

PICKENS, SC



BRD
LAND & INVESTMENT

HOLDER RIDGE

197± ACRES | 142± SINGLE FAMILY LOTS

Public Meeting #2 Agenda

- Summary of Progress to Date
- Community, Environmental and Economic Impact Assessment
- Presentation of Updated Preliminary Site Plan from 1st Public Commentary and Council Feedback
- Summary of key Development Agreement Terms and Conditions
- Q&A

Project Progress to Date

- 8/14/2023 - Initial discussion with City Council of Preliminary Sketch Plan
- 9/7/2023 - First reading – tabled
- 11/6/2023 - Public Forum to review plans
- 12/5/2023 - Directed by new Council to delay review
- 5/31/2024 - First Meeting with City Council Working Group to review & refine draft Development Agreement
- 6/20/2024 - Second Meeting with "Working Group" - sketch plan reduced from 209 to 170 units; agreed to further
- 10/14/2024 - Lack of full Council to support decision on Annexation & Dev Agreement - deferred action to post-special-election
- 4/23/2025 - Second Public Forum scheduled to share updated proposed plan with community

Site & Project Due Diligence to Date

- Wetlands Delineation and Environmental Impact Assessment
- Traffic Impact Analysis
- Housing Market Study and Economic Impact Assessment
- Boundary and Topographical Survey
- Utility Access, Capacity & Willingness to Serve
- Geotechnical Assessment & Preliminary Grading Plan
- 4 Iterations of Preliminary Site & Civil Engineering Plans from Community & Council Feedback

ECONOMIC IMPACT ESTIMATE - ORIGINAL

| Year | Home Value | Total Tax Per Home | Total Neighborhood Tax Contribution | Pickens City Tax Share | Total Pickens City Taxes |
|------|------------|--------------------|-------------------------------------|------------------------|--------------------------|
| 1 | \$325,000 | \$4,341 | \$868,180 | \$1,122 | \$224,400 |
| 2 | \$334,000 | \$4,458 | \$891,530 | \$1,153 | \$230,594 |
| 3 | \$344,000 | \$4,587 | \$917,474 | \$1,187 | \$237,498 |
| 4 | \$355,000 | \$4,730 | \$946,012 | \$1,225 | \$245,092 |
| 5 | \$365,000 | \$4,860 | \$971,956 | \$1,260 | \$251,996 |
| 6 | 376,000 | \$5,002 | \$1,000,494 | \$1,298 | \$259,590 |
| 7 | \$388,000 | \$5,158 | \$1,031,628 | \$1,339 | \$267,876 |
| 8 | \$399,900 | \$5,313 | \$1,062,500 | \$1,380 | \$276,090 |
| 9 | \$411,000 | \$5,456 | \$1,091,298 | \$1,419 | \$283,754 |
| 10 | \$424,000 | \$5,625 | \$1,125,026 | \$1,464 | \$292,730 |
| 11 | \$436,000 | \$5,781 | \$1,156,158 | \$1,505 | \$301,014 |
| 12 | \$449,000 | \$5,949 | \$1,189,886 | \$1,550 | \$309,990 |
| 13 | \$463,000 | \$6,131 | \$1,226,208 | \$1,598 | \$319,656 |
| 14 | \$477,000 | \$6,313 | \$1,262,528 | \$1,647 | \$329,320 |
| 15 | 491,000 | \$6,494 | \$1,298,850 | \$1,695 | \$338,986 |
| 16 | \$506,000 | \$6,689 | \$1,337,766 | \$1,747 | \$349,342 |
| 17 | \$521,000 | \$6,883 | \$1,376,682 | \$1,798 | \$359,698 |
| 18 | \$537,000 | \$7,091 | \$1,418,192 | \$1,854 | \$370,744 |
| 19 | \$553,000 | \$7,299 | \$1,459,704 | \$1,909 | \$381,792 |
| 20 | \$569,900 | \$7,518 | \$1,503,548 | \$1,967 | \$393,458 |

| | | | | | |
|-----------|----------|--------------|------------------------|----------|-------------|
| Total Tax | 5 years | \$4,595,152 | Total Pickens City Tax | 5 years | \$1,189,580 |
| | 10 years | \$9,906,098 | | 10 years | \$2,569,620 |
| | 15 years | \$16,039,728 | | 15 years | \$4,168,586 |
| | 20 years | \$23,135,620 | | 20 years | \$6,023,620 |

| | |
|-------------|---------|
| Current Tax | \$180 |
| 20 years | \$4,000 |

Assumes:
 200 homes
 \$325k 1st year
 3% appreciation

Not Included:
 Auto Taxes
 1.8 autos per home
 360 Autos
 Average Value of \$35k
 Year 1 Taxes: \$189,262

202±

SINGLE FAMILY RESIDENCES

1.02

DWELLING UNITS PER ACRE

8,000 SF

MINIMUM LOT SIZE

82.6

OPEN SPACE ACREAGE

ECONOMIC IMPACT ESTIMATE – AFTER MODs

| Year | Home Value | Total Tax Per Home | Total Neighborhood Tax Contribution | Pickens City Tax Share | Total Pickens City Taxes | Column1 |
|------|------------|--------------------|-------------------------------------|------------------------|--------------------------|---------|
| 1 | \$380,000 | \$5,054 | \$717,668 | \$1,306 | \$185,480 | |
| 2 | \$391,400 | \$5,206 | \$739,198 | \$1,345 | \$191,045 | |
| 3 | \$403,142 | \$5,362 | \$761,374 | \$1,386 | \$196,776 | |
| 4 | \$415,236 | \$5,523 | \$784,215 | \$1,427 | \$202,679 | |
| 5 | \$427,693 | \$5,688 | \$807,742 | \$1,470 | \$208,760 | |
| 6 | \$440,524 | \$5,859 | \$831,974 | \$1,514 | \$215,023 | |
| 7 | \$453,740 | \$6,035 | \$856,933 | \$1,560 | \$221,473 | |
| 8 | \$467,352 | \$6,216 | \$882,641 | \$1,606 | \$228,117 | |
| 9 | \$481,373 | \$6,402 | \$909,120 | \$1,655 | \$234,961 | |
| 10 | \$495,814 | \$6,594 | \$936,394 | \$1,704 | \$242,010 | |
| 11 | \$510,688 | \$6,792 | \$964,486 | \$1,755 | \$249,270 | |
| 12 | \$526,009 | \$6,996 | \$993,420 | \$1,808 | \$256,748 | |
| 13 | \$541,789 | \$7,206 | \$1,023,223 | \$1,862 | \$264,451 | |
| 14 | \$558,043 | \$7,422 | \$1,053,920 | \$1,918 | \$272,384 | |
| 15 | \$574,784 | \$7,645 | \$1,085,537 | \$1,976 | \$280,556 | |
| 16 | \$592,028 | \$7,874 | \$1,118,103 | \$2,035 | \$288,972 | |
| 17 | \$609,788 | \$8,110 | \$1,151,646 | \$2,096 | \$297,642 | |
| 18 | \$628,082 | \$8,353 | \$1,186,196 | \$2,159 | \$306,571 | |
| 19 | \$646,925 | \$8,604 | \$1,221,782 | \$2,224 | \$315,768 | |
| 20 | \$666,332 | \$8,862 | \$1,258,435 | \$2,290 | \$325,241 | |

Current Tax \$180
20 years \$4,000

Assumes:
142 homes
\$380k 1st year
3% appreciation

Not Included:
Auto Taxes
1.8 autos per home
256
Average Value of \$35k
Year 1 Taxes: \$134,400

| | | | | | |
|-----------|----------|--------------|------------------------|----------|-------------|
| Total Tax | 5 years | \$3,810,197 | Total Pickens City Tax | 5 years | \$984,740 |
| | 10 years | \$8,227,259 | | 10 years | \$2,126,325 |
| | 15 years | \$13,347,845 | | 15 years | \$3,449,733 |
| | 20 years | \$19,284,008 | | 20 years | \$4,983,927 |

142±
SINGLE FAMILY RESIDENCES

0.72
DWELLING UNITS PER ACRE

6,750 SF & 1/2 Acre
MINIMUM LOT SIZES

82.6
OPEN SPACE ACREAGE

SITE PLAN

BY BOWMAN



142±
SINGLE FAMILY LOTS

0.72
DWELLING UNITS
PER ACRE

100' & 50'
LOT WIDTHS

6,750 SF
&
½ Acre
MINIMUM LOT SIZES

HOME BUILDER PRODUCT EXAMPLES



SITE AERIAL VISUALIZATION

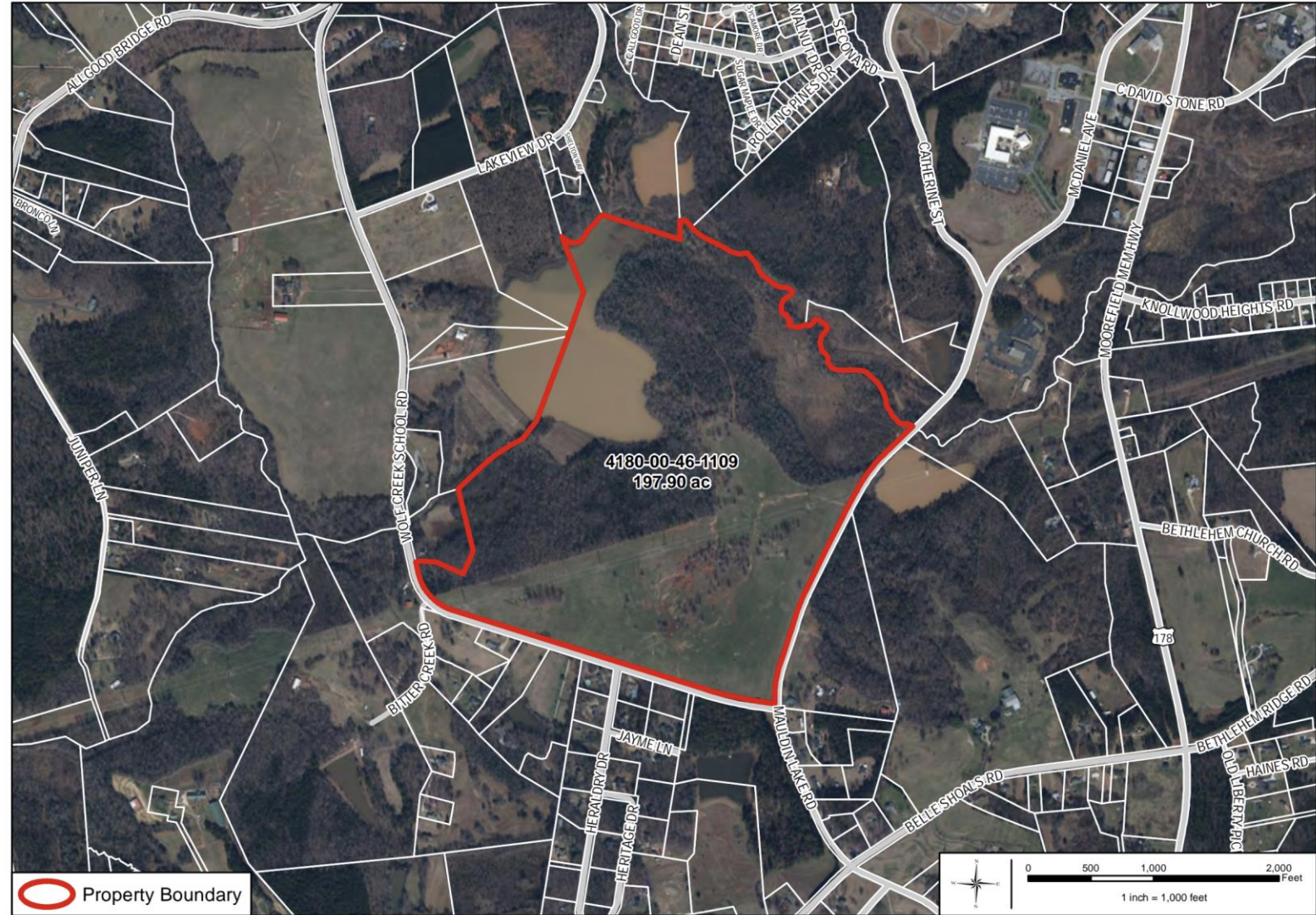


Wolf Creek

Development Agreement Key Terms & Conditions

- Specifies Development Requirements **in addition to** all otherwise applicable City, County, State and Federal Codes, Ordinances and Regulations
- Establishes **time-bound conditions** for Execution of Development Rights under the Agreement
- Codifies Project-specific Design and Building Standards; i.e., lot sizes, setbacks, buffers, landscaping, building materials, building aesthetics, etc.
- Sets requirements for Open Space and Site Accessibility
- Establishes Impact Fees to offset any financial impact on public infrastructure or services

PARCEL



BRD Land & Investment
Pickens County | South Carolina

4180-00-46-1109
Aerial Exhibit

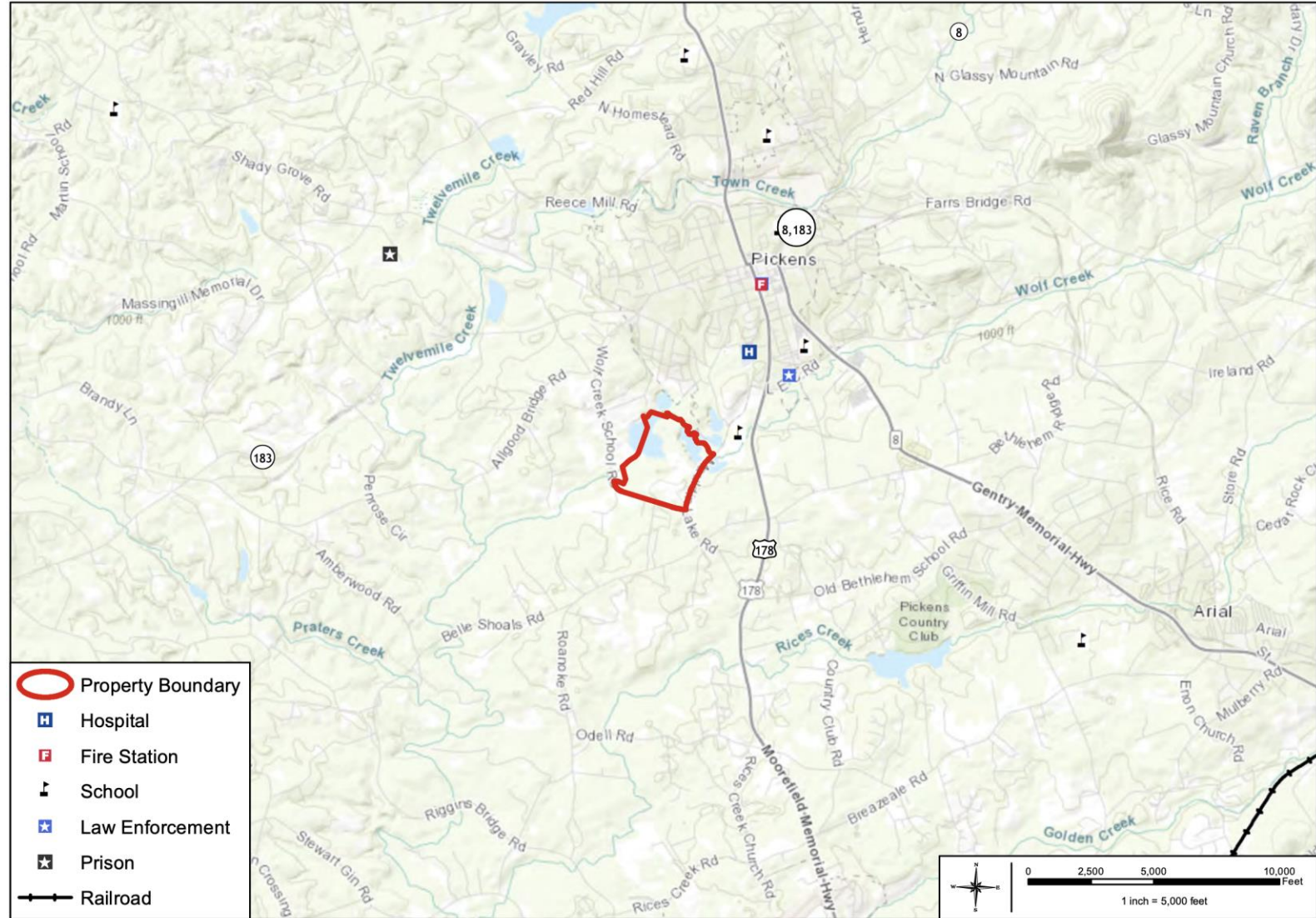
Bowman

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5/22/2023



VICINITY



BRD Land & Investment
Pickens County | South Carolina

4180-00-46-1109
Vicinity Map

Bowman

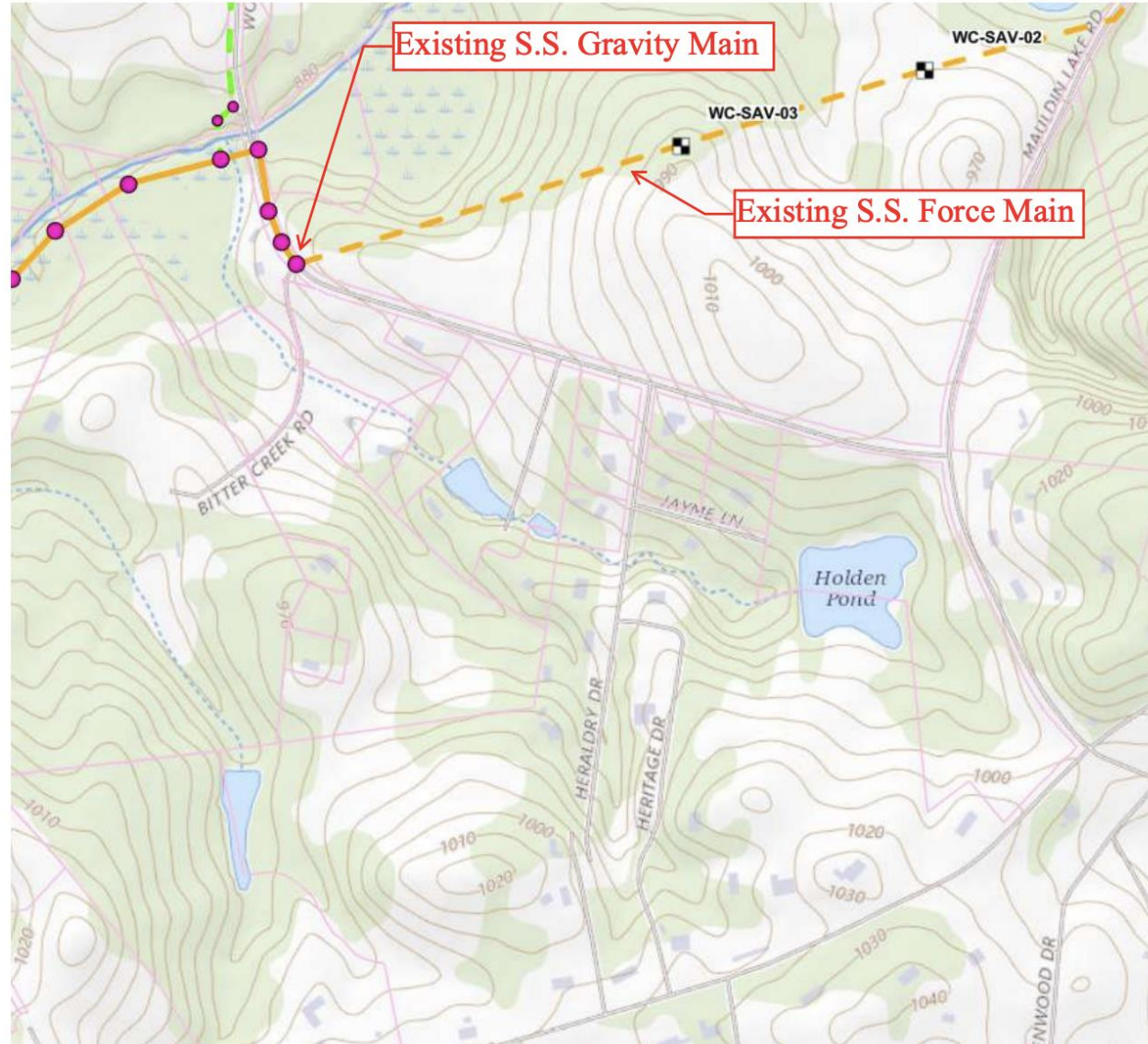
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5/22/2023

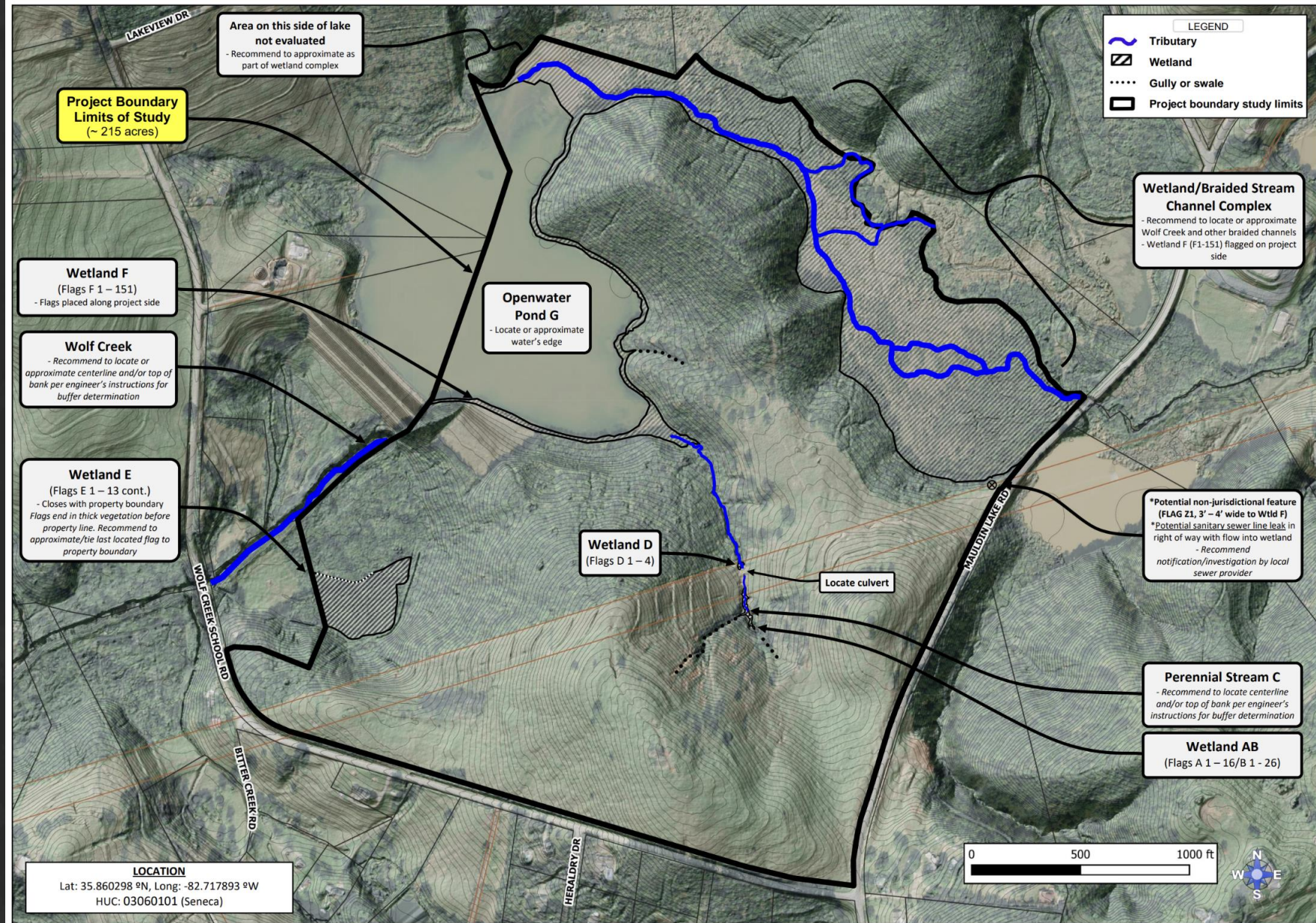
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EXISTING SEWER INFRASTRUCTURE



WETLANDS STUDY



WEPG
Wetlands and Environmental Planning Group
Leonard S. Rindner, PLLC.
len.rindner@wetlands-epg.com
(704) 904-2277
www.wetlands-epg.com

Notes:
Drawn by: WEPG (PRK/JAL)
Acres: (+/-) 215
Prepared for: BRD Land & Investment

WOLF CREEK – PICKENS SC
Pickens County, SC
APPROXIMATE WETLAND MAP (FOR SURVEY)
For study purposes only. Subject to USACE/SCDHEC/Local verification

FIGURE: 1
DATE: 05/23/24

