



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

In approving a land use request, the Planning Commission may impose conditions, or modifications, of approval which it deems necessary in order to make the requested action acceptable and consistent with the purposes of the UDSO, to ameliorate negative issues identified through evaluation of the standards governing consideration of the request, or to further the goals and objectives of any County plan adopted by County Council.

Any decision made by the Planning Commission may be appealed as provided for in the South Carolina Code of Laws, § 6-29-1150.

Notification of Final Action

Within 15 days following any final action taken by the Planning Commission, planning staff will send, via USPS, a "Notice of Action" letter to the applicant (copy may be sent to the property owner as well, if requested). This notice will spell out what action was taken, as well as list any conditions to that final action.

DEPARTMENT CONTACT INFORMATION

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County Planner

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Planning Commission Members

Robert Ballentine, Vice Chairman

Michael Watson

Philip Smith

Jon Humphrey

Gary Stancell

Bobbie Langley

David Cox

Business Hours:

8:00 a.m. to 5:00 p.m.,

Monday – Friday

Department of Community Development

222 McDaniel Avenue, B-10

Pickens, SC 29671

Phone: 864-898-5950

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THE LAND USE PERMIT PROCESS

*This guide explains the approval
process for any use of property which
requires approval by the Planning
Commission.*



PUBLIC HEARING NOTICE



LAND USE

Case #: _____

Date of Hearing: _____

Time: **6:30pm**

Location:

**County Administration Building
222 McDaniel Avenue
Pickens, SC**

For Information Call:

Pickens County Planning Department

864-898-5956

www.co.pickens.sc.us

Certain uses of land in Pickens County require additional review and approval of the Planning Commission. The Planning Commission must approve the request prior to development and construction. A land use request for a major subdivision, a multi-family project, or certain non-residential project typically must include a sketch plan or concept plan, showing the proposed lots, layout of the buildings, parking lots, etc.

The following uses require a public hearing before and approval from the Planning Commission:

- Recreation Vehicle (RV) Parks and Campgrounds
- Motorized Vehicle Tracks
- Mining and Extracting Operations
- Outdoor Shooting Ranges
- Stockyards, Slaughterhouses, Feedlots, Kennels, and Animal Auction Houses
- Golf Course
- Sexually Oriented Business
- Certain Public Service Uses
 - Landfills
 - Water/Sewerage Treatment Facilities
 - Electrical Substations
 - Prisons
 - Recycling Stations
 - Transfer Stations
 - Schools
 - Water and Sewer Lines
 - Junkyards
- Large Scale Projects
- Major Subdivisions
- Communications Towers
- Multi-Family Developments and Townhomes (3 or more units)
- Manufactured Home Parks
- Tattoo Facilities
- Expansion by 25% or greater of the uses above

Land Use Review Application

The application process begins when the property owner or developer meets with planning staff and submits a Land Use Permit application. Applications are taken by

the first Monday of each month for the Planning Commission meeting on the second Monday of the following month. An application for a land use permit may be initiated by the owner of any property in Pickens County or by their authorized representative.

Application Requirements

In addition to the application form itself, the following items must accompany the submittal of the application for land use review:

- Letter of Intent

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

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

- Sketch Plan

The submitted sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. Under certain circumstances, the applicant will be allowed to prepare the concept plan; however, all the required items must still be applied to the plan.

The Land Use Review Process

If the application is considered complete and proper then the planning staff will further review the application and may make a written recommendation. The written recommendation is typically available to the applicant

approximately five days before the Planning Commission's public hearing. Copies of the report may be obtained from the Planning Department.

Once the application is set for a public hearing, planning staff will advertise the public hearing in the legal section of a local newspaper. This advertisement will run at least 15 days prior to the public hearing. In addition to the legal notice, a sign will also be provided to the applicant which lists the applicable case information, including the place for the hearing, the date of the hearing, and the time of the hearing. The applicant is responsible for posting this sign, as well as responsible for removing the sign within a specified time after the hearing has been conducted and final action has been taken on the application.

Planning Commission Review and Action

The Planning Commission reviews the proposed land use request and takes action on the request following their public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina.

The Commission will review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.

