

Anderson County Planning Commission

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

Tuesday, August 13, 2019
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. July 9, 2019 Regular Meeting
4. Public Hearings
 - A. Large-Scale Project: Enterprise Logistics Park at I-85
 - B. Large-Scale Project: First Fleet, Inc.
5. Old Business
6. New Business
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business
9. 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, 2nd floor of the old courthouse, located at 101 South Main Street, Anderson.

Planning & Community Development Department
401 East River Street
Post Office Box 8002
Anderson, South Carolina 29622
864-260-4720 (Telephone)
Planning@andersoncountysc.org (Email)

Anderson County Planning Commission
Tuesday, July 9, 2019
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, Jerry Vickery and Jane Jones

Members Absent: David Cothran, Brad Burdette and Debbie Chapman

Staff Present: Alesia Hunter, Jeff Parkey, Lisa Mann, Tim Cartee and Celia Boyd Myers

Call to Order: Vice-Chair Jones called the meeting to order at 6PM, 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 with a motion by Mr. Vickery and a second by Mr. Dutton.

Approval of Minutes: Vice-Chair called for any changes to the minutes from the June 11th regular Commission meeting. Hearing no amendments, the minutes were approved, as presented unanimously, with a motion by Mr. Dutton and a second by Mr. Vickery.

Public Hearings:

Request to rezone ~9.75 acres from R-20 (Single-Family Residential) to C-2 (Highway Commercial) at Cartee Road and I-85 (TMS #45-00-01-008).

Mrs. Lisa Mann presented the staff's report and recommendation for the request. The stated purpose for this request is to "add to commercial next door". The property is located in the Mount Tabor precinct of Council District #4. Due to the compatibility with the character of the area and infrastructure planned, staff recommended approval of this request. Vice-Chair Jones opened the public hearing and invited comments. Rebecca Coffey, 1129 Cartee Rd, spoke in opposition to the request. She cited traffic, safety, fear of crime and standards as concerns. She also mentioned the Royal American Overlay in place at Exit 19. Wayne Surin, 1210 Cartee Rd, spoke in opposition to the request. He cited road conditions and stormwater runoff as concerns. He also showed the Commission pictures of silt fencing and read aloud a letter by Jennifer Wood regarding the grading issues. Richard Pendino, 1146 Cartee Rd, spoke in opposition. He cited traffic flow and location siting as concerns. Michael Thompson, 1166 Cartee Rd, spoke in opposition. He cited high commercial turnover, access to 187, safety and the Future Land Use map as concerns. Mitch Mack, 1203 Cartee Rd, spoke in opposition. He cited compatibility to surrounding areas and safety as concerns. Danny Rhodes, Burns Bridge Rd and 187, spoke in opposition. He stated that his family owned the land previously and hated to see plastic houses built. He thought it would stay a cattle pasture. *(These comments related to the rezoning request on 187/Fants Grove Rd.)* Mike Manley, 1158 Cartee Rd, spoke in opposition. He discussed the previous attempt to rezone in 2005 and cited traffic as concerns. Richard Bennett, the applicant, stated that this request is different from 2005 as sewer is being installed and other commercial entities (J Davis and Interstate Battery) have been

established. He hoped to improve the area opposed to the sight of a run-down area and mentioned all corners of the interchange have commercial. Mrs. Jones questioned whether sewer was present. Mr. Bennett stated that it was not onsite at present, but was coming – a pump station through Anderson County. Mrs. Jones questioned that timing. Mr. Bennett believed around one year. Mr. Murray questioned who was paying for this sewer pump station. Mr. Bennett stated that Anderson County was through bonds already approved. Mr. Murray questioned whether a traffic study had been conducted. Mr. Bennett stated that one had not yet been, but many more requirements through various agencies would be required prior to construction, including buffering and landscaping. Bob Allred, 1118 Cartee Rd, challenged Mr. Bennett's statement on access to roads. Mr. Dutton moved to reject staff's recommendation of approval and recommend denial. Mr. Vickery seconded the motion. The motion to recommend denial was passed unanimously.

Request to rezone ~136.83 acres from R-20 (Single-Family Residential) to R-8 (Single-Family Residential) at Hwy 187 and Fants Grove Road (TMS #43-00-01-006; 43-00-01-020; 43-00-11-021).

Mrs. Lisa Mann presented the staff's report and recommendation for the request. The stated purpose for this request is "housing". The property is located in the Mount Tabor precinct of Council District #4. Though infrastructure is in place to serve this proposal, due to the incompatibility with the character of the area, staff recommended denial of this request. Vice-Chair Jones opened the public hearing and invited comments. John Andrae, 340 Fants Grove Rd spoke in opposition of the request, supporting the recommendation for denial. He stated that he believed the area was agricultural and cited traffic as concerns. Ben Dobson, 420 Fants Grove Rd, spoke in opposition of the request. He cited traffic, safety for daughters and animals, fear of drugs/crime, land values and character as concerns. Suzanne Meier, 6000 Hwy 187, spoke in opposition of the request. She cited traffic as her main concern. Sandra Coppage, 3806 Centerville Rd, co-owner of Split Creek Farm spoke in opposition to the request. She described the working Grade A dairy and agro-tourism site. Traffic was a main concern with the rezoning request. Mike Manley, 1158 Cartee Rd, spoke again. He cited traffic as a concern, mentioning the Clemson Research Park and school. Dama Parker, 3859 Centerville Rd, spoke in opposition to the request. She spoke of her horse farm and love for the rural community, fearing R-8 would be a lot of homes and cause the character to be lost. Steve Williams, 5920 Hwy 187, asked that the Commissioners please deny the request. He cited the same reasons that others presented. Cole Wardlaw, 110 Preshier Rd, stated he was a firefighter and could count on one hand the number of accidents in the area. He feared drugs and crime and believed that growth could help push crime out of the area. He spoke in favor of the rezoning request. Harris Graham, 3856 Centerville Rd, spoke in opposition of the request. He stated that the area was country and that the request needed to be located outward, similar to the Pier in Clemson. He added that he did not want the bass boats, cars, etc. in the area. Tommy Rhodes, 1002 Old Gantt Mill Rd, spoke in opposition to the request. He stated that he believed the property would be used for pasture. Dama Parker spoke again clarifying that she was not opposed to growth in the area, just this scale of growth. Richard Bennett, applicant, addressed the Commission. He cited the access to sewer as a main reason for requesting lots less than 20,000 square feet. He mentioned a growing demand for smaller, well-maintained lots. He stated that a traffic study would be undertaken. Mr. Bennett spoke of Arthex and questioned where the employees would live. He then stated that the property could be industrial and questioned which the residents would rather see. Mr. Murray moved to accept staff's recommendation of denial; and Mr. Vickery seconded the motion. The motion to recommend denial was passed unanimously.

Variance Request – William E. Seymore at 123 Cater Dr., Easley

Mr. Tim Cartee presented the staff's report and recommendation for the request. The request is to subdivide property on a private road off Cater Drive, in Council District #6. The property is unzoned.

Staff recommended denial based on the following:

- This will not affect the property owner in building a single family home
- Applicant has not demonstrated that there are extraordinary and exceptional conditions pertaining to the property.
- The variance request is not within the spirit and intent of the ordinance.

Vice-Chair Jones opened the public hearing and invited comments. Mrs. Crystal Seymore, applicant, addressed the Commission. She explained that to pave and improve the road, it would cost around \$400,000 and that the addition of two vehicles would not add to the traffic. She further added that crusher run and ditching would be provided. Mrs. Jones asked if a home was currently onsite. Mrs. Seymore stated that four homes were. Mr. Dutton asked to see the plat again. Mr. Cartee complied. Hearing no further comments, the public hearing was closed. Mr. Murray moved to accept staff's recommendation of denial; and Mr. Vickery seconded the motion. The motion to deny was passed unanimously.

Old Business: None

New Business:

Preliminary Subdivision: Rivers Edge

Tim Cartee presented the proposed, amended Rivers Edge subdivision with a staff recommendation of approval. Rivers Edge was previously approved on December 11, 2018. The proposed development, if amended would consist of 61 lots (previously 89) on +/-53.49 acres, located on River road. The property is not zoned.

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;
- Floodplain analysis for the subdivision and designate which lots are located with the 100-year floodplain. All lots located within the 100-year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit prior to home construction; and
- DHEC septic tank permits for each individual lot will be required after the final plat

The developer must obtain the following permits prior to proceeding with development to include:

- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval
- Anderson County Roads & Bridges subdivision plan approval letter
- Powdersville Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots

Vice-Chair Jones called for any questions from the Commission. Hearing none, Vice-Chair Jones then called for public comments. Jeremy Richards, Bluewater Civil Design, approached. He stated that the amendment included a reduction in lots, road and infrastructure. He added that the proposal was a gated community. Mrs. Jones reaffirmed her concerns of septic tank use on the

river. Vice-Chair then closed the public comments section. Mr. Vickery moved to accept staff's recommendation and approve. Mr. Dutton seconded the motion. The motion to approve passed, with Mrs. Jones opposing.

Preliminary Subdivision: Woodglen

Tim Cartee presented the staff report and recommendation of approval for the Woodglen proposal. The proposed development would consist of 186 lots on +/-70.94 acres, located on Hwy 86 and Blossom Branch Road. The property is unzoned. The Traffic Impact Study and preliminary plat for the proposed Woodglen Subdivision were approved by Roads & Bridges. The proposed entrance on Blossom Branch Road did not meet warrants for left and right turn lanes.

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;
- Indicate on the final plat the 50' setback for Hwy 86;
- Indicate on the final plat the 40' setback for Blossom Branch Road;
- Applicant will be required to delineate wetlands as required by US Corps of Engineers;
- DHEC approval letter for sewer service construction and permit to operate; and
- Greenville Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)

The developer must obtain the following permits prior to proceeding with development to include;

- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval;
- Anderson County Roads & Bridges subdivision plan approval letter and encroachment permit for Blossom Branch Road

Vice-Chair Jones called for discussion. Hearing none, Vice-Chair Jones called for public comments. Jeremy Richards, Bluewater Civil Design, addressed the Commission. He stated that they will work with all involved to obtain the necessary permits required. Mrs. Jones questioned the sewer availability through REWA. Mr. Richards stated that coordination was taking place. Mrs. Jones stated that she had spoken with REWA and that no plans were drafted; adding that the expansion may be in the 2020 budget. She concluded by stating that she felt this was premature, considering the sewer and water availability. Mr. Richards replied that Greenville Water could service the project and that several options were available for sewer. John Beeson, applicant, then addressed the Commission. He stated that he had met with REWA. There was an option for a pump station "today" to provide sewer service, but he wished to work with REWA on an option to partner together for the full line extension, combining resources. Mrs. Jones stated that she believed the sewer line should come first without any interference. Mr. Murray questioned why the developer did not wish to wait. Mr. Beeson explained that it took time to obtain all the permits and preconstruction preparations. If the extension did not come through, the pump station was still a viable option. Mrs. Jones questioned if this was a change from the application which listed REWA as the sewer provider. Mr. Beeson countered that REWA would be the supplier whether through the pump station or line extension. Vice-Chair Jones closed the public comments section. Mr. Vickery then moved to accept staff's recommendation of approval. Mr. Murray seconded the motion. During discussion, Mr. Murray questioned whether a

condition should be added to work out the sewer issue prior to final approval. Mr. Dutton stated that it was unnecessary, as it is already required prior to final plat approval. Mr. Murray withdrew the proposed amendment. The motion to approve passed, with Mrs. Jones opposing.

Vice-Chair Jones called for any public comments related to non-agenda items. None were given.

Vice-Chair Jones called for any other new business. None was presented. Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 7:34 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

Anderson County Planning Commission Meeting

August 13, 2019

6:00 PM

Staff Report- Industrial Warehouse Development

Preliminary Project Name:	Enterprise Logistics Park at I-85
Property Owner of Record:	COI Anderson Industrial, LLC
Authorized Representative:	Seamon Whiteside
Intended Development:	Industrial Warehouse Facility
Location:	SC Highway 86 Approx. 0.35 Miles East of Interstate I-85
Details of Development:	<p>This application involves a 74.3-acre industrial project-The development will consist of several phases of development all will occur and at the discretion of the developer.</p> <p>Phase I- 289,207 square foot office and warehouse.</p> <p>The site plan details future phase expansion developer is requesting that the entire Master Industrial Development Plan be approved to include all present and future phases.</p>
Surrounding Land Use:	Industrial
Total Site Area:	74.3 Acres
County Council District:	Six
Zoning:	Un-zoned
Tax Map Number:	240-00-01-010
Extension of Existing Dev:	No
Existing Access Roads:	Highway 86 & Blackman Road
Sewer Supplier:	ReWa
Power Supplier:	Duke Energy
Water Supplier:	Greenville Water
Variance:	None requested

Traffic Impact Analysis:

Highway 86 is classified as an arterial road with no maximum average trips per day requirement. There is no maximum average trip per day requirements for arterial roads. The applicant has submitted a traffic study. The findings from SCDOT concur with the traffic study with the following comments and or conditions;

1. Widening of SC Highway 86 is being proposed to accommodate a left turn into the site.
2. Due to the time constraints for the design and approval of the left turns, SCDOT will allow the driveway to be permitted in the initial phase of permitting and widening left two lanes plans and construction to come at a later date before the current phase building is occupied. The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Highway 86 prior to commencing with construction.

Staff Recommendation:

This proposed development constitutes a large scale project as defined by Chapter 38 Division 5, Section 38-171-173.

Staff recommends_____ If the large scale project is approved by the Planning Commission, the following listed below items are required.

- Anderson County Stormwater Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage. Land Disturbance cannot begin until after a grading permit is issued from Development Standards Department and a Pre-Con Meeting is set up with Anderson County Stormwater Department.
- ReWa and SCHDEC for approval, construction, and permit to operate sewerage system.
- SCDOT for encroachment permitting on state roads for access.
- Greenville Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and the Building Codes Department.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.



Anderson County

www.andersoncountysc.org



Development Standards

APPLICATION FOR:

Land Use _____ Review Case #: _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant VanTrust Real Estate, LLC - Raif Webster

Mailing Address 775 Yard St., Suite 300, Columbus, OH 43212

Telephone 614-745-0610 Cell 614-554-1718

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record COI Anderson Industrial, LLC

Mailing Address 775 Yard St., Suite 300, Columbus, OH 43212

Telephone 614-745-0610 Cell 614-554-1718

Authorized Representative Seamon Whiteside and Associates - Ryan Hall

Mailing Address 508 Rhett Street, Suite 101, Greenville, SC 29601

Telephone 864-298-0534 Cell 843-333-5962

Address/Location of Property SC Hwy 86 Approximately 0.35 Miles East of Interstate-85

Existing Land Use Vacant Land

Proposed Land Use Warehousing

Tax Map Number(s) 2400001010

Total Size of Project (acres) 74.3

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Greenville Water

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District ReWa

Power Company Duke Energy

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
- ☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


Signature of Applicant

7.11.19
Date


PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.


Signature of Owner(s)

7.11.19
Date

ANDERSON COUNTY STAFF USE ONLY

Date Received <u>7/11/2019</u> Received By <u></u>		Planning Commission Hearing Date _____	
Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____	
Application Forwarded to (date): _____		Letter of Hearing Sent to Applicant _____	
Application Processing	DHEC _____ <input type="checkbox"/> N/A	Hearing and Action	Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action (date) _____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____

Fee Paid **\$300.00** Yes ☐ No ☐ Credit Card/Check# _____ Site Plan Revision Fee **\$100.00**



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

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

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes, the proposed use is consistent with other uses in the area and the general development patterns occurring in the area. There are similar uses approximately 0.5 miles west of the site off SC Hwy 86

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

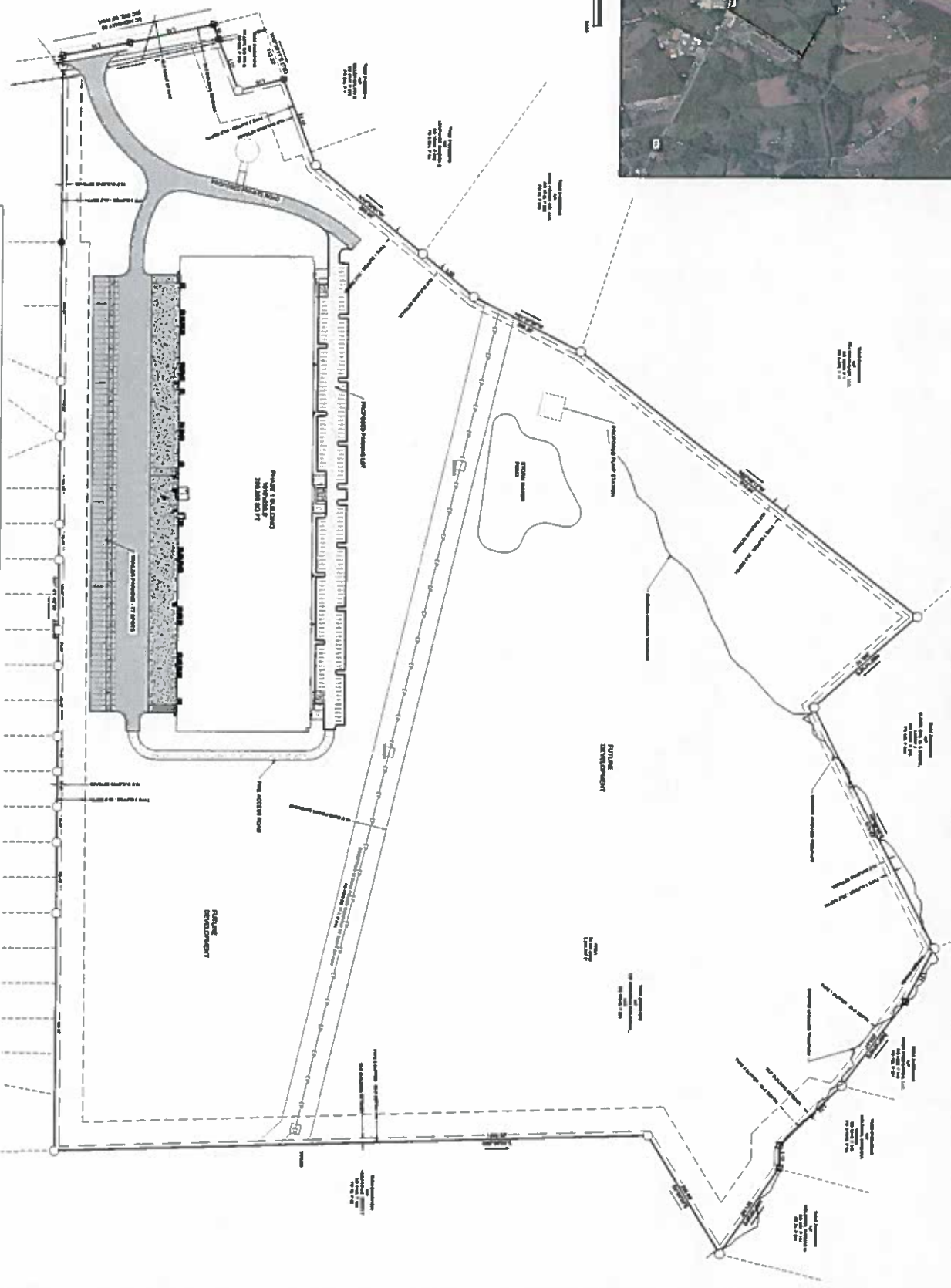
The proposed use will not cause an excessive or burdensome use of public facilities or services. Road, Sewer, and Fire Protection system improvements will be included as part of this project.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

Yes, all requirements met as set forth in the development ordinance.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes, the proposed use reflects a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of the property.

**VANTRUST INDUSTRIAL PARK**

ANDERSON COUNTY, SOUTH CAROLINA



WILSON, RICHARD, JR.
1000 10th St.
COLUMBIA, SC
29201-1000
803/792-0770
BRYANT, RICHARD, JR.
1000 10th St.
COLUMBIA, SC
29201-1000
803/792-0770



SW
SEAMONWHITESIDE



GreenvilleWater

P.O. Box 687 • Greenville, SC 29602 • 407 West Broad Street • 864.241.6155 tel • 864.241.6077 fax • greenvillewater.com
Voted "BEST OF THE BEST" Tasting Water in North America

January 3, 2019

Mr. Alexander F. Zuendt, P.E.
Zuendt Engineering
P O Box 26177
Greenville, SC 29616
Via Email: acook@ZuendtEngineering.com, azuendt@ZuendtEngineering.com

Re: Water Availability – Anderson Co. Tax Map 240-000-1010 – Hwy. 86, Piedmont

Dear Mr. Zuendt:

Greenville Water owns and maintains an 8-inch water line on Highway 86 which is currently available to serve the property above in accordance with the Rules and Regulations of Greenville Water.

At this location, the water main can support up to a total of 1,000 gpm fire flow demand.

A map of each property depicting the existing water lines in the area has been enclosed for your convenience.

Sincerely,
GREENVILLE WATER

Susan Overstreet
Development Services Engineer

SO/ci
Enclosure



Public Main Extension Preliminary
Capacity Request Form
Form Revision Date: 4/13/2016

Project Information

Project Name: VanTrust Industrial Site Date: 6/26/2019
Engineer (Company): Seamon Whiteside and Associates Phone: 843-333-5962
Engineer (Contact): Ryan Hall Signature: Ryan Hall
Engineer Address: 508 Rhett St., Suite 101, Greenville, SC 29601 Email: rhall@seamonwhiteside.com
Developer (Company): VanTrust Real Estate, LLC Phone: 614-554-1718
Developer (Contact): Raif Webster Email: raif.webster@vantrustre.com
Developer Address: 775 Yard St., Suite 300, Columbus, OH, 43212
Tax Map Numbers for Project: 2400001010

Proposed Water Resource Recovery Facility: Piedmont

Estimated Total Sewer Flow: Ph1: 5,453 Buildout: 15,010 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☐ Gravity ☒ Force Main Connection Point - ☐ Satellite Sewer MH ☒ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer. MH100-259

Are Multiple Collection Agencies involved? ☐ Yes ☒ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: ReWa

Will there be a new Pump Station associated with this development? ☒ Yes ☐ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: ReWa

Does capacity appear to be available to serve this project? ☐ Yes ☐ No Approved Connection Point? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____ Date: _____

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: _____

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____ Date: _____

ReWa Preliminary Approval

☒ ReWa has verified all affected agencies have completed review form. ReWa Project No: PME2019-138

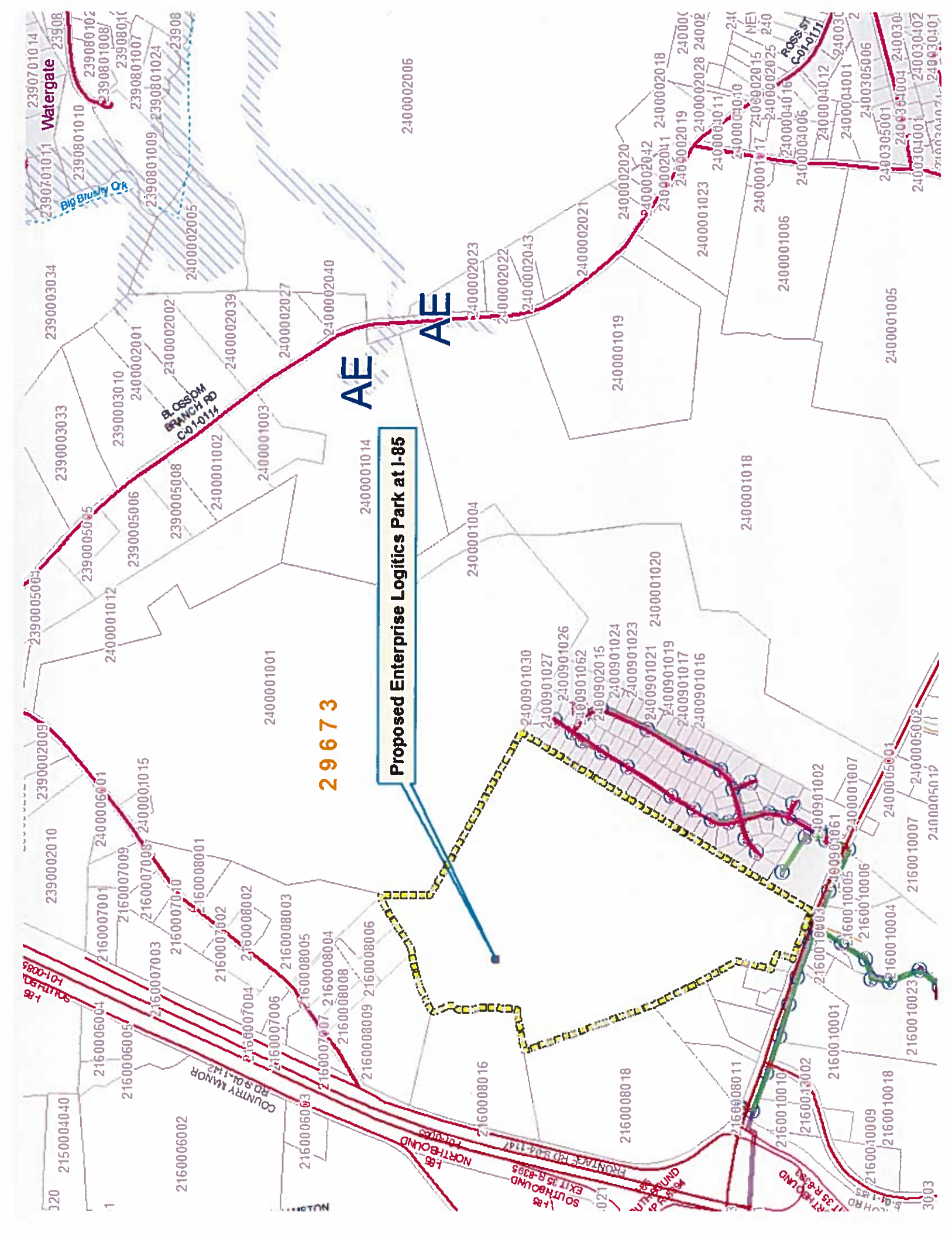
Does ReWa capacity appear to be available to serve this project? ☒ Yes ☐ No Approved Connection Point? ☒ Yes ☐ No

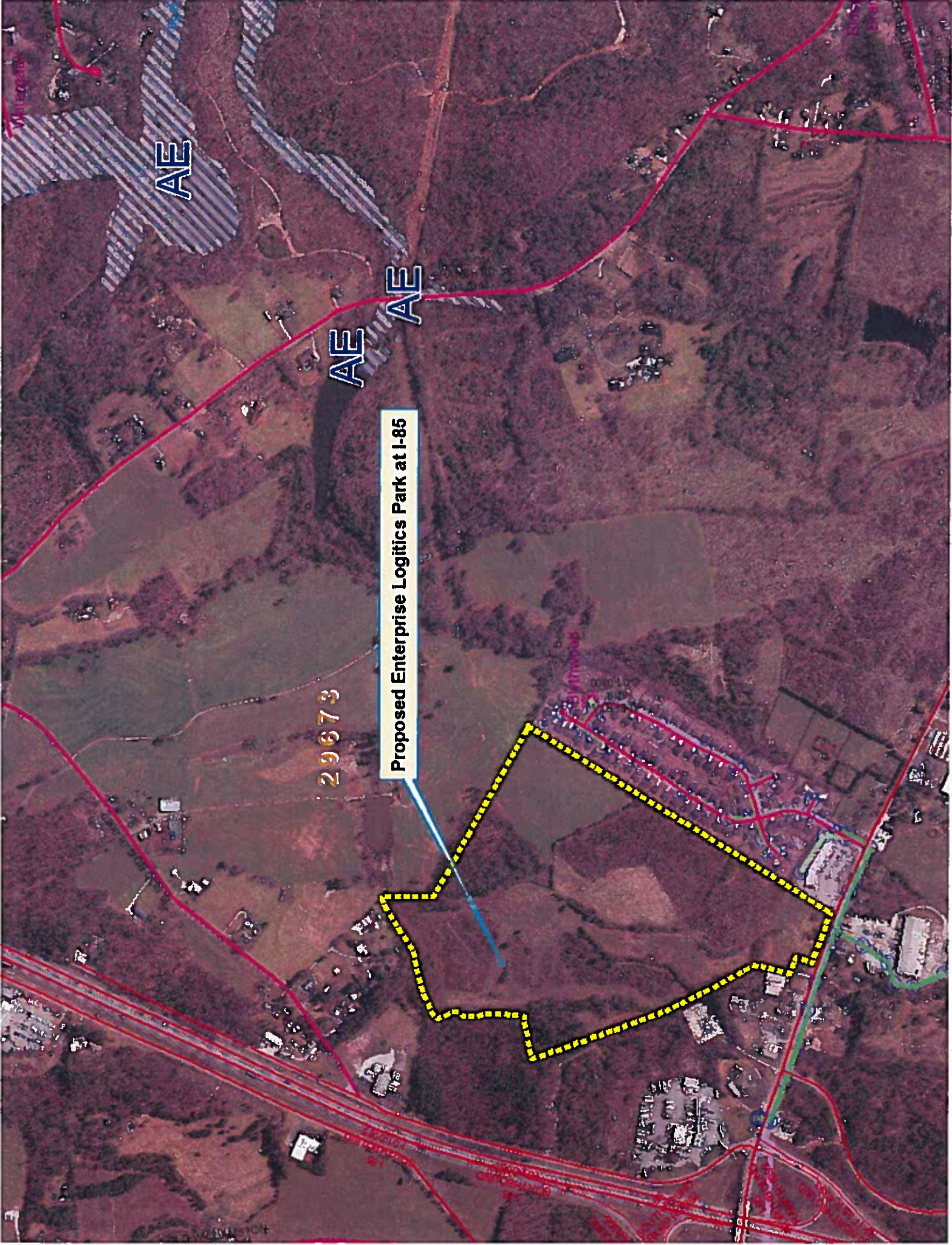
Is project authorized to move to the Step 2 permitting process? ☒ Yes ☐ No ReWa Pretreatment form attached? ☐ Yes ☒ N/A

Comments: Proposed private pump station and public sewer extension will be reviewed for keeping with sewer basin's master plan.

ReWa Representative: Dana Hallissy Date: 7/19/19

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2). Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.





Proposed Enterprise Logistics Park at I-85

AE

AE AE

29673

Blymwood

I-85

Anderson County Planning Commission Meeting

August 13, 2019

6:00 PM

Staff Report- Trucking Terminal

Preliminary Project Name: First Fleet, Inc.
Property Owner of Record: 3206 S. Main St., LLC

Authorized Representative: Pam Kamp

Intended Development: Trucking Terminal

Location: 3206 S. Main Street, Anderson.

Details of Development: This application involves a 1.5-acre project. The development site will be used for the parking and dispatch of 30 to 40 tractor trailers that will move less than once per day.

Surrounding Land Use: Mixed Use, Residential, Commercial, Office and Industrial (Mobile Home Park adjacent to site and Airgas located on the other side.

Total Site Area: 1.5 Acres

County Council District: Two
Zoning: Un-zoned

Tax Map Number: 125-12-04-004
Extension of Existing Dev: No

Existing Access Roads: S. Main Street

Sewer Supplier: Homeland Park

Power Supplier: Duke Energy
Water Supplier: Homeland Park

Variance: None requested

Traffic Impact Analysis:

S. Main Street is classified as an arterial road with no maximum average trips per day requirement. The findings from SCDOT, a permit is not required because the applicant is not making any major modifications. SCDOT requires that no trucks are parked close to the ROW near the road on S. Main Street.

Staff Recommendation:

This proposed development constitutes a large scale project as defined by Chapter 38 Division 5, Section 38-171-173.

Staff recommends _____ If the large scale project is approved by the Planning Commission, the following listed below items are required.

- A Commercial Land Use Permit will be required.
- Appropriate buufferyard must be installed where adjacent to the existing mobile home park to avoid a nuisance.
- Commercial Business must meet and adhere to the assurance guarantee regarding noise, glare, lighting and other disturbance to avoid a nuisance with residential uses.
- A Building Permit must be obtained from Building Codes for a change of occupancy from a commercial food kitchen to a truck dispatch yard.



Anderson County

www.andersoncountysc.org



Development Standards

APPLICATION FOR:

Land Use

Review Case #:

19. 239

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant First Fleet, Inc. / Pam Kamp for 3206 S. MAIN ST., LLC

Mailing Address 420 WATSON AVE, Anderson, SC 29625

Telephone 864-356-8608 Cell 407-782-5479

Applicant is the: Owner's Agent ☒ Property Owner ☐

Property Owner(s) of Record 3206 S MAIN ST, LLC

Mailing Address 420 WATSON AVE Anderson SC 29625

Telephone 864-356-8608 Cell 407-782-5479

Authorized Representative Pam Kamp

Mailing Address 420 WATSON Ave Anderson, SC 29625

Telephone 864-356-8608 Cell 407-782-5479

Address/Location of Property 3206 S. MAIN ST Anderson, SC 29625

Existing Land Use Commercial / Food Kitchen

Proposed Land Use Truck (Tractor) Dispatch yard

Tax Map Number(s) 125-12-04-004

Total Size of Project (acres) 1.5

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water

Water District Homeland Park

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer

Sewer District Homeland Park

Power Company DUKE ENERGY



Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at 864) 260-4719

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☐ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)☒ **IS NOT** subject to recorded restrictive covenants**SIGNATURE(S) OF APPLICANTS(S):**

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Signature of Applicant

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Signature of Owner(s)

Date

ANDERSON COUNTY STAFF USE

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/ACounty Engineer _____ ☐ N/ASCDOT _____ ☐ N/ALocal VFD _____ ☐ N/ASchool Board _____ ☐ N/AFee Paid \$200.00 Yes ☐ No ☐ Credit Card/Check# _____

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____

Notice of Action to Applicant _____



Anderson County, South Carolina
LAND USE REVIEW
Application Process and Requirements

Division 5
38-171-173

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Sites
2. Motorsports facilities and testing track
3. Mining and Extraction Operations
4. Gun Clubs, Skeet Ranges, Outdoor Firing Ranges
5. Stockyards, Slaughterhouses, Animal Auction Houses
6. Certain Public Service Uses
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects
 - a. Any project that is capable of generating 1,000 average daily vehicle trips or more.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities
9. Mobile Home Parks/Manufactured Home Parks
10. Sexually Oriented Business
11. Salvage, junk, and scrap yards

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, \$200.00 legal advertisement & posting.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

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

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes, There is mixed use in this area from residential, commercial, office, and industrial.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

It will not, there is residential on one side (mobile home park) and Airgas on the other. The proposed fence line will be 50' from the mobile home park property line.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

This facility will have 31 trucks (tractors only) that will move less than once per day. Including employee vehicles maybe 100 in/out per day.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

This will be used for the parking and dispatch of 30 to 40 trucks (tractors only) it will have a business presence which should lead to a more secure environment.



Anderson County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline may be delayed.

- _____ Completed application form
- _____ Letter of intent
- _____ Sketch Plan one (1) copy 8 ½" x 11"
- _____ Attachment "A"

HOMELAND PARK
WATER & SEWER DISTRICT
P. O. BOX 13003
3231 D.L. DRIVE
ANDERSON, SOUTH CAROLINA 29624-0001
PHONE 864-296-9766
FAX 864-296-0425

July 22, 2019

To Whom It May Concern:

Please be advised that sewer and water is available at 3206 S. Main Street Extension, Anderson, SC.

Sincerely,

Homeland Park Water &
Sewer District

HOMELAND PARK
WATER & SEWER DISTRICT
P. O. BOX 13003
3231 D.L. DRIVE
ANDERSON, SOUTH CAROLINA 29624-0001
PHONE 864-296-9766
FAX 864-296-0425

July 22, 2019

To Whom It May Concern:

Please be advised that sewer and water is available at 3206 S. Main Street Extension, Anderson, SC.

Sincerely,

Homeland Park Water &
Sewer District

To: garrydog@gmail.com

Subject: FW: 3206 S Main St Anderson, SC

See below,

Thanks,

Kurt Mead

Assistant Resident Maintenance Engineer

SCDOT - Anderson Maintenance

Office: 864-260-2215

From: Mead, Kurt W.

Sent: Tuesday, July 02, 2019 8:34 AM

To: garrydog@gmail.com

Cc: Wewers, Frederick J; Lybrand, Billy

Subject: FW: 3206 S Main St Anderson, SC

Mr. Garrison,

As far as SCDOT is concerned, as long as you are not making major modifications to the driveways then a permit is not required. Please ensure these trucks are not parked close to the ROW near the road on S. Main St. or SC-81.

If you change your mind and need to reconstruct the driveways or do any work within the highway right of way, please contact our District Permit Engineer, Billy Lybrand (864-889-8026) to inquire about an Encroachment Permit.

Thank you,

Kurt Mead

Assistant Resident Maintenance Engineer

SCDOT - Anderson Maintenance

Office: 864-260-2215

From: garry garrison [<mailto:garrydog@gmail.com>]

Sent: Tuesday, July 02, 2019 8:25 AM

To: Mead, Kurt W.

Subject: 3206 S Main St Anderson, SC

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Kurt, Thank you for speaking with me regarding the property at 3206 S Main Street. To repeat, this is a commercial building/lot that we are proposing to use as a small terminal with about 30 trucks, no trailers. Trucks would move less than once per day average. Access would be the existing drive at S. Main Street as shown on the attached aerial view. Please confirm if this is acceptable.

Thank you for your help, and please call if there are any questions or concerns.

Best Regards,

Garry Garrison

864-356-8608

Henry D. Copeland

From: garry@labtechdiagnostics.net
Sent: Friday, July 12, 2019 6:01 PM
To: Henry D. Copeland
Subject: 3206 S Main St Anderson, SC
Attachments: s main aerial.png

Add to First
Fleet File.
19-242

Mr. Copeland, thank you for your efforts in leading us through this process. Please see below the communication with SCDOT regarding encroachment.

My Best Regards,

Garry Garrison

Logistics Manager
Labtech Diagnostics, LLC



Mobile: [864-356-8608](tel:864-356-8608) Phone: [864-760-0039](tel:864-760-0039) Fax: [864-760-0051](tel:864-760-0051)

Email: garry@labtechdiagnostics.net

www.labtechdiagnostics.net

1502 E. Greenville Street Anderson SC, 29621 U.S.A

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From: Mead, Kurt W. <MeadKW@scdot.org>

Sent: Tuesday, July 2, 2019 9:37 AM

To: GARRY@LABTECHDIAGNOSTICS.NET

Subject: FW: 3206 S Main St Anderson, SC

Garry,

Please see below,

Thanks,

Kurt Mead

Assistant Resident Maintenance Engineer

SCDOT - Anderson Maintenance

Office: 864-260-2215

From: Mead, Kurt W.

Sent: Tuesday, July 02, 2019 9:25 AM

Letter of intent

We intend to install a 200' x 350' chain-link fence around the existing commercial building at 3206 South Main St. This area had been gravel before and we intend to re-gravelly it. No areas will be paved. The fence will have an electric gate.

My Best Regards,

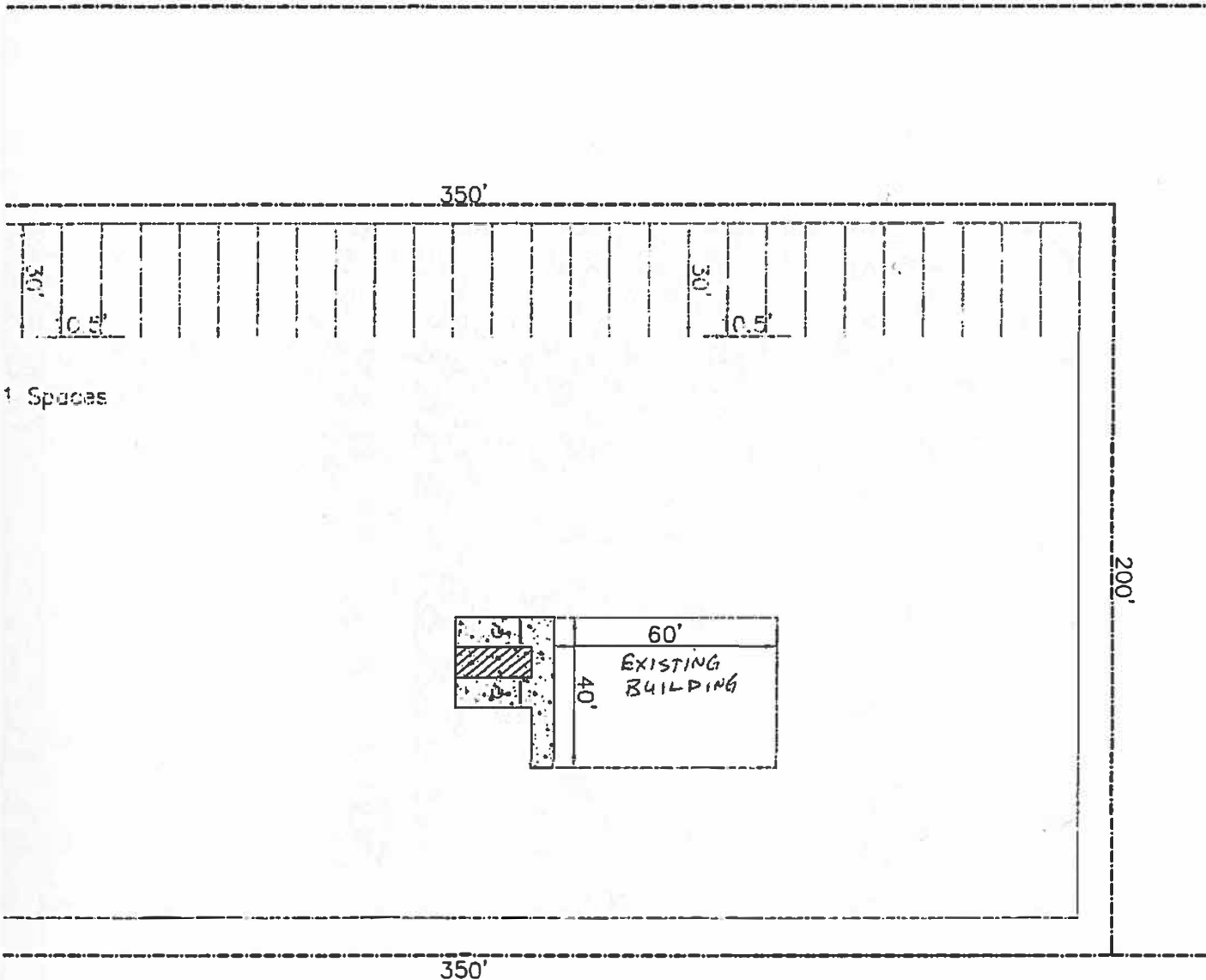
Garry Garrison

State of South Carolina
County of Anderson
Township of Varennes
School District # 5
Located South of Anderson in Homeland Park.
Property of T. A. Campbell, Est.; Being the Northern 5 acre tract of
land surveyed by J. V. Stribling, April 4, 1905; For plat see Deed
Book 3 L, page 243, Anderson County Clerk of Courts Office.
Surveyed at the request of T. A. Campbell, Jr., May 17 & 20, 1963,
and found to contain 5.063 acres more or less, including 0.456 acres
more or less S. C. HWY Right-of-way and 0.100 acres more or less
Atlantic Coast Line Railroad right-of-way.

Clvin Freeman
Registered Land Surveyor
license # 2991

SCALE 1" = 100'

less
OCT 7 2 42 PM '71
RECEIVED FOR RECORD
ANDERSON, S. C.



Anderson County, South Carolina

Geographic Information Systems

Search Results Layers

Results List

Details

Anderson County Tax Parcel
TMS: 1251201001
Owner: GRANDSOUTH BANK
PO BOX 1848
ANDERSON SC 29622
Physical Address: 119 W MOORE ST
Description: TR 1 HWY 81 66.34 AC
Deed Reference: 10188 15
Sale Price: \$885,000.00
Sale Year: 2011
Previous Owner: NOMAD INVESTMENTS LLC + CUTWATER INC
Total Market Value: \$843,840.00
Tax District: 555
Current Plat: PCP S 1776/5 PP 4G/146
Improvements: 0

[Property Record Card](#)

Zoom In Buffer Annotations Clear



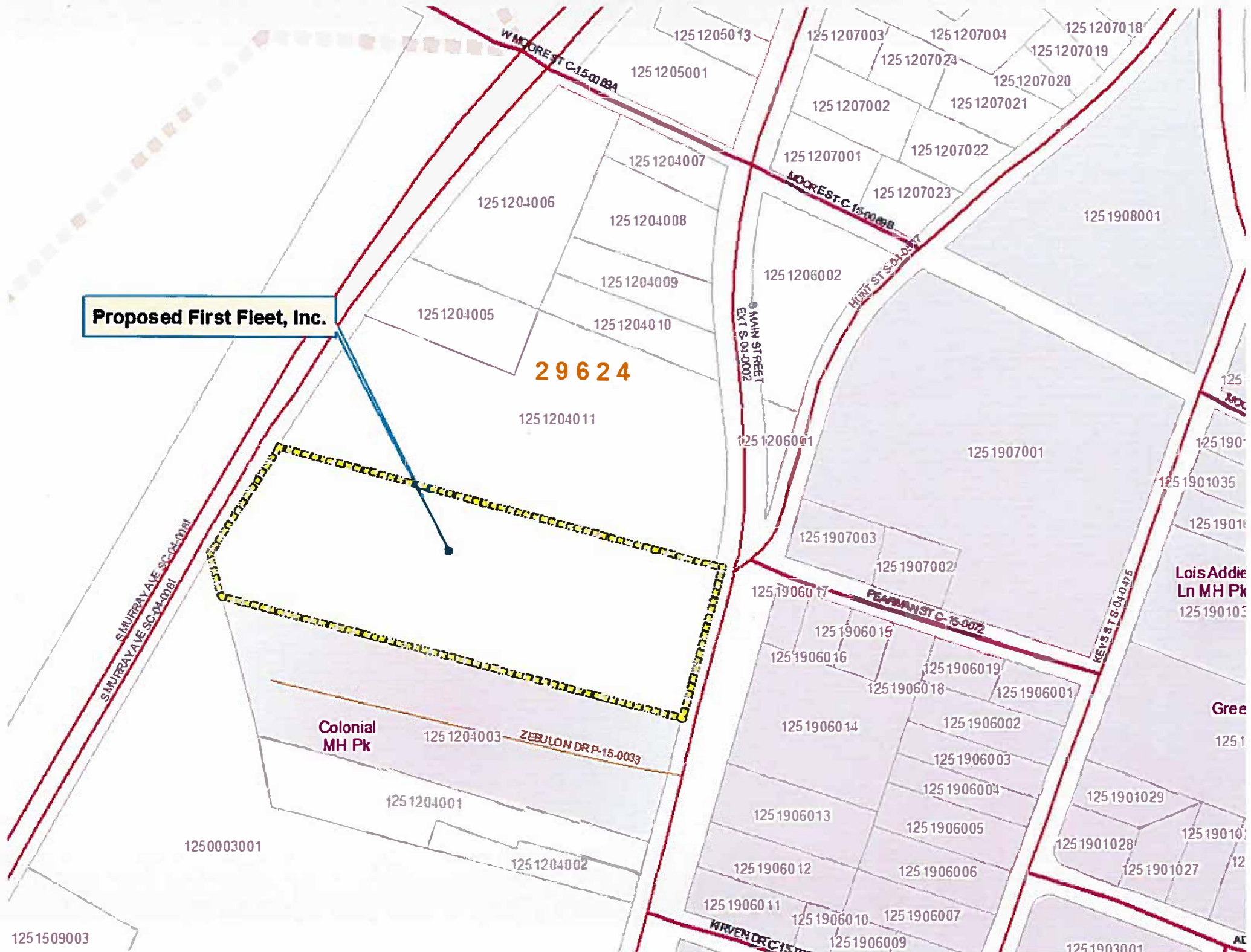
Proposed First Fleet, Inc.

29624

Colonial
MH Pk

Lois Addie
Ln MH Pk

Gree



Proposed First Fleet, Inc.

29624

Colonial Station Rd

STATION C-5-002

