

# Anderson County Planning Commission

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David Cothran, Chair, District #5  
Ed Dutton, District #1  
Brad Burdette, District #3  
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6  
Lonnie Murray, District #2  
Jerry Vickery, District #4

April 11, 2017  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from March 14<sup>th</sup> meeting)
4. Old Business
5. New Business
  - A. Preliminary Subdivision: Northville
6. Other Business
  - A. Special Called Meeting - Tuesday, April 25, 2017 at 6PM
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2<sup>nd</sup> floor of the old courthouse, located at 101 South Main Street, Anderson.

**Anderson County Planning Commission**  
**Tuesday, March 14, 2016 • 6:00 PM**  
**County Council Chambers • Second Floor – Old Courthouse**  
**Anderson, South Carolina**

**Minutes**

*In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.*

Members Present: Ed Dutton, Lonnie Murray, Brad Burdette, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: David Cothran

Staff Present: Alesia Hunter, Michael Forman, Henry Copeland, Jeff Parkey and Celia Myers

Call to Order: Vice-Chair Jones called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Vice-Chair called for any changes to the minutes from the February 14<sup>th</sup> regular Commission meeting. Hearing none, the minutes were approved.

Public Hearings:

**Variance Request –**

Ms. Alesia Hunter presented the request for a variance at 1146 and 1150 GW Stevens Road in Belton. The request is to allow the separation of two residential home sites and to be distributed separately in accordance with terms of a will. Vice-Chair Jones opened the Public Hearing and invited public comments. Hearing no comments, Vice-Chair Jones then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Mr. Dutton seconded the motion. The motion was approved unanimously.

Old Business: None

New Business:

**Capital Improvement Requests –**

Mrs. Celia Myers presented the County's FY 2018-2022 capital improvement requests. She explained the requests were compiled from each county office and will be forwarded to the Finance department for review pending the Commission's recommendation. County Council will determine final approval and funding. Mr. Vickery moved to recommend that the requests be forwarded to the Finance department and included as an appendix to the Comprehensive Plan's CIP (Capital Improvement Plan). Mr. Dutton seconded. The motion carried 4-2, with Mr. Murray and Mr. Burdette opposing.

Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 6:15 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

# Anderson County Planning Commission

April 11, 2017

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Northville
<b>Intended Development:</b>	Residential
<b>Applicant:</b>	Nu-South Surveying
<b>Surveyor/Engineer:</b>	Nu-South Surveying
<b>Location:</b>	Reidville Road
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	North – Agricultural South – Road East – Agricultural West – Agricultural
<b>Zoning:</b>	<b>The property is un-zoned</b>
<b>Tax Map Number:</b>	169-00-16-002
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Reidville Road
<b>Number of Acres:</b>	8.10
<b>Number of Lots:</b>	11
<b>Water Supplier:</b>	Big Creek Water
<b>Sewer Supplier:</b>	Septic
<b>Variance:</b>	None Requested

**Traffic Impact Analysis:**

This new subdivision is expected to generate 110 new trips per day. Reidville Road is classified as a major rural local road with 1,600 maximum average vehicle trips per day requirement. The developer will be required to reserve the proper sight easement on the adjacent property. The easement must be recorded before construction plans are approved by Roads and Bridges. In addition, a sight easement will also need to be recorded for Lot#1 when the Final Plat is completed. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

**Staff Recommendation:**

Approval, staff recommends approval of the preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- Developer must comply with applicable utility requirements for overhead power lines, where applicable.
- Developer will be responsible for making all site improvements as required and listed above.
- Developer must obtain the following permits prior to proceeding with development to include;
  - Anderson County Roads and Bridges Department for road construction plans.
  - Developer must complete the subdivision application for SCDHEC for septic approval.
  - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
  - Approval from Big Creek Water for potable water and fire protection.



# Subdivision Plat Application

3/07/2017  
Date of Application Completion

NORTHVILLE  
Name of Project

## Applicant's Information

Name: NU-SOUTH SURVEYING  
Mailing Address: 117 E. MAULDIN ST. ANDERSON, SC 29621  
Telephone and Fax: 864-224-2754 E-Mail: nusouthsc@gmail.com  
864-225-2344

## Owner's Information

(If Different from Applicant)

Name: T. WALTER BRASHIER REV TRUST  
Mailing Address: P.O. BOX 17859 GREENVILLE, SC 29606  
Telephone and Fax: 864-918-5015 E-Mail: twbrashier@yahoo.com

## Project Information

Project Location: NE OF THE INTERSECTION OF HWY 81 + IUS. 85  
Parcel Number/TMS: 169-00-16-002  
County Council District: 7 School District: 1  
Total Acreage: 8.1 Number of Lots: 11  
Intended Development: RES. FAMILY Current Zoning: NONE  
Surrounding Land Uses: North: AG South: ROAD East: AG West: AG  
Water Supplier: BIG CREEK Sewer Supplier: NONE  
Have any changes been made since this plat was last before the Planning Commission?: NO  
If so, please describe: \_\_\_\_\_

Is there a request for a variance?: NO If so, please attach the description to this application.

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]  
Applicant's Signature

03/08/2017  
Date

Page 1 of 1

For Office Use Only:	Scheduled Public Hearing Date: _____
Application Received By: _____	Date Complete Application Received: _____
Amount of Fee Paid: _____	Check Number: _____
Staff Recommendation: _____	Planning Commission Decision: _____

ALL LOTS SHOWN MEET OR EXCEED MINIMUM STANDARDS

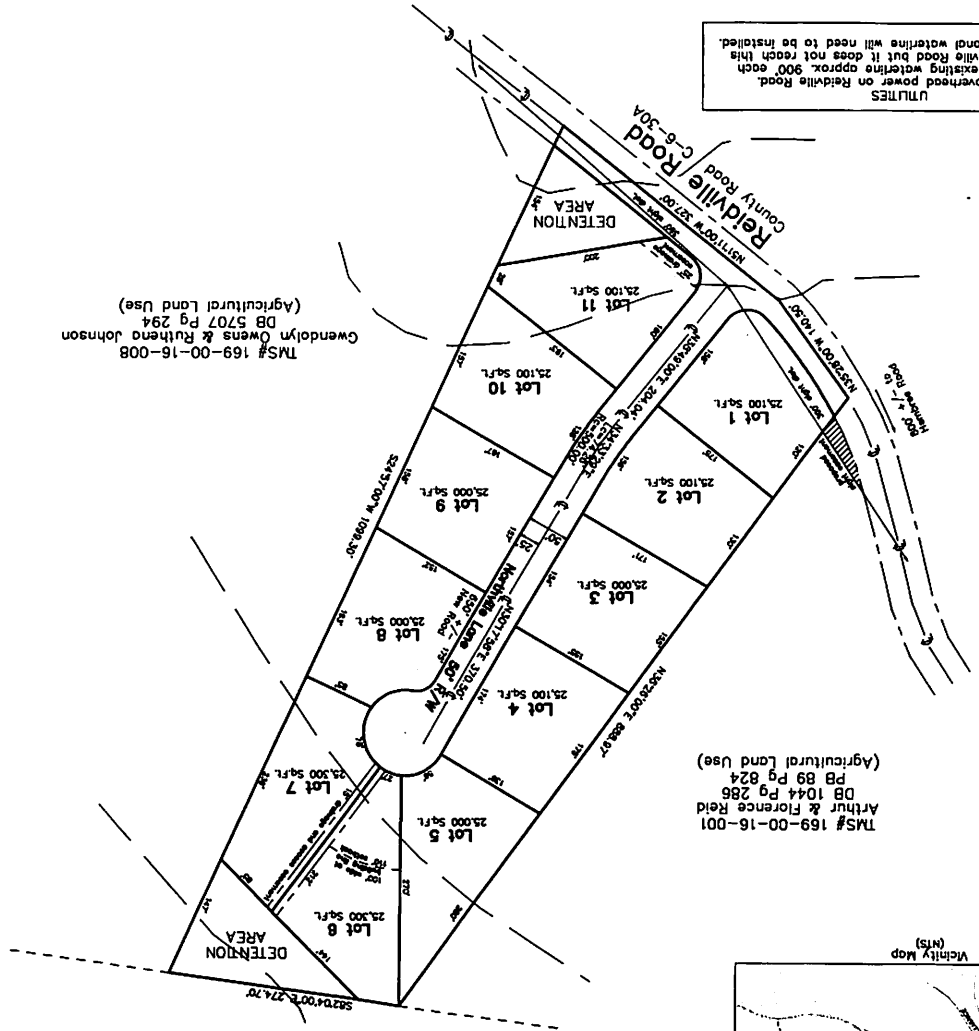
There is overhead power on Reidville Road. There is an existing waterline approx. 900' each way down Reidville Road but it does not reach this property. Additional waterline will need to be installed.

- NOTES:
- 1) Percent TMS# 159-00-16-002
  - 2) There are NO Designated Flood Hazard Areas on this property.
  - 3) Reference Maps: PG 69 Pg 62A
  - 4) Reference Map: DB 12071 Pg 126
  - 5) Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject property, easements, other than possible easements that were visible at the time of making of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts that on accurate and current title search may disclose.
  - 6) This is a 5' detourage & utility easement on all front, back and side lot lines.

**Legend**

- (Old) (New)
- Iron Pin
- Nail
- △ Computed Pt.

**Nu-South Surveying Inc.**  
111 Anderson Ave.  
Anderson, S.C. 29625  
(864) 224-2754



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

The undersigned hereby acknowledge that I (or we) are the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my(our) free consent and that I (we) hereby adopt this minimum building restriction thereon, and hereby dedicate to public use as roads, streets, and easements, (shown or shown or indicated on said plat.

**CERTIFICATE OF ACCURACY FOR PRELIMINARY SUBDIVISION**

All lots shown on this proposed layout meet the minimum size standards.

USED EXEMPT OR REGISTERED SURVEYOR

DATE: 10/25/25

S.C. Registration No. 10255

NO. OF ACRES: 8.1 MILES OF NEW ROADS: 0.81

NO. OF LOTS: 11 DATE: Mar. 08, 2017

ZONE: None

Scale 1"=100'

Anderson County South Carolina

Map # 100' 0 100' 200'

Map # Surveyed By Drawn By Checked By

EB0 EB0 EB0

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT, IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

**Preliminary Plat**

**FILE NUMBER**

**Northville Subdivision**

**OWNER**

T. Walter Bratcher Rev. Trust  
Greenville, SC 29606  
PO Box 17859  
Anderson, SC 29625

**ENGINEER OR SURVEYOR**

Nu-South Surveying Inc.  
111 Anderson Ave.  
Anderson, SC 29625



