



**ANDERSON
COUNTY**
SOUTH CAROLINA

**AGENDA
ANDERSON COUNTY COUNCIL
SPECIAL CALLED MEETING
September 29, 2020 at 6:00 PM
Anderson County Civic Center
3027 Martin Luther King Jr. Blvd.
Chairman Tommy Dunn, Presiding**

Tommy Dunn
Chairman
Council District 5

Brett Sanders
Vice Chairman
Council District 4

Craig Wooten
Council District 1

Gracie S. Floyd
Council District 2

Ray Graham
Council District 3

Jimmy Davis
Council District 6

M. Cindy Wilson
Council District 7

Lacey A. Croegaert
Clerk to Council

Rusty Burns
County Administrator

1. CALL TO ORDER:

2. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mr. Brett Sanders

3. CITIZENS COMMENTS: Agenda Matters only

4. PRESENTATION FROM DAVIS & FLOYD:

Mr. Jamie McCutchen, PE (allotted 15 minutes)

5. ORDINANCE SECOND READING:

- a. 2020-014:** An ordinance to amend the zoning map to rezone +/- 141.83 acres from R-20 (Single-Family Residential) to PD (Planned Development) located at Highway 187, Fants Grove Road, Burns Bridge Road, and William Walker Road, Anderson. TMS #043-00-01-006; 007; 020 and 043-00-11-021. (District 4)

Ms. Alesia Hunter (allotted 5 minutes)

6. REMARKS FROM COUNCIL:

7. ADJOURNMENT:

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures in order to participate in this program, service or activity please contact the office of the program, service or activity as soon as possible but no later than 24 hours before the scheduled event.

DAVIS & FLOYD

SINCE 1954

**Revised Statement of Intent
for
Cornerstone Planned Development
A Mixed-Use Community**

**Highway 187, Fants Grove Road &
Burns Bridge Road
Anderson County, South Carolina**

**Prepared For
Spano & Associates, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746**

September 22, 2020

164 Milestone Way, Suite 200, Greenville, SC 29615

☎: (864) 527-9800 ✉: (864) 527-9801

WWW.DAVISFLOYD.COM

**Statement of Intent
Cornerstone Planned Development**

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APPENDIX B – TRAFFIC STUDY – Previously submitted

APPENDIX C - COLOR CONCEPTUAL PLAN

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APPENDIX E – BUFFERYARD REQUIREMENTS – Previously Submitted

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**CORNERSTONE PLANNED DEVELOPMENT
A MIXED-USE COMMUNITY**

**REVISED STATEMENT OF INTENT
HIGHWAY 187, FANTS GROVE ROAD AND BURNS BRIDGE ROAD
ANDERSON COUNTY, SOUTH CAROLINA**

SEPTEMBER 21, 2020

I. PURPOSE

The purpose of this Statement of Intent is to provide the information required per the Anderson County Zoning Ordinance and establish standards to guide the development of the Cornerstone Planned Development. The property is currently zoned R-20 and is proposed to be rezoned as a Planned Development District (PD) to allow for a mixed-use development. This Statement of Intent will specify the development standards including permitted land uses, restrictions, rules, densities, and amenities to be provided. It is expected that the development plan will evolve and change to meet specific market demands over the next three to six years. The Planned Development district will provide flexibility for the plan to make adjustments as needed to meet market demands, but also provide specific requirements to ensure the project maintains compatibility with the surrounding community.

A Preliminary Development Plan is provided as Appendix A with this application and is referenced throughout this Statement of Intent. A traffic study has been completed for the project and is provided as Appendix B. The traffic study was based upon the initial plan for the project and will be updated based upon the final approved plan to reflect change in uses and reduced density. All improvements required by SCDOT will be implemented.

A color conceptual plan to demonstrate one possible development plan is provided as Appendix C. This plan is not intended to be the final development plan and provided as a general guide of the concepts described in this Statement of Intent.

II. PROJECT AREA

The **Cornerstone** Planned Development is located in Anderson County along Highway 187, Fants Grove Road, Burns Bridge Road and William Walker Road. The property is across Fants Grove Road from the Clemson Research Park. The development consists of approximately 138 acres and includes the below parcels. Parcel 430001007 was previously included but has been removed.

TMS #	Acreage
430001006	83.43
430001020	3.53
430011021	49.87

III. ZONING ORDINANCE PLANNED DEVELOPMENT CRITERIA

Homeowners Association

The common areas, amenities and open spaces will be owned and maintained by a Homeowners Association (HOA). There will also be an architectural review committee established to ensure the quality and consistency of the overall development. The HOA will be managed by the developer during initial construction. A professional management company will be required to be engaged by the HOA at the time the management is turned over to the community.

Proposed Development Schedule

The project is expected to be constructed in multiple phases of generally 60-100 units per phase. A total of 5 to 7 years is anticipated for full project build out. It is anticipated at this time it will generally follow the schedule below, however, this is subject to change based upon market demand.

It is not the intent to mass grade the entire property at one time. Development will be limited to the infrastructure for initial phases based on an expected absorption schedule and lot supply for at least two years. Common stormwater and utilities will require other sections of the property to be developed to provide the necessary services. It is intended to generally develop the property to avoid excessive cut/fills during grading, as practical. In some cases, additional areas may need to be graded to balance cut/fill grading operations.

Initial phase of development is anticipated to include the property to the east of Highway 187, identified as Zone 1 (single-family detached lots). This property is anticipated to be developed in two phases over a 24 to 36-month period.

Once Zone 1 nears completion of buildout or market demand creates a need, the property to the west of Highway 187 will begin development. Development will start on this portion of property with development in Zone 2 (single-family detached). It is anticipated it will take an additional 36 to 60 months for development of Zone 2, which is expected to occur in up to three phases.

Zone 3 is the limited commercial/non-residential area. It is anticipated it will be developed after there has been a significant portion of the single-family lots developed and occupied or when market demand occurs for the limited area.

Public Improvements

The project will include the following public improvements:

- Construction of public roads within the development,
- Widening of Highway 187 to three lanes and turn lanes as identified in the traffic study,
- Reserving right-of-way at intersections for future signalization as identified in the traffic study,
- Extension of public water mains to serve the development,
- Extension of public sewer mains and construction of two sewer pump stations (one on each side of Highway 187) to tie into the proposed sewer force main along Highway 187.
- Extension of electric, gas, phone and cable services as needed to serve the project.

Improvements will be constructed as needed for completion of each phase of development. Widening and turn lanes on Highway 187 will be completed prior to recording the final plat for more than 100 lots, subject to SCDOT approval.

Impact on Public Facilities

Public facilities that will serve this project include:

- Anderson County School District 04
- Sandy Springs Water District
- Anderson County Wastewater
- AT&T
- Duke Energy
- Fort Hill Natural Gas
- Zion Fire Department

Confirmation of service availability for each of these is attached in Appendix D.

To support the local School and Fire Districts, the developer will require that a contribution be made at the initial sale of each home in the development. At the initial closing for each home a contribution will be required to be paid by builder as part of their closing costs as follows:

- \$200 to Anderson County School District 04, and
- \$200 to the Zion Fire Department

Landscaping, Screening and Buffering

This project is located in a unique location in that it fronts on a primary corridor between Pendleton/Highway 76 and Interstate 85. It is adjacent to the Clemson Research Park which contains several industrial uses but is also in a relatively rural area of Anderson County that is being considered as a future growth corridor. Anderson County wastewater has a planned sewer expansion along Highway 187 that will enable more growth in this area. Therefore, we recognize the challenge of developing a project with greater density to minimize the amount of land utilized to provide housing to meet the demands of business and industry, while maintaining the general character of the community. In order to provide reasonable screening and buffering, the following landscaping and buffering will be provided.

The single-family detached lots (Zones 1 & 2) have an overall density similar to a zoning classification of R-15, therefore, no buffer would be required between these areas and adjoining R-20 zoned property. However, in recognizing the possible concerns of area residents and surrounding property owners, the development will provide a minimum of a 20' landscape buffer that will retain existing vegetation and/or be planted in accordance with Type 1 Bufferyard requirements as defined in the Bufferyard Requirements attached in Appendix E where Zones 1 and 2 adjoin any residential zoned property.

Where Zone 1 and Zone 2 adjoins Highway 187 a minimum of 50' common area with a minimum 20' landscape buffer in accordance with Type 2 bufferyard plantings will be provided. This will include a minimum 6' high berm. Where Zone 2 adjoins Fants Grove Road, a minimum 20' landscape buffer with Type 2 bufferyard plantings will be provided.

In addition to the minimum bufferyard, a minimum of a 6' wood fence will be installed along several properties in Zone 1. This includes the along the southern property line adjoining parcel 430011022 and along the northern property line adjoining parcel 430011012. The fence locations are also shown on the Preliminary Development Plan for clarity.

There will be no development of the area to the west of the existing stream that is part of Zone 2, except for development of a stormwater management facility in the general area shown on the Preliminary Development Plan. This area will be placed into a conservation easement to restrict removal of trees and provide stream protection.

Interior street trees will be required in Zones 1 & 2. A minimum of one 2" caliper hardwood tree will be planted for every 120' of road frontage (approximately every other lot).

Zone 3 does not adjoin any residential properties outside of the development. A minimum of a Type 2 Bufferyard will be provided between Zone 3 and Zone 2.

Where Zone 3 adjoins Highway 187 and Fants Grove Road, street screening will be provided as identified in Commercial Landscaping Standards in Appendix E. Parking lot landscaping will be required in Zone 3 per the Commercial Landscaping Standards.

Stormwater management areas may include wet or dry ponds. Wet ponds will be designed to be part of the amenity areas and will be landscaped, but not screened or fenced. Dry ponds will include landscape screening similar to a Type 1 buffer yard and a minimum of a 4' fence, however, trees are not permitted to be planted on the dam of the pond.

IV. DEVELOPMENT STANDARDS

Cornerstone Planned Development is a mixed-use development, comprised of single-family detached and commercial/non-residential uses. Architectural standards will be established for the development and will include an architectural committee to approve site plans and building plans for all development to ensure it is developed in a consistent manner.

It is proposed to provide one and two-story dwelling units in a traditional neighborhood development setting. The development will contain a maximum of 370 residential lots/units and up to 1.5 acres of commercial/non-residential uses. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community garden, and walking trails. The property will be developed with a focus on providing high quality housing to support the needs of surrounding industry and businesses and limited neighborhood commercial uses to support the residents and businesses in the immediate vicinity.

The project is identified by several different Zones, which will be used to establish permitted uses within each area of the project. All references to Anderson County Zoning Ordinance refer to the Ordinance in effect at time of the Planned Development approval. The Zones are shown on the attached Preliminary Development Plan and are further described as follows:

Zone 1

Zone 1 includes approximately 50 acres on the east side of Highway 187 with access on Burns Bridge Road.

Density:	2.9 units/acre - Maximum of 140 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	10 feet (with minimum of 20' driveway length)
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 15% of the zone will be maintained as Open Space, Common area and/or Buffers

The development will include several small pocket parks, sidewalks on one side of public roads, walking trails and stormwater management areas.

Zone 2

Zone 2 includes approximately 86.5 acres on the west side of Highway 187 with access on Fants Grove Road.

Density:	2.8 units/acre - Maximum of 230 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	10 feet (with minimum of 20' driveway length)
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 15% of the zone will be maintained as Open Space, Common area, Parks and/or Buffers

This zone will include several small pocket parks, sidewalks on one side of public roads, walking trails, stormwater management areas and shared amenity area with Zone 3.

Zone 3

Zone 3 includes up to 1.5 acres of commercial and/or non-residential uses. This zone is intended to allow for neighborhood commercial, office and/or senior housing/continuing care retirement center that would be compatible with and support the local community.

In the event a senior housing facility is desired on the site, then the total area of Zone 3 may be increased up to 4 acres.

Permitted Uses:	All uses within the O-D Office District, C-1N Neighborhood Commercial District and C-1R Rural Commercial District of the Anderson County zoning ordinance. Uses subject to Use by Special Exception within these districts shall also be allowed subject to approval of the special exception by the Board of Zoning appeals. Gasoline stations will not be allowed.
Structures:	One or more principal structures may be permitted on a single lot
Height Limitation:	No structure shall exceed a height of 45 feet except as provided in Section 6.7 of the Anderson County Zoning Ordinance.

Building Size:	No single building shall exceed 12,000 square feet. A maximum of 20,000 square feet of commercial/non-residential building is allowable. Maximum building lot coverage area on any lot shall not exceed 40% of the lot area. A minimum of 10% of all lots shall be open space or landscaping.
Building Materials	Commercial buildings shall be glass, brick, stone or other approved masonry siding or block construction with limited metal or siding as accents or trim.
Minimum lot size:	25,000 square feet for commercial or non-residential uses
Minimum lot width:	100 feet for commercial or non-residential uses.
Front setback:	30 feet from existing public roads.
Side setback:	None is required, except on corner lots and lots adjacent to any residential district, in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than five feet in width
Rear setback	10 feet
Parking & Loading	Per Anderson County Zoning Ordinance Section 6:9 and 6:10
Screening	A minimum 6' tall fence, hedge, berm, evergreen foliage or combination thereof shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

In the event a senior housing/continuing care retirement facility is desired in Zone 3, then the total area of Zone 3 may be increased up to 4 acres. The density of Zone 2 would be reduced by a ratio of 3 units per acre added to Zone 2. Maximum building size would be increased to allow up to a 120-bed facility to be constructed, along with supporting infrastructure, parking and loading areas. All other requirements of Zone 3 would apply.

Stormwater management of this area may be provided in Zone 2.

General Development Standards (Zones 1 & 2)

Dwelling Quality and Size:

The architectural concept is to provide homes that are compatible with the traditional homes in the surrounding neighborhoods. Elevations of home styles similar to what is anticipated to be constructed are provided in Appendix F. To insure homes of high quality, building materials will be limited to hardi-plank style siding, brick, stone and/or stucco. Vinyl siding will be limited to trim, fascia, boxing and accents, with a maximum of 15% of the exterior allowed to be vinyl.

An architectural committee will be formed to review proposed house plans and ensure harmony, consistency, and quality of the overall development.

All single-family detached homes shall be minimum of three-bedroom, two bath units. A mix of single story, 1 ½ story, and two-story homes shall be constructed. A mix of gabled and hipped roof forms is desirable. No homes above two stories shall be permitted, excepting that homes may have habitable attic space and homes may be constructed with a usable basement space. All homes will have a minimum of 2-car garage and minimum size of 1400 conditioned square feet.

Lot Sizes and Density of Development: The maximum gross density of Zones 1 and 2 is a total of 370 units for the overall development.

Residential Construction and Maintenance: All residential units shall be conventional frame or masonry structures. No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings. All residences shall be properly maintained by the owners, which shall be enforced by the HOA.

Cluster Mailboxes: The development will have several cluster mailbox locations throughout the project. These will be located to provide safe and secure access to residents and convenience to the USPS. Locations will be confirmed with USPS during the final design of each phase of the project.

Buffer and Screening Provisions: The development is designed to be compatible with the existing neighborhood community. Streets and homes will be landscaped, including street trees, sodded front yards and shrubbery around houses. Buffering and screening will be provided as shown on the Preliminary Development Plan and described in Appendix E.

Student Housing: Houses will not be allowed to be used as student rentals to the extent allowed by law.

Appendix A

Revised Preliminary Development Plan

NOT FOR CONSTRUCTION

PROPERTY INFORMATION	
TWR 43501000	63.45 AC
TWR 43501000	3.85 AC
TWR 43501001	48.60 AC

LEGEND

ZONE LINE	---
BUILDING SETBACK LINE	---
PRIMARY CIRCULATION	---
SECONDARY CIRCULATION	---
MAJOR ACCESS POINT	*

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE 1	4.14 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 2.0 UNITS / AC, MAX 140 LOTS MINIMUM 1 BEDROOM
ZONE 2	4.81 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 2.0 UNITS / AC, MAX 238 LOTS MINIMUM 1 BEDROOM
ZONE 3	UP TO 1.5 AC	NEIGHBORHOOD COMMERCIAL / NON-RESIDENTIAL USES MAX 12,000 SF SINGLE BUILDING, 20,000 SF TOTAL

GENERAL NOTES:

1. THE EXISTING TOPOGRAPHY FROM ANDERSON COUNTY GIS.
2. THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM EXISTING RECORDED PLATS.
3. PERMITS REQUIRED FOR ANDERSON COUNTY ZONING ORDINANCE.
4. SITEMASTER MANAGEMENT PLAN TO BE APPROVED BY ANDERSON COUNTY DEVELOPMENT STANDARDS.



Know what's below.
Call before you dig.



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: MGS

DATE	BY	CHKD	APPD	REV	DESCRIPTION
11/11/2021	J. L. L. L.			1	PRELIMINARY DEVELOPMENT PLAN
11/11/2021	J. L. L. L.			2	REVISION: 1.0
11/11/2021	J. L. L. L.			3	REVISION: 1.0
11/11/2021	J. L. L. L.			4	REVISION: 1.0
11/11/2021	J. L. L. L.			5	REVISION: 1.0
11/11/2021	J. L. L. L.			6	REVISION: 1.0
11/11/2021	J. L. L. L.			7	REVISION: 1.0
11/11/2021	J. L. L. L.			8	REVISION: 1.0
11/11/2021	J. L. L. L.			9	REVISION: 1.0
11/11/2021	J. L. L. L.			10	REVISION: 1.0

PRELIMINARY DEVELOPMENT PLAN

SPANO & ASSOCIATES, INC.
11111 WILSON AVENUE, SUITE 200
GREENSBORO, NC 27409
1-800-845-1111
Cornerstone Planned Development HWY

DAVIS & FLOYD
SINCE 1884
11111 WILSON AVENUE, SUITE 200
GREENSBORO, NC 27409
1-800-845-1111

NOT FOR CONSTRUCTION

Appendix C

Revised Color Conceptual Plan

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430001020, 430001006, 430004007

ZONING: EXISTING - R-2D
PROPOSED - PD

TOTAL ACREAGE: +/- 88.02 AC

FRONT SETBACK: 50' - HIGHWAY 187
30' - PARK'S GROVE ROAD
20' - WILLIAM WALKER ROAD

SIDE AND REAR PERIMETER SETBACK: 20'

INTERIOR SETBACKS: NONE

TOTAL PROPOSED LOTS: 229 TOTAL LOTS

TYPICAL LOT SIZE: 60' X 120'

TOTAL PROPOSED OUTPARCELS: 1

TOTAL BUFFER AREA: 402 ACRES

TOTAL OPEN SPACE: 231.76 ACRES



CORNERSTONE PLANNED DEVELOPMENT - UPPER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA

AUGUST 3, 2020

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PROPERTY LINE

SETBACK

BUFFER

TMS #: 480011021

ZONING: EXISTING - R-20
PROPOSED - PD

TOTAL ACREAGE: 0.4998 AC

FRONT SETBACK: 50' HIGHWAY 182'

SIDE AND REAR PERIMETER SETBACK: 20'

INTERIOR SETBACKS: NONE

TOTAL PROPOSED LOTS: 140 TOTAL LOTS

TYPICAL LOT SIZE: 60' X 120'

TOTAL BUFFER AREA: 2.83 ACRES

TOTAL OPEN SPACE: 8.32 ACRES



ANDERSON, SOUTH CAROLINA
AUGUST 3, 2020

DAVIS & FLOYD
SINCE 1954

Appendix F

Typical Building Elevations And Streetscape



CORNERSTONE PLANNED DEVELOPMENT - TYPICAL STREETScape PERSPECTIVE

ANDERSON, SOUTH CAROLINA
SEPTEMBER 21, 2020

DAVIS & FLOYD
SINCE 1954

Appendix F – Typical Building Elevations







**Anderson County Planning Commission
Staff Report
June 9, 2020**

Applicant: Jamie McCutchen for Spano & Associates
Current Owner: Lathan Bennett Pracht Farm Trust LLC
Property Address: Highway 187, Fants Grove Road & Burns Bridge Road
Precinct: Mt. Tabor
Council District: 4
TMS #(s): 043-00-01-006; -007; -020 and 043-00-11-021
Acreage: +/- 141.83
Current Zoning: R-20 (Single-Family Residential)
Requested Zoning: PD (Planned Development)
Surrounding Zoning: North: R-20 (Single-Family Residential) and R-A (Residential Agricultural)
South: I-2 (Industrial Park District – Clemson Research Park)
East: R-20 (Single-Family Residential)
West: R-20 (Single-Family Residential)

Evaluation: The purpose of the PD district is to encourage innovative and creative design of residential and/or commercial developments and permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application is reviewed on its own merit.

This request is to rezone four parcels of property described above from R-20 (Single-Family Residential) to PD (Planned Development). The applicant's intent is to develop a mixed-use development consisting of single-family detached, single-family attached and commercial/non-residential uses. The development will contain 435 residential lots and up to 20 acres of commercial/non-residential uses.

All single-family detached homes will be a minimum of 3 bedrooms, 2 bath units. Single-family attached homes will be a minimum of 2 bedrooms, 2 bath units. A mix of single story, 1 1/2 story, and two-story homes will be constructed. Homes will be a minimum of 1,200 square feet of heated area. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community

garden and walking trails. The project is expected to be built in multiple phase over 5 to 7 years, generally constructing 60-100 units per phase.

The developer attempted community outreach, however, due to COVID-19 was unable to do so. Instead, they created a website and sent letters out to 244 property owners. Twenty-five people did respond and they were sent a survey about the development; only 8 completed the survey. However, 6 provided responses and comments on the site plan.

The developer has received letters from the appropriate agencies acknowledging water, sewer, phone, light and fire services. Developer will be required to tie on to sewer if approved. Highway 187 is classified as a collector road. A traffic impact study has been completed for the project and reviewed by SCDOT. Widening of Highway 187 to three lanes and turn lane has been identified along with reserving right-of-way at intersections and improvements of William Walker Road. Anderson County Roads and Bridges has identified William Walker Road as a minor local road with one access point which limits the maximum average daily trips (ADT) to 500 per day. If the proposed William Walker Site Access #1 road is constructed, then the segment from SC Highway 187 will become a minor local road with two access points with a maximum ADT of 1,000. The development is estimated to add 874 trips per day to the road for a total ADT of 986. Based on the estimated ADT, current condition rating, width and pavement structure; it is recommended that this segment be upgraded to the current Anderson County Commercial Road Standards. Auxiliary left and right turn lanes for the eastbound movements should be constructed since the traffic impact study estimates the level of service (LOS) to decline from LOS B to LOS C. The developer shall be responsible for all cost to upgrade William Walker Road including engineered plans, permits, right of ways, construction, and utility relocations.

Single-Family Residential and Industrial Park District uses are adjacent to the subject parcels. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agricultural and industrial.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 187 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received six phone calls requesting more information.

Staff Recommendation: The subject property is in a suitable location for transition to a mixed-use development because of the availability of sewer. Based on the merit of the Statement of Intent, staff recommends approval of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended **denial** of a request to rezone from R-20 to PD. The vote was **0** in favor, **5** opposed, and **2** absent.

County Council: The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to PD.



Rezoning Request Recommendation

6/9/20

Date of Planning Commission Meeting

Denial

Recommendation (Approval or Denial)

Project Information

Name of Applicant: Jamie McCutchen for Spano + Associates

Property Location: Hwy. 187, Fants Grove Rd, Burns Bridge Rd + William Walker Rd

County Council District: 4 School District: _____

Total Acreage: 141.83 Current Land Use: _____

Current Zoning: R-20 Requested Zoning: PD

Purpose of Rezoning: Mixed development - commercial + residential

Recommendation

Recommendation Rendered: Deny

Reason(s) for Denial, if applicable:

- | | |
|---|---|
| <input type="checkbox"/> Compatibility with Future Land Use Map | <input type="checkbox"/> Availability of Infrastructure Support |
| <input type="checkbox"/> Compatibility with Traffic Levels | <input checked="" type="checkbox"/> Compatibility with Surrounding Properties |
| <input checked="" type="checkbox"/> Compatibility with Density Levels | <input checked="" type="checkbox"/> Use and Value of Surrounding Properties |
| <input type="checkbox"/> Other (please elaborate): _____ | |

Explanation of Reasons: _____

Planning Commission Presiding Chairman: DAVID COCHRAN

Signature: [Signature] Date: 6-9-2020

Page 1 of 1

For Office Use Only:

Scheduled Commission Public Hearing Date: 6/9/20 Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: 7/7/20 County Council Decision: _____



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Jamie McCutchen for Spano & Associates
Mailing Address: 104 Milestone Way, Greenville, SC 29615
Telephone: 864-527-9800
Email: jmcutchen@davisfloyd.com

Owner's Information (If Different from Applicant)

Owner Name: Lathan Bennett Pracht Farm Trust, LLC
Mailing Address: 6004 Hwy 24, Townville, SC 29689
Telephone: 864-314-3260
Email: richbennett@bellsouth.net

Designation of Agent: (Complete only if owner is not the applicant)

I, Lathan Bennett Pracht Farm Trust, LLC, designate the person named the Applicant as my agent to represent me in this

4/9/2020

Date

Project Information

Highway 187, Farts Grove Road, Burns Bridge Road, William Walker Road

430001006, 430001020, 430001007 & 430011021

4

School District:

04

±1.141.8 acres

Current Land Use:

Vacant

PD

Current Zoning:

R-20

Mixed Use Planned Development

River Street/Post Office Box 8002 * Anderson, South Carolina 29622
Tel: 864.260.4720 * Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.

Jamie McCutchen - Davis & Floyd

Notary Public for the State of South Carolina
My Comm. Expires 12/31/2020
My Comm. No. 123456789
My Comm. No. 123456789

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1148: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Additional Information or Comments: Preliminary Development Plan and Statement of Intent are attached

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

Jamie McCutchen - Davis & Floyd

Notary Public for the State of South Carolina
My Comm. Expires 12/31/2020
My Comm. No. 123456789
My Comm. No. 123456789

4/9/2020

Applicant's Signature

Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By:

4/9/20

Complete Submission Date:

Commission Public Hearing:

Council Public Hearing:



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

Preliminary Development Plan and Statement of Intent are attached.
Traffic Study has been completed and also attached



Rezoning Request
Hwy. 187, Burns Bridge Rd., William Walker Rd.
R-20 to PD

0 500 1,000 2,000 Feet



Aerial Photography

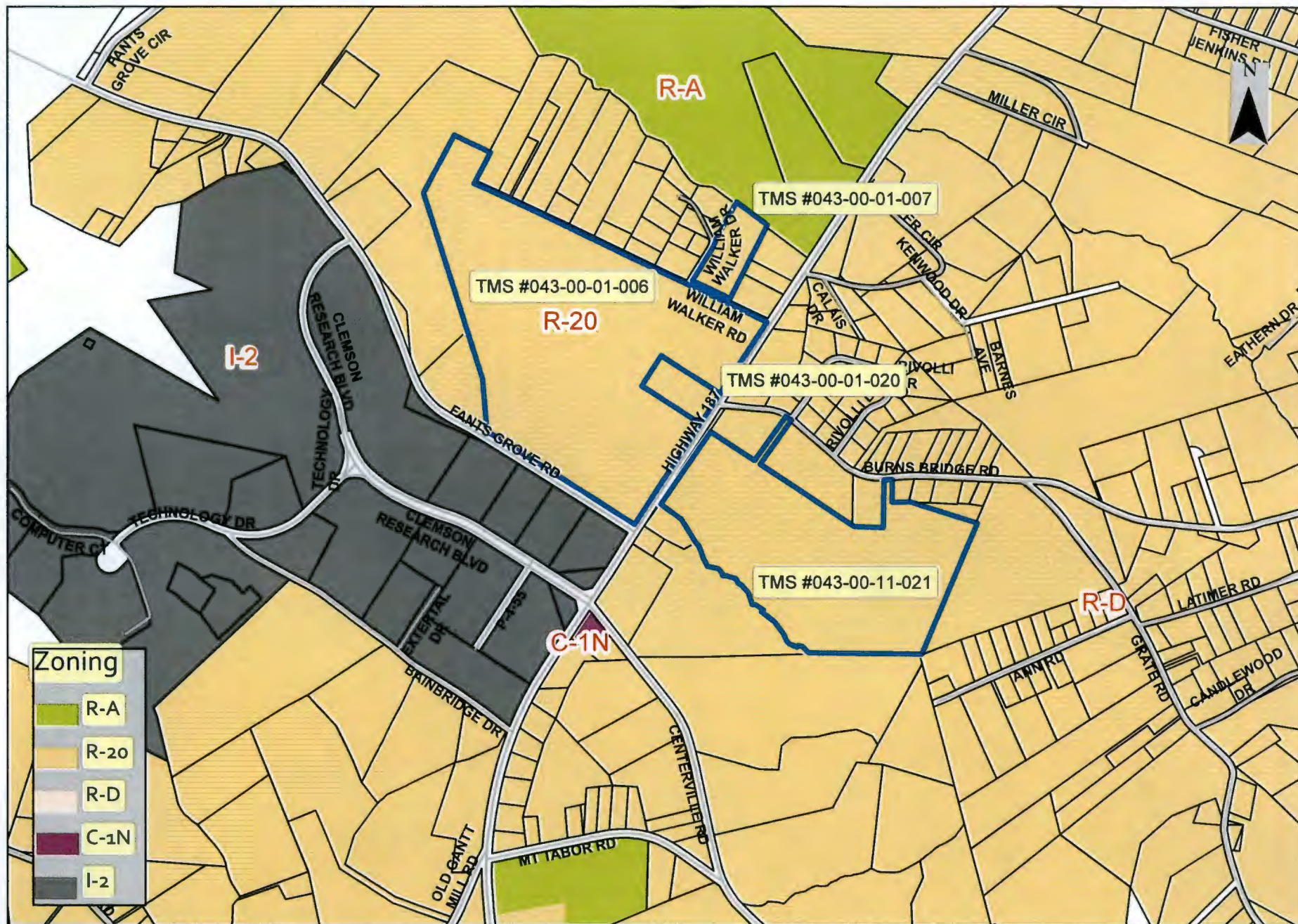
**Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD**

0 1,000 2,000 4,000 Feet



Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD

0 1,000 2,000 4,000 Feet



Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD

0 1,000 2,000 4,000 Feet



5/22/20



5/22/20



5/22/20





5/22/20



5/22/20



REZONING PUBLIC
HEARING NOTICE
864-266-1720

5/22/20

5/22/20

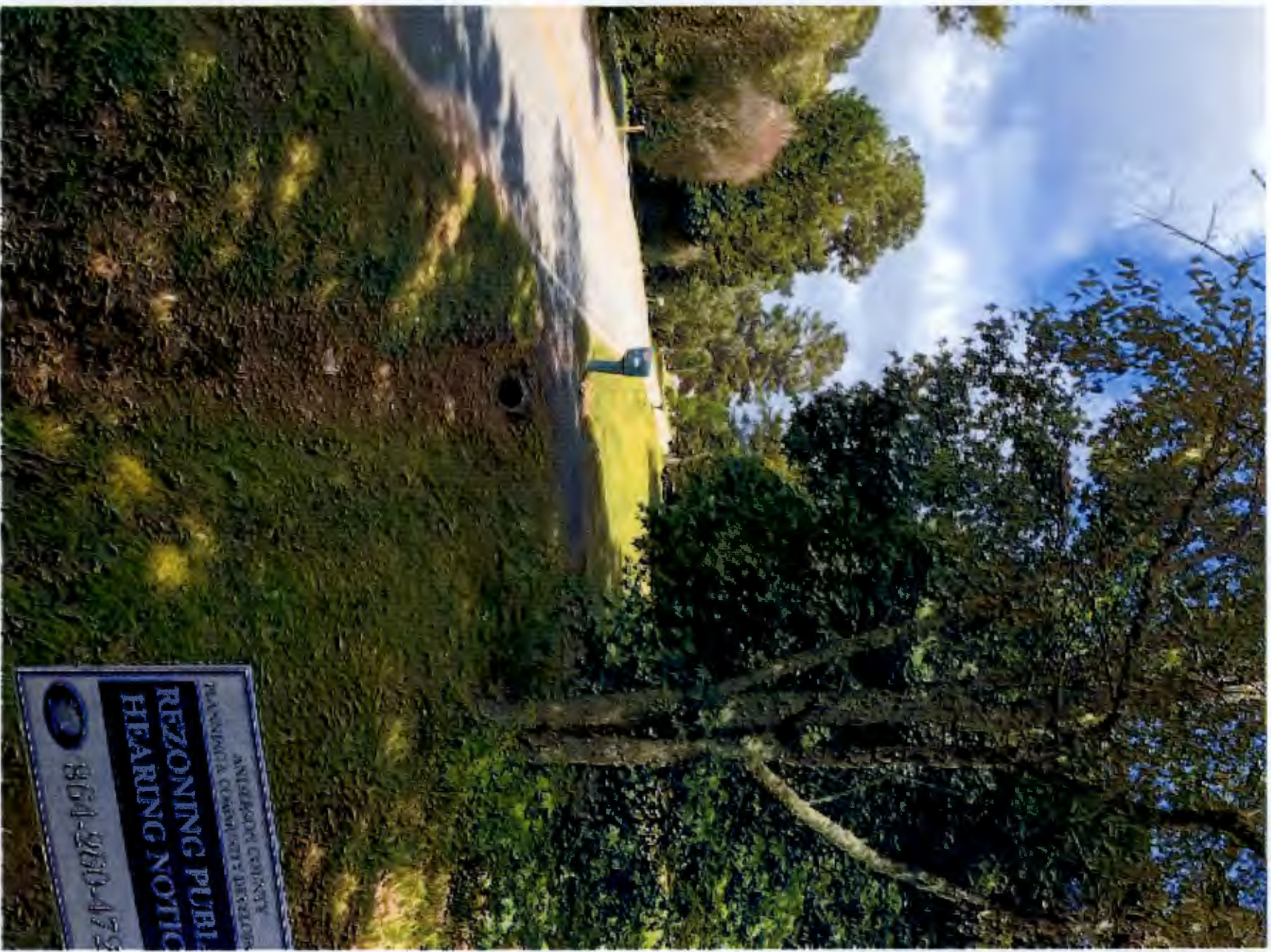




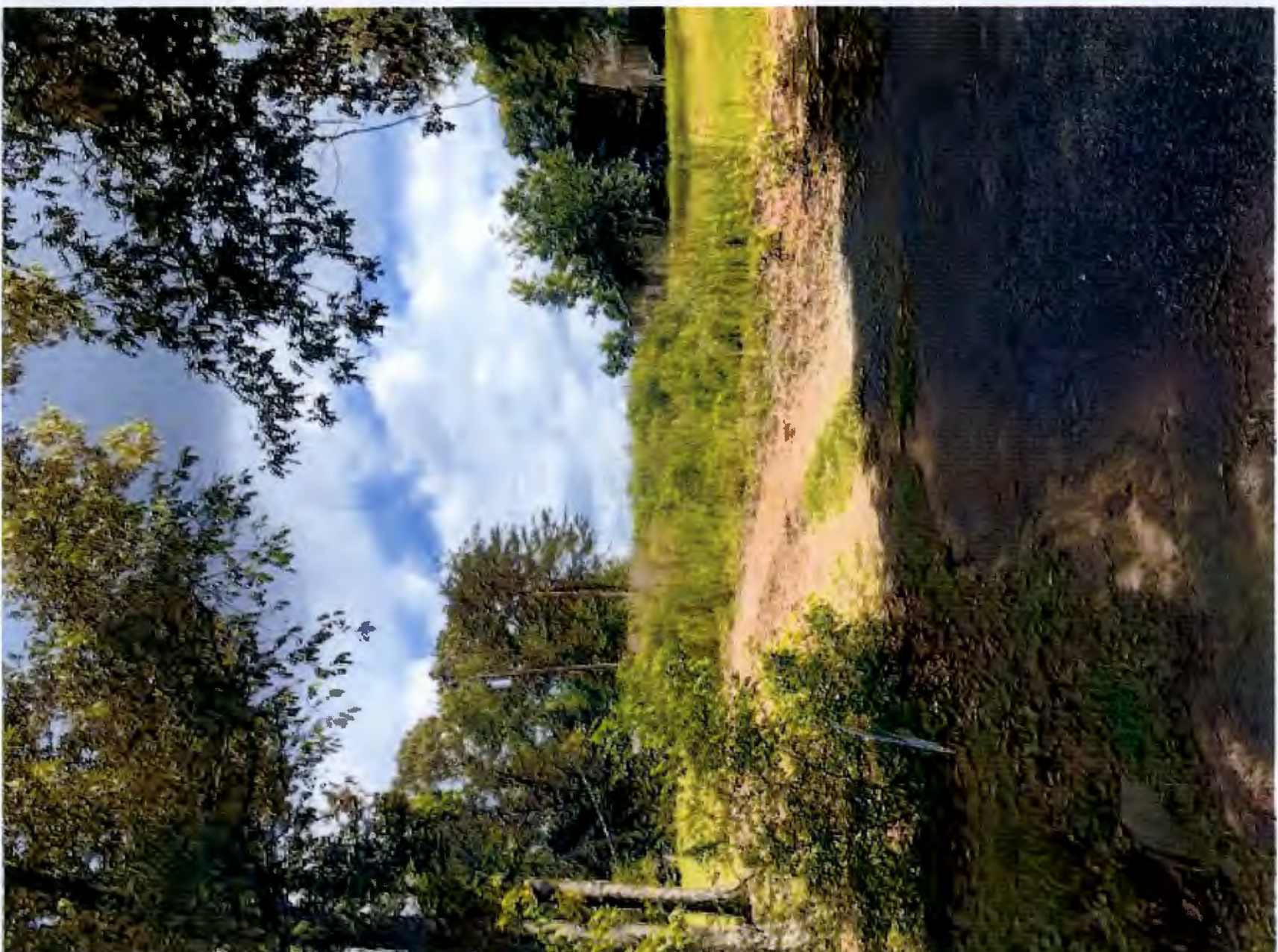
5/22/20



5/22/20











5/22/20

5/22/20





5/22/20



RECORDING NOTICE
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 05/22/20 BY 60320

5/22/20



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: May 29, 2020

TO: Matt Hogan
Roads & Bridges Manager

FROM: Bill Rutledge
Assistant Principal Engineer

Cc: Bee Baker
Principal Engineer

SUBJECT: Cornerstone Planned Development
William Walker Road Reclassification

The proposed Cornerstone Planned Development is adjacent to William Walker Road C-04-0043. Currently, this road is classified as a minor local road with one access point that limits the maximum average daily trips (ADT) to 500 per day. If the proposed William Walker Site Access #1 road is constructed, then the segment from there to SC Highway 187 will become a minor local road with two access points with a maximum ADT of 1,000. The development is estimated to add 874 trips per day to the road for a total ADT of 986. Based on the estimated ADT, current condition rating (58), width (17'), and pavement structure (AC), I would recommend this segment be upgraded to the current Anderson County Commercial Road Standards. Auxiliary left and right turn lanes for the eastbound movements should be constructed since the traffic impact study estimates the level of service (LOS) to decline from LOS B to LOS C.

The recommended upgrades to William Walker Road will consist of 66' Right of Way, 6" Stone Base Course, 2.5" Asphalt Binder Course, 2" Surface Course, and curb and gutter. The two lane section should be 24' wide and the three lane section for the auxiliary lanes near the intersection of Highway 187 would be 36' wide. The developer shall be responsible for all costs to upgrade William Walker Road including engineered plans, permits, right of ways, construction, and utility relocations.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

Brett Sanders
V. Chairman, District 4

Gracie Floyd
Council District 2

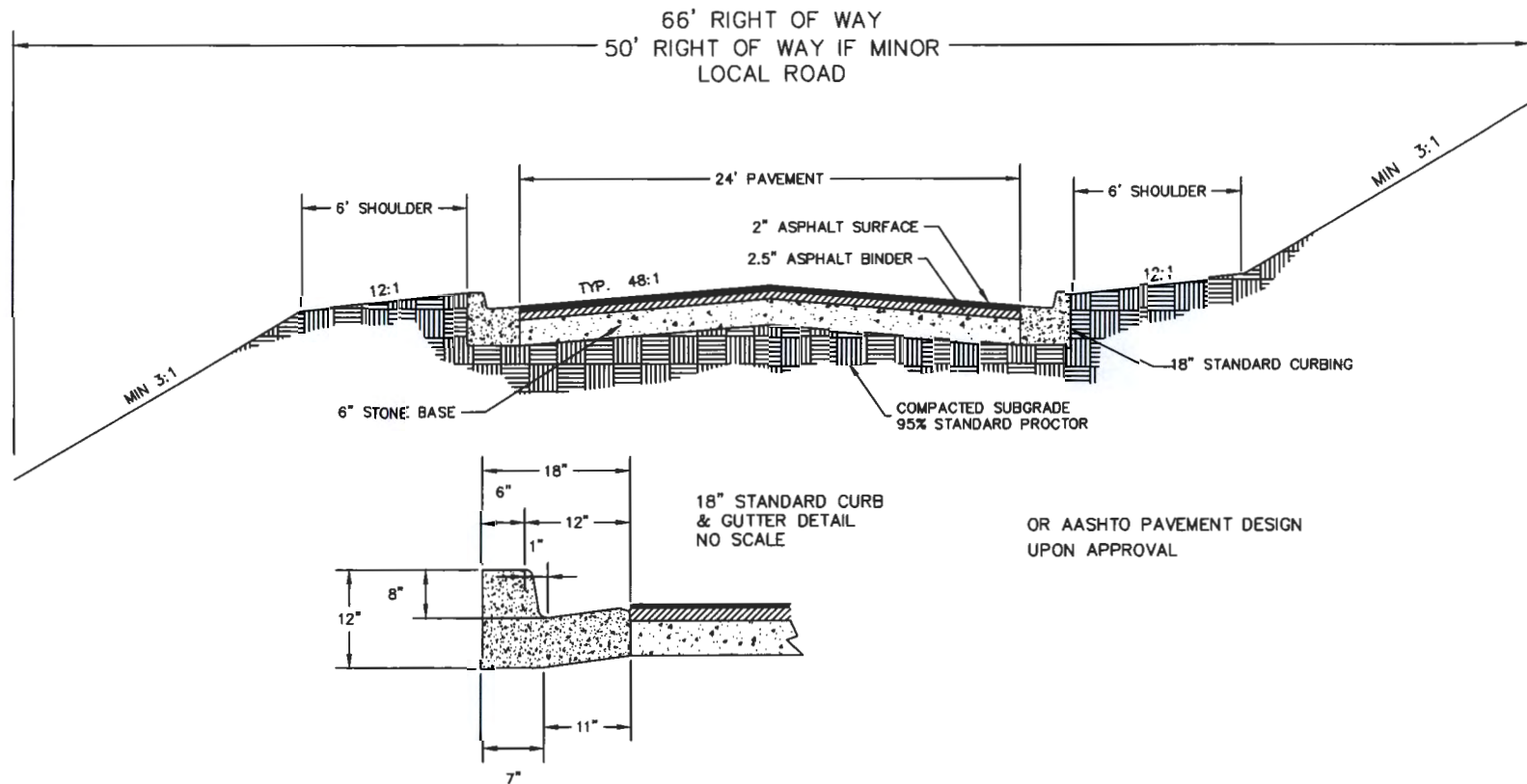
Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

MINIMUM ROAD IMPROVEMENTS COMMERCIAL STANDARD I



DAVIS & FLOYD

SINCE 1954

**Statement of Intent
for
Cornerstone Planned Development
A Mixed-Use Community**

**Highway 187, Fants Grove Road &
Burns Bridge Road
Anderson County, South Carolina**

**Prepared For
Spano & Associates, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746**

April 9, 2020

164 Milestone Way, Suite 200, Greenville, SC 29615

O: (864) 527-9800 F: (864) 527-9801

WWW.DAVISFLOYD.COM

Statement of Intent
Cornerstone Planned Development

Table of Contents

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 APPENDIX B – TRAFFIC STUDY	
 APPENDIX C - COLOR CONCEPTUAL PLAN	
 APPENDIX D – UTILITY LETTERS	
 APPENDIX E – BUFFERYARD REQUIREMENTS	

**CORNERSTONE PLANNED DEVELOPMENT
A MIXED-USE COMMUNITY**

**STATEMENT OF INTENT
HIGHWAY 187, FANTS GROVE ROAD AND BURNS BRIDGE ROAD
ANDERSON COUNTY, SOUTH CAROLINA**

APRIL 9, 2020

I. PURPOSE

The purpose of this Statement of Intent is to provide the information required per the Anderson County Zoning Ordinance and establish standards to guide the development of the Cornerstone Planned Development. The property is currently zoned R-20 and is proposed to be rezoned as a Planned Development District (PD) to allow for a mixed-use development. This Statement of Intent will specify the development standards including permitted land uses, restrictions, rules, densities, and amenities to be provided. It is expected that the development plan will evolve and change to meet specific market demands over the next three to six years. The Planned Development district will provide flexibility for the plan to make adjustments as needed to meet market demands, but also provide specific requirements to ensure the project maintains compatibility with the surrounding community.

A Preliminary Development Plan is provided as Appendix A with this application and is referenced throughout this Statement of Intent. A traffic study has been completed for the project and is provided as Appendix B.

A color conceptual plan to demonstrate one possible development plan is provided as Appendix C. This plan is not intended to be the final development plan and provided as a general guide of the concepts described in this Statement of Intent.

II. PROJECT AREA

The **Cornerstone** Planned Development is located in Anderson County along Highway 187, Fants Grove Road, Burns Bridge Road and William Walker Road. The property is across Fants Grove Road from the Clemson Research Park. The development consists of approximately 142 acres and includes the following parcels:

TMS #	Acreage
430001006	33.43
430001020	3.53
430001007	5.00
430011021	49.87

III. ZONING ORDINANCE PLANNED DEVELOPMENT CRITERIA

Homeowners Association

The common areas, amenities and open spaces will be owned and maintained by a Homeowners Association. There will also be an architectural review committee established to ensure the quality and consistency of the overall development.

Proposed Development Schedule

The project is expected to be constructed in multiple phases of generally 60-100 units per phase. A total of 5 to 7 years is anticipated for full project build out. It is anticipated at this time it will generally follow the schedule below, however, this is subject to change based upon market demand.

Initial phase of development is anticipated to include the property to the east of Highway 187, identified as Zone 1 (single-family detached lots). This property is anticipated to be developed in two phases over a 24 to 36-month period.

Once Zone 1 nears completion of buildout, the property to the west of Highway 187 will begin development. Development will start on this portion of property with development in Zone 2 (single-family detached) and partial development of Zone 4 (commercial). It is anticipated it will take an additional 24 to 48 months for development of Zone 2.

As Zone 2 continues to build out, Zone 3 will begin to be developed, if it is determined there is demand for single-family attached (townhomes) in the area. If it is determined there is limited demand, then Zone 3 may be modified to single-family detached homes.

At this time, Zone 5 is anticipated to be the last section to be developed.

It is anticipated that Zone 4 will be developed slowly over the course of the project, with primary demand coming for property in Zone 4 as the residential areas are completed and residents within the development create a higher demand for local commercial and office uses.

Public Improvements

The project will include the following public improvements:

- Construction of public roads within the development,
- Widening of Highway 187 to three lanes and turn lanes as identified in the traffic study,
- Reserving right-of-way at intersections for future signalization as identified in the traffic study,
- Improvement of William Walker Road as identified in the traffic study,
- Extension of public water mains to serve the development,

- Extension of public sewer mains and construction of two sewer pump stations (one on each side of Highway 187) to tie into the proposed sewer force main along Highway 187.
- Extension of electric, gas, phone and cable services as needed to serve the project.

Improvements will be constructed as needed for completion of each phase of development. Widening and turn lanes on Highway 187 will be completed prior to recording the final plat for more than 100 lots, subject to SCDOT approval.

Impact on Public Facilities

Public facilities that will serve this project include:

- Sandy Springs Water District
- Anderson County Wastewater
- AT&T
- Duke Energy
- Fort Hill Natural Gas
- Fire Department

Confirmation of service availability for each of these is attached in Appendix D.

Landscaping, Screening and Buffering

This project is located in a unique location in that it fronts on a primary corridor between Pendleton/Highway 76 and Interstate 85. It is adjacent to the Clemson Research Park which contains several industrial uses but is also in a relatively rural area of Anderson County that is being considered as a future growth corridor. Anderson County wastewater has a planned sewer expansion along Highway 187 that will enable more growth in this area. Therefore, we recognize the challenge of developing a project with greater density to minimize the amount of land utilized to provide housing to meet the demands of business and industry, while maintaining the general character of the community. In order to provide reasonable screening and buffering, the following landscaping and buffering will be provided.

The single-family detached lots (Zones 1, 2 & 5) have a density similar to a zoning classification of R-8, therefore, no buffer would be required between these areas and adjoining R-20 zoned property. However, in recognizing the possible concerns of area residents and surrounding property owners, the development will provide a minimum of a Type 1 Bufferyard as defined in the Bufferyard Requirements attached in Appendix E where Zones 1, 2 or 5 adjoin any residential zoned property.

Zone 3 does not adjoin any residential properties outside of the development. A minimum of a Type 2 Bufferyard will be provided between Zone 3 and Zone 4.

Zone 4 adjoins residential zoned property across William Walker Road. A minimum Type 3 bufferyard will be provided between Zone 4 and William Walker Road except for new road or driveway connections

to William Walker Road or to allow adequate sight distance at the intersection of William Walker Road and Highway 187.

Landscaping will be provided along public road frontages as follows:

Where Zone 1 adjoins Highway 187 and Zones 2 and 4 adjoin William Walker Road and Fants Grove Road, a minimum of a Type 2 buffer will be provided.

Where Zones 3 and 4 adjoin Highway 187 and Fants Grove Road, street screening will be provided as identified in Commercial Landscaping Standards in Appendix E. Parking lot landscaping will be required in Zone 4 per the Commercial Landscaping Standards.

Stormwater management areas may include wet or dry ponds. Wet ponds will be designed to be part of the amenity areas and will be landscaped, but not screened or fenced. Dry ponds will include landscape screening similar to a Type 1 buffer yard and a minimum of a 4' fence, however, trees are not permitted to be planted on the dam of the pond.

IV. DEVELOPMENT STANDARDS

Cornerstone Planned Development is a mixed-use development, comprised of single-family detached, single-family attached and commercial/non-residential uses. Architectural standards will be established for the development and will include an architectural committee to approve site plans and building plans for all development to ensure it is developed in a consistent manner.

It is proposed to provide one and two-story dwelling units in a traditional neighborhood development setting. The development will contain a maximum of 435 residential lots/units and up to 20 acres of commercial/non-residential uses. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community garden, and walking trails. The property will be developed with a focus on providing affordable work-force housing to support the needs of surrounding industry and businesses and neighborhood commercial uses to support the residents and businesses in the immediate vicinity.

The architectural concept is to provide homes that are compatible with the traditional homes in the surrounding neighborhoods. Bufferyards will be provided around the perimeter of the property wherever adjacent to existing homes or residential development to provide screening and aid in maintaining the existing character of the community. Buffering/screening will also be provided internally between residential and non-residential uses.

An architectural committee will be formed to review proposed development plans and ensure harmony, consistency and quality of the overall development.

The project is identified by several different Zones, which will be used to establish permitted uses within each area of the project. All references to Anderson County Zoning Ordinance refer to the Ordinance in effect at time of the Planned Development approval. The Zones are shown on the attached Preliminary Development Plan and are further described as follows:

Zone 1

Zone 1 includes approximately 50 acres on the east side of Highway 187 with access on Burns Bridge Road.

Density:	3.0 units/acre - Maximum of 150 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area and/or Buffers

The development will include several small pocket parks, sidewalks on one side of public roads, walking trails and stormwater management areas.

Zone 2

Zone 2 includes approximately 52.5 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	3.0 units/acre - Maximum of 157 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area, Parks and/or Buffers

This zone will include several small pocket parks, sidewalks on one side of public roads, walking trails, stormwater management areas and shared amenity area with Zone 3.

Zone 3

Zone 3 includes up to 15 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	8.0 units/acre - Maximum of 120 single-family attached units
Minimum lot size:	6000 square feet for single-family detached lots, none for single-family attached units
Minimum lot width:	50 feet for single-family detached lots, 22' for single-family attached units
Front setback:	20 feet, may be reduced to 8' for rear loaded garages or no garage units
Side setback:	none required, minimum 5' if provided
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area, Parks and/or Buffers

This zone will include pocket park, walking trails, sidewalks and shared amenity area with Zone 2. Stormwater management of this area may be provided in Zone 2.

Zone 4

Zone 4 includes up to 20 acres of commercial and/or non-residential uses. This zone is intended to allow for neighborhood commercial, office and/or continuing care retirement center that would be compatible with and support the local community.

Permitted Uses:	All uses within the O-D Office District, C-1N Neighborhood Commercial District and C-1R Rural Commercial District of the Anderson County zoning ordinance. Uses subject to Use by Special Exception within these districts shall also be allowed subject to approval of the special exception by the Board of Zoning appeals.
Structures:	One or more principal structures may be permitted on a single lot
Height Limitation:	No structure shall exceed a height of 45 feet except as provided in Section 6.7 of the Anderson County Zoning Ordinance.
Building Size:	No single building shall exceed 20,000 square feet. A maximum of 150,000 square feet of commercial/non-residential building is allowable.

	Maximum building lot coverage area on any lot shall not exceed 40% of the lot area. A minimum of 15% of all lots shall be open space or landscaping.
Building Materials	Commercial buildings shall be glass, brick, stone or other approved masonry siding or block construction with limited metal or siding as accents or trim.
Minimum lot size:	30,000 square feet for commercial or non-residential uses
Minimum lot width:	150 feet for commercial or non-residential uses.
Front setback:	30 feet from existing public roads, except commercial gasoline islands which shall be set back from all street rights-of-way not less than 15 feet
Side setback:	None is required, except on corner lots and lots adjacent to any residential district, in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than five feet in width
Rear setback	10 feet
Parking & Loading	Per Anderson County Zoning Ordinance Section 6:9 and 6:10
Screening	A minimum 6' tall fence, hedge, berm, evergreen foliage or combination thereof shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

Stormwater management of this area may be provided in Zone 2.

Zone 5

Zone 5 includes approximately 4.5 acres on the west side of Highway 187 with access on William Walker Road.

Density:	4.5 units/acre - Maximum of 19 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9

This zone will have sidewalks on one side of public roads and access to the walking trails and shared amenity areas with Zone 2 and 3. Stormwater management of this area may be provided in Zone 2.

General Development Standards (Zones 1, 2, 3 & 5)

Dwelling Quality and Size:

All single-family detached homes shall be minimum of three bedroom, two bath units. Single-family attached homes shall be a minimum of two-bedrooms, two bath units. A mix of single story, 1 ½ story, and two-story homes shall be constructed. A mix of gabled and hipped roof forms is desirable. No homes above two stories shall be permitted, excepting that homes may have habitable attic space and homes may be constructed with a usable basement space. Homes shall be a minimum of 1,200 square feet of heated area.

Lot Sizes and Density of Development: The maximum gross density of Zones 1, 2, 3 and 5 is a total of 435 units for the overall development.

Residential Construction and Maintenance: All residential units shall be conventional frame or masonry structures. No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings. All residences shall be properly maintained by the owners.

Cluster Mailboxes: The development will have several cluster mailbox locations throughout the project. These will be located to provide safe and secure access to residents and convenience to the USPS. Locations will be confirmed with USPS during the final design of each phase of the project.

Buffer and Screening Provisions: The development is designed to be compatible with the existing neighborhood community. Streets and homes will be landscaped, including street trees, sodded front yards and shrubbery around houses. Buffering and screening will be provided as shown on the Preliminary Development Plan and described in Appendix E.

Appendix A

Preliminary Development Plan

NOT FOR CONSTRUCTION

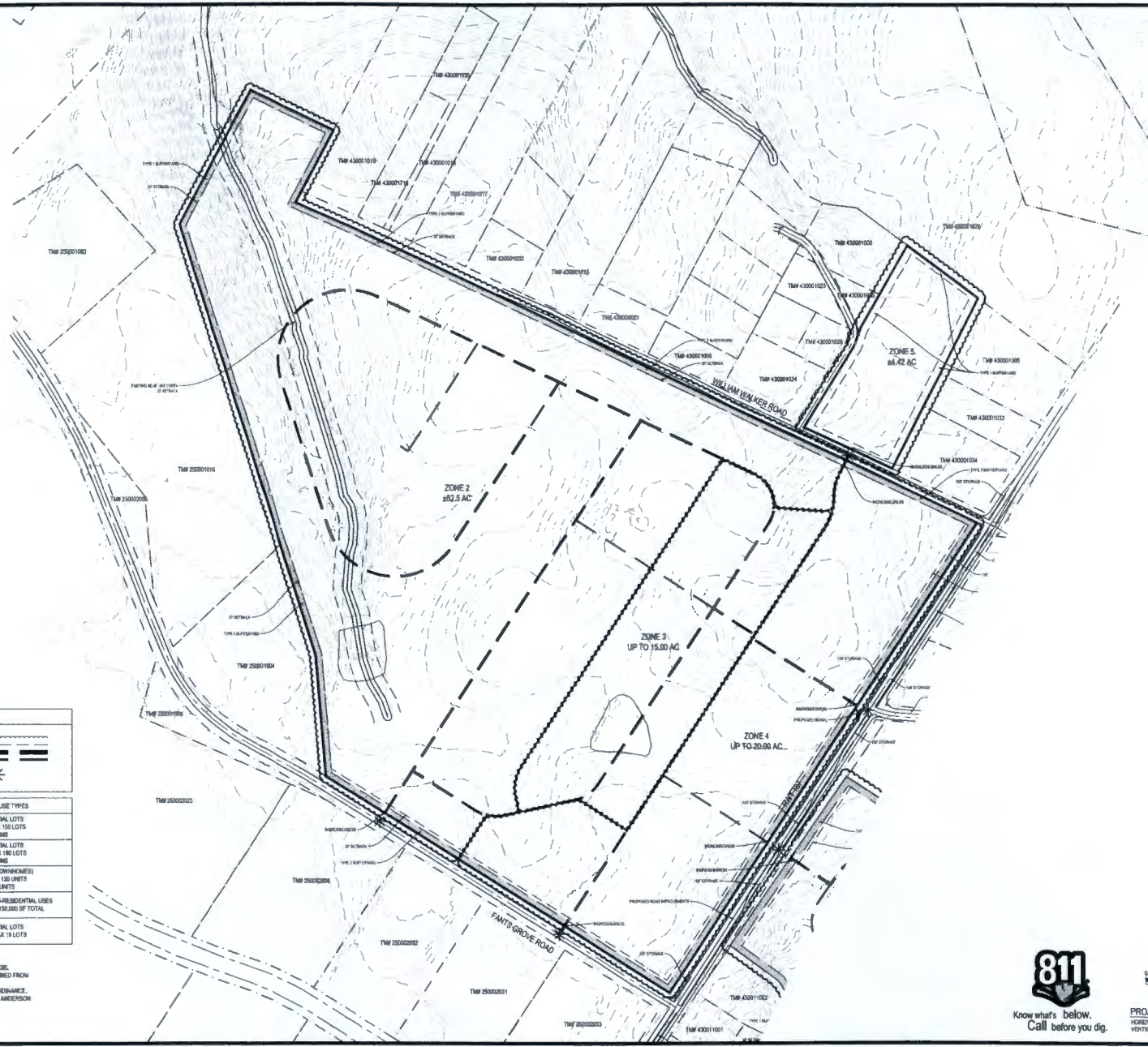
1. THE EXISTING TOPOGRAPHY FROM ANDERSON COUNTY GIS.
2. THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM
EXISTING RECORDED PLATS.
3. PAVING REQUIRED PER ANDERSON COUNTY ZONING ORDINANCE.
4. STORMWATER MANAGEMENT PLAN TO BE APPROVED BY ANDERSON
COUNTY DEVELOPMENT STANDARDS.
5. THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

PROPERTY INFORMATION	
TWP 430001009	83.48 AC
TWP 430001007	5.00 AC
TWP 430001000	3.53 AC
TWP 43001021	69.87 AC

LEGEND	
ZONE LINE	---
BUILDING SETBACK LINE	---
PRIMARY CIRCULATION	---
SECONDARY CIRCULATION	---
MAJOR ACCESS POINT	*

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES	
ZONE 1 48.87 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 3 UNITS / AC, MAX 150 LOTS MINIMUM 3 BEDROOMS
ZONE 2 55.5 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 3 UNITS / AC, MAX 180 LOTS MINIMUM 3 BEDROOMS
ZONE 3 15 AC	SINGLE-FAMILY ATTACHED (TOWNHOMES) DENSITY 8 UNITS / AC, MAX 120 UNITS MINIMUM 2 BEDROOM UNITS
ZONE 4 UP TO 20 AC	MIXED-OFFICE COMMERCIAL / NON-RESIDENTIAL USES MAX 20,000 SF SINGLE BUILDING, 150,000 SF TOTAL
ZONE 5 64.42 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 4.5 UNITS / AC, MAX 19 LOTS

GENERAL NOTES:
1. THE EXISTING TOPOGRAPHY FROM ANDERSON COUNTY GIS.
2. THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM
EXISTING RECORDED PLATS.
3. PAVING REQUIRED PER ANDERSON COUNTY ZONING ORDINANCE.
4. STORMWATER MANAGEMENT PLAN TO BE APPROVED BY ANDERSON
COUNTY DEVELOPMENT STANDARDS.



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: 1985

NOT FOR CONSTRUCTION

DAVIS & FLOYD
ENGINEERS
1000 W. MAIN ST. SUITE 200
GREENVILLE, SC 29615
(864) 636-1000

SPANIO & ASSOCIATES, INC.
1000 INTERNATIONAL HIGHWAY SUITE 200 WEST LANE FLORENCE, SC
29506-1000
803-651-1000

PRELIMINARY DEVELOPMENT PLAN
(UPPER SITE)

DATE	12/15/21
BY	JL
CHECKED	ML
IN CHARGE	ML
DATE	12/15/21
BY	JL
CHECKED	ML
IN CHARGE	ML
DATE	12/15/21
BY	JL
CHECKED	ML
IN CHARGE	ML
DATE	12/15/21
BY	JL
CHECKED	ML
IN CHARGE	ML
DATE	12/15/21
BY	JL
CHECKED	ML
IN CHARGE	ML

3

Appendix C

Color Conceptual Plan

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER



CORNERSTONE PLANNED DEVELOPMENT - OVERALL SITE PLAN

ANDERSON, SOUTH CAROLINA
 APRIL 9, 2020

0 400 800

DAVIS & FLOYD
 SINCE 1954

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430001020, 430001006, 430004007

ZONING:

- R-20 (EXISTING)
- PD (PROPOSED)

TOTAL ACREAGE: +/- 88.02 AC

FRONT SETBACK:

- 20' (INTERNAL ROADS)
- 30' (EXISTING ROADS)

SIDE SETBACK:

- 5' (ZONES 1, 2, & 5)
- NONE (ZONES 3 & 4)

REAR SETBACK:

- 20' (ZONES 1, 2, & 5)
- 10' (ZONES 3 & 4)

TOTAL PROPOSED LOTS: 176 TOTAL LOTS

AVERAGE LOT SIZE: 60' X 120'

TOTAL PROPOSED TOWNHOMES: 120 TOTALS

TYPICAL TOWNHOME SIZE: 26' X 60'

TOTAL PROPOSED OUTPARCELS: 7



CORNERSTONE PLANNED DEVELOPMENT - UPPER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA

APRIL 9, 2020

DAVIS & FLOYD

SINCE 1954

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430011021

ZONING:
R-20 (EXISTING)
PD (PROPOSED)

TOTAL ACREAGE: +/- 49.87 AC

FRONT SETBACK: 30'

SIDE SETBACK: 5'

REAR SETBACK: 20'

TOTAL PROPOSED LOTS: 150 TOTAL LOTS

AVERAGE LOT SIZE: 60' X 120'



CORNERSTONE PLANNED DEVELOPMENT - LOWER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA
APRIL 9, 2020

Appendix D

Utility Letters

Jamie,

I have spoken with the staff in Planning and at this time you will not be required to provide a letter for sewer collection for your request for Zoning. We have limited capacity in the WWTP that will serve this project and we are currently working with the other utilities to upgrade the WWTP for an potential increase of 1.5MGD. Hopefully this will allow you to proceed with your request for Zoning as we determine how best to meet your future request for allocation.

Sincerely,

Derrick Singleton
Anderson County Wastewater Manager
1500 Dalrymple Road
Anderson, SC 29626

PH# (864)260-4023
Fax# (864)261-6290

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[YourGOV for Android](#)



Anderson County

K. Elise Harris

From: BLACK, LARRY <lb0014@att.com>
Sent: Monday, March 30, 2020 3:47 PM
To: K. Elise Harris
Subject: RE: 042145.01 Highway 187 Development - Availability Request

The site near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, SC. Is served by AT&T.

Thanks,
Larry Black

MGR OSP PLNG & ENG DESIGN
Construction & Engineering-SE

AT&T

1003 Whitehall Rd, Anderson, SC 29625
P 864.222.9479 | lb0014@att.com

MOBILIZING YOUR WORLD

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From: RUBY, MICHAEL <mr205v@att.com>
Sent: Monday, March 30, 2020 3:20 PM
To: BLACK, LARRY <lb0014@att.com>
Cc: K. Elise Harris <eharris@davisfloyd.com>
Subject: FW: 042145.01 Highway 187 Development - Availability Request

Larry,

Please help Elise with her request about a new development in Anderson.

Michael Ruby
Manager OSP Plng and Eng Design
Upstate South Carolina

AT&T

471 Garlington Rd, Greenville, SC 29615
O: 864.239.5432 | C: 864.283.4674 | mr205v@att.com

MOBILIZING YOUR WORLD

From: K. Elise Harris [<mailto:eharris@davisfloyd.com>]
Sent: Monday, March 30, 2020 2:34 PM
To: RUBY, MICHAEL <mr205v@att.com>
Subject: 042145.01 Highway 187 Development - Availability Request

Michael,

Could you tell me if the following is located within AT&T's service area? The TMS #'s are 430001006, 430011021, 430001007, 43000102. The site is located on Highway 187 near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, SC.

Thank you for your help,

DAVIS & FLOYD
SINCE 1954

K. Elise Harris

STAFF CIVIL ENGINEER

164 Milestone Way
Suite 200, Greenville, SC 29615-6623
O. (864) 527-9800 Ext. 4117 | F. (864) 527-9801
E. eharris@davisfloyd.com | www.davisfloyd.com

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6910 Hwy. 76
Pendleton, SC 29670
Phone: 864-646-7729

10 February 2020

K. Elise Harris

Davis & Floyd

164 Milestone Way, Suite 200

Greenville, SC 29615

RE: Sandy Springs Water District Availability Letter. Big Tex Ph. 1 – Hwy. 187

Anderson Co. TMS #43-00-11-021, 43-00-01-020, 43-00-01-006, 43-00-04-007

Dear K. Elise Harris,

Sandy Springs Water District is the potable water provider for this area along SC 187. We currently have existing water mains located on SC 187 and Burns Bridge Road. We do have the ability to provide potable water to these parcels of land.

Please understand that there may be offsite water main extensions that will be required in order to provide adequate potable water to this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

Chris Brown

Operations Superintendent, Sandy Springs Water District.



April 6, 2020

Attn: K. Elise Harris
Davis and Floyd
164 Milestone Way Ste. 200
Greenville, SC 29615
eharris@davisfloyd.com

RE: Gas Available for Proposed Development along Hwy 187 (TMS: 430001006, 430011021, 430001007, and 43000102)

Dear Mrs. Harris:

Thank you for requesting information for natural gas availability for the proposed development along Hwy 187 at the intersection of Burns Bridge Rd and Fants Grove Rd in Anderson, SC. Fort Hill Natural Gas Authority is the natural gas supplier in northern Anderson County. Natural gas is readily available at the site via a 4" natural gas distribution main on Hwy 187. The existing gas main has sufficient volume and pressure to support the proposed development.

Fort Hill looks forward to the opportunity to welcome new business to Anderson County, South Carolina. Please contact me at 864-850-7120 (office) if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kayla B. Ward".

Kayla Ward

Business Development Assistant

311 South Pendleton Street
Easley, South Carolina 29640
Phone: (864) 859-6375
Fax: (864) 859-5532
Web Site: www.fhnnga.com

Exhibit A



Red and purple lines represent natural gas distribution main lines.

K. Elise Harris

From: Duffie Cochran <dcochran@acfd.org>
Sent: Tuesday, April 7, 2020 2:22 PM
To: K. Elise Harris
Subject: Re: 042145.01 Cornerstone Development Highway 187

The access width looks good for both subdivisions.

On Tue, Apr 7, 2020 at 2:15 PM K. Elise Harris <eharris@davisfloyd.com> wrote:

Duffie,

Please see the mark-ups on the PDF attached.

Thanks,

From: Duffie Cochran <dcochran@acfd.org>
Sent: Tuesday, April 7, 2020 2:03 PM
To: K. Elise Harris <eharris@davisfloyd.com>
Subject: Re: 042145.01 Cornerstone Development Highway 187

The amount of fire line access points are sufficient for the proposed subdivision. I would like to know the length of the main drives on both sides of Highway 187 and the road widths.

On Tue, Apr 7, 2020 at 1:15 PM K. Elise Harris <eharris@davisfloyd.com> wrote:

Duffie,

Please see attached the preliminary layout for the mixed use development along Highway 187. Do not hesitate to let me know if you need any additional information.

Thanks,

DAVIS & FLOYD
SINCE 1954

K. Elise Harris

STAFF CIVIL ENGINEER

164 Milestone Way
Suite 200, Greenville, SC 29615-6623
O. (864) 527-9800 Ext. 4117 | F. (864) 527-9801
E. eharris@davisfloyd.com | www.davisfloyd.com

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--

Respectfully,

Duffie Cochran

CFM / NICET Certification # 151824

Fire Marshal

Anderson County Fire Department

210 McGee Road

Anderson S.C. 29625

(864)-332-5432

--

Respectfully,

Duffie Cochran

CFM / NICET Certification # 151824

Fire Marshal

Anderson County Fire Department

210 McGee Road

Anderson S.C. 29625

(864)-332-5432



Kandace Collins
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: 864-260-6052
C: 864-209-9417

April 8, 2020

K. Elise Harris
Staff Civil Engineer
164 Milestone Way
Suite 200, Greenville, SC 29615
O. (864) 527-9800 Ext. 4117

Subject: Letter of Electric Availability

Dear Ms. Harris:

This letter confirms that Duke Energy can provide electric service to the proposed site located near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, S.C. (TMS 430011021, 430001020, 430001006, & 43000400), provided all necessary easements, permits and rights-of-way can be obtained. Please call Kandace Collins at Duke Energy at (864) 260-6052 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kandace S. Collins

Kandace S. Collins
Engineering Design Associate
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: (864) 260-6052
C: (864) 209-9417
Kandace.Collins@duke-energy.com

Appendix E

Bufferyard Requirements



Anderson County

Bufferyard

Requirements



What is a BUFFERYARD?

A Bufferyard can be a natural landscaped area or landscaping that is required to create a “buffer” between different land uses.

When development occurs, trees and natural areas are often destroyed. Restoring or creating a new bufferyard will help eliminate potential problems such as noise, dirt, signs, lights, parking areas, buildings, and other possible adverse effects.



Before you cut down that tree...

The use of **Existing, Native Plant Material**
IS STRONGLY
ENCOURAGED.....!



Buffeyards should be landscaping that is an integral part of the development and should be done in a manner in which minimizes disturbances to native trees...

But NEVER located within a right-of-way!

What kind of plants should be used for your **BUFFERYARD?**

CANOPY TREES	Such as OAKS, MAGNOLIAS, MAPLES, etc. These trees should be no less than 6 feet when planted and purchased in containers or field-grown b/b material. Canopy trees are typically planted 15'- 20' apart, center.
UNDERSTORY TREES	Such as DOGWOODS, CREPE MYRTLES, HOLLY TREES, PLUMS, etc. These lower growing trees should be 4'- 6' minimum when planted and purchased in as large of a container as possible or purchased as field-grown.
EVERGREENS/ CONIFERS	Such as JUNIPERS, CEDARS, PINES, etc. For all practical purposes, they are best purchased in 4-10 gallon containers. When used to create a blind, varieties such as Leyland Cypress, White Pines, and Hetzi Juniper are good choices and should be planted approximately 8' - 12' apart, center to center. When used as a ground cover, 1-3 gallon junipers will mass quickly when planted 2' - 4' apart, center to center. Other ground covers available: Lerioppe, Ivy, Periwinkle, etc.
SHRUBS	Such as many varieties of JUNIPER, LIGUSTRUM, AZALEA, CAMELIA, BOXWOOD, AND PHOTINIA. Best obtained in 3-4 gallon containers and planted at 3' - 6' apart, center to center.

Please note that some of the bufferyard requirements will include fencing and berms.



Plant Materials in Bufferyards without a Structure			
Type	Description	Planting Size	
		Height	Container
Canopy Trees	Hickory, Oaks, Magnolia, and Maples	>6 foot	Container or field grown B&B
Understory Trees	Fruit Trees, Sourwoods, Dogwoods, Crepe Myrtles, and Holy Trees	>4 foot	Container
Evergreens	Juniper, Cedars, Pine, Cypress, Blue Spruce Tree, Oak, Maple, Birch, Ash, Willow, Poplar, Aspen Beech, and Walnut		4—10 gallon container
Shrubs	Juniper, Ligustrum, Azalea, Camelia, Boxwood and Photinia		3—4 gallon container

Plant Materials in Bufferyards with a Structure		
Type	Abutting Structures, Fences, Berms	All other
Canopy Tree Single Stem	1½ inch caliper	2½ inch caliper
Canopy Tree Multi-Stem Clump	6 ft. height	10 ft. height
Understory Tree	4 ft. height	1½ inch caliper
Evergreen Tree	3 ft. height	5 ft. height
Shrub Deciduous	15 inches height	24 inches height
Shrub Evergreen	12 inches height	18 inches height

APPENDIX F

FENCES

SYMBOL	HEIGHT
<u>F₁</u>	<u>3'</u>
<u>F₂</u>	<u>4'</u>
<u>F₃</u>	<u>5'</u>





Wood Stockade/Opaque Fence (non-perishable supports) the finished side of the fence MUST face the ADJACENT property owners.

WALLS

SYMBOL	HEIGHT
<u>F₄</u>	<u>6'</u>
<u>F₅</u>	<u>8'</u>

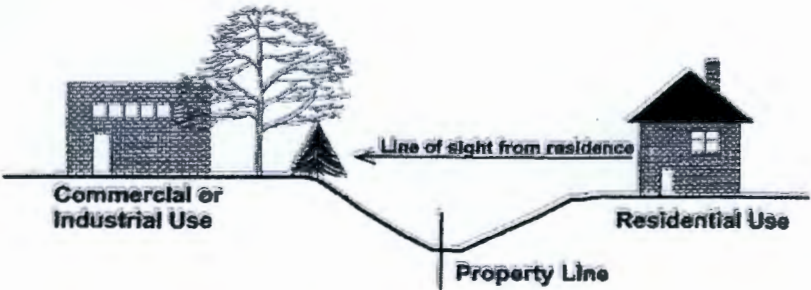


Masonry Wall (Poured concrete stucco, concrete block, brick etc.)

BERMS			BERM FENCES		
					
SYMBOL	HEIGHT	MATERIAL	SYMBOL	HEIGHT	MATERIAL
B ₁	3'	EARTH	BF ₁	3'	BERM W/3' STOCKADE FENCE
B ₂	4'	EARTH	BF ₂	4'	BERM W/4' STOCKADE FENCE
B ₃	5'	EARTH	BF ₃	5'	BERM W/5' STOCKADE FENCE

APPENDIX G

TRANSITION BUFFERYARD



Sec. 38-122. - Bufferyards.

- (a) *Purpose.* The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, the bufferyard offers the developer several options, each of which is calculated to buffer to an equivalent degree through distance (setbacks) and/or density (mass). The unique feature of the bufferyard is that it is flexible. It may vary in distance and density based on what is proposed, what is existing on the adjacent property, and the type of bufferyard selected from one of the six prescribed options shown on appendix D.
- (b) *Definition.* A bufferyard is an area within a parcel, together with plantings, fences, berms, walls, and other screening devices required thereon.
- (c) *Location of bufferyards.* Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however they may occupy part or all of any front, side or rear yard setback required by article III of this chapter. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.
- (d) *Determination of bufferyard requirements.* To determine the bufferyard required between two adjacent parcels, the following procedure shall be followed:
 - (1) Identify the proposed land use.
 - (2) Identify the use of parcels adjacent to the proposed use.
- (3) Determine the bufferyard required on each boundary (or segment thereof) of the proposed land use by referring to the table of bufferyard requirements in appendix E of this article, and illustrations contained in this section which specify the bufferyard options between a proposed use and the existing adjacent use. Where an existing use includes undeveloped land, the bufferyard requirements of this section shall apply only to that segment of the property line separating the two uses.

Note: The number designation contained in the table refers to the type of bufferyard specified by the illustrations contained in this section.

- (e) *Bufferyard specifications.* The illustrations contained on Appendix F specify the type and quantity of plant materials required by each bufferyard. The requirements are stated in terms of the width of the bufferyard and the number of plants required per 100 feet of bufferyard. The requirements of a bufferyard may be satisfied by any one of the options illustrated. Each illustration depicts the total bufferyard required between two uses. Whenever a wall, fence or berm is required within a bufferyard, these are shown as structures in the following illustrations wherein their respective specifications also are shown.

The exact placement of required plants shall be the decision of the developer, except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening. All bufferyard areas shall be seeded with lawn grass or suitable ground cover. All bufferyards shall be installed and approved prior to issuance of a final certificate of compliance for the project. Alternatively, where weather conditions prohibit completion of bufferyards, a letter of credit in favor of the county in an amount equal to 125 percent of the estimated cost of landscaping of the bufferyard(s), based on the estimate of an established nursery or licensed landscape architect, may be filed with the county. The letter of credit must be valid for a period of not less than one year. In the event the owner/developer fails to complete landscaping of all required bufferyards within six months of the date of issuance of the final certificate of compliance, the county may complete installation of the bufferyard(s) and apply the letter of credit against the costs involved with said work.

- (f) *Minimum plant size.* Plants shall be sufficiently sized to ensure buffering and screening at the time of installation. Where the bufferyard illustrations indicate a mass or line of plants paralleling the length of the property line, the plant materials shall be sufficiently sized to ensure obscurity at the time of installation. However, seedling plants may be used where berms or structures are required as part of the bufferyard. The table contained in appendix F shall serve as a guide for determining minimum plant size.

(g) *Bufferyard substitutions.*

(1) Evergreen canopy or evergreen understory trees may be substituted as follows:

- a. In the case of deciduous canopy forest trees, up to a maximum of 50 percent of the total number of canopy trees otherwise required.
- b. Evergreen canopy or evergreen understory trees may be substituted for deciduous understory trees and deciduous shrubs, without limitations.

(2) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.

(3) Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

(4) Structures, where required, may be substituted with approval of the administrative official.

(5) Where, owing to existing land use, lot sizes, or configurations, topography or circumstances peculiar to a given piece of property, the bufferyard requirements of this section cannot reasonably be met, the developer may request and the planning commission staff may approve the substitution of appropriate screening, in the way of a fence or wall structure, illustrated by this section, along the property line of the proposed use.

(6) Where required by the bufferyard illustrations, berms may be substituted for more intense plantings, by increasing the plant unit multiplier by 0.25.

(h) *Outside storage on nonresidential lots.* Any proposed commercial, industrial or other nonresidential use with over 500 square feet of outside storage area for materials to be sold, salvaged, stored and the like shall install a class 6 bufferyard around the outside storage area. Other uses on the site, if any, shall carry the appropriate bufferyard classification specified by the table of bufferyard requirements at the end of this section.

(i) *Containers and dumpsters.* All exterior garbage containers and dumpsters, except those used on a temporary basis during construction or those with a capacity of less than four cubic yards, shall be screened on at least three sides by an F3 or F4 fence or wall (See appendix F), intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be at least one foot higher than the height of the container, but shall not be required to exceed eight feet in height. The open end of any such enclosure shall not face the road upon which the use fronts.

(j) *Fences and walls; appearance.* All fences and walls used as part of the bufferyard requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate.

(k) *Berms.* Where required, berms may be located anywhere within the bufferyard, provided they parallel the property line.

(l) *Use of bufferyards.* A bufferyard may be used for passive recreation; however, no plant material may be removed. All other uses are prohibited.

(m) *Required maintenance.* The maintenance of required bufferyards shall be the responsibility of the property owner. All bufferyards shall be properly maintained so as to ensure continued buffering. Failure to do so is a violation of this article, and may be remedied in the manner prescribed for other violations.

(n) *Transition bufferyards.* Where any commercial or industrial use is to be located within 2,000 feet of any residential use and is in full view from said residential use, a type II bufferyard shall be installed along the building line or any side lot line to obstruct said view from the residential use. In the event changes of elevation between said uses necessitate placement of the bufferyard at or near the highest point between the uses to obstruct the view, the bufferyard shall be placed at the highest point feasible. (See appendix G)

(Ord. No. 03-007, § 1, 4-15-03)

The UNIQUE feature of the Anderson County BUFFERYARD REQUIUREMENT is its Flexibility

There are 6 Bufferyard Types required by the County. The Development Standards Office will help you determine the type required for your development.

Example: Every 100'
on your Property



APPENDIX D

Type 1

	Depth/Width			
	5'	10'	20'	30'
Canopy Trees	2	1.5	1	0.5
Understory Trees	4	3	2	1
Evergreens/Conifers	4	3	2	1
Shrubs	4	3	2	1
Structure	None	None	None	None

Type 2

	Depth/Width			
	10'	20'	30'	40'
Canopy Trees	4	3	2	1
Understory Trees	6	4.5	3	1.5
Evergreens/Conifers	8	6	4	2
Shrubs	7.5	3	5	2.5
Structure	None	None	None	None

Type 3

	Depth/Width			
	15'	25'	40'	50'
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 4

	Depth/Width			
	20'	30'	50'	60'
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 5

	Depth/Width			
	25'	35'	60'	75'
Canopy Trees	6	4.5	3	1.5
Understory Trees	12	9	6	3
Evergreens/Conifers	12	9	6	3
Shrubs	16	12	8	4
Structure	F3	B3/BF1	B2	B1

Type 6

	Depth/Width			
	30'	45'	70'	90'
Canopy Trees	8	6	4	2
Understory Trees	12	9	6	3
Evergreens/Conifers	16	12	8	4
Shrubs	20	15	10	5
Structure	F4/BF1	F3/B3	B2	B1

BUFFERYARD REQUIREMENTS TABLE

The number in the table is the type of bufferyard required for the proposed land use

[illegible]

If the proposed property is zoned and adjacent property is zoned then the requirement is based on the intended use on the adjacent property.

If the proposed property is zoned and adjacent property is unzoned then the requirement is based on the actual use of the adjacent property.

If the proposed property is unzoned and adjacent property is unzoned then the requirement is based on the actual use of the adjacent property.

the proposed property is zoned and adjacent property is zoned then the requirement is based on the intended use of the adjacent property.

A PD has multiple local elements. The different requirements default to the table element that comes at the same time for the specific parcel with in the PD and the adjacent parcel outside the PD. Different requirements with a PD default to the land use in that table unless otherwise specified. All in this PD application that is approved by Commission and Council.

An AP² is by nature a conversion to residential use of an existing non-residential property. The safeguard requirements default to the appropriate standard element based on the nature of the land use as determined after approval of the RPD by the Commission and Council.

336 Special Enrichment

KEY The first number references the requirement if the user has an official station. The second number references the requirement if the user has only an official or collector station.

SUGGESTION: In order to maximize your open space potential, consult a professional landscape designer...

Landscape Design Example:

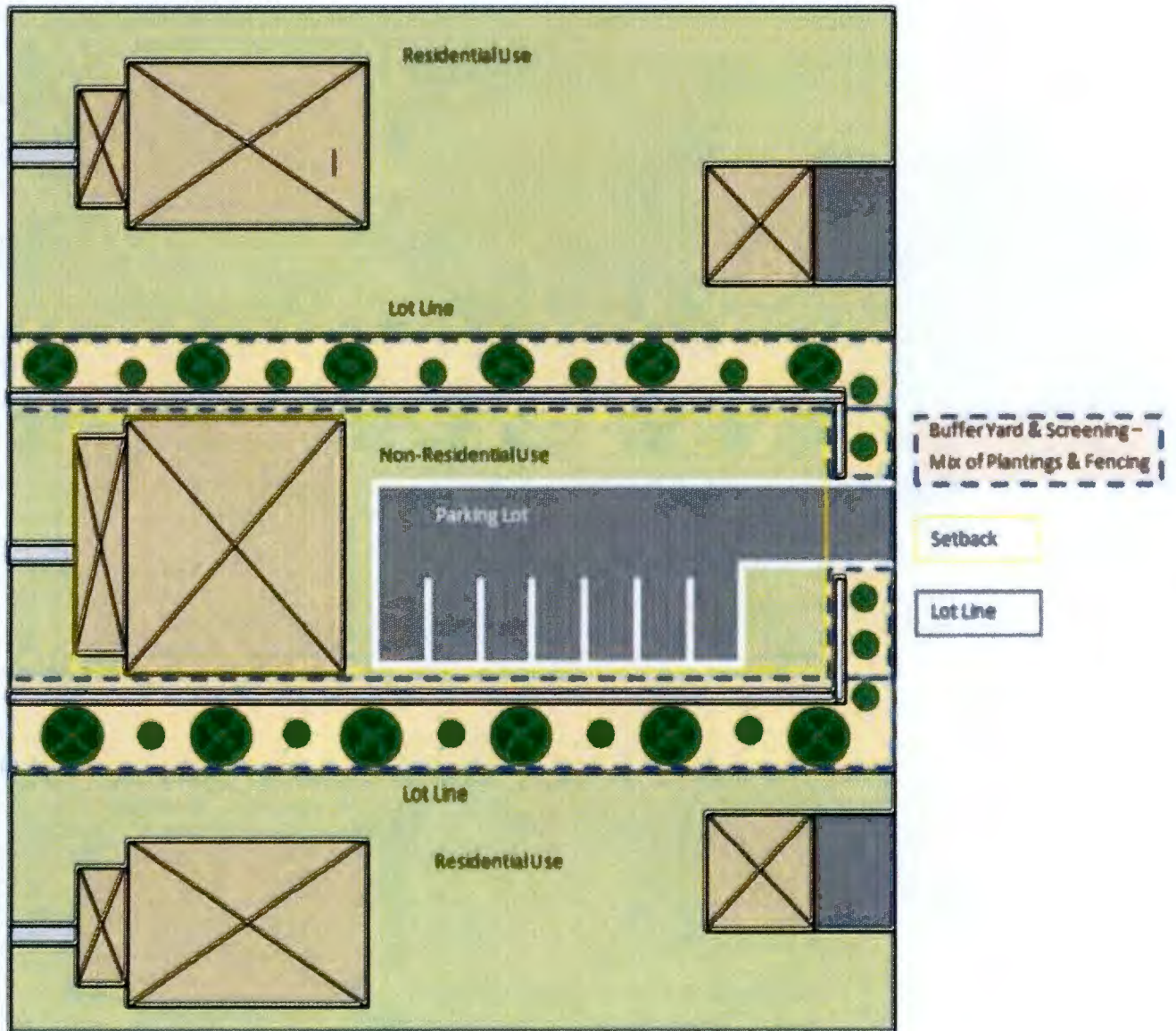


Figure 7.1 Buffer and Screening Example – Plan View

Cornerstone Planned Development

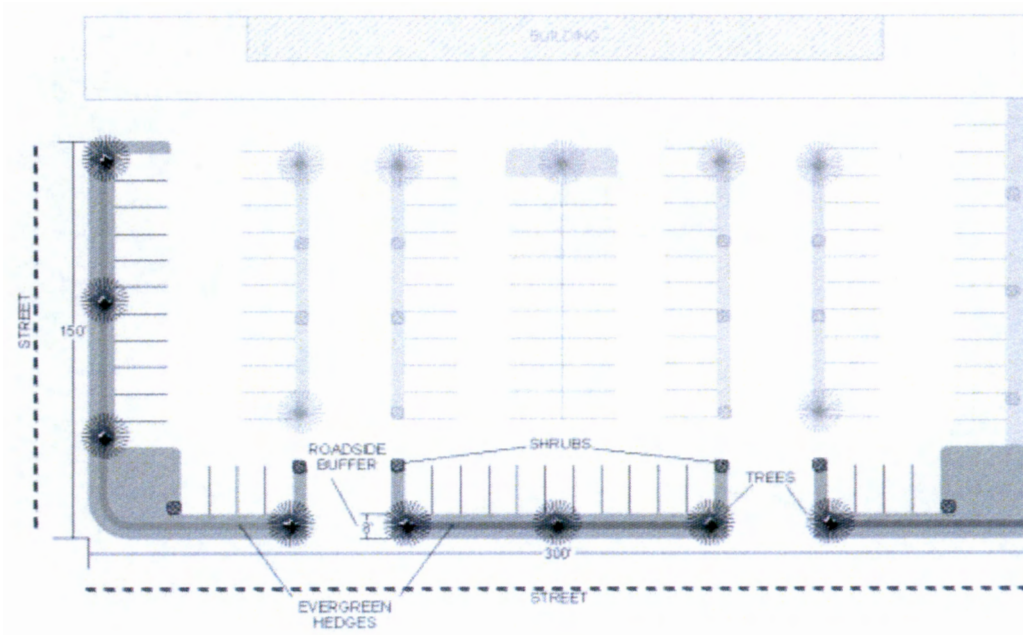
Zone 4 – Commercial Landscaping Standards

All new off-street parking lots with ten (10) or more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads.

Roadside Buffers

The minimum roadside buffer width shall have an average planting width of eight (8) feet with the minimum width for any buffer yard being five (5) feet. Buffers shall contain the following plant materials:

- An average of one (1) tree for every sixty (60) feet of linear road frontage. Trees shall be spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
- Shrubs spaced to provide an evergreen screen within three (3) years of installation.
- Within the buffer yard, fences, walls, earthen berms or any combination thereof may be used to meet the requirements of this section so long as they are a minimum of thirty (30) inches in height and provide a visual screen. Berms shall have a side slope no greater than 2:1.
- Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.



Interior Plantings

In addition to all other landscaping requirements, all new off-street parking lots with sixty (60) or more spaces shall provide and maintain landscaped planting areas within the interior of, and adjacent to, the parking lot.

- Interior planting islands shall have a minimum planting area of eight (8) feet wide by eighteen (18) feet long.
- In addition to the required trees and shrubs, planting areas shall be grassed or covered with mulch.
- All planting areas shall be protected from vehicular intrusion by the installation of curbing or wheel stops.
- Each landscaped planting area shall contain trees and shrubs at the rates listed below rounded upward to the next whole number:
 - One (1) tree for every fifteen (15) parking spaces
 - One (1) shrub for every five (5) parking spaces

Interior planting areas shall be designed within or adjacent to the parking area(s) as:

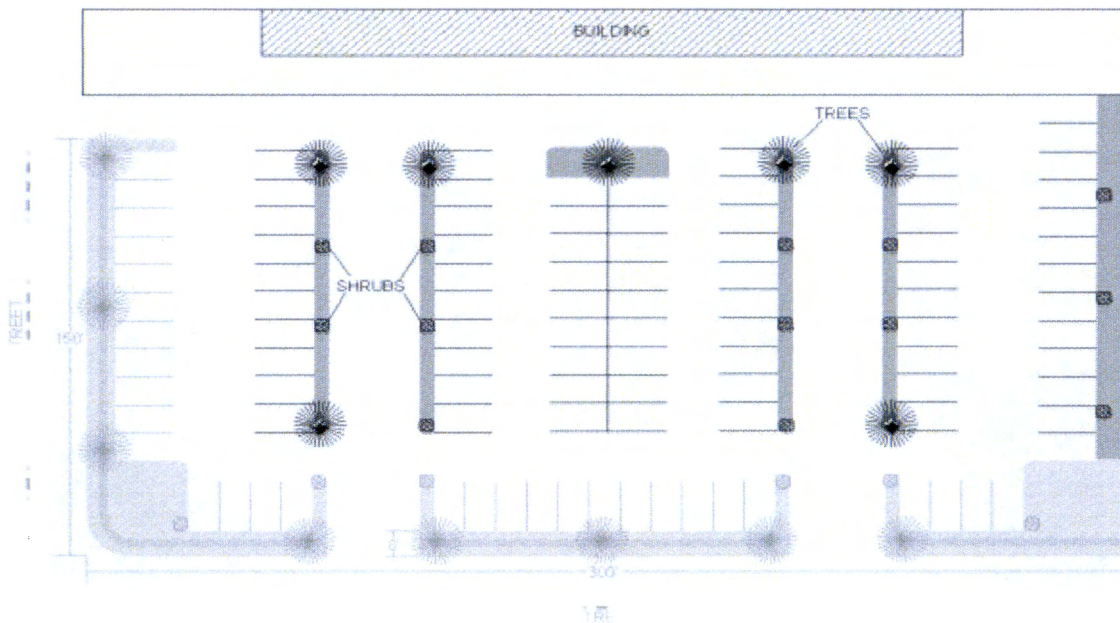
- Islands, located at the end of parking bays;
- Islands, located between parallel rows of cars;
- Driveway medians, a minimum of eight (8) feet in width;
- Intermediate islands; or
- A combination of the above

Trees and shrubs must be planted within twenty (20) feet of the parking area to satisfy the interior planting requirements.

The design size and shape of the interior planting areas shall be at the discretion of the owner; however, no parking space shall be:

- Located farther than ninety (90) feet from the trunk of a shade tree;
- Separated from a shade tree by a building or other structure.

Parking structures are excluded from interior landscape areas.



Planting Material Specifications

- A. A minimum of 75% of trees planted to meet this requirement shall be shade trees (unless precluded by utilities)
- B. Shade trees shall have a minimum planting size of two (2) inches measured eighteen (18) inches above grade.
- C. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.
- D. Evergreen shrubs shall have a minimum installed height of twelve (12) inches and a minimum height of thirty (30) inches within three (3) years of installation. All shrubs inside the sight triangle at points of ingress and egress shall not exceed thirty-six (36) inches in height.

Suggested Plant List

This list is not intended to be all-inclusive, but does include common trees and shrubs suitable for use in this region. Professional expertise should be sought to determine the appropriate plant materials for any particular site, when considering individual site, soil, moisture, and microclimate conditions.

Shade Trees	Small Trees	Evergreen Shrubs
<p>Baldcypress, <i>Taxodium distichum</i> Chinese Elm, <i>Ulmus parvifolia</i> Cryptomeria, <i>Cryptomeria japonica</i> Dawn Redwood, <i>Metasequoia</i> Deodar Cedar, <i>Cedrus deodara</i> Japanese Zelkova, <i>Zelkova serrata</i> Japanese Pagoda, <i>Sophora japonica</i> Littleleaf Linden, <i>Tilia cordata</i> Laurel Oak, <i>Quercus laurifolia</i> Red Maple, <i>Acer rubrum</i> River Birch, <i>Betula nigra</i> Schumard Oak, <i>Quercus schumardi</i> Southern Magnolia, <i>Magnolia grandiflora</i> Water Oak, <i>Quercus nigra</i> White Ash, <i>Fraxinus americana</i> White Oak, <i>Quercus alba</i> Willow Oak, <i>Quercus phellos</i></p>	<p>Carolina Silverbell, <i>Halesia carolina</i> Kwanzan Cherry, <i>Prunus serrulata</i> Crape-Myrtle, <i>Lagerstroemia indica</i> Flowering Dogwood, <i>Cornus florida</i> Kousa Dogwood, <i>Cornus kousa</i> GoldenRaintree, <i>Koelreuteria paniculata</i> Japanese Maple, <i>Acer palmatum</i> Amur Maple, <i>Acer ginnale</i> Pissard Plum, <i>Prunus cerasifera</i> Eastern Redbud, <i>Cercis canadensis</i> Saucer Magnolia, <i>Magnolia soulangiana</i> Serviceberry, <i>Amelanchier arborea</i> American Holly, <i>Ilex opaca</i> Yoshino Cherry, <i>Prunus yedoensis</i></p>	<p>Azalea, <i>Azalea obtusum</i> Harland Boxwood, <i>Boxus harlandii</i> Dwarf Boxwood, <i>Boxus sempervirens</i> Dwarf Yaupon Holly, <i>Ilex vomitoria</i> Dwarf Buford Holly, <i>Ilex cornuta</i> Dwarf Nandina, <i>Nandina domestica</i> Carissa Holly, <i>Ilex cornuta</i> Inkberry Holly, <i>Ilex glabra</i> Japanese Holly, <i>Ilex crenata</i> Otto Laurel, <i>Prunus laurocerasus</i> Parsons Juniper, <i>Juniperus davurica</i> Tamarix Juniper, <i>Juniperus sabina</i> Schipka Laurel, <i>Prunus laurocerasus</i> Curlyleaf Ligustrum, <i>Ligustrum japonica</i> India Hawthorn, <i>Raphiolepis indica</i></p>