Comments Received

*SCDOT:*

N/A

*Water and Sewage Provider:*

No Comments Received

*SCDHEC:*

N/A

*PC Emergency/Fire Services:*

No Comments Received

*SDPC:*

N/A

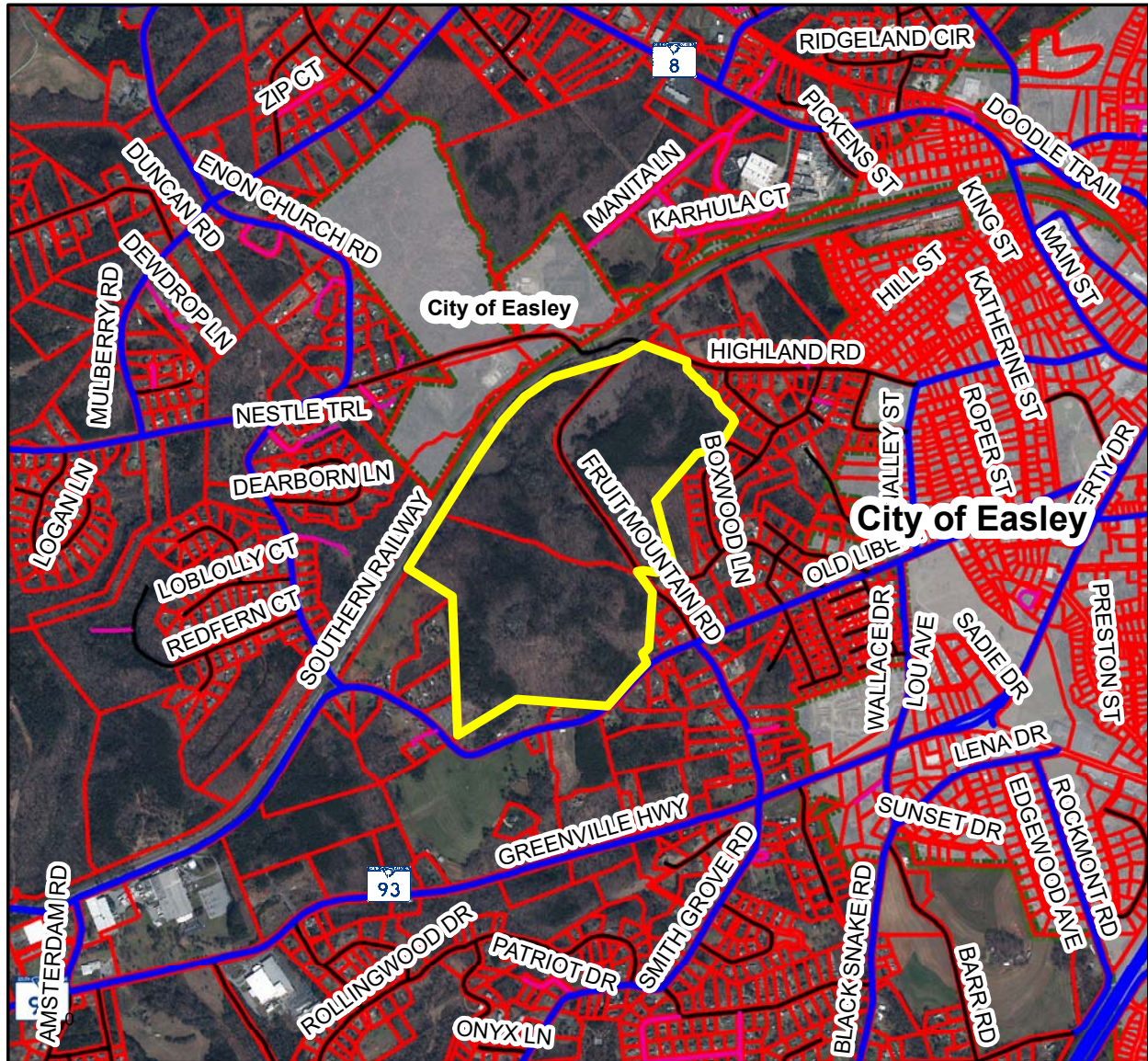
*Other Reviewing Agencies:*

*Pickens County PRT*

For any rentals or leases they plan to do that are less than 90 days in length, they will be subject to Accommodations Tax

SD-22-0002/SD-22-0003/LU-22-0006

General Area/Site



- SD-22-0002
- SD-22-0003
- LU-22-0006
- State Roads
- County Roads
- Private

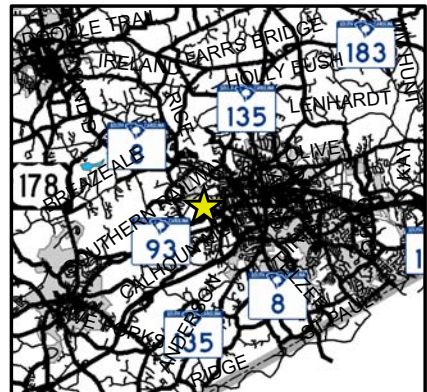


Department of  
Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956

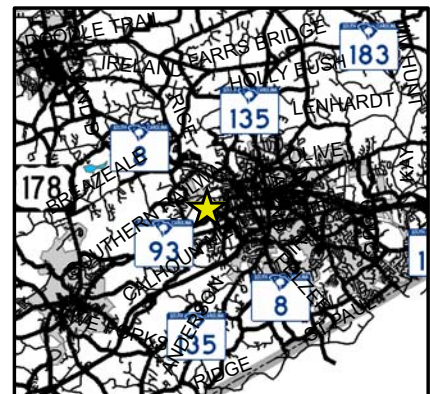
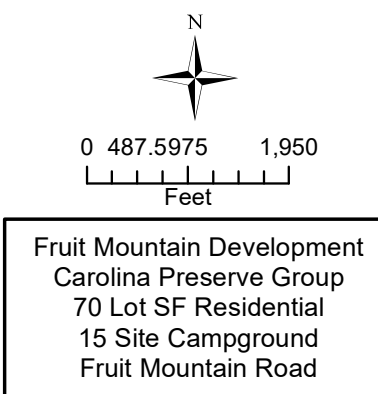
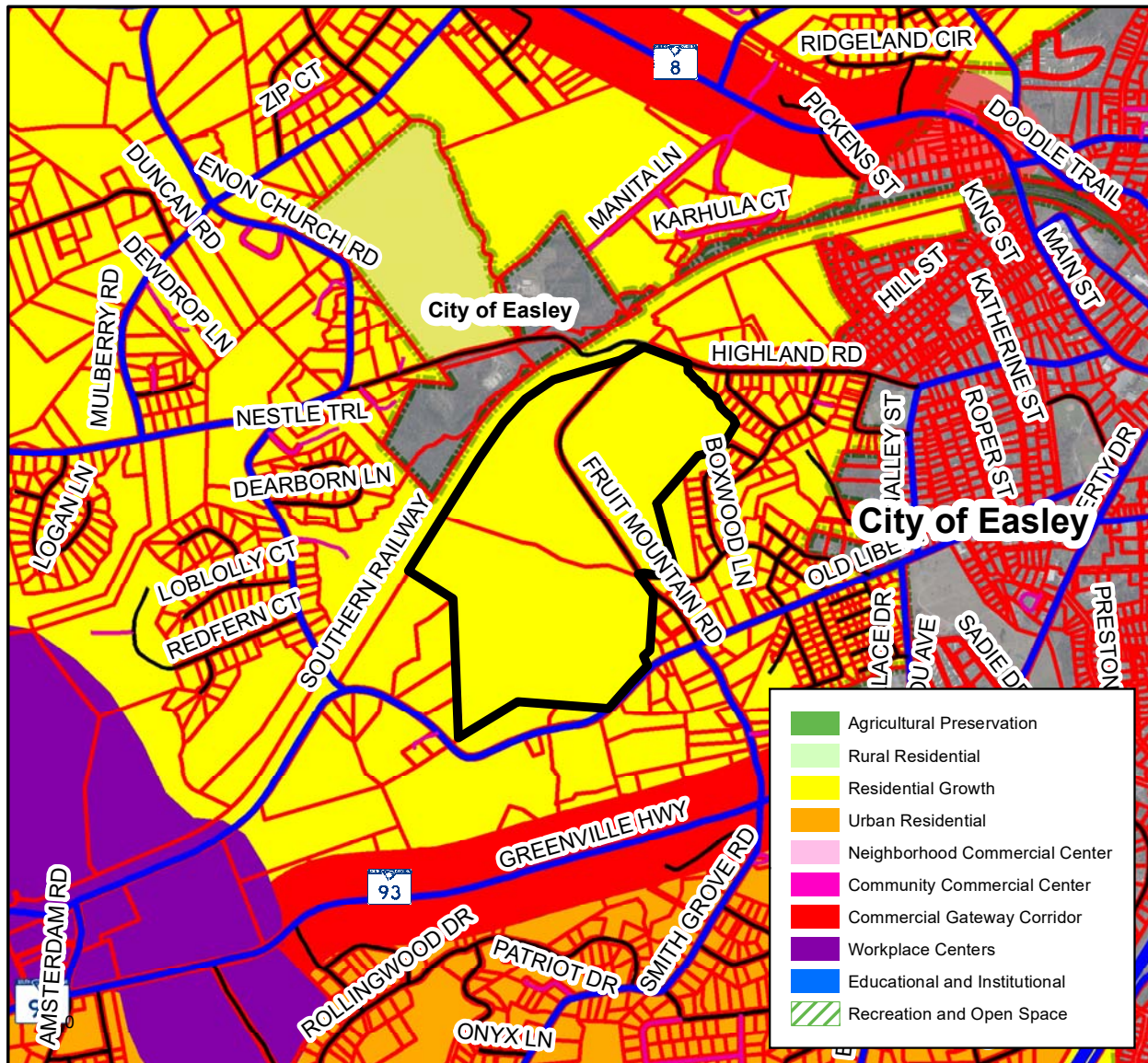


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Feet

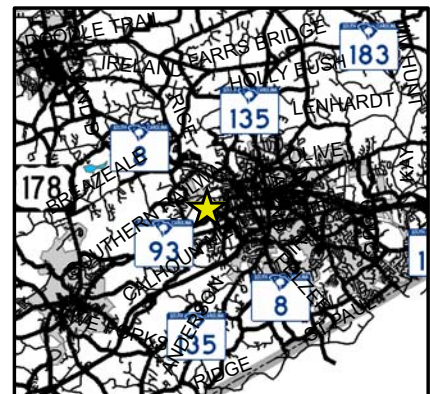
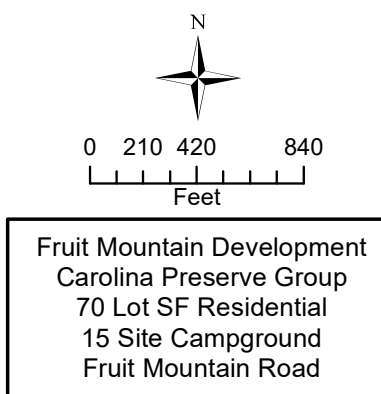
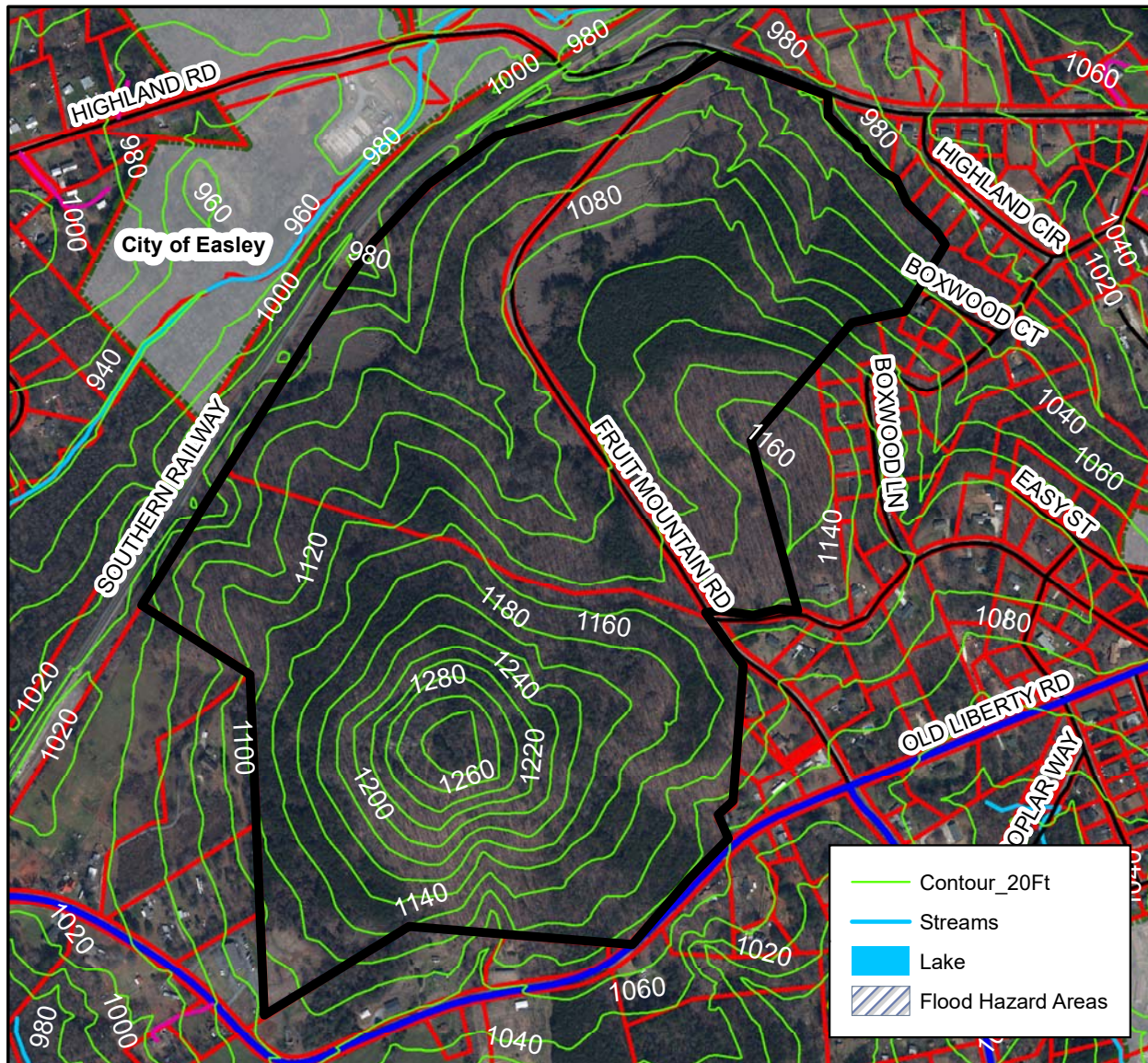
Fruit Mountain Development  
Carolina Preserve Group  
70 Lot SF Residential  
15 Site Campground  
Fruit Mountain Road



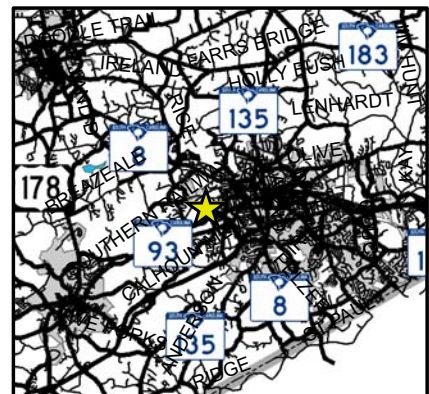
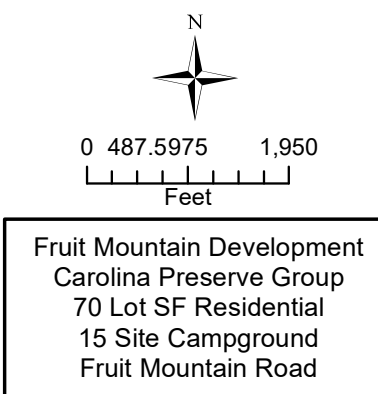
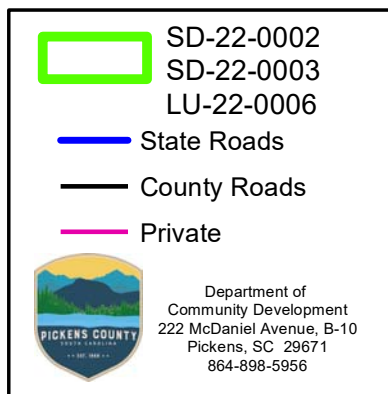
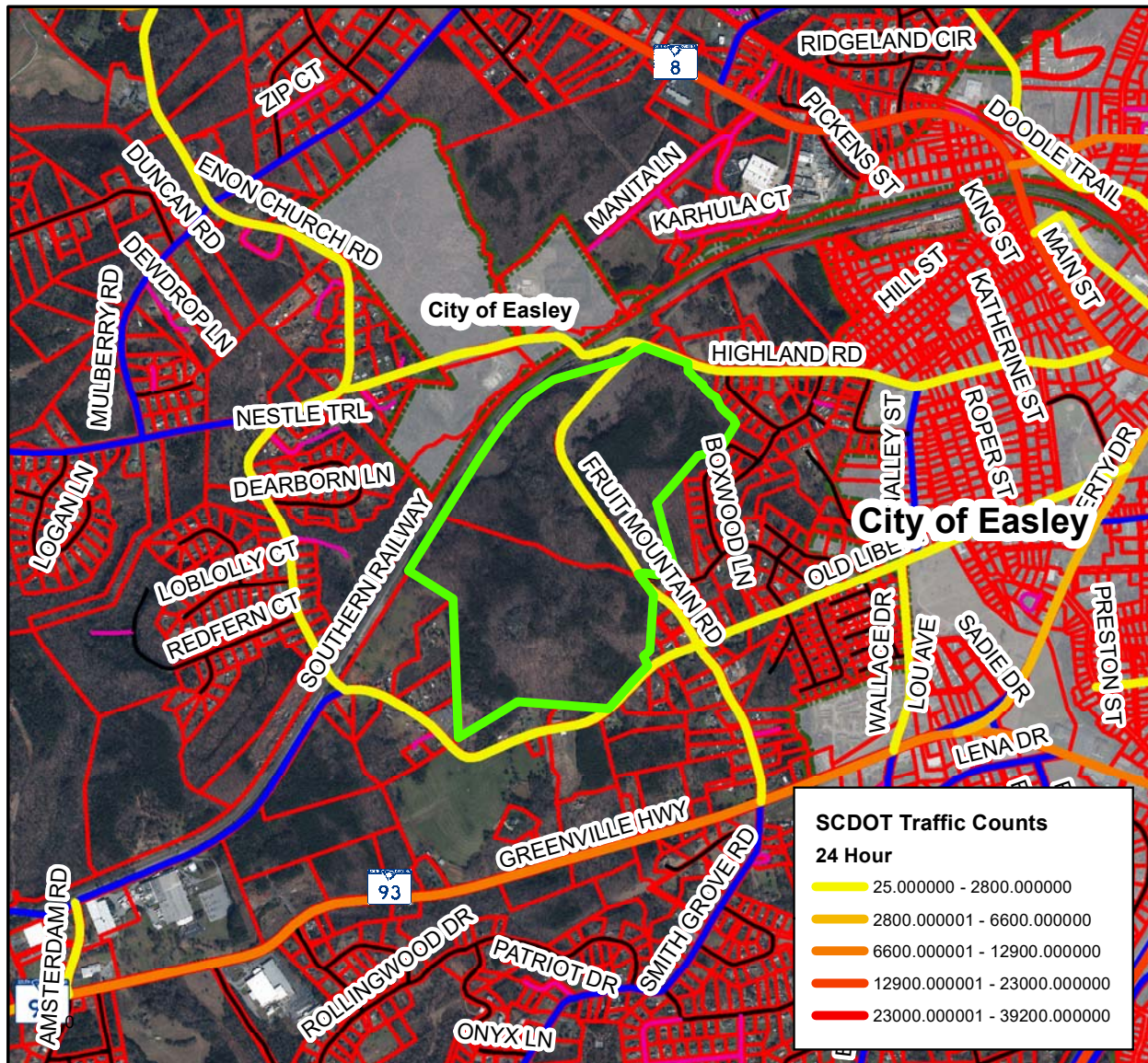












## Analysis of Standards for Land Use Approval:

*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.*

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

The proposed use is part of a larger planned residential and commercial development. Although this large tract is currently vacant, there are a number of residential subdivisions and some commercial properties nearby and represents an area of predictable growth in the Easley region.

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

With adherence to the standards enumerated in the UDSO relative to RV Parks and Campgrounds any potential impacts on adjacent properties will be mitigated.

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

The current Comprehensive Plan identifies the area as "Rural Residential". The Comprehensive Plan speaks to placement of development where there are services capable of supporting development. Services in the area are adequate for the proposed project.

*C. Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?*

The use and request as proposed should not cause an excessive use or burden to existing public facilities; provided the applicable standards set forth in the UDSO are adhered to.

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

Yes. The size of the tract allows the proposed project to meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.

*E. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?*

Yes. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.



## Staff Analysis based on Section 302 of the UDSO

*The following analysis of the application is made based upon the standards for RV Parks and Campgrounds enumerated in Section 302 of the UDSO. The applicable standards have been included for reference with the proposed project's compliance to each standard noted in **BOLD**.*

Sec 302            Recreational Vehicle (RV) Parks and Campgrounds.

302(a)            Purpose.

The purpose of this section is to provide opportunities for quality developed campgrounds and recreational vehicle parks that are properly sited where there is adequate public street access and adequate access to other public services which may be needed by such endeavor. In order to create a desirable and successful recreation environment while protecting the public health, safety, and welfare, Planning Commission review and consideration will be required; unless exempted in the following sections.

302(b)            Use Standards.

(1) *Each park must have direct frontage and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal streets. Individual sites shall not be accessed directly from a public road.*

**Project as proposed will meet this standard.**

(2) *No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, tents, park model units, and on-site rental cabins. No site may be used for more than one hundred eighty (180) days in any calendar year by the same occupant.*

**Use of site must be in compliance**

(3) *Overall density of the park or campground shall be limited to no more than four (4) sites per acre. When a proposed park or campground is one (1) acre in size or less and will have 4 sites or less Planning Commission review as enumerated in Section 1203 will not be required.*

**Proposed RV Park will have 15 sites.**

(4) *Each site in the campground or park shall have a minimum area of eight hundred (800) square feet and have a stabilized and compacted vehicular parking pad of packed gravel, paving, or other suitable material. At least one site must be ADA accessible. When permanent units (Cabins) are provided, at least one (1) unit must be ADA accessible.*

**Project as proposed will meet this standard.**

(5) *All sites shall be setback from all side and rear property lines by a minimum of ten (10) feet and a minimum of twenty (20) from the edge of any public road right-of-way. When the park or campground is adjacent to a residential use, that ten (10) feet must be vegetated accordingly in order to provide a solid evergreen screen.*

**A buffer is not detailed on the site plan but will be required for a Development Permit.**

(6) *Sites may be served by on-site sewage disposal system as permitted by SCDHEC; however, each individual site may not be served with an individual system.*

**Applicant may be requesting a variance from this requirement.**

(7) *Sites within the park that are not otherwise served with sewage disposal connections, an onsite bath house (provisions for restroom and bathing facilities) must be provided.*

**Sewage connections are planned for all sites.**

(8) *Sites shall not be served by individually metered power or water service. When multiple sites are being provided, master meter(s) must provide service to the entire park. All sites must have access to public water, either directly or communally.*

**Applicant is requesting a variance from this requirement.**

Planning Staff Recommendation:

## Approval

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

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- *Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*

Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC 29671  
April 4, 2022

Pickens County Planning Commission  
222 McDaniel Avenue  
Pickens, SC 29671

Dear Pickens County Planning Commission,

We are writing to provide a letter of intent from Carolina Preserve Group, LLC in respect to a proposed subdivision off Fruit Mountain Road encompassing tax map numbers 5009-16-93-2137 and 5009-20-91-2303.

It is our intention to develop these parcels to create a residential subdivision and campground contained within a total of approximately 183 acres (of which approximately 9 acres is proposed future development and not included in this submittal). The proposed development will include 78 residential lots with single-family homes and a maximum of 15 cabins on the campgrounds. The average building size for homes on the residential lots will be 3,000 square feet. The average size of the cabins will be 1,200 square feet.

We look forward to working with the Pickens County Planning Commission and the planning department.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James B. Anthony', with a stylized, cursive script.

James B. Anthony  
Member  
Carolina Preserve Group, LLC



# 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 Carolina Preserve Group, LLC

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

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

Property Owner(s) of Record Victoria A. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Authorized Representative James B. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Address/Location of Property TBD

Existing Land Use Vacant / Unimproved Proposed Land Use Campground

Tax Map Number(s) 5009-20-91-2303

Total Size of Project (acres) 12.64 Number of Lots \_\_\_\_\_

*Utilities:*

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Easley Central Water

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No  
 If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

**SIGNATURE(S) OF APPLICANTS(S):**

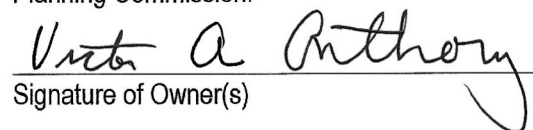
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or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

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

  
 Signature of Applicant  
**JAMES B. ANTHONY**  
**PROPERTY OWNER'S CERTIFICATION**

04/04/22  
 Date

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)

04/04/22  
 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 \_\_\_\_\_



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

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

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

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

Yes. Currently, the surrounding properties are predominately single-family dwellings and our proposed use would compliment what is already exhibited in the area.

---

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

Yes. The property in this application was severely abused prior to aquisition, adversely affecting nearby properties. The proposed subdivision will have the opposite affect and strengthen and enhance the region thus raising property values.

---

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

Yes. The proposed subdivision is near existing infrastructure. Responsible growth is necessary which is what we intend to provide as we meet additional housing needs in this area of the county.

---

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Yes. We have met with and continue meeting with city & county officials and service providers to ensure we are not overwhelming the current facilities and services in place.

---

- (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. With the large acreage available we are able to ensure adequate space for off-street parking, setbacks, buffers, and access.

---

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

Yes. We believe it is our moral responsibility to develop in such a way that we protect what we hold in high regard in this county including recreational access, green spaces, and relatively low-density in developments.

---

Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC 29671  
April 4, 2022

Pickens County Planning Commission  
222 McDaniel Avenue  
Pickens, SC 29671

Dear Pickens County Planning Commission,

We are writing to provide a letter of intent from Carolina Preserve Group, LLC in respect to a proposed subdivision off Fruit Mountain Road encompassing tax map numbers 5009-16-93-2137 and 5009-20-91-2303.

It is our intention to develop these parcels to create a residential subdivision and campground contained within a total of approximately 183 acres (of which approximately 9 acres is proposed future development and not included in this submittal). The proposed development will include 78 residential lots with single-family homes and a maximum of 15 cabins on the campgrounds. The average building size for homes on the residential lots will be 3,000 square feet. The average size of the cabins will be 1,200 square feet.

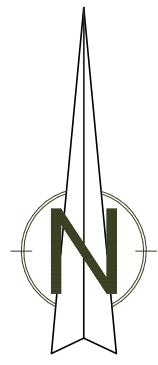
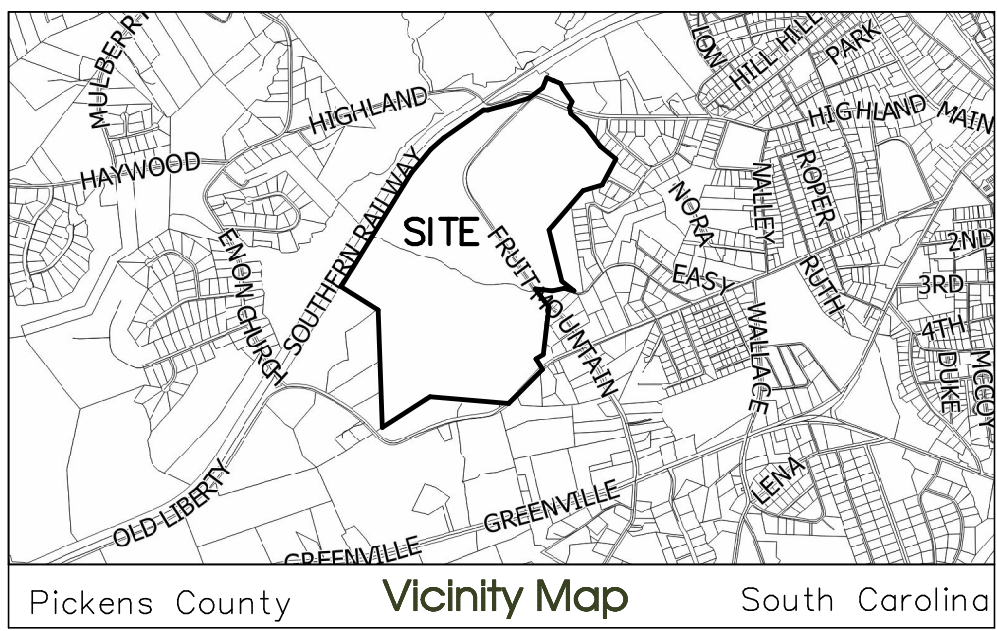
We look forward to working with the Pickens County Planning Commission and the planning department.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James B. Anthony', with a stylized, cursive script.

James B. Anthony  
Member  
Carolina Preserve Group, LLC





Preliminary Survey of

# LONGVIEW CAROLINA

**PIONEER  
SURVEYING**

PioneerLandSurvey@gmail.com  
PioneerLandServices.com  
906 Freeman Road  
Liberty S.C. 29657  
(864) 231-6820

TMS# 5019-13-14-0691  
Instant Cash Inc.  
Deed 675 pg. 176

Map # 21042subd  
Field Crew WH, CN  
Drawn By WH  
Scale 1" = 60'



#### Statistical Data

Number of Lots	78
Average Size of Lots	1.51 Ac.
Common Area	22.27 Ac.
Green Space	39.73 Ac.
Fruit Mountain Road	3.34 Ac.
Highland Road R/W	0.52 Ac.
Area of New Road R/W	13.69 Ac.
<b>Total Area</b>	<b>183.09 Ac.</b>

#### OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat/site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

Sign and Date

#### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat/site plan] was prepared using a survey of the property prepared by William C. Hutchins, PLS 29117. I, the undersigned, being duly qualified, have examined the same and find that it meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.

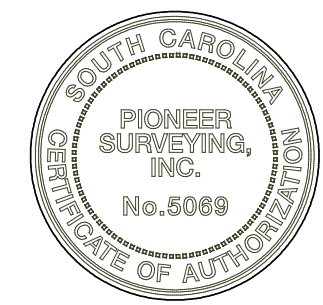
William C. Hutchins  
Registered Professional No. 29117  
906 Freeman Rd., Liberty SC  
864-231-6820

#### CERTIFICATE OF PROJECT APPROVAL

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

Director of Community Development (or designee) Date  
This approval does not constitute approval of a development permit or of a Final Subdivision Plat.

NOT FOR RECORDING



- NOTES:
- TMS# 5009-16-93-2137 and #5009-20-91-2303
  - Reference Deed 914 pg. 205
  - Reference Deed 638 pg. 134
  - Reference Plat By Robert R. Spearman Dated Aug. 30, 1972
  - North Reference: SC GPS Grid 3900

- Zoning
- Proposed Residential with Amenities
  - Individual Septic with Easley Central Water Building Setbacks
  - 25' Front (from road R/W)
  - 25' Rear
  - 10' Side

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117

#### Road Names

- Hidden Springs Way 50' R/W
- North View Lane 50' R/W
- Long View Lane 50' R/W
- Meadow Park Drive 50' R/W
- Grand Oak Lane 50' R/W
- Monarch Way 50' R/W
- Mountain Top Trail 50' R/W
- Grey Rock Drive 50' R/W



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-22-0003 Staff Report

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Planning Commission Public Hearing: May 9, 2022 6:30 PM

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

Applicant: Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC

Property Owner(s): Chrome Real Estate LLC & Victoria Anthony

Property Location: Fruit Mountain Road  
Easley, SC

Acreage: 102.71 +/- acres of a larger 183 acre tract/development

Tax Map Number: 5009-20-91-2303, 5009-16-93-2137

County Council  
District: 4

Land Use Request: Single Family Residential Development  
40 lots of a larger 78 lot development

Variance Request(s) from  
Planning Commission: NA

**Request Background:**

The applicant is proposing to develop a 78 lot, single family residential development on approximately 183 acres just west of the City of Easley. This individual case, while part of the larger overall project, consist of 40 of the total 78 proposed lots. The proposed development will have ½ acre minimum lot sizes served by public water (Easley Central) and private, individual site septic systems. According to the application material, homes sizes will average 3,000 square feet.

**Current Property Use:**

The project is comprised of 2 individual tax parcels with each being vacant/wooded.

**Surrounding Area:**

North: Currently vacant but planned commercial.

South: Existing large lot residential

East: Planned and existing residential.

West: Existing large lot residential and commercial.

**Future Land Use:**

The property is designated as "Residential Growth" Character Area.

**Utilities & Infrastructure**

*Transportation:*

The property is served by Fruit Mountain Road (SCDOT Maintained/County Maintained)

*Water:*

Public, Easley Central Water

*Sewerage:*

Private, Individual Site Septic

**Past Development/Approvals:**

N/A

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

None received

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

N/A

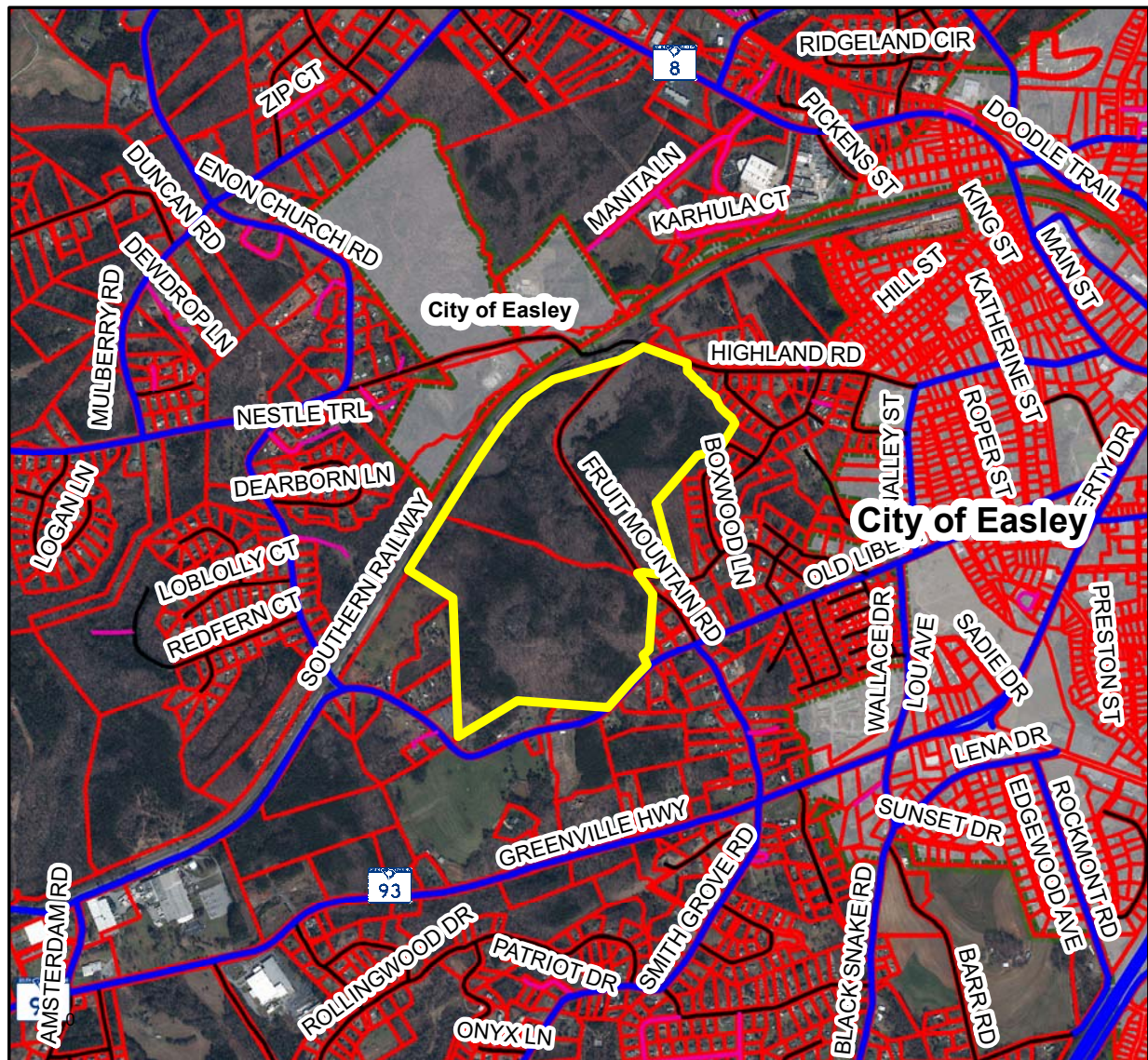
*PC Emergency/Fire Services:*

None received

*SDPC:*

See attached letter

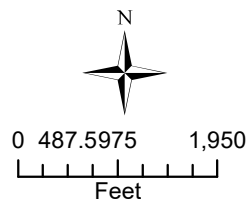
*Other Reviewing Agencies:*



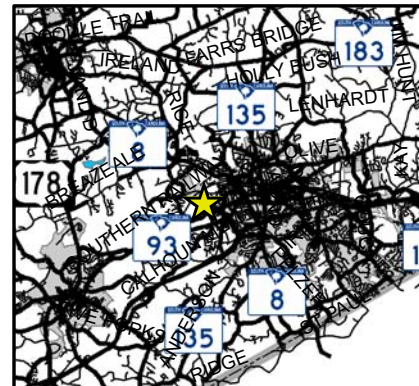
- SD-22-0002
- SD-22-0003
- LU-22-0006
- State Roads
- County Roads
- Private



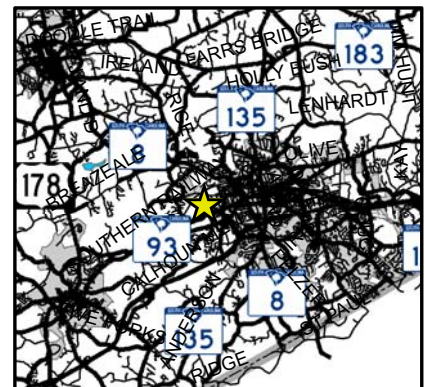
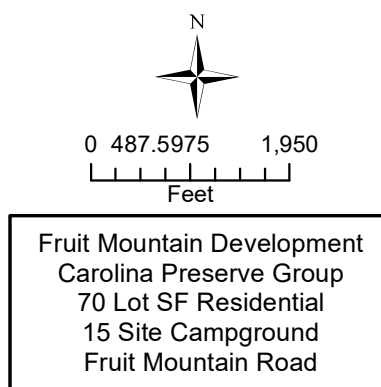
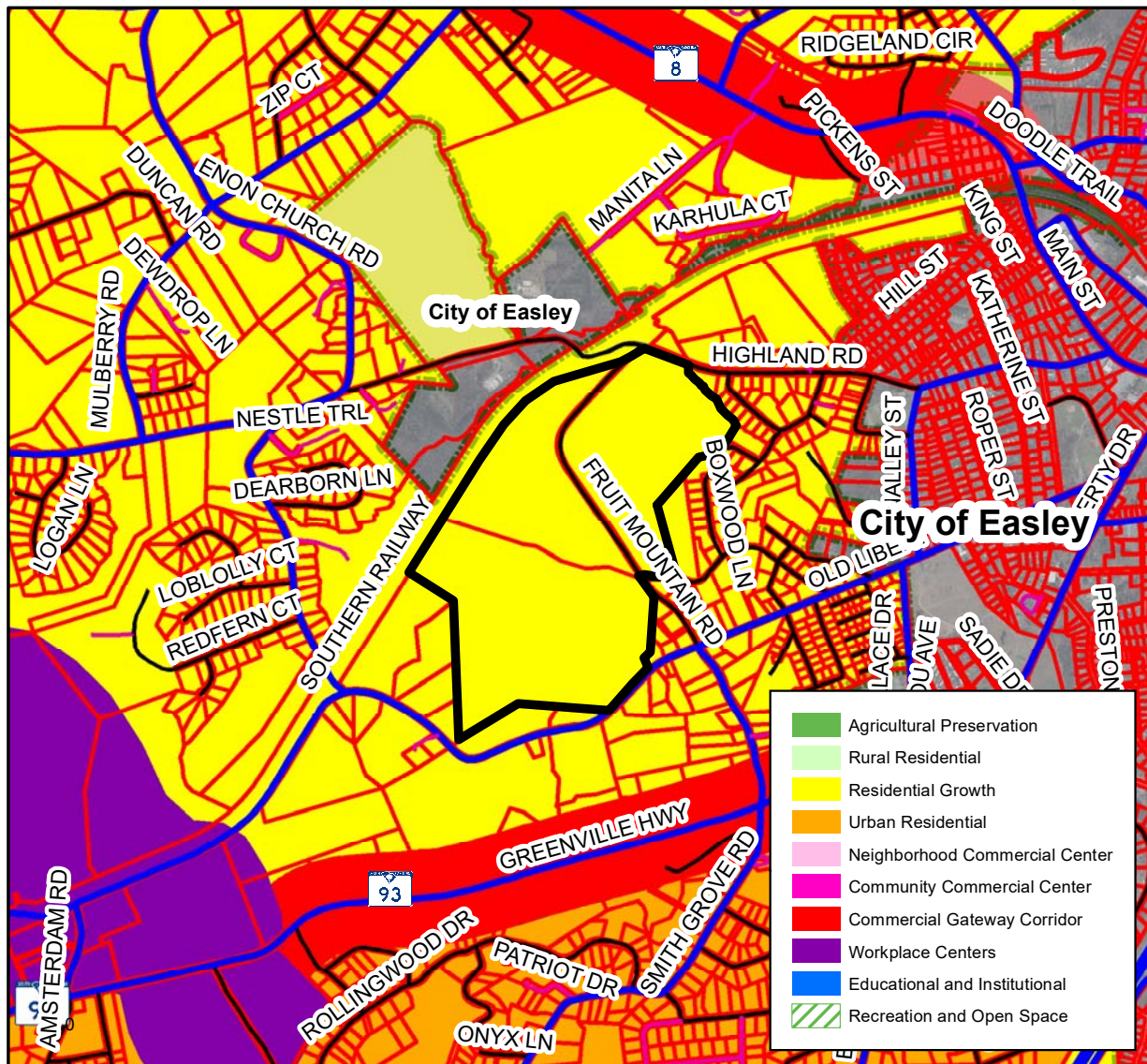
Department of  
Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956



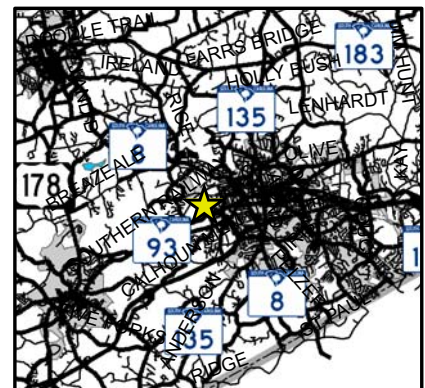
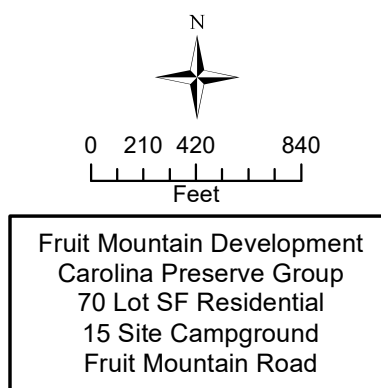
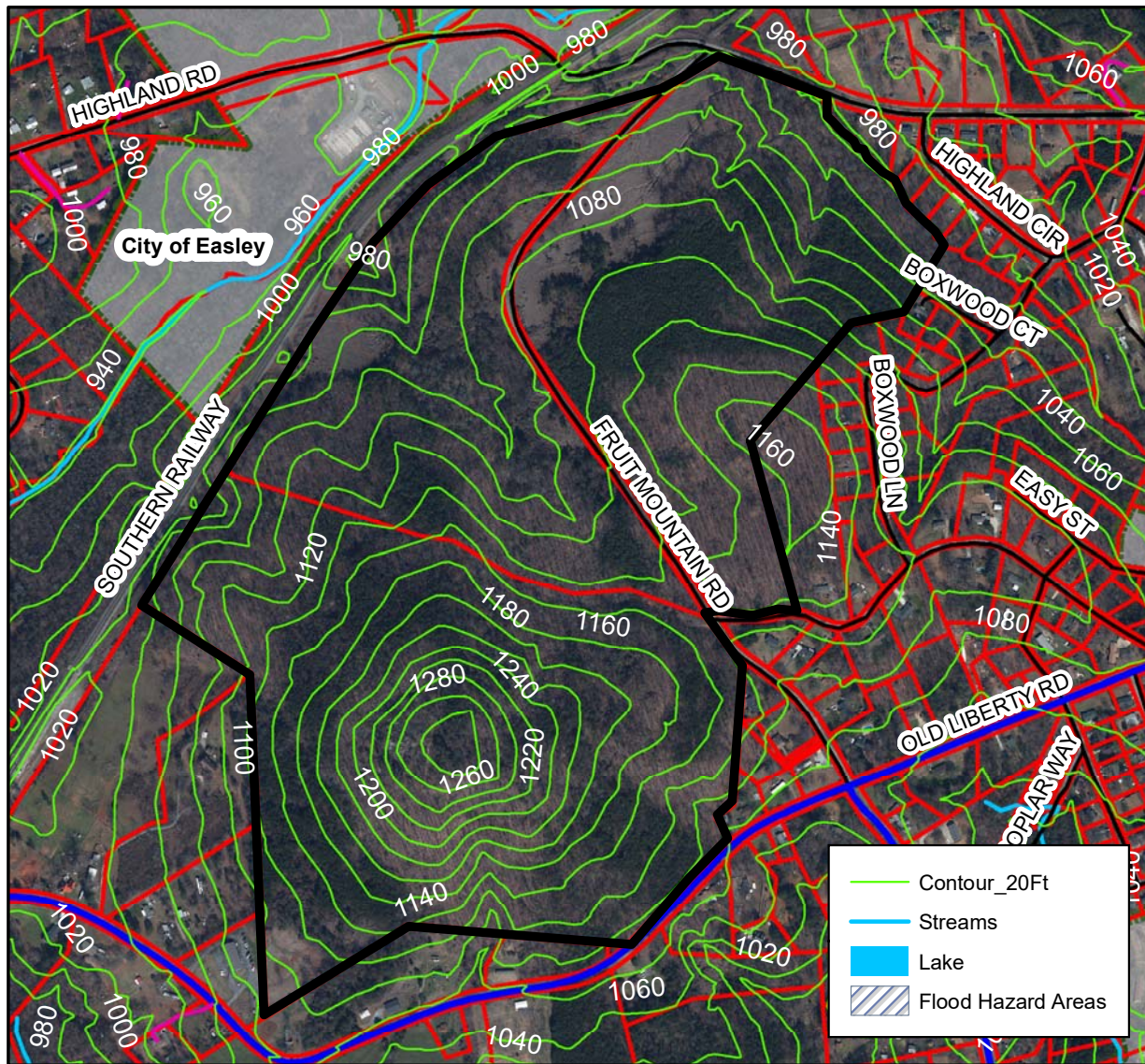
Fruit Mountain Development  
Carolina Preserve Group  
70 Lot SF Residential  
15 Site Campground  
Fruit Mountain Road



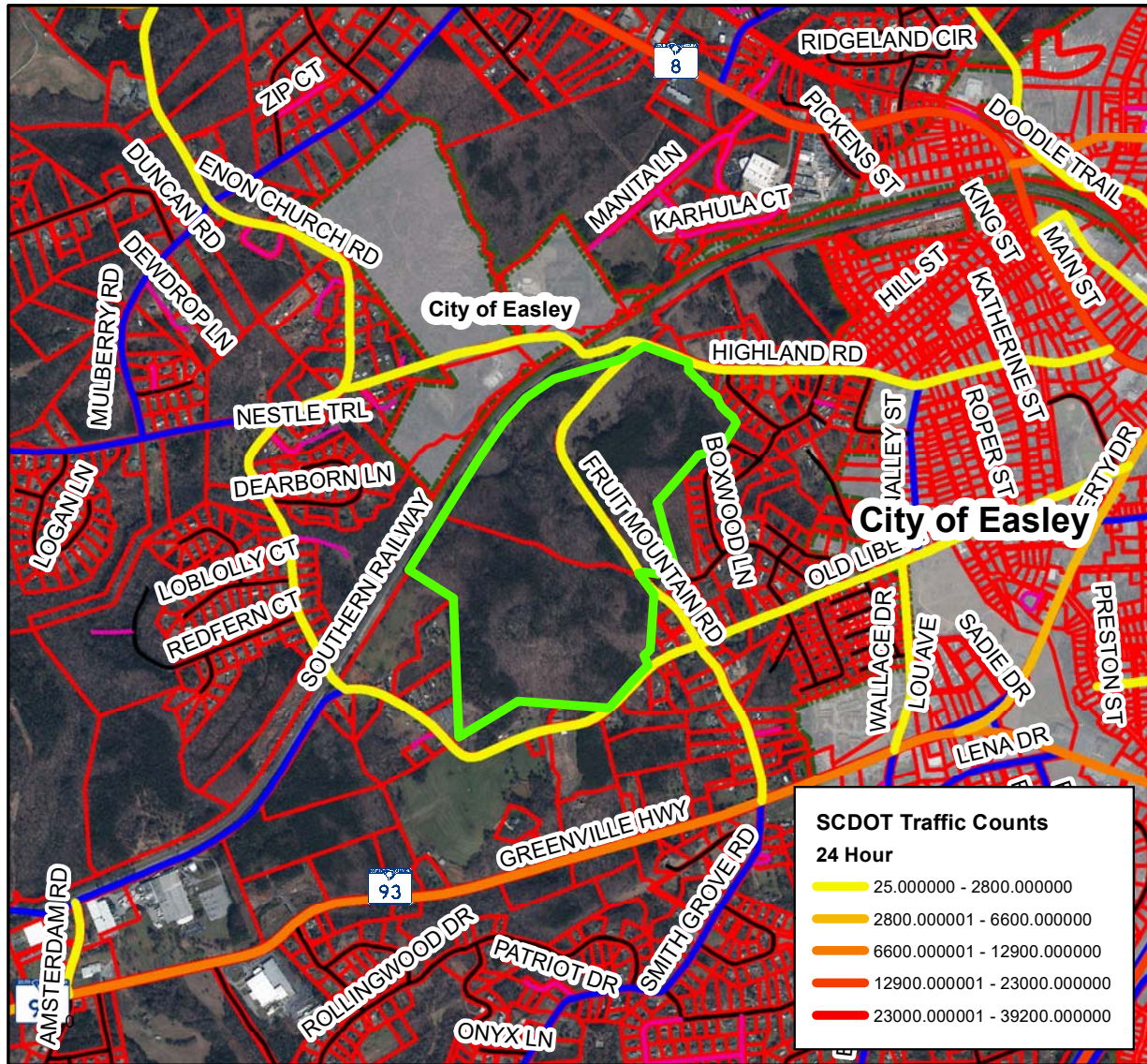
















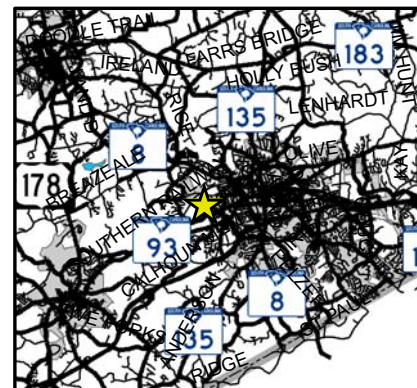


 SD-22-0002  
 State Roads  
 County Roads  
 Private


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

  
 0 487.5975 1,950  
 Feet

Fruit Mountain Development  
 Carolina Preserve Group  
 70 Lot SF Residential  
 15 Site Campground  
 Fruit Mountain Road



## 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 immediate area consists primarily of medium to low density residential. Generally, the area has developed as medium density single family residential in the county and areas in the City of Easley tend to be somewhat higher densities do to the availability of sewer. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to all Single Family Residential Developments, the use and request as proposed should not negatively affect the existing use of adjacent property.

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

The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designation for the area is Residential Growth.

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

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

The size of the tract allows the proposed project to meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.

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

Yes. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.

### Staff Analysis of Request

---

#### General Requirements for Conventional Subdivisions

##### *Section 505(c) – Residential Lot Area*

Allowed: 1/2 acre (when served by public water and septic)  
Development as Proposed: .59 acre being the smallest lot size

##### *Section 505(d) – Lot Widths*

Allowed: 30'  
Development as Proposed: 40' +

##### *Section 505(d) – Minimum Setbacks, Principal Building*

Allowed: 20' front, 7' side, 10' rear  
Development as Proposed: 25' front, 10' side, 25' rear

*Section 505(b) – Maximum Lots*

Allowed: 366 lots (without consideration of the area within any easement or road ROW) when served by public water and septic. This calculation is based on entire proposed project acreage  
Development as Proposed: 78 total Residential Lots

*Section 1006(b)(2) – Required Improvements*

Required: Streets providing access to such a development and to all lots...in accordance with Sec. 1010.

Section and respective summary...All streets (new and existing) must meet minimum requirements for a standard county local or collector street...paved accordingly.

Development as Proposed: Roads to be constructed to applicable standards but remain privately maintained

---

**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									
210	Single-Family Detached	9.57/du	746	15	44	0	50	29	0

While we have calculated trip generation for this project based on the land use of Single Family Residential, there may be future planned uses within the project boundary which will alter the ADT calculation.

Once those uses have been determined by the project developer, some additional study may be required.

---

Planning Staff Recommendation:

***Approval, as presented***

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

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- *Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*



Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC 29671  
April 4, 2022

Pickens County Planning Commission  
222 McDaniel Avenue  
Pickens, SC 29671

Dear Pickens County Planning Commission,

We are writing to provide a letter of intent from Carolina Preserve Group, LLC in respect to a proposed subdivision off Fruit Mountain Road encompassing tax map numbers 5009-16-93-2137 and 5009-20-91-2303.

It is our intention to develop these parcels to create a residential subdivision and campground contained within a total of approximately 183 acres (of which approximately 9 acres is proposed future development and not included in this submittal). The proposed development will include 78 residential lots with single-family homes and a maximum of 15 cabins on the campgrounds. The average building size for homes on the residential lots will be 3,000 square feet. The average size of the cabins will be 1,200 square feet.

We look forward to working with the Pickens County Planning Commission and the planning department.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James B. Anthony', with a stylized, cursive script.

James B. Anthony  
Member  
Carolina Preserve Group, LLC



# 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 Carolina Preserve Group, LLC

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

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

Property Owner(s) of Record Victoria A. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Authorized Representative James B. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Address/Location of Property TBD

Existing Land Use Vacant / Unimproved Proposed Land Use Residential Subdivision

Tax Map Number(s) 5009-16-93-2137 & 5009-20-91-2303

Total Size of Project (acres) 102.71 Number of Lots 40

*Utilities:*

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Easley Central Water

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No  
 If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

**SIGNATURE(S) OF APPLICANTS(S):**

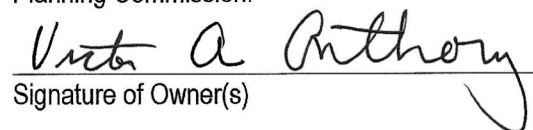
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or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

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

  
 Signature of Applicant  
 James B. Anthony  
**PROPERTY OWNER'S CERTIFICATION**

04/04/22  
 Date

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)

04/04/22  
 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 \_\_\_\_\_



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

---

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

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

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

Yes. Currently, the surrounding properties are predominately single-family dwellings and our proposed use would compliment what is already exhibited in the area.

---

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

Yes. The property in this application was severely abused prior to aquisition, adversely affecting nearby properties. The proposed subdivision will have the opposite affect and strengthen and enhance the region thus raising property values.

---

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

Yes. The proposed subdivision is near existing infrastructure. Responsible growth is necessary which is what we intend to provide as we meet additional housing needs in this area of the county.

---

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Yes. We have met with and continue meeting with city & county officials and service providers to ensure we are not overwhelming the current facilities and services in place.

---

- (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. With the large acreage available we are able to ensure adequate space for off-street parking, setbacks, buffers, and access.

---

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

Yes. We believe it is our moral responsibility to develop in such a way that we protect what we hold in high regard in this county including recreational access, green spaces, and relatively low-density in developments.

---

Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC 29671  
April 4, 2022

Pickens County Planning Commission  
222 McDaniel Avenue  
Pickens, SC 29671

Dear Pickens County Planning Commission,

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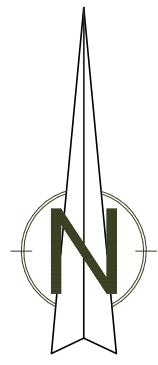
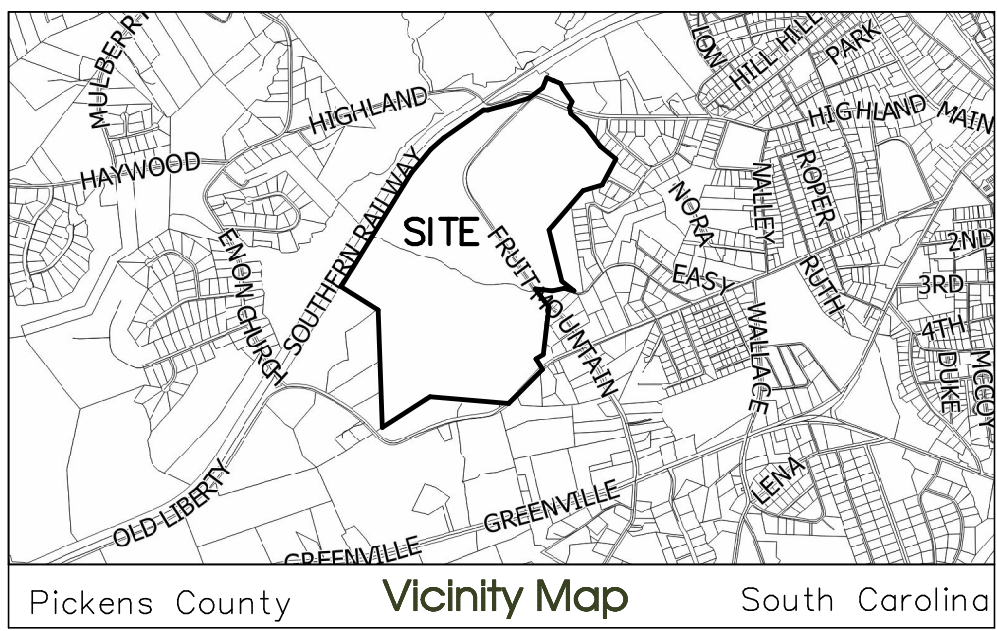
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Sincerely,

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James B. Anthony  
Member  
Carolina Preserve Group, LLC





Preliminary Survey of

# LONGVIEW CAROLINA

**PIONEER  
SURVEYING**

PioneerLandSurvey@gmail.com  
PioneerLandServices.com  
906 Freeman Road  
Liberty S.C. 29657  
(864) 231-6820

TMS# 5019-13-14-0691  
Instant Cash Inc.  
Deed 675 pg. 176

Map # 21042subd  
Field Crew WH, CN  
Drawn By WH  
Scale 1" = 60'



#### Statistical Data

Number of Lots	78
Average Size of Lots	1.51 Ac.
Common Area	22.27 Ac.
Green Space	39.73 Ac.
Fruit Mountain Road	3.34 Ac.
Highland Road R/W	0.52 Ac.
Area of New Road R/W	13.69 Ac.
<b>Total Area</b>	<b>183.09 Ac.</b>

#### OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat/site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

Sign and Date

#### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat/site plan] was prepared using a survey of the property prepared by William C. Hutchins, PLS 29117. I, the undersigned, being duly qualified and licensed, certify that this drawing meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.

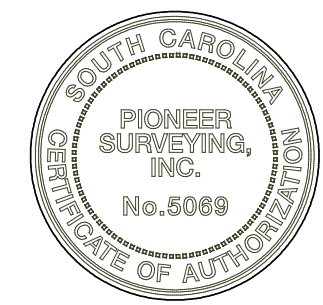
William C. Hutchins  
Registered Professional No. 29117  
906 Freeman Rd., Liberty SC  
864-231-6820

#### CERTIFICATE OF PROJECT APPROVAL

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

Director of Community Development (or designee) Date  
This approval does not constitute approval of a development permit or of a Final Subdivision Plat.

NOT FOR RECORDING



- NOTES:
- TMS# 5009-16-93-2137 and #5009-20-91-2303
  - Reference Deed 914 pg. 205
  - Reference Deed 638 pg. 134
  - Reference Plat By Robert R. Spearman Dated Aug. 30, 1972
  - North Reference: SC GPS Grid 3900

- Zoning
- Proposed Residential with Amenities
  - Individual Septic with Easley Central Water Building Setbacks
  - 25' Front (from road R/W)
  - 25' Rear
  - 10' Side

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

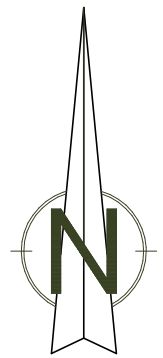
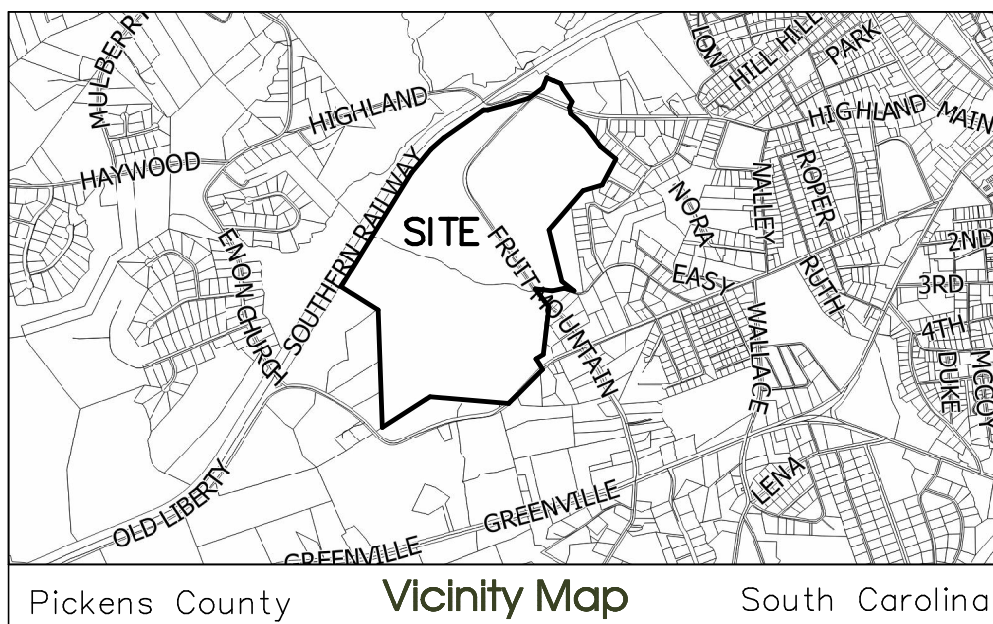
"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117

#### Road Names

- Hidden Springs Way 50' R/W
- North View Lane 50' R/W
- Long View Lane 50' R/W
- Meadow Park Drive 50' R/W
- Grand Oak Lane 50' R/W
- Monarch Way 50' R/W
- Mountain Top Trail 50' R/W
- Grey Rock Drive 50' R/W





Preliminary Survey of

# LONGVIEW CAROLINA

**PIONEER SURVEYING**

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TMS# 5019-13-14-0691  
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Map # 21042subd  
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Drawn By WH



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Fruit Mountain Road	3.34 Ac.
Highland Road R/W	0.52 Ac.
Area of New Road R/W	13.69 Ac.
Camp Area	12.97 Ac.

**Total Area 183.09 Ac.**

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Sign and Date

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It is hereby certified that this [preliminary plat/site plan] was prepared using a survey of the property prepared by William C. Hutchins, PLS 29117. Dated: [proposed [subdivision/development]] meets all requirements of the Pickens County Unified Development Ordinance, as applicable to the property.

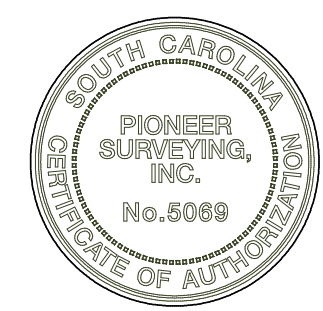
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- Legend**
- Cabin  
40' x 40'
  - Parking  
20' x 20'

- Road Names**
- Hidden Springs Way 50' R/W
  - North View Lane 50' R/W
  - Long View Lane 50' R/W
  - Meadow Park Drive 50' R/W
  - Grand Oak Lane 50' R/W
  - Monarch Way 50' R/W
  - Mountain Top Trail 50' R/W
  - Grey Rock Drive 50' R/W





## 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 78 new single family homes and 15 cabins that Carolina Preserve Group, LLC is planning for a client to build along Fruit Mountain Road in Easley.

Each of the three schools affected by new students (Easley High, Gettys Middle, and West End 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 located below the 'Sincerely,' text.

Josh Young  
Assistant Superintendent of Administration



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-22-0003 Staff Report

---

Planning Commission Public Hearing: May 9, 2022 6:30 PM

---

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

Applicant: Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC

Property Owner(s): Chrome Real Estate LLC

Property Location: Fruit Mountain Road  
Easley, SC

Acreage: 55.14 +- acres of a larger 183 acre tract/project

Tax Map Number: 5009-16-93-2137

County Council  
District: 4

Land Use Request: Single Family Residential Development  
38 lots of a larger 78 lot development

Variance Request(s) from  
Planning Commission: NA

**Request Background:**

The applicant is proposing to develop a 78 lot, single family residential development on approximately 183 acres just west of the City of Easley. This individual case, while part of the larger overall project, consist of 38 of the total 78 proposed lots. The proposed development will have ½ acre minimum lot sizes served by public water (Easley Central) and private, individual site septic systems. According to the application material, homes sizes will average 3,000 square feet.

**Current Property Use:**

The project is comprised of 2 individual tax parcels with each being vacant/wooded.

**Surrounding Area:**

North: Future single family residential development within the City of Easley ( Enon Church/Highland Road)

South: Existing medium lot residential

East: Existing residential.

West: Planned residential

**Future Land Use:**

The property is designated as "Residential Growth" Character Area.

**Utilities & Infrastructure**

*Transportation:*

The property is served by Fruit Mountain Road (SCDOT Maintained /County Maintained)

*Water:*

Public, Easley Central Water

*Sewerage:*

Private, Individual Site Septic

**Past Development/Approvals:**

N/A

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

None received

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

N/A

*PC Emergency/Fire Services:*

None received

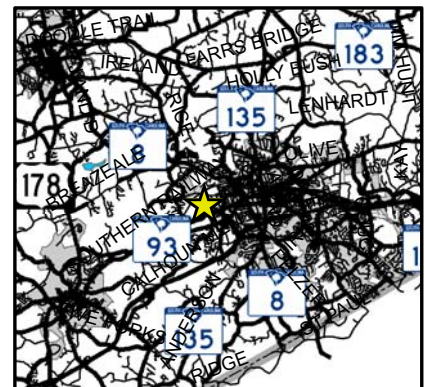
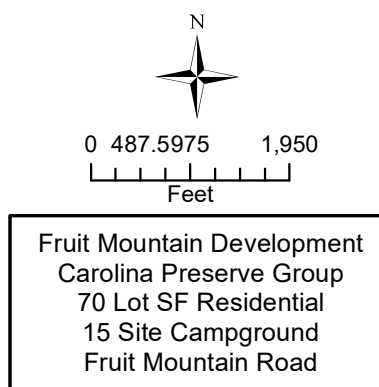
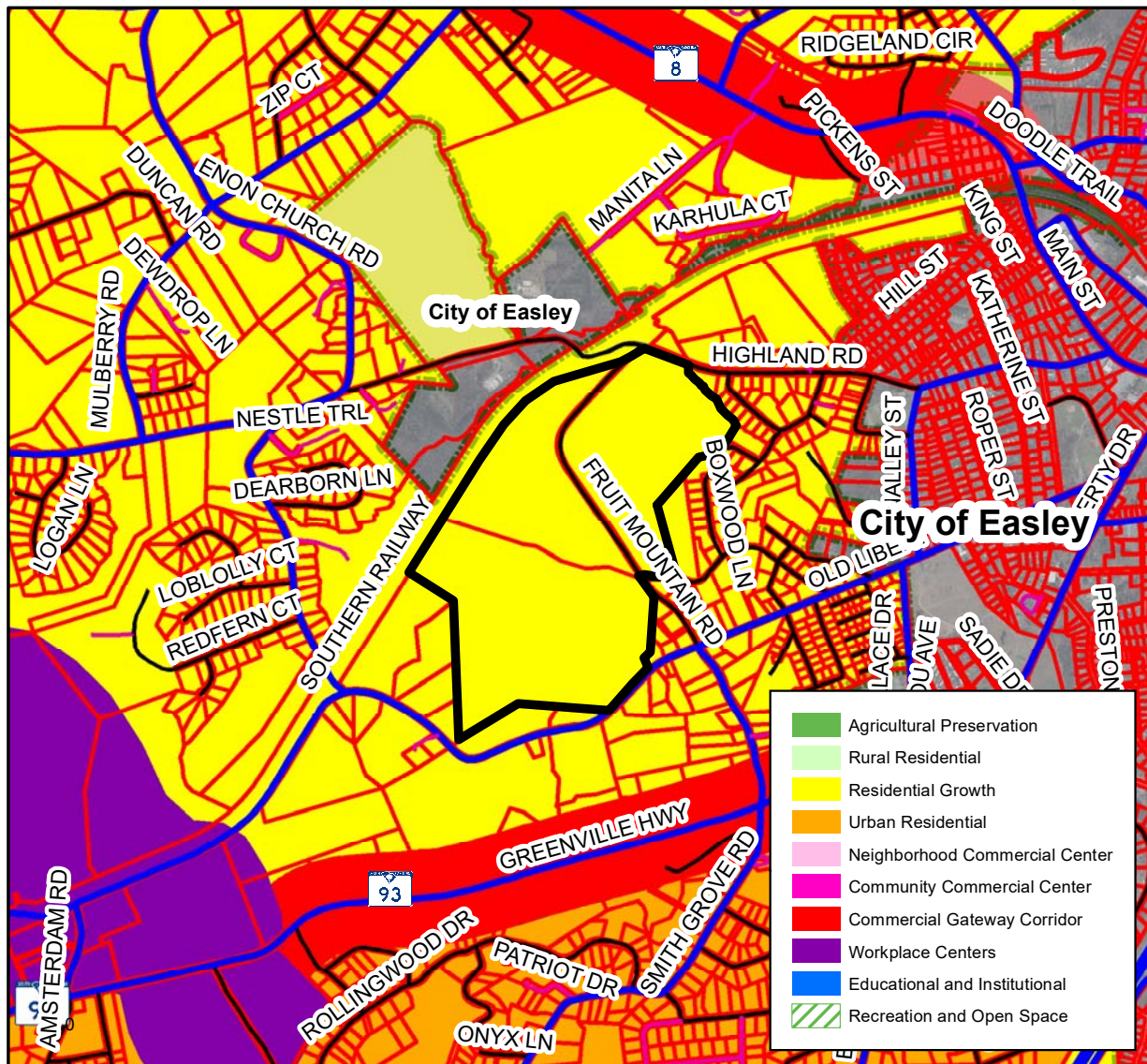
*SDPC:*

See attached letter

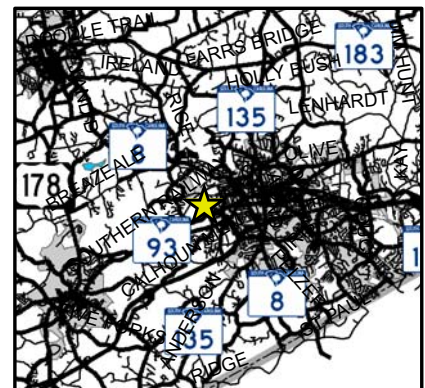
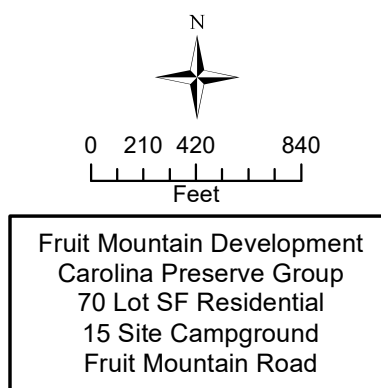
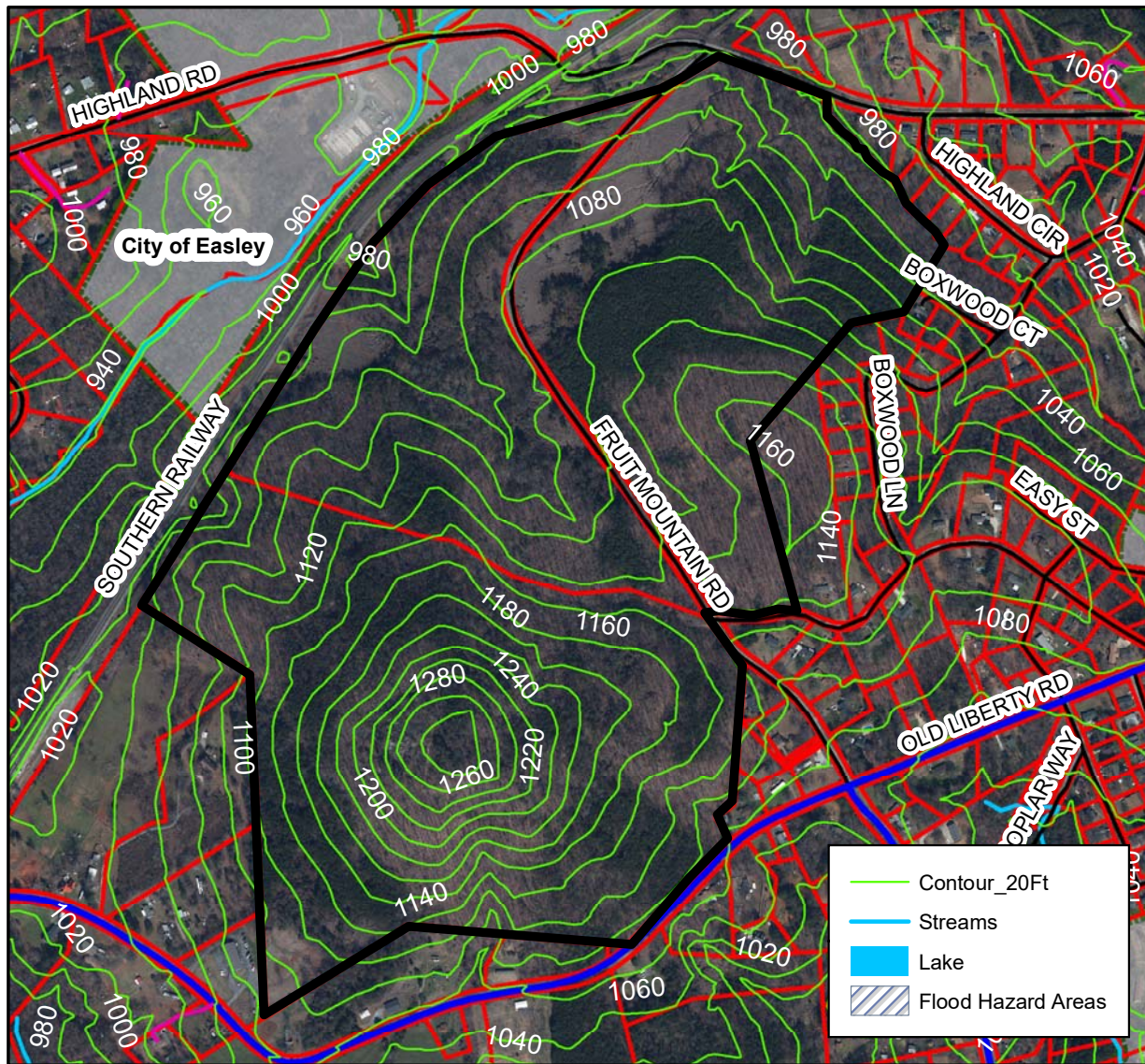
*Other Reviewing Agencies:*



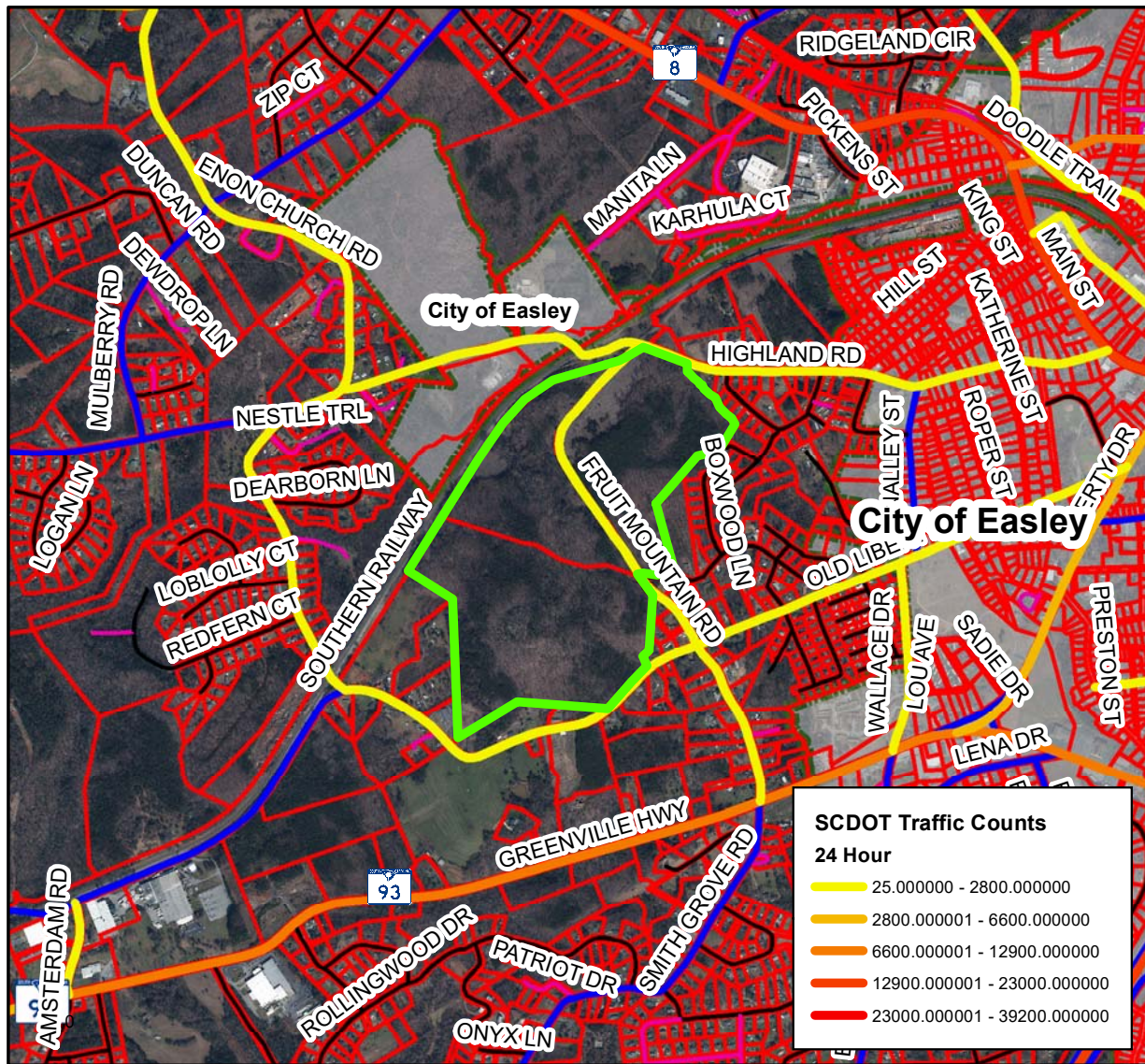












SD-22-0002  
SD-22-0003  
LU-22-0006

State Roads  
County Roads  
Private

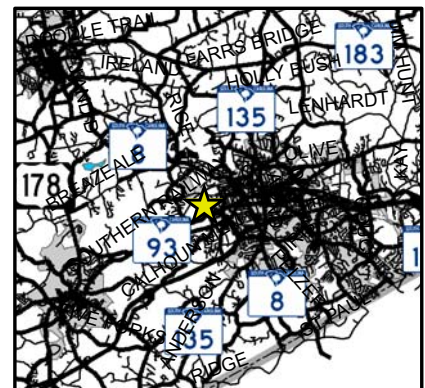


Department of  
Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956



0 487.5975 1,950  
Feet

Fruit Mountain Development  
Carolina Preserve Group  
70 Lot SF Residential  
15 Site Campground  
Fruit Mountain Road





## 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 immediate area consists primarily of medium to low density residential. Generally, the area has developed as medium density single family residential in the county and areas in the City of Easley tend to be somewhat higher densities do to the availability of sewer. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to all Single Family Residential Developments, the use and request as proposed should not negatively affect the existing use of adjacent property.

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

The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designation for the area is Residential Growth.

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

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

The size of the tract allows the proposed project to meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.

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

Yes. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.

### Staff Analysis of Request

---

#### General Requirements for Conventional Subdivisions

##### *Section 505(c) – Residential Lot Area*

Allowed: 1/2 acre (when served by public water and septic)  
Development as Proposed: .59 acre being the smallest lot size

##### *Section 505(d) – Lot Widths*

Allowed: 30'  
Development as Proposed: 40' +

##### *Section 505(d) – Minimum Setbacks, Principal Building*

Allowed: 20' front, 7' side, 10' rear  
Development as Proposed: 25' front, 10' side, 25' rear

*Section 505(b) – Maximum Lots*

Allowed: 366 lots (without consideration of the area within any easement or road ROW) when served by public water and septic. This calculation is based on entire proposed project acreage  
Development as Proposed: 78 total Residential Lots

*Section 1006(b)(2) – Required Improvements*

Required: Streets providing access to such a development and to all lots...in accordance with Sec. 1010.

Section and respective summary...All streets (new and existing) must meet minimum requirements for a standard county local or collector street...paved accordingly.

Development as Proposed: Roads to be constructed to applicable standards but remain privately maintained

---

**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									
210	Single-Family Detached	9.57/du	746	15	44	0	50	29	0

While we have calculated trip generation for this project based on the land use of Single Family Residential, there may be future planned uses within the project boundary which will alter the ADT calculation.

Once those uses have been determined by the project developer, some additional study may be required.

---

Planning Staff Recommendation:

***Approval, as presented***

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

- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or except as conditioned by the approval.*
- *Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*

Carolina Preserve Group, LLC  
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April 4, 2022

Pickens County Planning Commission  
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We look forward to working with the Pickens County Planning Commission and the planning department.

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James B. Anthony  
Member  
Carolina Preserve Group, LLC





# 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 Carolina Preserve Group, LLC

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

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

Property Owner(s) of Record Victoria A. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Authorized Representative James B. Anthony

Mailing Address 3101 Table Rock Road, Pickens, S.C. 29671

Telephone 864-380-9317 Email janthony.cliffs@gmail.com

Address/Location of Property TBD

Existing Land Use Vacant / Unimproved Proposed Land Use Residential Subdivision

Tax Map Number(s) 5009-16-93-2137

Total Size of Project (acres) 55.14 Number of Lots 38

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Easley Central Water

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No  
 If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

**SIGNATURE(S) OF APPLICANTS(S):**

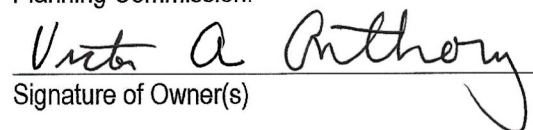
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or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

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

  
 Signature of Applicant  
**JAMES B. ANTHONY**  
**PROPERTY OWNER'S CERTIFICATION**

04/04/22  
 Date

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)

04/04/22  
 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 \_\_\_\_\_



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

---

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

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

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

Yes. Currently, the surrounding properties are predominately single-family dwellings and our proposed use would compliment what is already exhibited in the area.

---

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

Yes. The property in this application was severely abused prior to aquisition, adversely affecting nearby properties. The proposed subdivision will have the opposite affect and strengthen and enhance the region thus raising property values.

---

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

Yes. The proposed subdivision is near existing infrastructure. Responsible growth is necessary which is what we intend to provide as we meet additional housing needs in this area of the county.

---

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Yes. We have met with and continue meeting with city & county officials and service providers to ensure we are not overwhelming the current facilities and services in place.

---

- (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. With the large acreage available we are able to ensure adequate space for off-street parking, setbacks, buffers, and access.

---

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

Yes. We believe it is our moral responsibility to develop in such a way that we protect what we hold in high regard in this county including recreational access, green spaces, and relatively low-density in developments.

---

Carolina Preserve Group, LLC  
3101 Table Rock Road  
Pickens, SC 29671  
April 4, 2022

Pickens County Planning Commission  
222 McDaniel Avenue  
Pickens, SC 29671

Dear Pickens County Planning Commission,

We are writing to provide a letter of intent from Carolina Preserve Group, LLC in respect to a proposed subdivision off Fruit Mountain Road encompassing tax map numbers 5009-16-93-2137 and 5009-20-91-2303.

It is our intention to develop these parcels to create a residential subdivision and campground contained within a total of approximately 183 acres (of which approximately 9 acres is proposed future development and not included in this submittal). The proposed development will include 78 residential lots with single-family homes and a maximum of 15 cabins on the campgrounds. The average building size for homes on the residential lots will be 3,000 square feet. The average size of the cabins will be 1,200 square feet.

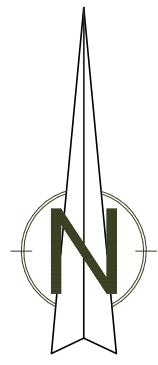
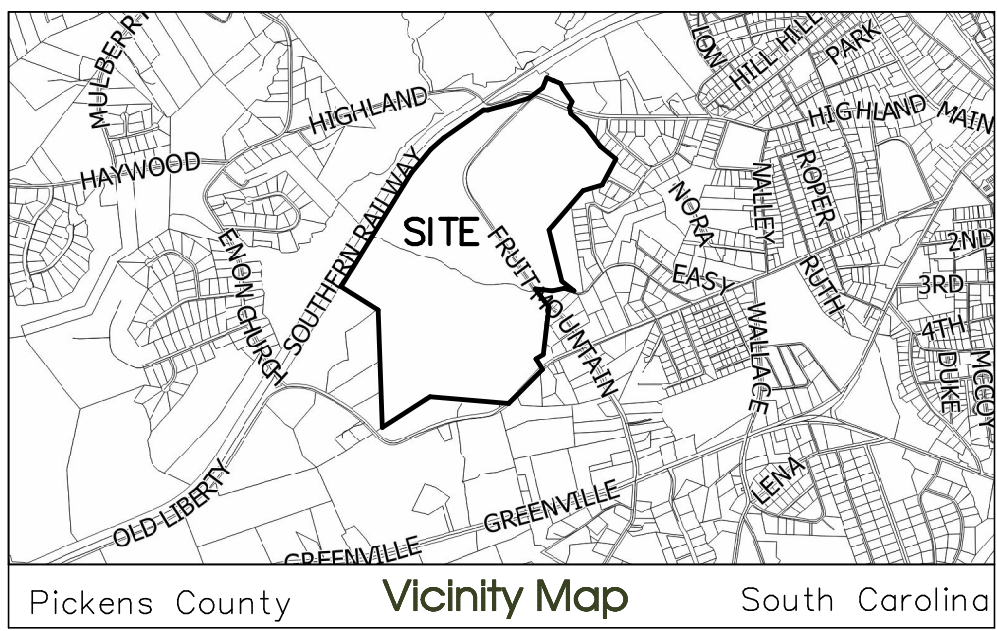
We look forward to working with the Pickens County Planning Commission and the planning department.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James B. Anthony', with a stylized, cursive script.

James B. Anthony  
Member  
Carolina Preserve Group, LLC





Preliminary Survey of

# LONGVIEW CAROLINA

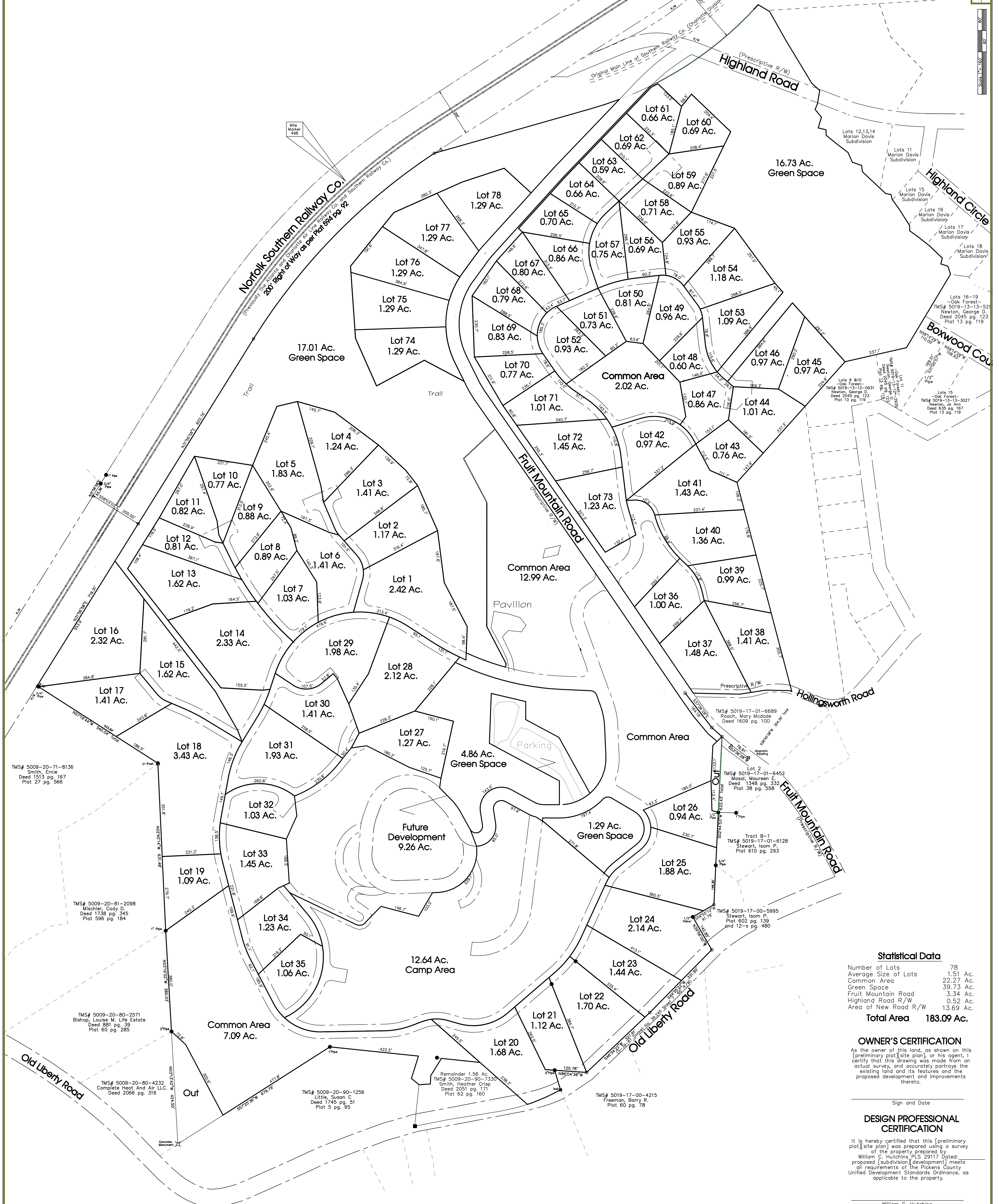
**PIONEER  
SURVEYING**

PioneerLandSurvey@gmail.com  
PioneerLandServices.com  
906 Freeman Road  
Liberty S.C. 29657  
(864) 231-6820

TMS# 5019-13-14-0691  
Instant Cash Inc.  
Deed 675 pg. 176

Map # 21042subd  
Field Crew WH, CN  
Drawn By WH

Scale 1" = 60'



#### Statistical Data

Number of Lots	78
Average Size of Lots	1.51 Ac.
Common Area	22.27 Ac.
Green Space	39.73 Ac.
Fruit Mountain Road	3.34 Ac.
Highland Road R/W	0.52 Ac.
Area of New Road R/W	13.69 Ac.
<b>Total Area</b>	<b>183.09 Ac.</b>

#### OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat/site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

Sign and Date

#### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat/site plan] was prepared using a survey of the property prepared by William C. Hutchins, PLS 29117. I, the undersigned, being duly qualified, have examined the same and find that it meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.

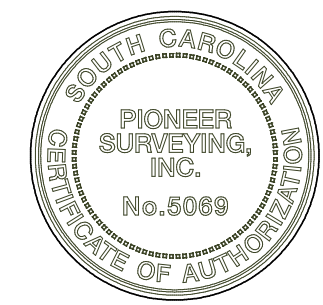
William C. Hutchins  
Registered Professional No. 29117  
906 Freeman Rd., Liberty SC  
864-231-6820

#### CERTIFICATE OF PROJECT APPROVAL

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

Director of Community Development (or designee) Date  
This approval does not constitute approval of a development permit or of a Final Subdivision Plat.

NOT FOR RECORDING



- NOTES:
- TMS# 5009-16-93-2137 and #5009-20-91-2303
  - Reference Deed 914 pg. 205
  - Reference Deed 638 pg. 134
  - Reference Plat By Robert R. Spearman Dated Aug. 30, 1972
  - North Reference: SC GPS Grid 3900

- Zoning
- Proposed Residential with Amenities
  - Individual Septic with Easley Central Water Building Setbacks
  - 25' Front (from road R/W)
  - 25' Rear
  - 10' Side

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117

#### Road Names

- Hidden Springs Way 50' R/W
- North View Lane 50' R/W
- Long View Lane 50' R/W
- Meadow Park Drive 50' R/W
- Grand Oak Lane 50' R/W
- Monarch Way 50' R/W
- Mountain Top Trail 50' R/W
- Grey Rock Drive 50' R/W





## Preliminary Survey of

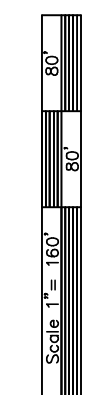
LONGVIEW  
CAROLINA



PioneerLandSurvey@gmail.com  
PioneerLandServices.com  
906 Freeman Road  
Liberty S.C. 29657  
(864) 231-6820

TMS# 5019-13-14-0691  
Instant Cash Inc  
Deed 675 pg 176

Drawn By	Field Crew	Map #
WH	WH, CM	21042subd



## Statistical Data

Number of Lots	78
Average Size of Lots	1.51 Ac.
Common Area	22.27 Ac.
Green Space	39.73 Ac.
Fruit Mountain Road	3.34 Ac.
Highland Road R/W	0.52 Ac.
Area of New Road R/W	13.69 Ac.
Camp Area	12.97 Ac.

**Total Area**      183.09 Ac.

### OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat][site plan], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

\_\_\_\_\_  
Sign and Date

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat][site plan] was prepared using a survey of the property prepared by William C. Hutchins, PLS 29117. Dated: \_\_\_\_\_ proposed [subdivision][development] meets all requirements of the Pickens County Unified Development Standards Ordinance, as applicable to the property.

William C. Hutchins  
Registered Professional No. 29117  
906 Freeman Rd., Liberty SC  
864-231-6820

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



Director of Community Development (or designee) Date \_\_\_\_\_  
This approval does not constitute approval of a  
development permit or of a Final Subdivision  
Plot.

NOT FOR RECORDING

## Road Names

Hidden Springs Way 50' R/W  
North View Lane 50' R/W  
Long View Lane 50' R/W  
Meadow Park Drive 50' R/W  
Grand Oak Lane 50' R/W  
Monarch Way 50' R/W  
Mountain Top Trail 50' R/W  
Grey Rock Drive 50' R/W

Legend

-  Cabin  
 40' x 40'  
 Parking  
 20' x 20'

NOTES:

- TMS# 5009-16-93-2137 and #5009-20-91-2303
- Reference Deed 914 pg. 205
- Reference Deed 638 pg. 134
- Reference Plat By Robert R. Spearman Dated Aug. 30, 1972
- North Reference: SC GPS Grid 3900

Zoning  
- Proposed Residential with Amenities  
- Individual Septic with Easley Central Water  
Building Setbacks  
-25' Front (from road R/W)  
-25' Rear  
-10' Side

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117





## 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 78 new single family homes and 15 cabins that Carolina Preserve Group, LLC is planning for a client to build along Fruit Mountain Road in Easley.

Each of the three schools affected by new students (Easley High, Gettys Middle, and West End 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



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-22-0005 Staff Report

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Planning Commission Public Hearing: May 9, 2022 6:30 PM

---

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

Applicant: AC9, LLC  
1909 E. Main Street  
Easley, SC

Property Owner(s): Sarah Chastain

Property Location: 116 Archery Club Road, Central

Acreage: 51.21 Acres

Tax Map Number: 4057-00-05-6251

County Council  
District:

Land Use Request: 10 lot, single family residential development with a large lot remainder

Variance Request(s) from  
Planning Commission: N/A

**Request Background:**

The applicant is proposing to develop a 10 lot, single family, conventional, residential development on approximately 51 acres south of Six Mile on Six Mile Hwy. (State 133). The proposed development will consist of homes ranging between 2000 to 3500 square feet. The development will be served by Six Mile public water and onsite septic.

**Current Property Use:**

The property is currently agricultural forage land and pasture.

**Surrounding Area:**

The immediate surrounding area is primarily agricultural and large lot residential. Pleasant Hill, Huntingwood, and Browning Heights residential subdivisions are located further south of the proposed development while Oak Bend Manor, Stone Terrace, and Blue Bird Acres subdivisions are further to the north.

**Future Land Use:**

The property is designated as "Residential Growth" Character Area.

**Utilities & Infrastructure**

*Transportation:*

The property is served by Six Mile Hwy (SC Hwy 133).

*Water:*

Public, Six Mile

*Sewerage:*

Onsite Septic

**Past Development/Approvals:**

N/A

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

No Comments Received

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

N/A

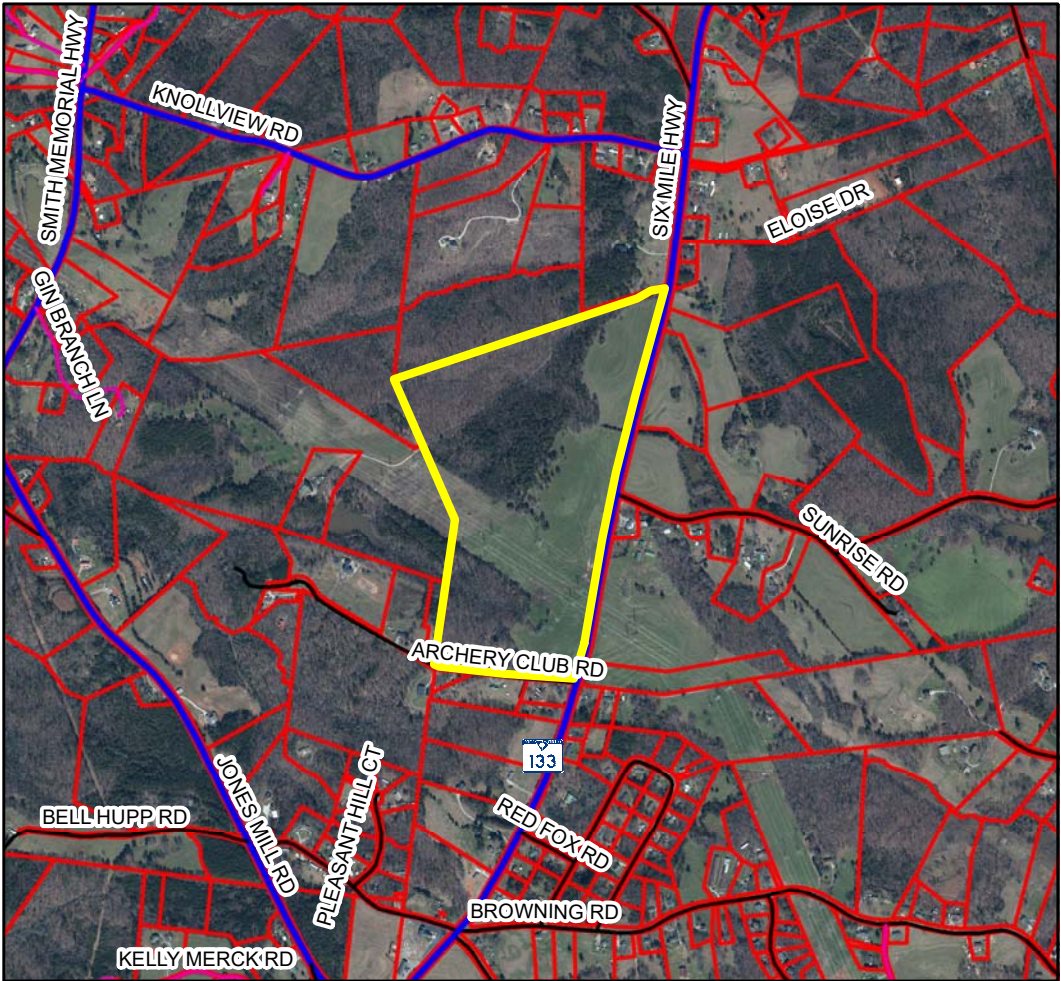
*PC Emergency/Fire Services:*

No Comments Received

*SDPC:*

N/A

*Other Reviewing Agencies:*



SD-22-0005

State Roads

County Roads

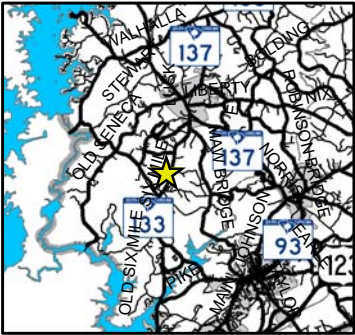
Private

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

0 370 740 1,480

Feet

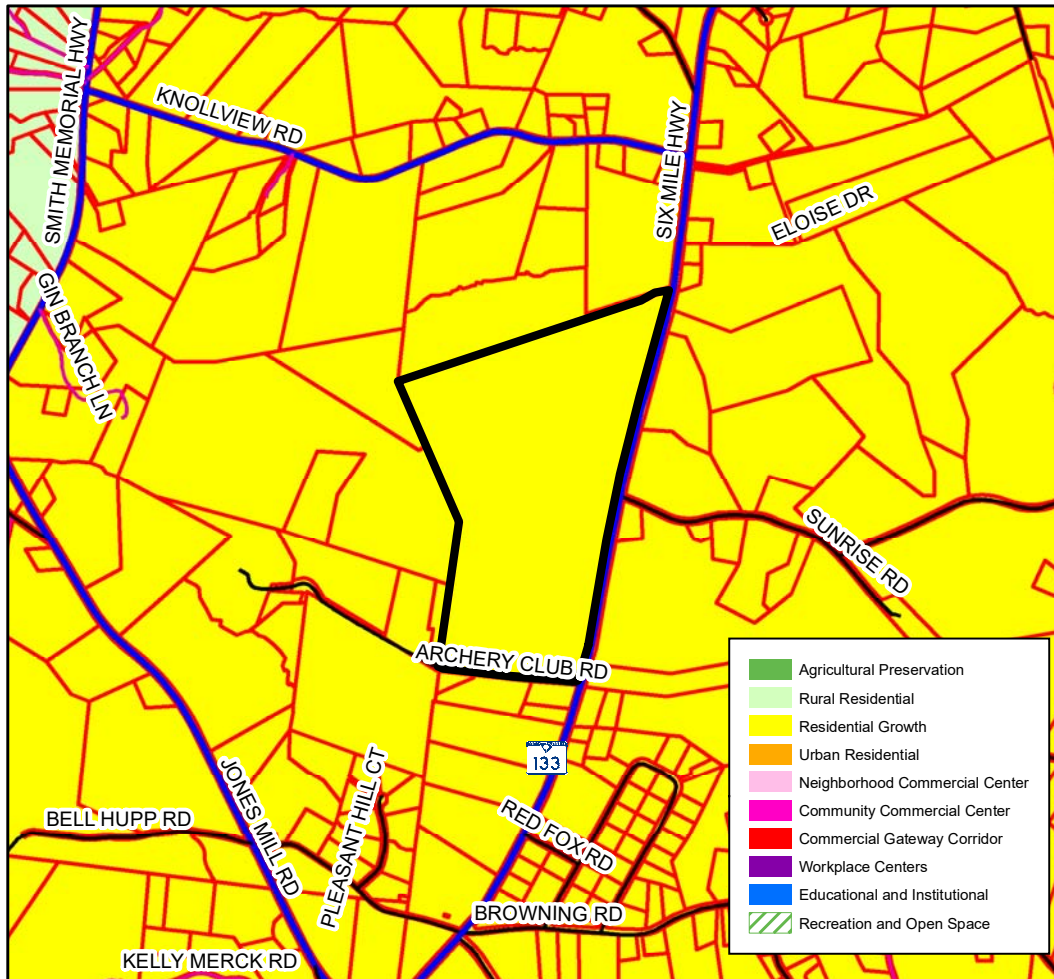
Cotton Farm Acres  
 AC9, LLC  
 10 Lot SF Residential  
 Six Mile Highway, Central





SD-22-0005

Character Area/Land Use

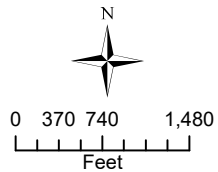


SD-22-0005

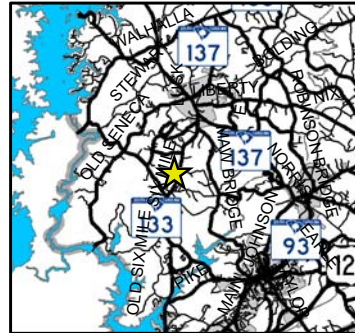
State Roads  
 County Roads  
 Private



Department of  
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222 McDaniel Avenue, B-10  
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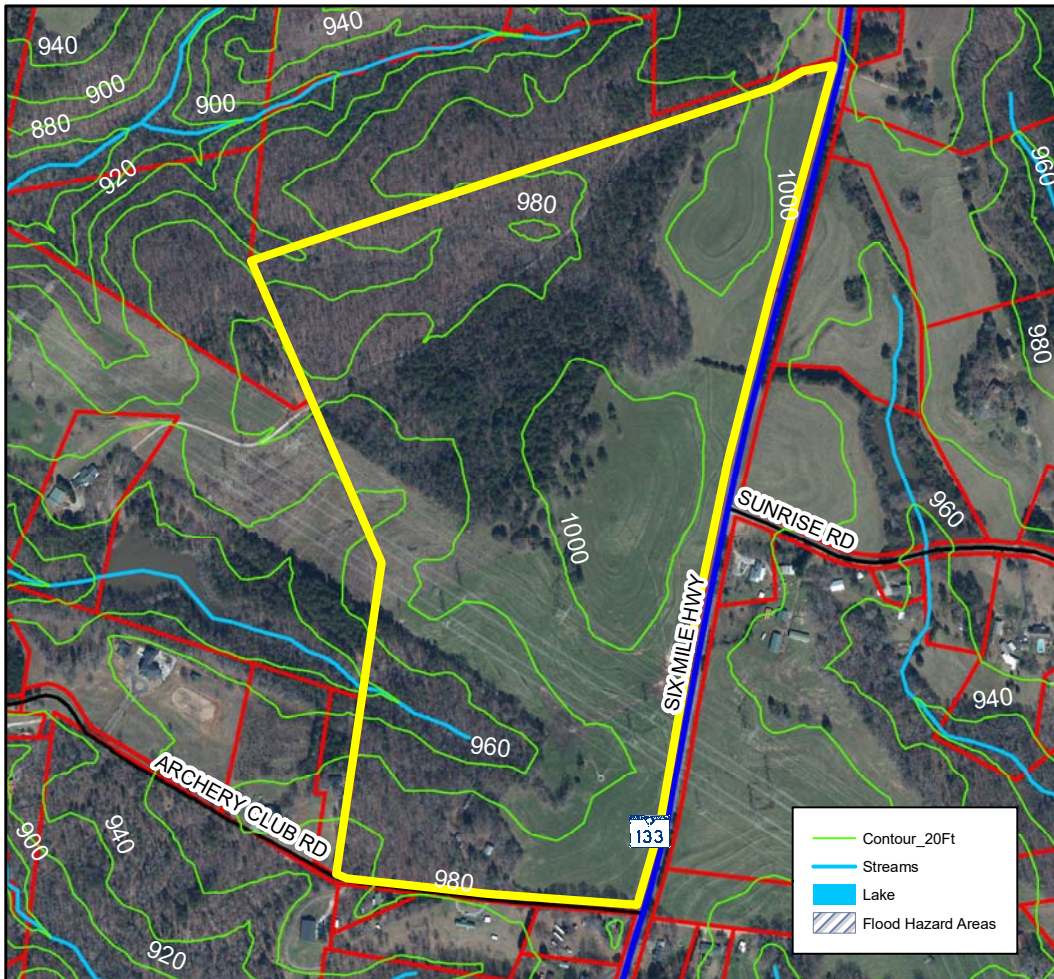


Cotton Farm Acres  
AC9, LLC  
10 Lot SF Residential  
Six Mile Highway, Central



SD-22-0005

Topography/Hydrology




 SD-22-0005

 State Roads

 County Roads

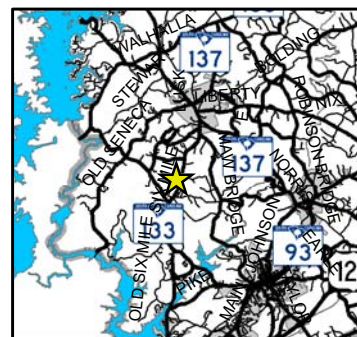
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222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956



0 180 360 720  
Feet

Cotton Farm Acres  
AC9, LLC  
10 Lot SF Residential  
Six Mile Highway, Central









## 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?*

Although the immediate surrounding area is primarily agricultural and large lot residential, planned residential development extending northward from Clemson/Central and southward from Six Mile has occurred along SC Highway 133 for some time. The proposed use, if developed according to existing county standards and according to the applicant's submitted proposal, will be consistent with previously approved residential developments and with similar uses in the general area.

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

With adherence to the standards enumerated in the UDSO relative to all Conventional Residential Developments, the use and request as proposed should not negatively affect the existing use of adjacent property.

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

The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan; the Character Area designation for the area is Residential Growth.

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

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

The proposed project should meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County for such uses.

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

Yes. The use and request as proposed appears to balance protection of public health and welfare with the unfettered use of property.

## Staff Analysis of Request

---

### General Requirements for Conventional Subdivisions

#### *Section 403 – Public Street Frontage*

Required: 30'

Development as Proposed: 30' +

#### *Section 404 – Residential Lot Area*

Required:       0.50 acre minimum (when served by public water and on-site septic)  
                  1.00 acre minimum (when served by well and on-site septic)

Development as Proposed: > 0.50 acre minimum lot size

#### *Section 408 – Minimum Setbacks, Principal Building*

Required: 20' front, 7' side, 10' rear

Development as Proposed: 20' front, 7' side, 10' rear

#### *Section 504 – Maximum Lots*

Allowed:       102 lots (without consideration of the area within any easement or road ROW) when  
                  served by public water

Development as Proposed: 10 Lots with a large lot remainder

---

Planning Staff Recommendation:

#### ***Approval***

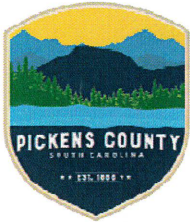
Recommended Conditions:

1. Lots should utilize shared driveways to limit the number of encroachments onto SC Hwy 133.

*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:*

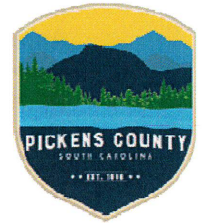
- *Approval only granted as applied for by the applicant and as otherwise approved by the Planning Commission; any revision to the approved project plan may require re-submittal to the Planning Commission.*
- *Approval by the Planning Commission may not include proposed site-specific design, unless or 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 AC9, LLC

Mailing Address 1909 E MAIN ST, EASLEY, SC 29640

Telephone 864.306.2995 Email daniel@youngblooddevelopment.com

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

Property Owner(s) of Record SARAH CHASTAIN

Mailing Address 185 SUNRISE RD, CENTRAL SC 29630

Telephone 864.868.9643 Email N/A

Authorized Representative DANIEL YOUNGBLOOD

Mailing Address 1909 E MAIN ST, EASLEY, SC 29640

Telephone 864.306.2995 Email daniel@youngblooddevelopment.com

Address/Location of Property 116 ARCHERY CLUB RD, CENTRAL

Existing Land Use VACANT Proposed Land Use RESIDENTIAL

Tax Map Number(s) PORTION OF: 4057-00-05-6251

Total Size of Project (acres) 51.21 ACRES Number of Lots 10

Utilities:

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

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No  
 If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

**SIGNATURE(S) OF APPLICANTS(S):**

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

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

  
 Signature of Applicant

3-10-22  
 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)

\_\_\_\_\_  
 Date

**PICKENS COUNTY STAFF USE ONLY**

Application Processing

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

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

Application Forwarded to (date):

DHEC \_\_\_\_\_ ☐ N/A

County Engineer \_\_\_\_\_ ☐ N/A

SCDOT \_\_\_\_\_ ☐ N/A

Local VFD \_\_\_\_\_ ☐ N/A

School Board \_\_\_\_\_ ☐ N/A

Hearing and Action

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

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

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

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

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

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

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



## Pickens County, South Carolina

### Attachment A

## LAND USE REVIEW

### Standards of Land Use Approval Consideration

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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.

- (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?

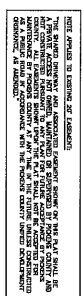
Yes.



## Letter of Intent

### Cotton Farm Acres

The proposed use of this property (total acreage of 51.21) is to build 10 single family homes, each on 1 acre lots shown in the attached site plan. The luxury homes planned will be between 2000 SF - 3500 SF in total area.

[illegible]

MSJ 4067-00-06-5456  
KING D. HOLLIDAY  
DB 267/83

THESE 4037-00-17-4160  
EDWARD D. SIMMONS, III  
LBR 2004/175  
PBI 346/0-1

THE OWENS FAMILY TRUST

MICHAEL R. JENKINS

TWS# 4047-00-85-2547  
 BRANDON C. ROSS  
 DB 8060/3290  
 FB 60/7E  
 PB 606/B-10

THESE 4057-60-00-6001  
SARA W. CHASTAIN  
DB 216/217  
PB 1600/87

REMAINDER TRACT
GROSS AREA 40.26 AC. INC. ALL R/W, RIGHTS, & 30' STRIP
TOTAL AREA 40.23 AC.
LESS R/W 125 R/W ONLY

STATION INFORMATION		
PART OF SLAB NO. 1		4023-00-02-4023
PROPOSED NEW SHALE PAVT. LOTS	-	10 LOTS
EXISTING	-	UNLOC'D
DOMESTIC WATER SUPPLY	-	SEE M.F. MAP.
ENVIRONMENTAL DAMAGE	-	SEVING
UNUSUAL LOT SIZE PER COUNTY URBAN	-	CLAS. AS LOTS B, C, D
PROPOSED UNUSUAL LOT SIZE	-	0.67 AC. LOTS B, C, D
BEARING ELEVATIONS	-	PROVINT 52
SEE LOTS 1 & 2	-	500' 1.0
LAND USE PERMIT NUMBER	-	-

CHINESE &amp; JAPANESE CERTIFICATE

**CERTIFICATE OF PROJECT APPROVAL**

NOT FOR RECORDATION

**COTTON FARM ACRES**  
TOTAL AREA 61.21 AC. - INCLUDING

PRELIMINARY PLAT ONLY  
DO NOT RECORD

<input type="checkbox"/> Just the Size 1/2" (200mm) <input checked="" type="checkbox"/> Yes, Full Round	<input type="checkbox"/> Feet, Liters, Grams, Ounces <input checked="" type="checkbox"/> Grams, Liters, OZ	Date: _____ Scale: _____ 1" = 100'
--	---	--

40 \_\_\_\_\_ Graphic Scale \_\_\_\_\_ 100  
 0 \_\_\_\_\_

Radio Shack, Dept. 441-5, N.Y. 10078

SC GRID

CHRISTOPHER J. BRINK, AICP  
DIRECTOR

JOEY AIKEN  
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON  
STORMWATER MANAGER

RAY HOLLIDAY  
COUNTY PLANNER

# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

### SDV-22-0003 Staff Report

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Planning Commission Public Hearing: May 9, 2022 6:30 PM

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

Applicant: Kent Unruh  
1131 Lake Cunningham Road  
Greer, SC

Property Owner(s): Kent and Susan Unruh

Property Location: 203 & 204 Old Easley Pickens Hwy.  
Easley

Acreage: 0.94 acres

Tax Map Number: 5009-06-49-9331

County Council  
District:

Land Use Request: N/A

Variance Request(s) from  
Planning Commission: Variance from the Pickens County development standards related  
to minimum lot size – Section 404 of the UDSO.



**Request Background:**

The applicant is requesting a variance from Section 404 of the UDSO relative to the minimum size of a lot when served by public water and on-site septic. When a tract is served by these types of services, the minimum lot size must be 0.50 acres, exclusive of any area located within an easement or public right-of-way.

**Current Property Use:**

There are currently two (2) single family residences located on the property (manufactured home & stick built) with public water service and septic. The proposed division results in two parcels, each 0.47 acres in size, including areas within right-of-way.

**Utilities & Infrastructure**

*Transportation:*

The property as currently configured is served and has direct access to Stancil Street (County) and Old Easley Pickens Hwy (State).

*Water:*

Easley Combined

*Sewerage:*

Individual, private septic

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

N/A

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

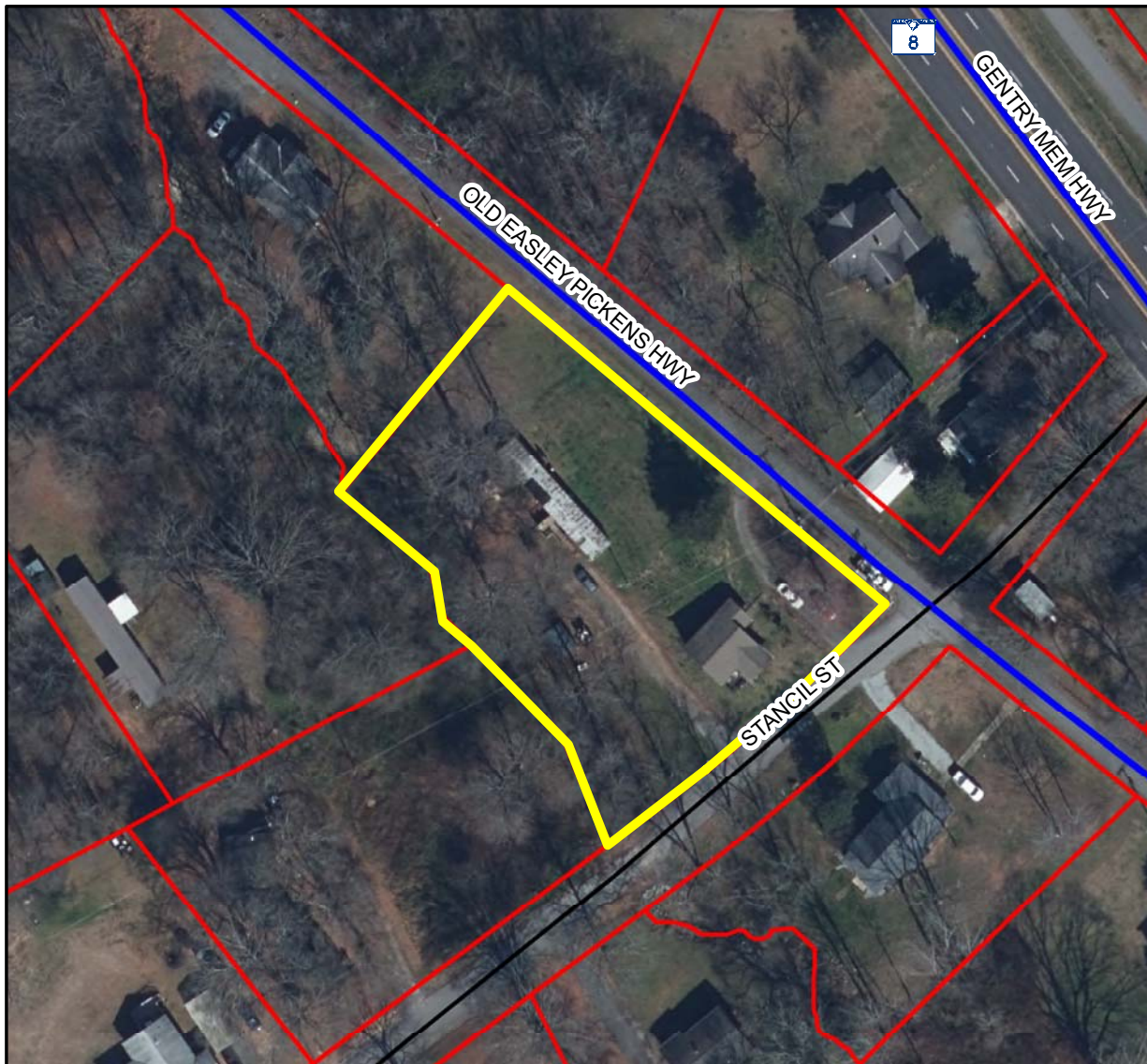
N/A

*Other Reviewing Agencies:*

N/A

SDV-22-0003

General Site



SDV-22-0003

- State Roads
- County Roads
- Private

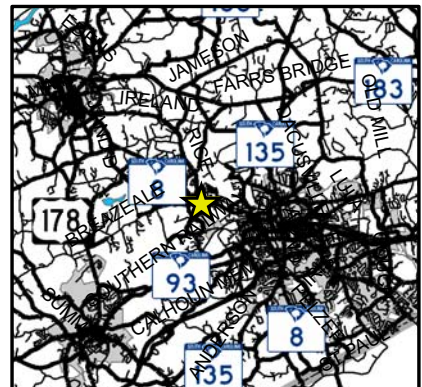


Department of  
Community Development  
222 McDaniel Avenue, B-10  
Pickens, SC 29671  
864-898-5956



0 25 50 100  
Feet

Kent Unruh  
Rediction of Minimum Lot Size  
Old Easley Pickens HWY



---

**Staff Recommendation:**

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

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

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

*Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*





# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant KENT UNRUH

Mailing Address ~~1038~~ 1131 LAKE CUNNINGHAM ROAD

Telephone (530) 798-8333 Email kenandsusieunruh@gmail.com

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

Property Owner(s) of Record KENT AND SUSAN UNRUH

Mailing Address 1131 LAKE CUNNINGHAM ROAD, GREER, SC 29651

Telephone (530) 798-8333 Email kenandsusieunruh@gmail.com

Authorized Representative \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Address/Location of Property 203 OLD EASLEY PICKENS HWY

Existing Land Use RESIDENTIAL Proposed Land Use RESIDENTIAL

Tax Map Number(s) \_\_\_\_\_

Total Size of Project (acres) .94 Number of Lots 2

Utilities: (EXISTING)

Proposed Water Source: ☐ Wells ☒ Public Water Water District: EASLEY COMBINED

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

July 2020

Page 1 of 8



## 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.

K. Urruh  
Signature of Applicant

3/29/22  
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.

K. Urruh, Susan K. Urruh  
Signature of Owner(s)

3/29/22  
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, THE PROPERTY IS SURROUNDED BY SINGLE FAMILY HOMES, BOTH STICK BUILT AND MOBILE HOMES.

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

YES, IT WOULD CONTINUE TO BE USED AS IT HAS BEEN USED FOR DECADES.

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

YES, ~~I WOULD ASSUME SIMILAR SIZE FAMILY~~

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

YES, I WOULD ASSUME SIMILAR SIZE FAMILIES WOULD PURCHASE THE HOMES THAT HAVE LIVED THERE IN THE PAST.

- (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



## Letter of Intent

The property at 203 Old Easley Pickens Hwy is currently .94 of an acre with a 2/1 house and a 3/2 mobile home on it. Each home is connected to power and water, and they have individual septic systems. They also have different addresses – The address of the home is 203 Old Easley Pickens Hwy, and the address of the mobile home is 204 Stancil Road.

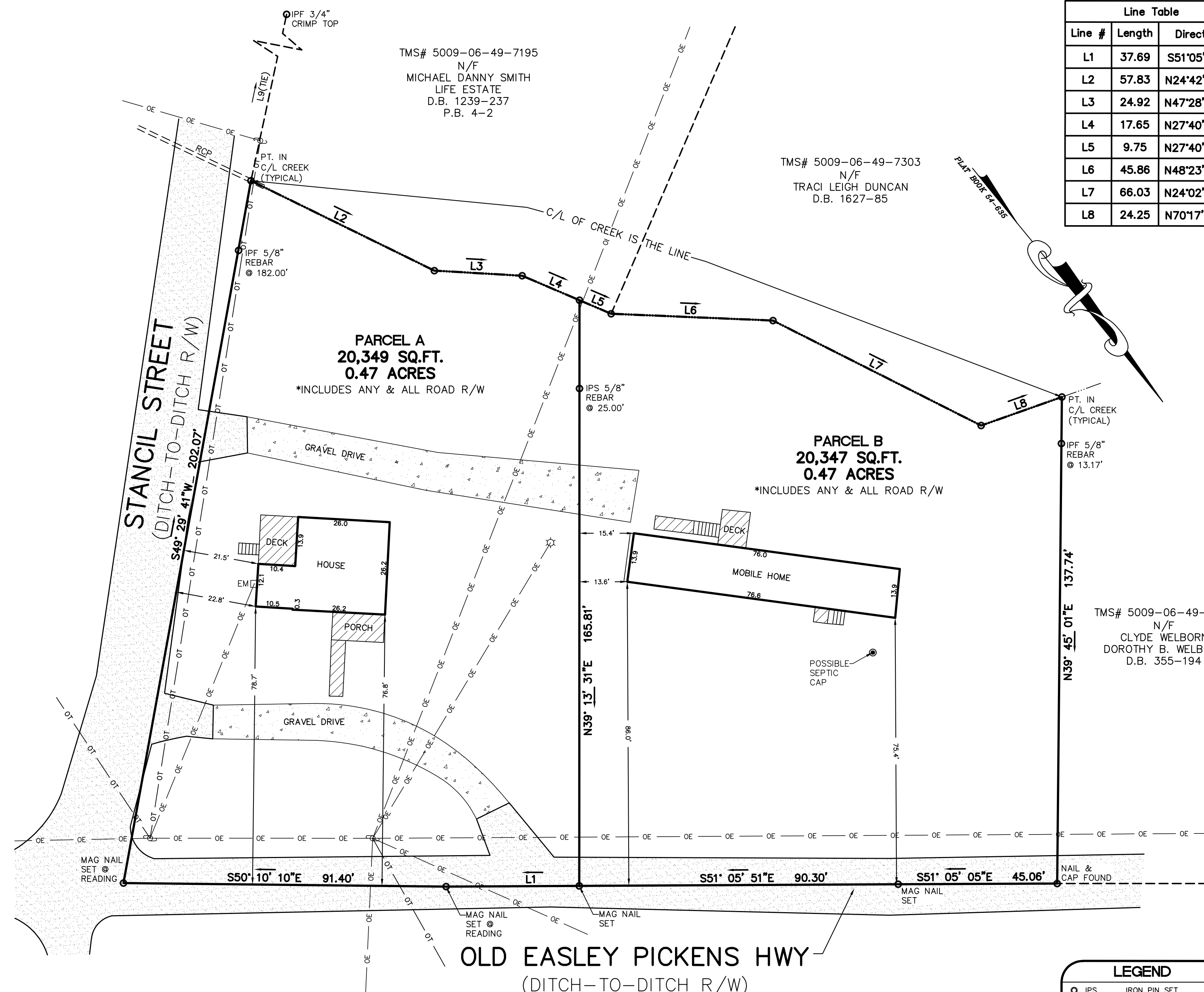
I would like to divide the property into two lots, one containing the house, and the other containing the mobile home. Each new lot would be .47 of an acre. I would also like to change the address of the mobile home to Old Easley Pickens Hwy, and put in a new driveway.

My wife and I purchased this property to remodel the homes and resell them. They are both solid homes with potential, but in pretty rough condition. If we are not able to divide the property, it doesn't make financial sense to invest too much money in the mobile home, as it would be used as an extra house or a rental. The mobile is one of the ugliest homes on the block, but it is a solid structure with a nice floorplan, and could make a nice home with a complete remodel. If we are able to divide the property, we will invest the time and money to make both houses nice on the inside and outside. We will sell them individually as single-family homes.

K. Uh 3/29/22

Susan K. Unruh 3/29/22





Line Table		
Line #	Length	Direction
L1	37.69	S51°05'51"E
L2	57.83	N24°42'13"W
L3	24.92	N47°28'34"W
L4	17.65	N27°40'28"W
L5	9.75	N27°40'28"W
L6	45.86	N48°23'58"W
L7	66.03	N24°02'53"W
L8	24.25	N70°17'03"W

**SURVEYOR'S NOTES:**

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

**FREELAND & ASSOCIATES, INC.**  
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: WD/RH CHECKED: MVA

REF. PLAT BOOK: 54-635

REF. DEED BOOK: 2318-101

TAX MAP : 5009-06-49-9331

DATE OF SURVEY: 2-25-2022

DATE DRAWN: 3-9-2022

DRAWING NO: 76594

DATE OF LAST REVISION:

0' 20' 40' 60'

SCALE: 1" = 20'

PLS: MICHAEL V. AUSTIN  
NO: 26590

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
(AREAS OF MINIMAL FLOOD HAZARD);

PER NFIP FIRM COMMUNITY  
PANEL NO. 45077C0285D  
EFFECTIVE DATE: 4-16-2008

NOTICE:  
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

LEGEND	
○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
— OE —	OVERHEAD ELECTRIC LINE
— OT —	OVERHEAD TELEPHONE LINE
□ EM	ELECTRIC METER

**STATE OF SOUTH CAROLINA  
PICKENS COUNTY**

**SURVEY FOR  
KENT E. UNRUH**

SITE ADDRESS:  
203 OLD EASLEY PICKENS HWY  
EASLEY, SC

CHRISTOPHER J. BRINK, AICP  
DIRECTOR

JOEY AIKEN  
CHIEF BUILDING OFFICIAL

SCOTTIE FERGUSON  
STORMWATER MANAGER

RAY HOLLIDAY  
COUNTY PLANNER

# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

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

### SDV-22-0004 Staff Report

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Planning Commission Public Hearing: May 9, 2022 6:30 PM

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

Applicant:	Jack Pollard 179 Covenant Acres Lane Liberty, SC
Property Owner(s):	Jack Pollard
Property Location:	179 Covenant Acres Lane, Liberty
Acreage:	0.612 acres out of 3.45 acres
Tax Map Number:	4095-02-69-3559
County Council District:	
Land Use Request:	Division of Property on a Private Road
Variance Request(s) from Planning Commission:	Variance from the Pickens County development standards related to division on a substandard private residential access classified as a Private Road.



**Request Background:**

The applicant is requesting a variance from Section 1012(c) of the UDSO relative to a division of property located on a private residential access classified as a "Private Road". Covenant Acres Lane is a privately maintained roadway with a gravel surface and located with a 30' easement, as shown on the subject plat.

**Current Property Use:**

The tract is currently a 3.45 acre residential lot. It is one of 8 parcels/homes with access to Covenant Acres Lane.

**Utilities & Infrastructure**

*Transportation:*

The property is served by Covenant Acres Lane, a privately maintained roadway. The nearest public road providing access to Covenant Acres Lane is Betty Drive, a county maintained roadway.

*Water:*

Southside

*Sewerage:*

Individual, private septic

*Photograph(s):*

N/A

**Comments from Reviewing Agencies:**

*Pickens County Engineer:*

N/A

*SCDOT:*

N/A

*Water and Sewage Provider:*

N/A

*SCDHEC:*

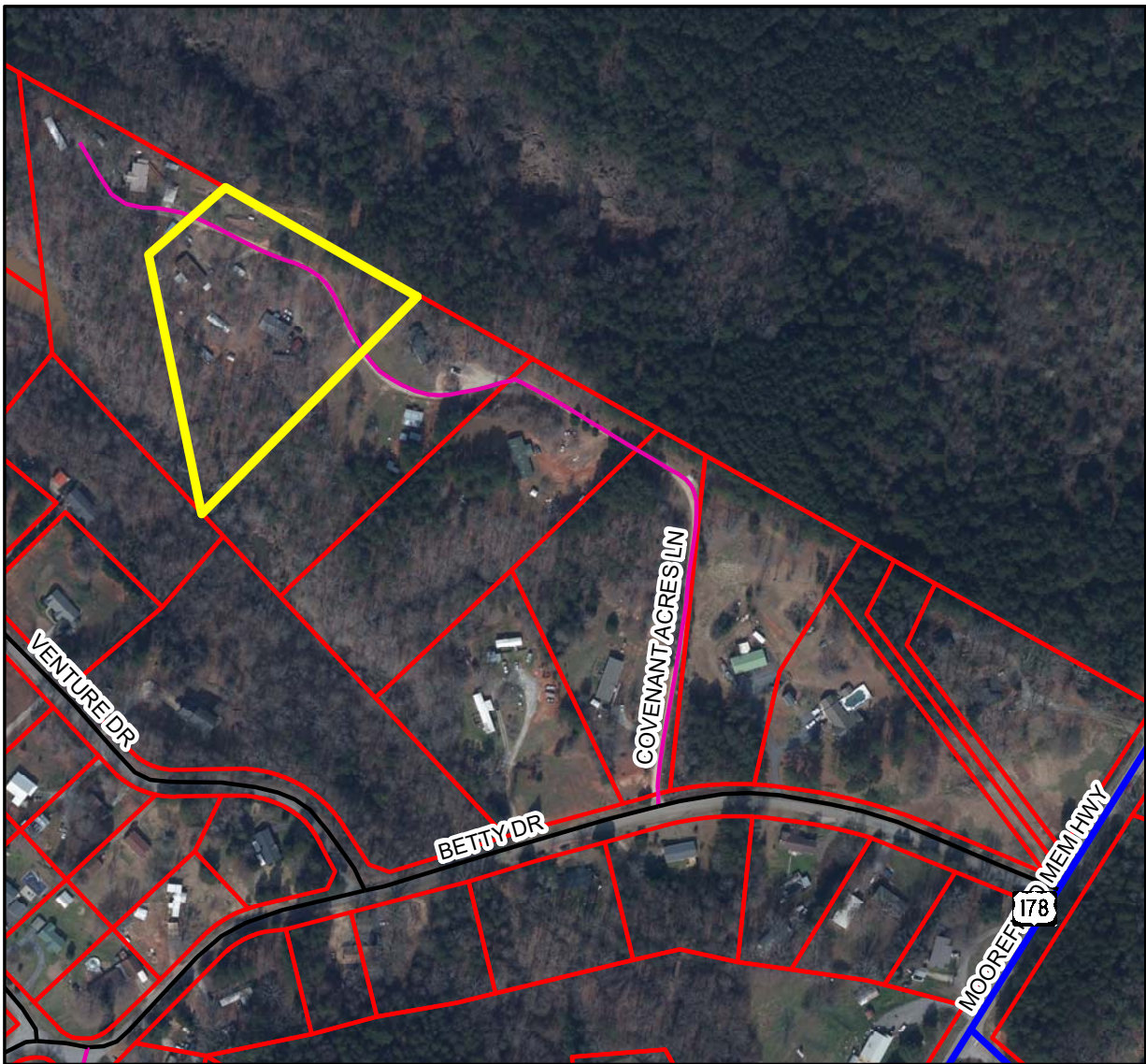
N/A

*Other Reviewing Agencies:*

N/A

SDV-22-0004

General Site



 SDV-22-0004


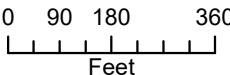
 State Roads

 County Roads

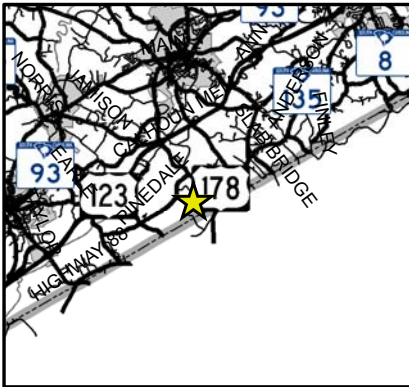
 Private



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

Jack Pollard  
Division of Property on a  
Private Residential Access  
Covenant Acres Lane, Liberty





---

Staff Analysis:

Analysis is based on UDSO Section 1012 for private residential access standards:

UDSO Section 1012(c), Private Roads

- (1) The maximum number of lots which may be served by a private road shall be governed by Article 4 of this ordinance.

*Proposed division will be in line with this Article.*

- (2) The private road shall be located within a designated right-of-way of at least fifty (50) feet in width and that ROW shall be owned and controlled by a HOA or other entity responsible for the road's maintenance.

*The dedicated ROW is only 30' in width. An HOA or other responsible entity is not known to exist.*

- (3) All lots must meet minimum UDSO requirements for minimum frontage onto the private road.

*Proposed division will be in line with the stated standards.*

- (4) Minimum lot size shall be governed by Article 4.

*The minimum lot size is 0.5 acres, exclusive of any road right-of-ways or easements.*

- (5) The private road cannot originate from a shared driveway or from a common drive. The private road may originate and connect to another private road provided that road meets the minimum requirements listed.

*Covenant Acres Lane originates at Betty Drive, a county maintained roadway.*

- (6) The maintenance of the private road must be mutually agreed upon by the respective property owners and this maintenance agreement shall be outlined in an access agreement to be recorded with the Register of Deeds and individually noted within the respective deeds.

*A maintenance agreement has not been presented or known to exist.*

- (7) The following plat certification shall be placed upon every plat for every lot utilizing a shared driveway:

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

*This language is required to be on the subject plat if the variance requests are granted.*

- (8) All subdivisions utilizing private roads for access must be approved by the Planning Commission in accordance with the procedures listed in Article 12.

*The basis of this request.*

- (9) Only those lots approved by the Planning Commission and platted with the private road may utilize said road.

*The basis of this request.*

---

**Recommendation:**

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

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

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

*Approval by the Planning commission does not constitute approval of the required development permits nor does it alleviate the requirement of submitting full construction plans and preliminary plats. Contact staff to obtain all necessary permits for development.*





# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

### APPLICATION FOR:

☐ Land Use Review /Subdivision Review

☒ Subdivision Variance

Case No.: \_\_\_\_\_

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant JACK POLLARD

Mailing Address 179 COVENANT ACRES LANE LIBERTY, SC 29657

Telephone 864-423-0047 Email ashbsmith20@gmail.com

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

Property Owner(s) of Record JACK POLLARD

Mailing Address 179 COVENANT ACRES LANE LIBERTY, SC 29657

Telephone 864-423-6047 Email ashbsmith20@gmail.com

Authorized Representative ASHLYN SMITH

Mailing Address 4 GOOD STREET GREENVILLE

Telephone 864-650-2211 Email ashbsmith20@gmail.com

Address/Location of Property 179 COVENANT ACRES LANE LIBERTY, SC 29657

Existing Land Use Residential single Proposed Land Use Residential single

Tax Map Number(s) \_\_\_\_\_

Total Size of Project (acres) 0.012

Number of Lots 1

### Utilities:

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

Proposed Sewer: ☒ Onsite Septic ☐ Public Sewer Sewer District: \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

**SIGNATURE(S) OF APPLICANTS(S):**

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

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

Jack L. Pollard  
Signature of Applicant

04-04-2022  
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.

Jack L. Pollard  
Signature of Owner(s)

04-04-2022  
Date

**PICKENS COUNTY STAFF USE ONLY**

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

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

Application Forwarded to (date):

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

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

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

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

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

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

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

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

Application Processing

Hearing and Action





## Pickens County, South Carolina

### Attachment A

### LAND USE REVIEW

#### Standards of Land Use Approval Consideration

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

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

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

yes

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

yes (will not)

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

yes

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

yes (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?

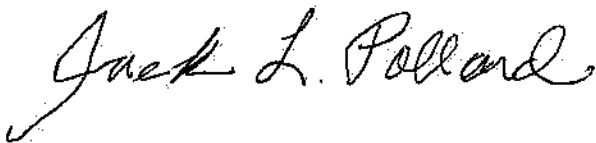
yes

179 Covenant Acres Lane  
Liberty, SC 29657

Letter of Intent

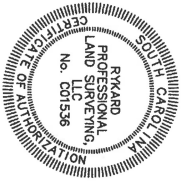
I, Jack Pollard, am writing this letter of intent for a subdivision variance. My intentions are to deed my granddaughter (Ashtyn Smith) 0.612 acres of land so she can place a 28x60 manufactured home. I am wishing this to be approved so Ashtyn and her husband can live near family and make plans to take care of her parents and grandparents. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "Jack L. Pollard". The signature is written in a cursive, flowing style with a large initial 'J' and a long, sweeping underline.

Jack L. Pollard



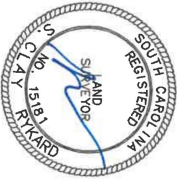


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED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

NOTE: ACREAGE INCLUDES TO CENTERLINE OF 30' EASEMENT.

IPF - IRON PIN FOUND  
IPS - 1/2" REBAR SET  
POINTS ONLY IN C/L

SCALE 1" = 50'



STATE OF SOUTH CAROLINA  
PICKENS COUNTY

SURVEY FOR  
WALKER SMITH  
ASHLYN SMITH

R/S S. CLAY RYKARD  
MD. 15181

RYKARD PROFESSIONAL  
LAND SURVEYING, L.L.C.  
P.O. BOX 151  
LAURENS, S.C. 29360  
(864) 984-1137  
scrykard@gmail.com

REF. DEED BOOK	405-108
TAX MAP	4095-02-69-3559 PORTION
PARTY CHIEF	SCR
DRAWN	SCR
DATE	1-7-22
DWG. NO.	22002

TMS 4095-02-69-5327  
MICHAEL POMEROY, JR.

