



Variance Permit
CN2-0W6

Balance
\$0.00

Applicant	Application #	Submitted	Issued	Starts
Billy Gibson	CN2-0W6	Aug 10, 2026	--	--

Expires	Identifier
--	121 Ann St, Pickens, SC 29671

Applicant Information

APPLICANT

Billy Gibson

✉ billyg@pickenscountysc.gov

☎ (864) 844-5268



222 McDaniel Avene, B-17, Pickens, SC
29671 #NA, Pickens, SC 29671

📍 *Same as mailing address*

Property Owner if Different From Applicant

PROPERTY OWNER IF DIFFERENT FROM
APPLICANT

Pickens County

✉ billyg@pickenscountysc.gov

☎ (864) 844-5268



222 McDaniel Avene, B-17, Pickens, SC
29671 #NA, Pickens, SC 29671

📍 *Same as mailing address*

Property Information

Property Information



121 Ann St
Pickens, SC 29671



Current Use of Property

Business

Acres

.67

Lot Dimensions

225' X 135'

Adjacent Properties

Owner

CONTACT
Dianne Hutton

✉ management@jrconsolidated.com

☎ (864) 507-6817

📦 PO Box 386 #NA, Pickens, SC 29671

📍 *Same as mailing address*

CONTACT

Todd Kloth

✉ tkloth@yahoo.com

☎ (864) 878-7758

📦 403 Carrick Creek Rd, Pickens, SC 29671

📍 *Same as mailing address*

Variance Request

I request a variance from the following provisions of the Ordinance

Location of a manufactured home on the property co-located with the current Pickens Rescue Squad building

So that the above listed property can be used in a manner described below:

Use of temporary mobile home for the housing of Pickens County Emergency Medical System (PCEMS) crew for response on the Pickens area.

Reason for Requests

Extension of previously granted variance request. The medic station located on N. Catherine Street was deemed uninhabitable due to water and sewage back up. To ensure timely response to EMS calls in the Pickens

area, Pickens County requested the use of a mobile home at 121 Ann Street as temporary quarters. Due to delays in funding and building plan development, the station replacement project has been delayed. A permanent station replacement is currently out for bid by Pickens County. Pickens County requests a 1-year extension of the current variance agreement.

File Uploads

Current Plat of the Property

[121 Ann plat.pdf](#)

Legal Description of the Property

[121 Ann desc08-10-2026-131007.pdf](#)

Acknowledgement

Signature

Billy Gibson

Date

Aug 10, 2026

Internal Notes

Hearing Date 

☐ Approved

Conditions if approved 

☐ Denied

N/A

Reasons for Denial

N/A

Fees

Variance Fee	\$50.00
TOTAL	\$50.00
PAID	\$50.00
BALANCE DUE	\$0.00

Transaction Log

08/10/2026	Payment	Card	\$50.00
Non-refundable convenience fee of \$4.50			

Communication

August 10, 1:11 PM
Payment Required

There are fees due that require your immediate payment. Please click below to pay online.

Variance Permit [CN2-0W6]

Balance \$50.00

August 10, 1:11 PM

Your application for a Variance Permit has been successfully submitted. The reference number for your application is CN2-0W6

Please keep a copy of this email as record of your application. Staff may use the reference number when communicating with you.

Thank you,

City of Pickens

Workflow

1. Payment Received - COMPLETED

Assignee: Matt Chappell

2. Initial Application Review - ACTIVE

Assignee: Matt Chappell

3. Completed application forwarded to the Board of Zoning Appeals or Board of Architectural Review or both. - INACTIVE

Assignee: Matt Chappell

4. Hearing scheduled for application - INACTIVE

Assignee: Matt Chappell

5. Issue Permit - INACTIVE

Assignee: Matt Chappell

Appendix



121 Ann plat.pdf



121 Ann desc08-10-2026-131007.pdf

121 Ann Street

From Billy Gibson <billyg@pickenscountysc.gov>

Date Fri 8/7/2026 10:37 AM

To Matthew Chappell <mchappell@pickenscity.com>

Cc Ken Roper <kenr@pickenscountysc.gov>; Stephanie Redding <sredding@pickenscountysc.gov>; Destini Pratt <dpratt@pickenscountysc.gov>

CAUTION: This email originated from outside the City of Pickens. Maintain caution when opening external links/attachments

Good morning Matt. On behalf of Pickens County, I would first like to express our appreciation for the cooperation that we have experienced with the City of Pickens concerning the temporary EMS quarters at 121 Ann Street. As you are aware, the County was granted a variance to utilize a manufactured home on this site to house our EMS crews until a new permanent station could be built. At the time of our original request, there was a possibility of locating the new EMS station on the site of the new Emergency Readiness Center adjacent to the County Administration Building. Upon further investigation and development, this option became unfeasible, which led us to locating the new station at the previous Medic 1 location behind the library on North Catherine Street. Due to this change, designs, site studies, and funding have delayed the project. Currently, the project is out for bid and should be started by the end of this year and subsequently completed in a timely manner. Therefore, Pickens County is requesting a 1-year extension of the variance to allow ample time to complete this project. It is our hope that we can work together to achieve this goal for the good of our citizens. Please let me know if we need to provide any further information. Thank you for your assistance and consideration.

Billy Gbson



Please note my new email address: billyg@pickenscountysc.gov



City of Pickens Board of Zoning Appeals Meeting and Public Hearing

Special Called Meeting

February 13th, 2024, 6 PM

City Hall Council Chambers

Meeting Minutes

DRAFT

*minutes of
meeting about 1st
Request*

Board Members Present:

Tausha Blake

Jon Adams

Louise Hope

Courtney Stone

Tina Bergholm

Staff/Council Present:

Jennifer Vissage

Tim O'Briant

Allie Winter

Opening Comments, Establishment of a Quorum

Ms. Stone opened the meeting at 6 PM and stated that a quorum was established.

Public Comments (general comments)

No one signed up for general comments, so no comments were received.

Variance Request – 121 Ann Street

Billy Gibson from Pickens County EMS presented the county's request for temporary variance for 121 Ann Street. The EMS building located on Catherine Street has flooded and is now inhabitable. The county will begin construction on a new location behind the administration building but needs temporary quarters while the construction is undergoing.

The Rescue 7 building on Ann Street can house the rigs but there is no place for the staff to stay while on call. Pickens County is asking for a temporary variance to place a manufactured home on the property to house the staff when on call. It will be a 3 bedroom/2 bathroom for co ed living quarters. It will be located right inside the retaining wall and all utilities are available on site. The county is requesting that it be allowed for two years while the new quarters are under construction. When the construction is complete, the manufactured home will be removed and can be used by the county for other temporary quarters as needed in the county.

Ms. Stone asked about how drainage will be address? Mr. Gibson stated there is a culvert for drainage on the property.



Mr. Adams wanted to know how many people will be on call and Mr. Gibson always stated 2.

Ms. Hope asked if the retaining would stay and if so, is there enough room? Mr. Gibson stated the manufactured home vendor measured and stated that it will fit. The retaining wall will remain in place.

Mr. Adams asked how long the construction will take. Mr. Gibson stated that it will take 24 months.

Mr. Gibson stated that it will be 24-hour shifts with 2 people each. Per the state laws, the third bedroom is for onsite storage, which is required. It is also required that there be male and female separate quarter plus a day room.

Ms. Bergholm stated that she felt the variance was needed but that the construction must be done in a reasonable time.

Ed Hutton, 113 Ann Street, asked to speak against the variance request. He stated that the retaining wall is on his property where the apartments are located. He wanted to know how the sirens would be managed to not disturb his tenants. Mr. Gibson stated sirens would be limited at night.

Ms. Stone asked if a survey showed encroachment and Mr. Hutto said yes. It was felt that the encroachment is a problem between the property owner and the county, not the city.

Ms. Bergholm asked when the unit would be set to arrive. Mr. Gibson started in 4 to 6 weeks.

Staff asked for a condition to be added to the temporary variance. The condition would be that the property locate don Catherin Street be demolition during the construction period. Mr. Gibson stated he would ask county administrator for that condition.

Mr. Adams shared his concern that if the construction goes over two years that the board will be right back listening to an extension. Staff agreed that after two years, if the unit has not been removed, they have every right to require it to be removed.

Ms. Stone made a motion to approve the temporary variance for 2years from the date of the unit being placed on the property with the demolition of Catherine Street building condition. Mr. Adams seconded the motion and the board voted 5-0 to approve the temporary variance.

**Adjournment**

There was no other business, so Ms. Stone adjourned the meeting at 6:35 PM.







<i>Line</i>	<i>Bearing</i>	<i>Distance</i>
L1	S 21° 38' 12" E	6.03'
L2	N 18° 30' 08" W	4.36'

LINE TABLE

LOCATION MAP
(NOT TO SCALE)

LEGEND

P = POWER POLE
 PT = COMPUTED POINT
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 TMS = TAX MAP SHEET
 PB = PLAT BOOK
 DB = DEED BOOK
 PG = PAGE

**TOTAL COMBINED AREA 0.672 ACRES
29275 SQ FT**

121 ANN ST
PICKENS SC

REFERENCE IS HEREBY MADE TO PLAT BOOK 594 PAGE 260.

ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

STILLING'S

**CELEBRATING OVER 100 YEARS
SMITH SURVEYORS, INC.**

6907-C Calhoun Mem. Hwy.

Easley, SC 29640

Phone: 864-859-5729

tokesmith 78@yahoo.com

DATE MAY 19, 2025

05102560 05102560

10B# 0012200 PRU# 0012200

*SURVEY FOR
PICKENS COUNTY EMS*

APPROVED

CITY OF PICKENS

DATE: 01/27/20

Handwritten signature: *Handwritten signature*

RIGHT-OF-WAY PER SCDOT PLANS PROJECT ID 0039542

Pickens County, SC

Summary

Parcel Number 4181-16-74-5366
Account Number R0033528
Location Address 121 ANN ST
Account Status E
Account Type Exempt
Property Type
Subdivision
LEA Code 0035
Zoning CBD
Tax District 7-Pickens
Business name F10-16-1090 PICKENS RESCUE BUILDING
Local No
Lot No
Acres 0.6720
Property Description W/SIDE ANN ST HWY 178 PLAT 622/303
Extension

[View Map](#)

New Search

Owner

Pickens County Of
Court St
Pickens, SC 29671

Legal Record Form

Mailbox Address Change

Valuation by Year

	2025	2024	2023
Market Value	\$35,000	\$35,000	\$0
Taxable Value	\$35,000	\$35,000	\$0
Assessed Value	\$0	\$0	\$0

Assessment Appeal Process

Would you like to submit an appeal for the assessment of this property? [Click here to open an instruction document.](#)

Assessment Appeal Form

Documents

Sale Date	Sale Price	Doc Type	Book	Page	Vacant or Improved	Grantor	Grantee
06/11/2025	\$0	Add'l	2824/	179	Vacant	HUTTON DIANE H TRUSTEE: THE DIANE H HUTTON REVOCABLE TRUST	PICKENS COUNTY
05/19/2025	\$0	PLAT	622	303	Vacant		

Land

Description	Acres
0% Exempt Land Pickens Co	0

Agricultural Foun

Map



No data available for the following modules: Notice of Value, Buildings, Mobile Homes.

Pickens County makes every effort to produce the most accurate information possible, but we cannot be held responsible for any errors or omissions. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided for informational purposes only and should not be used for any other purpose.

Contact Us



Staff Report

Date: 8/13/2026

To: Zoning Board of Appeals

From: Matt Chappell –City of Pickens Development Services Manager

RE: Temporary Variance Extension: 121 Ann St TMS#4181-16-74-5366

Background:

The property at 121 Ann St was approved for a temporary variance to install a manufactured home for use by emergency workers assigned to the medic station that serves the downtown area and beyond. The original approval was to begin when the home was installed which occurred on 6/26/2024 and was for a period of 24 months. The variance expired on 6/26/2026. The county requested an extension due to “delays in funding and building plan development”. Applicant requests a 1-year extension.

Staff Recommendation:

The manufactured home was installed in compliance with code requirements and has been maintained in accordance with all property maintenance codes adopted by the City. City staff have received no reports of drainage issues since the unit was placed on site. The previous building has been demolished, and site prep has begun for the new facility. The design team has been in contact with the city concerning plans reviews and approval, however no formal permit requests have been made. The minutes from the original request in 2024 reflect that the applicants plan was to house the medic unit permanently in a building to be built behind the county administration building on McDaniel Ave. The construction of this building was completed recently. The recommendation of staff is based on the ability to house the EMS unit in the new building that was initially to be built for that purpose or not. If the building can house the EMS unit as originally planned, then I would recommend not extending the variance past the time necessary to facilitate a transition to that facility, however if the new building will not support the housing of the unit, and relocating the unit to another suitable property would extend response times or otherwise be detrimental to the vital service they provide, I would recommend extending the variance for no more than 12 months from the date of approval.