

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

August 14, 2018
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from July 9th meeting)
4. Public Comments, agenda items (3 minute limit per speaker)
5. Public Hearings
 - A. Request to rezone +/-72.28 acres at the intersection of Crestview Road, Harriett Circle and Midway Road from PD (Planned Development) to IZD (Innovative Zoning District)
 - B. Variance Request: Frank P. Taylor
6. Old Business
 - A. Preliminary Subdivision: Townhomes at Cravens Creek
7. New Business
 - A. Preliminary Subdivision: Raven Hills
8. Public Comments, non-agenda items (3 minute limit per speaker)
9. Other Business
10. 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
Monday, July 9, 2018 • 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, Brad Burdette, Jerry Vickery and Jane Jones

Members Absent: Lonnie Murray, David Cothran and Debbie Chapman

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

Call to Order: Vice-Chair Jones called the meeting to order at 6:00 PM, 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 Jones called for any changes to the minutes from the June 12th regular Commission meeting. Hearing none, the minutes were unanimously approved, with a motion by Mr. Dutton and a second by Mr. Vickery.

Public Comments: Agenda Items: Vice-Chair Jones invited comments related to agenda items. Eleven residents approached.

Donald Hill, 103 Cravens Creek Court – opposed the proposed for Townhomes at Cravens Creek citing traffic and density concerns.

Jim Childers, 2 Debrham Court – opposed the proposal for Townhomes at Cravens Creek citing density and road issues.

Amanda Latham, 121 Childers Circle – opposed the proposal for Townhomes at Cravens Creek citing safety issues and from a family standpoint.

Dr. Tracy Hall, 512 Cely Lane – opposed the proposal for Townhomes at Cravens Creek citing traffic concerns for Cely and Kennedy. She also thanked Megan Young and the Roads and Bridges Dept for improvements on Cely Lane.

John Saunders, 118 Cravens Creek Court – opposed the proposal for Townhomes at Cravens Creek citing community character, inadequate infrastructure. He also mentioned concerns of the influx of housing and whether public safety agencies could meet the demand.

Barbara Bagwell, 117 Cravens Creek Court – opposed the proposal for Townhomes at Cravens Creek citing traffic concerns on River Road. She also mentioned the influx of housing and questioned school bus stop safety.

David Raad, 212 Golden Willow Court – is the owner of adjacent property, Six and Twenty Distillery. He cited concerns that the proposed development would increase stormwater runoff into the creek and flooding onto his property. He requested an environmental study.

Thomas Ferguson, 119 Childers Circle – opposed the proposal for Townhomes at Cravens Creek citing a narrow road and traffic concerns.

Ashley Brock, 148 Charles Drive – opposed the proposal for Townhomes at Cravens Creek citing traffic, water supply and school capacity, as concerns.

Maxine Squillace, 139 Charles Drive – opposed the proposal for Townhomes at Cravens Creek citing traffic and speeding, as concerns.

Robbie Binnicker, 139 Green Ridge Drive – is the School District One Superintendent. He stated that SCDO One has no official position on any subdivision proposal. He stated that he was asked to bring projection enrollment numbers for the schools in the area. For the 2018-2019, Concrete Primary is expecting an enrollment of 765 (850 capacity); Powdersville Elementary is expecting an enrollment of 637 (675 capacity); Powdersville Middle is expecting an enrollment of 728 (700 capacity) and Powdersville High is expecting an enrollment of 900 (975 capacity). He added that portables were being installed on Wednesday at the middle school and that enrollment has increased approximately 2-3% a year. He concluded by stating additions will be needed in the next few years to accommodate the growth.

Public Hearings:

Request to rezone +/- 4.86 acres at 1226 Massey Road from R-A (Residential - Agricultural) to R-M1 (Mixed Residential District)

Celia Myers presented the staff report for a rezoning at 1226 Massey Road. The stated purpose is to “use the house on the property to provide a supportive home for women experiencing a crisis during pregnancy and for some time thereafter, to enable them to keep their child (or children), and to help gain the life skills needed to support themselves and their children”. Staff recommended approval of the request based on compatibility with the character of the area and the Future Land Use Map. It was also stated that since this use classified as a group care home, the applicant would be required to obtain a special exception through the Board of Zoning Appeals, pending the rezoning decision by County Council. Vice-Chair Jones opened the public hearing and invited public comments. Mrs. Kelly Gray, 105 McBrie Lane, spoke in opposition to the request. She cited concerns that the character of the quiet area would change. Mr. Walter Sutherland, 116 Soliel Way, also spoke in opposition to the request. He cited similar concerns related to the quiet character, but added that Massey Road was seeing an increase of traffic and added worries that additional property would be rezoned. Mr. Michael Acquilano, representative of St. Clare’s Home, offered to answer any questions from the Commissioners. He added that there were no plans to rezone the addition 105 acres in order to keep a buffer. He stated only eight women would be housed on the property at most and that they also wished to keep the quiet character of the area. Hearing no further comments, the public hearing was closed. Mr. Dutton moved to accept staff’s recommendation of approval; and Mr. Vickery seconded the motion. The motion to recommend approval was passed 4-0.

Old Business: None

New Business:

Preliminary Subdivision: Rivers Edge

Mr. Tim Cartee stated that Rivers Edge had been withdrawn at the request of the applicant.

Prior to the following agenda item, Vice-Chair Jones stated that she will recuse herself from discussion on Townhomes at Cravens Creek. She stated that family owned the adjacent property and that she held no personal nor financial stake in the proposal. She then left the Chambers.

Preliminary Subdivision: Townhomes at Cravens Creek

Acting Chair Ed Dutton requested guidance on how to proceed. Attorney Michael Kozlarek stated that a body of 3 no longer met quorum and that the Commission could not act on the request. No action was taken; and Mrs. Jones rejoined the meeting as presiding Vice-Chair.

Public Comments: Non-Agenda Items: Vice-Chair Jones invited comments related to non-agenda items. One resident approached.

Victoria Henson, 111 Homestead Road – stated that she believed the Commission’s decision to approve Preliminary Subdivision: Yorkshire Farms at the June meeting was improper due to the on-going litigation concerning said project.

Other Business:

Vice-Chair Jones called for any other new business. Dr. Parkey brought the Commission’s attention to a proposed amendment to the Planning Commission’s By-Laws and stated no action would be taken until the August meeting.

Vice-Chair Jones called for any other business. Scott Latham expressed confusion on the Townhomes at Cravens Creek proposal and asked for clarification. Attorney Michael Kozlarek explained that since Mrs. Jones recused herself from the item, the Commission decreased to three members and no longer met a quorum. As such, the item could not be discussed or action taken. Several residents expressed frustration, complaining about the inconvenience of the delay and lack of notice of the item. Many also questioned the next steps. Mr. Kozlarek and staff answered their questions and offered to speak with residents following the meeting.

Hearing no further business, Vice-Chair Jones adjourned the meeting at 6:52 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

**Anderson County Planning Commission
Staff Report
August 14, 2018**

Applicant: Falcon Real Estate Development, LLC (Phillip Day)
Current Owner: Larry M. Kowalski, et al
Property Address: Intersection of Crestview Road, Harriett Circle and Midway Road
Precinct: Town Creek
Council District: 1
TMS #(s): 147-00-04-005; 147-00-04-007; 147-00-04-009
Acreage: +/- 72.28
Current Zoning: PD (Planned Development), approved July 7, 2007
Ordinance #2007-017
Requested Zoning: IZD (Innovative Zoning District)
Surrounding Zoning: North: R-10 and R-20
South: R-20
East: R-20 and R-A
West: R-20

Evaluation: This request is to rezone the parcel of property described above from PD (Planned Development) to IZD (Innovative Zoning District). The applicant's stated purpose for the rezoning is to revise the existing statement of intent and site plan.

The currently approved Planned Development permits a total of 176 residential lots (146 single-family detached and 31 single-family attached) and a 2 acre commercial component, allowing up to 10,000 square foot ground level, for a general store and shops. Approximately 6.95 acres are reserved for open space.

The applicant is requesting a change to IZD, permitting no more than 180 residential lots (single-family detached) with no commercial component. The proposal includes approximately 25 acres reserved in open space, with maximum efforts to preserve existing vegetation/trees around the perimeter property line and along the creek. The proposal also includes a walking trail system, sidewalks on both sides of internal roads, and additional amenities within the common areas (fire pit area, dog run and tot lot playground). The owner will work with

the Anderson County School District to provide pedestrian access to the property line adjoining Midway Elementary School. The owner will also work with the developer of the adjacent Bronson Ridge to provide pedestrian interconnectivity between the two developments.

Pending rezoning, the applicant will be required to obtain preliminary plat approval through the Planning Commission, in order to develop the site.

The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach:

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

- July 27: Rezoning notification postcards sent to 252 property owners within 2,000' of the subject property;
- July 26: Rezoning notification signs posted on subject property;
- July 31: Planning Commission public hearing notice with the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received five phone calls. Two voiced opposition and three requested more information.

Staff Recommendation:

Due to the compatibility with the Future Land Use map, the character of the area and based on the merit of the Statement of Intent (8/1/18), staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 1 Zoning Advisory Group did not meet on August 1, 2018 due to a lack of quorum. Pursuant to Chapter 70, Section 10.2 of the Anderson County Code of Ordinances, if the Zoning Advisory Groups fails to submit a report and recommendation after their first scheduled meeting, it is deemed to have approved the request.

Planning Commission

Recommendation:

The Anderson County Planning Commission met on August 14, 2018 and after a duly noted public hearing recommended _____ of a request to rezone from PD to IZOD. The vote was ____ in favor, ____ opposed and ____ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Falcon Real Estate Development, LLC - Phillip Day
Mailing Address: 7 Hindman Dr., Greenville, SC 29609
Telephone and Fax: 864 907 6509 E-Mail: phillip@falcon-southcarolina.com

Owner's Information

(If Different from Applicant)

Name: Larry M. Kowalski ET AL
Mailing Address: 366 Vandiver Rd, Anderson, SC 29621
Telephone and Fax: 864 226 9752 E-Mail: NA

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Larry M. Kowalski
Owner's Signature

7/12/18
Date

Project Information

Property Location: Intersection of Harriett Cr and Crestview Rd
Parcel Number(s)/TMS: 1470004005, 1470004007, & 1470004009
County Council District: 1 School District: 05
Total Acreage: ± 71 Current Land Use: Agriculture - Vacant
Current Zoning: PD Requested Zoning: IZD
Purpose of Rezoning: Revisions to existing statement of intent and site plan

Private Covenants or Deed Restrictions on the Property: Yes _____ No X
If you indicated no, your signature is required.

Larry M. Howalski
Applicant's Signature

7-12-18
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: 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.

Comments: _____

Please attach an accurate plat (survey) of the property to this application.

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

Please refer to the Anderson County Planning & Community Development Fee Schedule for amount due.

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

Larry M. Howalski
Applicant's Signature

7-12-18
Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Meeting Date: _____ Zoning Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

Preston Trails

“Statement of Intent”

**+/- 72.28 Acre Single Family Residential Development
(Innovative Zoning District “IZD” Zoning Request)
Crestview Road, Harriett Circle & Midway Road – Anderson, SC**

Applicant

Falcon Real Estate Development, LLC
7 Hindman Drive
Greenville, SC 29609
Phillip Day
(864) 907-6509
phillip@falconsouthcarolina.com

Civil Engineer

Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
Paul J. Harrison, P.E.
(864) 735-5068
Paul@bluewatercivil.com

Surveyor

3D Land Surveying
10 Century Drive
Greenville, SC 29607
David Modny, PLS
(864) 272-0274
David@3dls.net

Property Description

- +/- 72.28 Acres located at the intersection of Crestview Road, Harriett Circle, and Midway Road. TMSs are #1470004005, #1470004007, & #1470004009. The property is currently zoned Planned Development (PD) and located inside Anderson County. The developer is requesting a rezone to Innovative Zoning District (IZD) in Anderson County.

Community Development Overview

The development planned for this +/- 72.28-acre tract will utilize the Innovative Zoning District (IZD) zoning classification. The development will consist of (1) new access point off Crestview Road and (1) new access point off Harriett Circle. The roads within the community will be public roads that are constructed to Anderson County standards and dedicated to the County after inspection. A (5') wide concrete sidewalk will be provided on both sides of all public roads. The public roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, visitor parking, mail centers, flood plain, amenity centers, and other community gathering areas. These common areas will be owned and maintained by a newly formed Home Owners Association (HOA). The HOA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. Covenants and Restrictions for the Community will be drafted and recorded at the Anderson County Register of Deeds Office.

Natural Resource Inventory

The existing site is currently undeveloped land consisting mostly of woods & some grassed pasture. There are some existing houses, sheds, and other buildings on the property that will be demolished once our development construction has started. The majority of the property is wooded land with existing trees and vegetation along the creek which intersects the property and along the Harriett Circle road frontage. There is approximately 725 linear feet of property frontage along Crestview Road, 105 linear feet of property frontage along Midway Road, and 1,365 linear of property frontage along Harriett Circle. A minimum 25' of public right-of-way will be dedicated along all roads (measured from centerline) where the property line projects to the centerline of the road. The tributary on our site is Bailey Creek but does not have an established 100-year base flood elevation per FEMA Map 45007C0253E.

Crestview Road is a two-lane paved road that is approximately 20 feet wide. Midway Road is a two-lane paved road that is approximately 30 feet wide where it fronts the proposed development. Harriett Circle is a two-lane paved road that is approximately 20 feet wide. Crestview Road & Harriett Circle are owned and maintained by Anderson County. Midway Road is owned and maintained by SCDOT.

Public water mains adequate to serve our site are available along all roads fronting the property owned and maintained by Hammond Water District. A 12" gravity sewer trunk-line is located on site that is owned and maintained by City of Anderson/Electric City Utilities.

Density & Phasing

The overall density of the project will not exceed (180) single-family residential detached lots. This overall density is roughly (2.5) lots per acre. This project is expected to be phased. There will be a minimum of two products (price points) in this community. Both products will be a single-family detached product but have different lot widths, square footages, and price points. These products will be divided by the natural draw that dissects the property running Northwest to Southeast through the property. Both products will be developed in multiple phases (2-3). All phase lines and construction of these areas will be detailed out on the Final Development Plans. If the development proceeds as expected, build-out of all residential lots/units is expected within 3-5 years.

Homes & Materials

The homes within the community will have a mixture of sizes and price points. We will have lots ranging from 55'-65' wide. All the homes in this community will have a minimum 1-car garage and contain at least (2) parking spaces. The minimum square footage per home will be 1,000 SF. The homes will range from 1,000 SF – 4,000 SF. The homes will have 2-5 bedrooms with 1.5-3.5 baths. There is no maximum size for a home. All homes and garages will front directly on proposed interior roads. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exteriors will contain (1) specific material or combination of multiple materials in some cases. All homes located to the East of the creek separating the property and along Crestview will not contain any vinyl siding. Hardie Board and other materials listed above will be the minimum exterior finish for these lots.

Amenities, Landscaping, & Buffers

The proposed development will include approximately 25 acres of common area with maximum efforts to preserve existing vegetation/trees around the perimeter property line and along the creek. Common areas located along existing roads may be buffered with berms, fences, and/or existing/planted vegetation. A minimum 25' building setback has been established along all property sides. There will be a 30' building setback established along Crestview Road, Midway Road, & Harriett Circle. The common areas may consist of disturbed and non-disturbed open space, passive open space, walking trails, water features, dog parks, fire pits, community gathering areas, and community swimming pools with associated parking. The proposed development will contain a fire pit area, dog run area, tot lot (playground) area, and walking trails that connect back to the public sidewalk running along internal roads.

A single or double entrance monument will be installed at our entrances located along Crestview Road and Harriett Circle. The owner may also elect to install some type of monumentation at the intersection of Crestview Road & Midway Road. This monumentation will be presented to Anderson County Development Standards for approval prior to any installation. The proposed entrances will be heavily landscaped with new plantings and annual color. The existing road frontages and community areas (pools, fire pits, dog parks, mail centers, etc.) may be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final

Development Plans submitted to the Anderson County Planning and Development Staff for approval.

The owner will construct a mulched walking trail within some of the common areas that would connect to sidewalks running along the roads. The stormwater management areas may be dry or wet depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA respectively.

Public Utilities

Public water is existing around all road frontages of the site owned and maintained by Hammond Water District. Piedmont Natural Gas has the ability to serve the site with Natural Gas. Duke Energy has the ability to serve this development with Power and Site Lighting. The owner will work with AT&T and Charter Communications for phone and cable services.

Building Setbacks

All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property. (Setback is measured from the exterior property line and/or dedicated right-of-way line.)
- 30' minimum setback along Crestview Road, Midway Road & Harriett Circle.
- 15' minimum front yard setback. (For internal public roads)
- 10' minimum secondary side yard setback. (Corner lots measured from public road r/w)
- 5' minimum side yard setback.
- 10' minimum rear yard setback.

Traffic & Circulation Plan

All public roads and sidewalks within the development will be constructed to the Anderson County Standards. Private driveways will be constructed in accordance with the approved Final Development Plan. Once the public roads are built and inspected, the roads and sidewalks will be turned over to the Anderson County for operation and maintenance. All public roads shall have a minimum 50' right-of-way width and 22' pavement width. All roads within the development shall have rolled curb-and-gutter or standard curb-and-gutter along with storm drainage inlets spaced appropriately for conveyance of stormwater to the management areas. All public roads shall have a 5' sidewalk running on both sides of the road. If feasible and permissible, the owner shall provide interconnectivity internally with walking trails & roadways to ensure two access points in and out of the property for all lots. The owner will work with the Anderson County School District and provide pedestrian access to the property line adjoining Midway Elementary School. The owner will also work with the developer of Bronson Ridge to try and work out pedestrian interconnectivity between the two developments.

Site Lighting

It is the Developer's intent to use Duke Energy for all residential site lighting. Street lights throughout the community will be consistent for all residential areas. Maximum efforts will be implemented to ensure offsite light pollution.

SITE DATA

TAX MAP NO.: 1470004005, 1470004007, & 1470004009

AREA BREAKDOWN: ±46.96-ACRES (SFR DETACHED)
±25.32-ACRES (OPEN SPACE/RECREATION)
±72.28-ACRES (TOTAL)

EXISTING ZONING: PD

TOTAL LOTS: 60 LOTS (65' X 120' TYP.)
118 LOTS (55' X 125' TYP.)
178 LOTS TOTAL - NOT TO EXCEED 180 LOTS
2.46 LOTS/ACRE - NOT TO EXCEED 2.50 LOTS/ACRE

PROPOSED ROADWAY: ±6,955 LF (22' PAVED W/ 50' R.O.W.)

SETBACKS
CRESTVIEW ROAD: 30'
HARRIETT CIRCLE: 30'
MIDWAY ROAD: 30'
EXTERIOR SETBACK: 25'

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM E.O.P. TO E.O.P. UNLESS
OTHERWISE SPECIFIED.

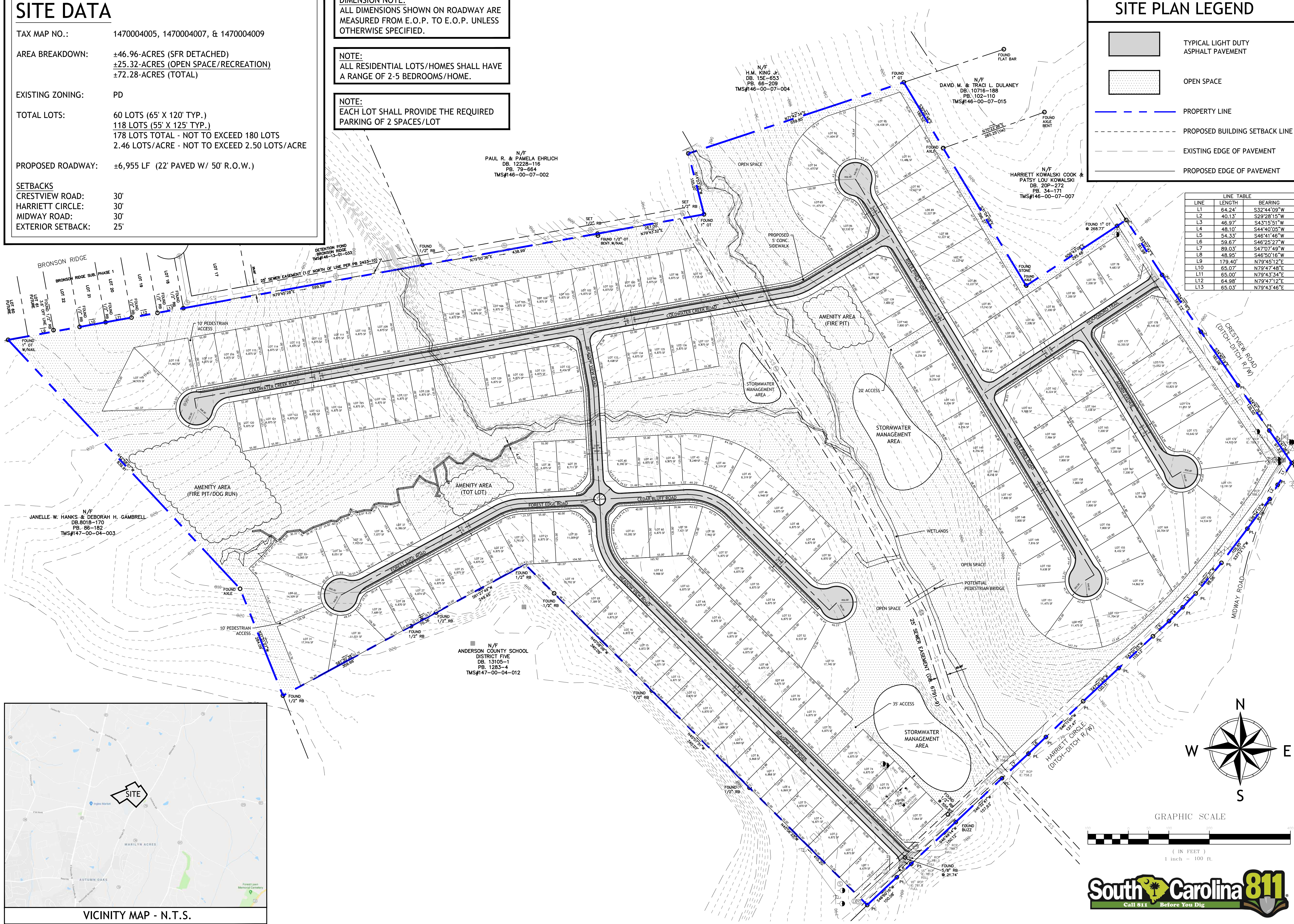
NOTE:
ALL RESIDENTIAL LOTS/HOMES SHALL HAVE
A RANGE OF 2-5 BEDROOMS/HOME.

NOTE:
EACH LOT SHALL PROVIDE THE REQUIRED
PARKING OF 2 SPACES/LOT

SITE PLAN LEGEND

- TYPICAL LIGHT DUTY ASPHALT PAVEMENT
- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

LINE	LENGTH	BEARING
L1	64.24'	S32°44'09"W
L2	40.13'	S29°28'15"W
L3	46.97'	S43°15'51"W
L4	48.10'	S44°40'05"W
L5	54.33'	S46°41'46"W
L6	59.67'	S46°25'27"W
L7	89.03'	S47°07'49"W
L8	48.95'	S46°50'16"W
L9	179.40'	N79°45'12"E
L10	65.07'	N79°47'48"E
L11	65.00'	N79°43'34"E
L12	64.98'	N79°47'12"E
L13	65.03'	N79°43'46"E



Project Number: 2018-061
DWG Name: Preston Trails POP.dwg
Drawing Scale: AS NOTED
Date of Project: 07/2018
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PEF 24224
North Carolina PEF 038371
bluewater civil design, llc
bluewatercivil.com • info@bluewatercivil.com
1718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com



PRESTON TRAILS
Single-Family Subdivision
Crestview Road & Harriett Circle
Anderson, SC 29621

PLAN REVISION	DATE	ISSUE COMMENT
A	07/12/2018	Issued to Anderson County
B	08/03/2018	Revised POP

PRELIMINARY
DEVELOPMENT PLAN

PDP-1





WASTEWATER TREATMENT

July 10, 2018

Mr. Paul Harrison, P.E.
Bluewater Civil Design, LLC
19 Washington Park
Suite 100
Greenville, SC 29601

RE: Availability of sewer service for:
Crestview Single Family Residential Development
TMS #: 147-00-04-005
147-00-04-007
147-00-04-009

Dear Mr. Harrison:

This letter is for planning purposes only and may not be used for SCDHEC construction permit. Actual availability is contingent upon payment of capacity fees.

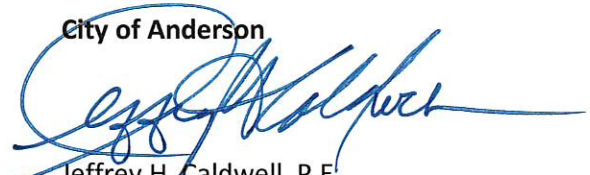
Please be advised that Electric City Utilities/City of Anderson is willing and able to provide sewer service to the above-referenced properties. Service can be provided from the following existing service(s): **a 12" main located along Bailey Creek**. Please consider that an extension may be necessary to serve the property and would be at the expense of the developer.

The total flow from this development will be approximately **47,400 GPD**. The wastewater will be treated at the Rocky River Wastewater Treatment Plant operating under permit # **SC0023744**.

Said service will be provided in accordance with Electric City Utilities/City of Anderson policies and procedures, and our prevailing Rules, Regulations and Rates. Following a final inspection and SCDHEC permit to operate (if applicable), Electric City Utilities/City of Anderson will own, operate and maintain the sewer system.

Should you have any questions, please give me a call at (864) 231-5230. We appreciate the opportunity to be of service to you.

Sincerely yours,

City of Anderson

Jeffrey H. Caldwell, P.E.
Utilities Director

JHC/tlw

309 Kirkwood Drive
Anderson, SC 29624
Ph: 864-231-2250
Fax: 864-231-2251



Hammondwater.com

864-847-4957

10 July 2018

Bluewater Civil Design, LLC.

Paul Harrison

718 Lowndes Hill Road

Greenville, S.C. 29607

RE: Hammond Water District Availability Letter. Crestview Single Family Residential Development. TMS #147-00-04-005, 007 & 009.

Mr. Harrison,

Hammond Water District is the potable water provider for this area. We currently have existing water mains located on both Crestview Road, Midway Road and Harriet Circle. 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 fire protection availability 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,

Chuck Cortez

Manager, Hammond Water District.



1636 Pearman Dairy Rd.
Anderson, SC 29625

O. 864.260.6031
C. 864.276.9869

July 10th, 2018

Kowalski Larry
Crestview Rd and Harriett Circle
Anderson, SC 29621

Subject: New Subdivision coming soon called Crestview

To Whom It May Concern:

This letter confirms that Duke Energy Company can provide electric service to the proposed site at the location described above, provided all necessary easements, permits and rights-of-way can be obtained. Please call Duke Energy at 1-800-777-9898 when your construction plans are complete so we can expedite installation of facilities to meet electrical requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Aubrey Dixon
Engineering Technologist II



**ANDERSON COUNTY GIS and
E911 ADDRESSING DEPARTMENT
P O BOX 8002**

Anderson, SC 29622-8002

GIS: Tel: 864-260-1056 • Fax: 864-260-4099

E911 Addressing: Tel 864-260-4392 • Fax: 260-4099

Physical Address: 401 E River St Sec100, Anderson, SC 29624

Property viewer: www.andersoncountysc.org



Proposed Subdivision/Development Name and Road Name Form

Date: 07/05/2018

The Anderson County GIS and E911 Addressing Department requests all County and Municipal Developers to submit Subdivision/Development names and road names for approval, along with a site plan to scale (pdf is acceptable). According to SC State Law, Anderson County Code of Ordinance, and the E911 Addressing Policy, it is imperative to eliminate any duplication of Subdivision/Development names and road names. It is also, necessary to indicate the number of road names required. Once the names are approved as mandated by the Anderson County Code of Ordinances Sec. 62-2(a) and E911 Addressing Policy, an approval form will be given to you. **The approval form must accompany the preliminary or final plats when presented to the Subdivision Administrator or Building Officials for approval. If there are any revisions please notify the E911 Addressing Office as soon as possible. Plot plans are needed for E911 addresses to be issued for corner lots.**

Please print, fill out all the information below, and return to the E911 Addressing Office, 401 E River St, Sec 100, Anderson, SC 29624, Tel (864) 260-4392 and Fax (864) 260-4099. Please no more than twelve road names at a time.

Developer/Contact Names: Falcon Real Estate Development

Address: 7 Hindman Drive, Greenville, SC 29609

Phone: 864-907-6509

Fax: _____

Email: phillip@falconsouthcarolina.com

Parent Tax Map Sheet #: 1470004005, 1470004007, & 1470004009

Zip Code: 29621

Site plan: _____ Residential: ☒ Commercial: _____ Other: _____

Proposed Subdivision Names:

Preston Trails

Proposed Road Names:

Oaky Avenue

Brookshade

Petal View

Coldwater Creek

Milky Way

Redginton

Hazelnut Drive

Willa View

Oak Row

Cedar Bluff

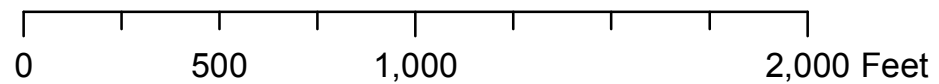
Mill Row

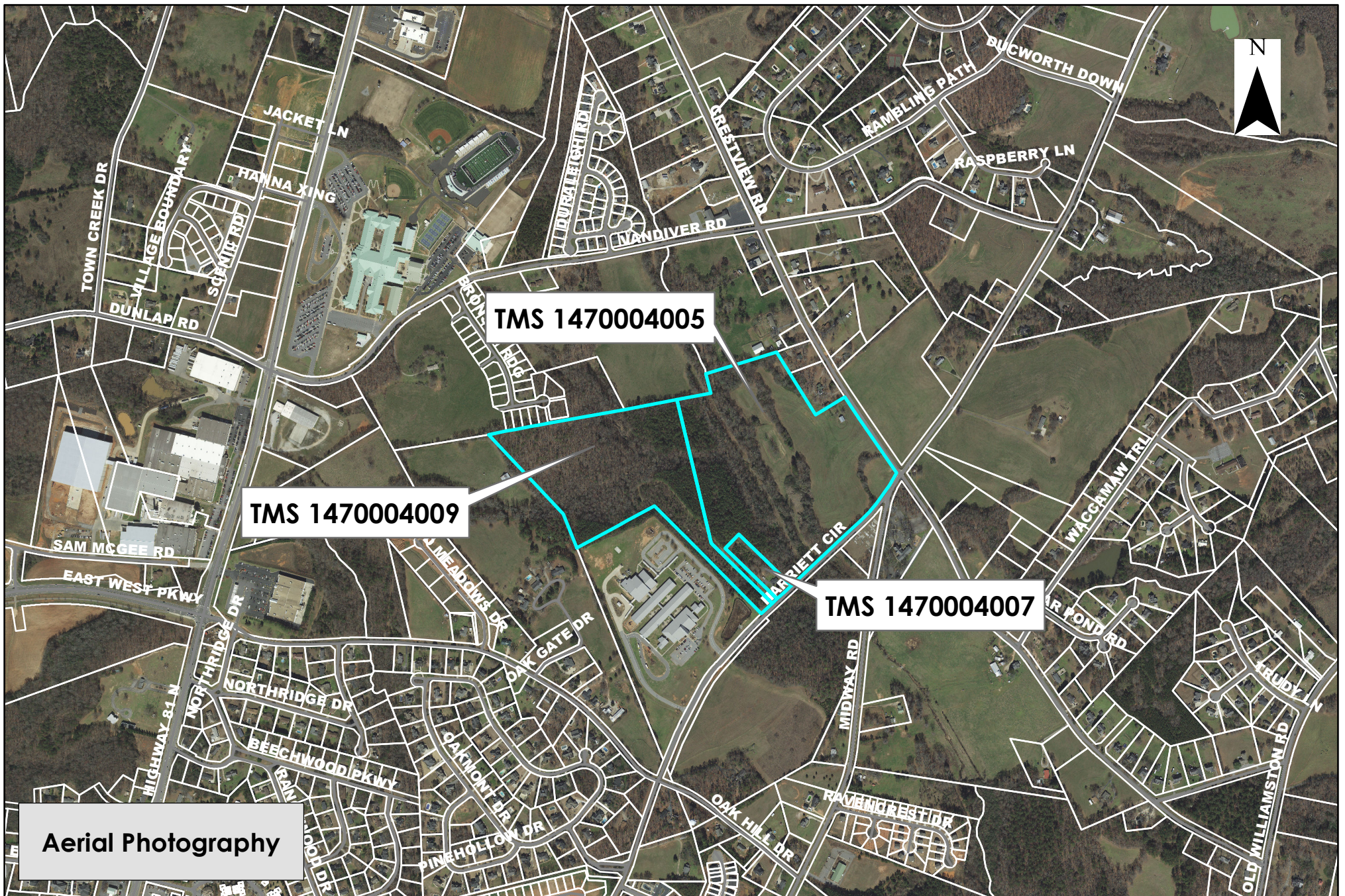
River Pines

According to the Anderson County Addressing Policy road names may be reserved for one year from the date of the approval form. If the final recording of the preliminary subdivision plan does not occur within one year, a written request for a one-year extension of the road names reservation may be submitted to Anderson County E911 Addressing Office. If you have any questions or require additional information, please call Denise at (864) 260-4392 and fax (864) 260-4099 or Rhonda at (864)260-1056 and fax (864)260-4099.



Rezoning Request
Crestview Rd., Harriett Cr., & Midway Rd.
PD to IZOD

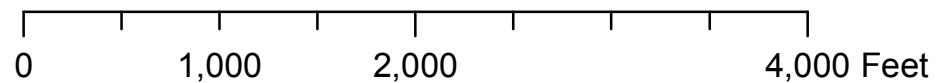


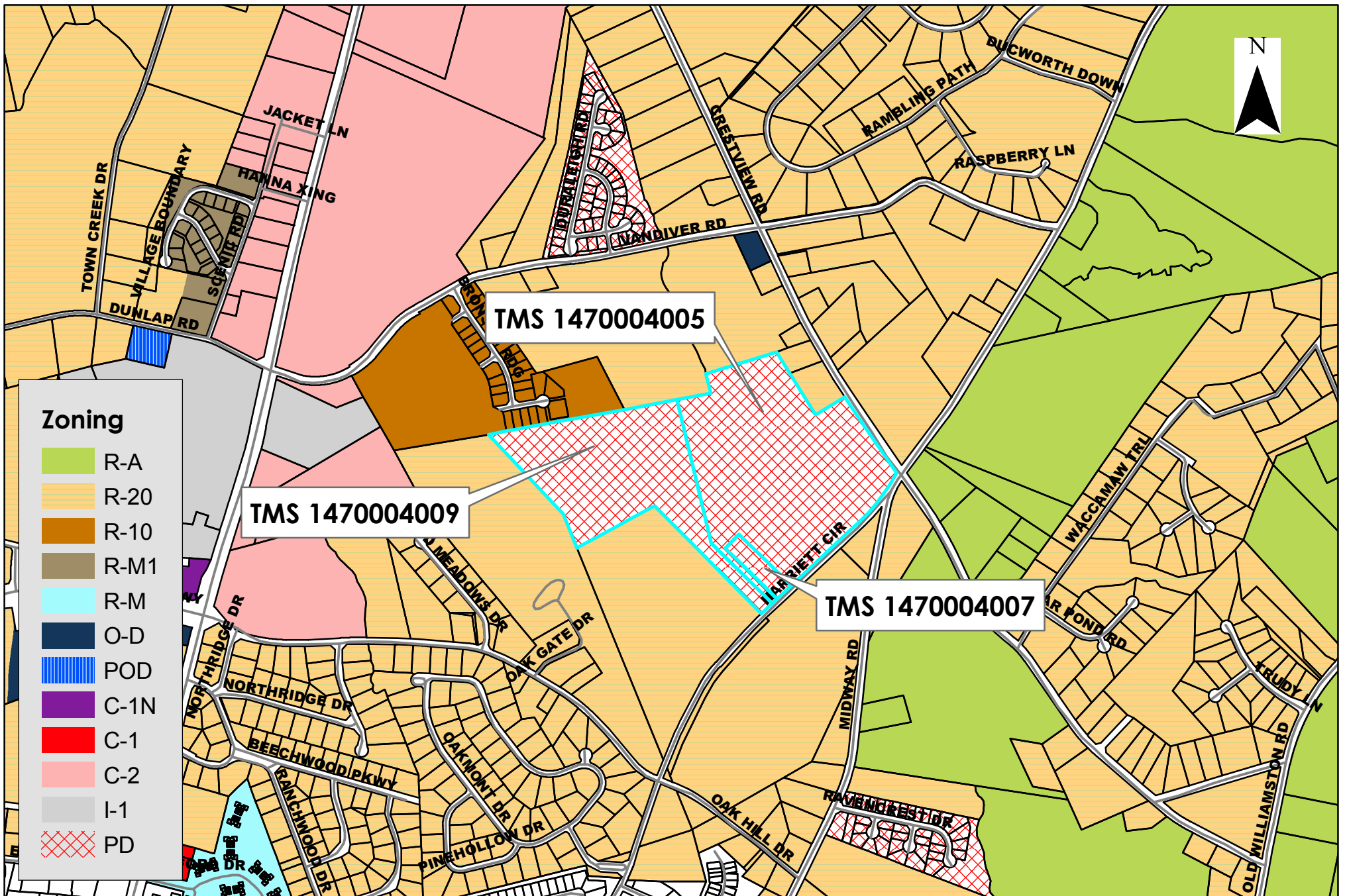


Rezoning Request

Crestview Rd., Harriett Cr., & Midway Rd.

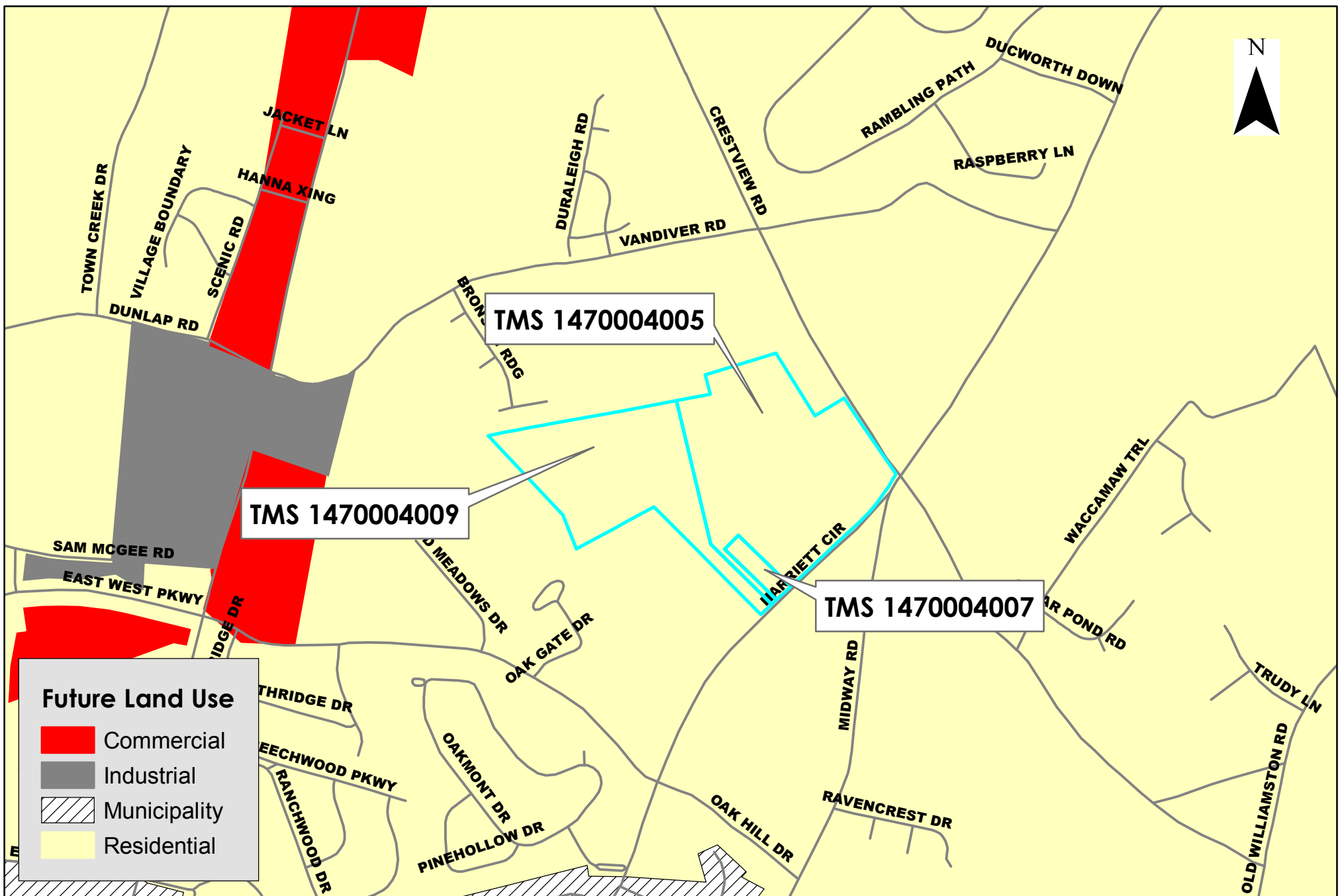
PD to IZOD





Rezoning Request
Crestview Rd., Harriett Cr., & Midway Rd.
PD to IZOD

0 1,000 2,000 4,000 Feet



Rezoning Request

Crestview Rd., Harriett Cr., & Midway Rd.

PD to IZOD

0 1,000 2,000 4,000 Feet



Harriett Cir

7/26/18



7/26/18



7/26/18



7/26/18

Staff Report- Variance
Application for a Variance-To allow for an encroachment permit for a detached garage
Anderson County Planning Commission Meeting
August 14, 2018
6:00PM

Applicant: Frank P. Taylor
Owner of Property: Frank P. Taylor
Property Location: 213 Vinings Crossing, Belton, SC
Council District: Seven (7)
Tax Map Number: 172-06-01-023
Acreage of Property: 0.99 acres
Current Zoning: R-20 (Residential Single- Family District)

Anderson County Citizens Advisory Committee-District 7 Meeting

The Anderson County Citizens Advisory Committee's for District Seven did not meet on August 1, 2018, due to a lack of a quorum. Agenda item has been moved forward to Planning Commission for consideration. Property owners within 1000' were notified of meeting cancellation by post card/mail with new meeting date and time on August 1, 2018.

Land Use: Single-Family Home and Detached Garage currently under construction.

Surrounding Zoning Districts: R-20(Residential Single-Family District) and R-A (Residential Agricultural District)

Applicant Request: Applicant is requesting a variance to be able to access a driveway off of Motes Road for a detached garage. The garage is currently under construction. Enclosed is the applicant application and separate documentation for the Planning Commission's Review.

Findings of Fact: Anderson County Planning Commission, as part of the preliminary approval process for the subdivision on March 29, 2001 stated that all lots should access internal streets.

Staff Recommendation: Staff recommends denial of the variance request based upon the following reasons:

1. Chapter 38 Division 5 Design Standards, 38-353 states that all lots must access internal roads and not collector or arterial roads.
2. A residential compliance and building permit was never issued for Motes Road. The permit was issued for 213 Vinings Crossings.
3. The property owners did not request an encroachment permit for Motes at the time the permit was applied for and issued by Anderson County Development Standards and Building Codes Department.
4. Homeowner's covenants and restrictions and or approval do not supersede the county's land use requirements and subdivision requirements vested by state law to the Planning Commission.
5. Staff position is that granting a variance will set a precedent for all other subdivisions requesting a separate driveway into the subdivision.
6. Safety concerns for higher traffic volumes, speeding vehicles, vehicles cutting through to gain access to the subdivision.



Variance Application

July 11, 2018
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Frank P. Taylor
Mailing Address: 213 Vinings Crossing; Belton, SC 29627
Telephone and Fax: 864-303-1724 E-Mail: frank@mstconcreteinc.com

Owner's Information

(If Different from Applicant)

Name: _____
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature _____

Date _____

Project Information

Property Location: 213 Vinings Crossing; Belton, SC 29627
Parcel Number(s)/TMS: 01720601023
County Council District: 56 School District: 5
Total Acreage: 0.99 Current Zoning: residential
Requested Variance: driveway encroachment permit
There is a Variance Application fee of \$200 if in a zoned area.
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: driveway encroachment permit

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no, your signature is required.

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 6-29-114.5: 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.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

Denial of potential encroachment permit by
subdivision administrator

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

See attached

Conditions do not generally apply to other properties in vicinity, as shown by: _____

See attached

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: _____

See attached

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

See attached

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.)

HOA Acc approval, building permit, attached documents
supporting hardship. Photographs will be supplied at meeting.

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____

Date _____

7-11-18

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use Board of Zoning Appeals' Decision: _____

Frank P. Taylor
Variance Request

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

1. At the time that the building permit was approved by the county, no one mentioned anything pertaining to a restricted access or no access to Motes Road.
2. A building and codes department employee has visited and viewed the property to inspect the footers as required. No discussion of restricted access to Motes Road was mentioned.
3. The topography of the lot does not permit access from another direction due to the significant slope of the property. The foundation is already in place.
4. The building process began on March 22, 2018. The concrete blocks for the footers were delivered on March 29, 2018 and installed shortly after. A substantial amount of money has been spent to date. The complaintant(s) has/have had ample opportunity to see the building progress since the beginning. Any objection could have and should have been brought forward at the initial part of the building process.
5. Motes Road is a county road and is in place for the use by all citizens.
6. The letter dated March 21, 2001 (copy attached) from Planning Commission to the developer (Mr. Jeff Herbert) states that "All lots should access internal streets." The letter does not say that it "MUST" access internal streets. Nor does it preclude a second access to a lot from a county road.
7. There is no known (recorded) statement from the county to the developer nor is there any mention in the recorded covenants to the restriction of access from any lot in Hammond Hall to any county road.

Conditions do not generally apply to other properties in vicinity, as shown by:

1. Anderson County has already set a precedence to allow a variance of properties that are part of the Hammond Hall subdivision. The variance was granted for access to Stringer Road. The county approved subdividing lots at the front of the neighborhood rather than requiring those lots to be accessed through a cul-de-sac near the entrance of the neighborhood off of Sentinel Ridge. The developer asked for the variance to reduce his costs by avoiding completing the additional cul-de-sacs, thus increasing his profitability. The variance was approved even though it was a benefit to the developer, not because he requested a hardship. (copies of original plat and revised plat showing Stringer Road properties.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows:

1. Due to the topography of the property, the building can only be accessed from Motes Road. We will provide photographs of the topography showing the significant slope in the property that prohibits access from another direction.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

1. Access to Motes Road will not detract or harm the adjacent or area property or character of the district. This structure is a stand-alone garage and will primarily be used for storage and a personal workshop (non-commercial). Our boat will be stored in the garage so it will generally be only accessed during the summertime. We will continue to use our driveway from Vinings Crossing (an internal street) to our residence and attached garage as our primary access to our property.
2. As referenced earlier, Anderson County has already allowed a variance for other lots in the Hammond Hall subdivision. That variance has not detracted or harmed the area property or the character of the district. To our knowledge, there have been no complaints regarding those lots which will have access to Stringer Road at some time in the future.

66 67 68 69

9 7 6 5 4 3 2

21 22

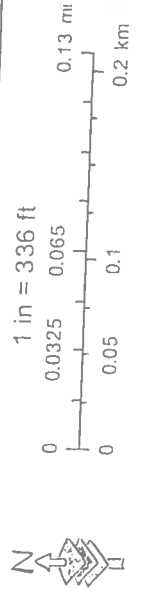
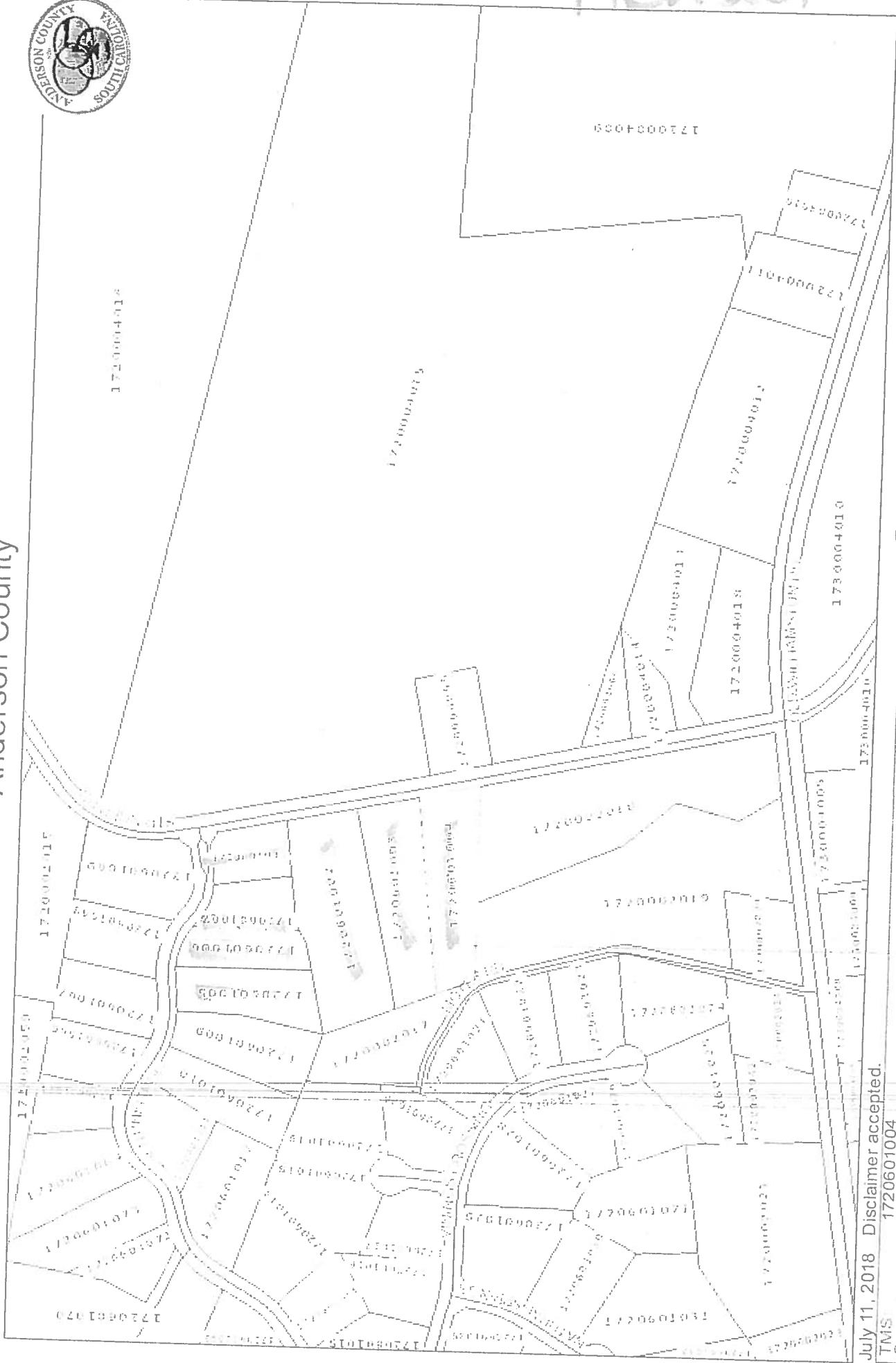
NOTE

Scanned by CamScanner

Anderson County



Revised



ACGIS

July 11, 2018 Disclaimer accepted.

TMS 1720601004
 Owner: HAMMOND HALL LAKES LLC
 Owner Address: 407 DEER SPRING LN
 City/State: SIMPSONVILLE SC
 Deed Book: 11906
 Tax District: 51
 Sale Year: 2015

Zip Code: 29680
 Deed Page: 200
 Description: LT 4 BRIDLE PATH 1.51 AC
 Sale Price: \$10
 Market Value: \$37,750



Teresa Taylor <taylorteresab@gmail.com>

FW: Mr. Taylor garage approval TMS#172-06-01-023

Frank Taylor <frank@mstconcreteinc.com>
To: Teresa Taylor <taylorteresab@gmail.com>

Wed, Jul 11, 2018 at 10:25 AM

-----Original Message-----

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, July 11, 2018 10:22 AM
To: Frank Taylor <frank@mstconcreteinc.com>
Cc: Alesia Hunter <ahunter@andersoncountysc.org>; Matt Hogan <wmhogan@andersoncountysc.org>; Norman N. McGill <jnmcgill@andersoncountysc.org>; David L. Cartee <dlcartee@andersoncountysc.org>; Valerie L. Proctor <vproctor@andersoncountysc.org>; Barry Holcombe <bholcombe@andersoncountysc.org>
Subject: RE: Mr. Taylor garage approval TMS#172-06-01-023

Mr. Taylor, we cannot approve access to Moats Road. This was part of the approval requirements for Hammond Hall from the Anderson County Planning Commission. Please see attachment.

Thanks,

Tim Cartee
Subdivision Administrator

O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org

Development Standards
401 E. River Street
Anderson, SC 29624

-----Original Message-----

From: Frank Taylor [mailto:frank@mstconcreteinc.com]
Sent: Wednesday, July 11, 2018 6:41 AM
To: Tim Cartee <tcartee@andersoncountysc.org>
Subject: FW: Mr. Taylor garage approval

Tim, This is a copy of the approval from the Hammond Hall architectural control committee .

Thanks, Frank

-----Original Message-----

From: Marc <mipaquette1080@gmail.com>
Sent: Tuesday, July 10, 2018 7:49 PM
To: Frank Taylor <frank@mstconcreteinc.com>
Subject: Mr. Taylor garage approval

March 12, 2002 Anderson County Planning Commission Hammond Hall Subdivision.pdf
444K

ANDERSON COUNTY

*Making News.
Making Progress.*

March 29, 2001

Jeffery Herbert
413 Cathey Road
Anderson, SC 29621

County Administrator

Joey R. Preston

Council Members

Larry E. Greer
Chairman
District 3

Gracie S. Floyd
Vice-Chairman
District 2

G. Fred Tolly, Jr.
District 1

Clint Wright
District 4

Mike Holden
District 5

William C. Dees
District 6

M. Cindy Wilson
District 7

Clerk to Council

Linda M. Colstrap

Dear Mr. Herbert:

On Tuesday, March 12, 2002, the Anderson County Planning Commission approved the preliminary plat for Hammond Hall. As part of this approval, the Commission required the following conditions:

1. If volumes and pressures exist, a fire hydrant must be placed within 1000' of all lots.
2. Subdivision and road names must be approved by the addressing department.
3. All lots should access internal streets.
4. All lots should be a minimum of 25,000 sqft.

At this time, please submit the following to the Anderson County Planning Department:

- ☐ 1. 15 copies of the preliminary plat for distribution to local utility providers.
- ☐ 2. A copy of the required road profiles.
- ☐ 3. A copy of the approved Erosion and Sediment Control Plan and Stormwater Management Control Plan.
- ☐ 4. A copy of the DHEC letter of approval for Stormwater Management.
- ☐ 5. A copy of the DHEC letter of approval for the use of septic tanks on the site. (Pete Riddle, Environmental Health Manager with DHEC, 260-5592)

☐ — Encroachment Permit from SC DOT!

When these plans have been approved by the County Engineer, a grading permit will be issued and work may begin. You or your contractor will be responsible to call the Anderson County Road Department at (864) 260-4190 for the required road inspections.



2001 All-America City Award Winner for
Excellent in Governmental Performance

Post Office Box 8002 • Anderson, S.C. 29622-8002
(864) 260-4000

www.andersoncountysc.org

POST ANDERSON COUNTY
BUILDING & CODES DEPARTMENT
PERMIT
201801518
PERMIT
NUMBER
201801518

201801518

PHONE 864 303 1724

NUMBER OF STORIES 1.0
* = RENEWED

PLUMBING:	NO. 3-B-12	PLU			FEE:	\$60.00
-----------	------------	-----	--	--	------	---------

FOUNDATION ONLY:

TYPE	NONE	AIR OTHER

FEE:

BUILDING: EXT WOOD	HEATED	UNHEATED	FEE:	.00
--------------------	--------	----------	------	-----

CHECK NO: 70	
AMT	
FEE:	

DATE	10/11/2011
TO WHOM ORDERED	ED
FROM WHOM ORDERED	
TOTAL AMOUNT DUE:	\$162.20
TOTAL AMOUNT PAID:	\$162.20
AMOUNT DUE:	\$0.00

ATTN: CROSSING BILLYM SC 29627

NAME _____ PHONE _____

NAME _____ PHONE _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____

PHONE

PHONE _____
BILL DING SIZE _____
\$27,900.00

[illegible][illegible]

Printed Name of Authorized Agents

Let $\mathcal{C} = \{C_1, \dots, C_n\}$ be a collection of n sets, each of size $|C_i| = k$ for all $i \in [n]$. Then, \mathcal{C} is k -uniform if and only if all k -subsets of $[n]$ are contained in exactly one of the C_i 's.

the laws and ordinances of the County and the party liable in such cases.

Ordinance shall expire per County Ordinance Sec. 10.112

...to the fact that the work and shall not be mentioned as...

[illegible]

...to the building Code of the County of ...

ZONING Approved R-20 Disapproved N/A

Compliance Permit # 201800201 Must brick underpin in Zoned Area NO

Building Permit # 201801518

Property Description 213 VININGS CROSSING
BELTON, SC 29627

Lot # 23

IS NOT IN X IS IN A FLOOD PLAIN

Community Panel # 450013- 0254 B

Tract Acreage 0.99

ANDERSON COUNTY
-CERTIFICATE OF COMPLIANCE-

"I (we) do certify that all clearing, (grading, construction, and/or development will be done in a manner which will minimize the extent possible, any adverse offsite effects resulting from soil erosion, sedimentation and increased stormwater runoff during the process of development. This agreement covers work to be done on parcel(s) located in the County Tax Book as-

Applicant is responsible to check any "Subdivision" covenants

Property lines will be marked accurately

Front Setback - (from road right-of-way) 20

Side Setback - (from property line) 5

Rear Setback - (from property line) 5

* Side Setback (if corner lot) from road right-of-way

TMS # 172-06-01-023

Existing mobile home on property? Yes No X will be relocated demolished taken to dealership

Has a septic tank permit/sewer tap receipt been obtained for the structure home? Yes NO N/A X

2/16/2018

Date

X

Applicant

PLEASE NOTE: FAILURE TO INSTALL AND MAINTAIN ADEQUATE CONTROL MEASURES TO PREVENT ANY ADVERSE IMPACT ON ADJACENT PROPERTY, WATERWAYS, OR ROADWAYS MAY RESULT IN A FAILURE OR DELAY OF INITIAL BUILDING INSPECTION. (Reference Chapter 38 of the County Code of Laws, Land Use Division, Article V- Stormwater Management and Sedimentation Control, Section 38-534: Exemptions, Paragraph 4)

THIS AGREEMENT, entered into on the day and year appearing below, by and between THE COUNTY OF ANDERSON, South Carolina, (herein called the "County", and:

X Frank P. Taylor

PRINT NAME

(herein called the "Applicant"),

WITNESSETH

The Applicant hereby understands and agrees that any grading done as a part of the development of the above referenced parcel(s) or work to be performed on the parcel(s) does not constitute approval by the County, its department, agencies or designated agents. The Applicant is aware that any work performed on the parcel(s) does not require a grading permit as such, but any such work is subject to the installation and maintenance of measures that will control erosion, sedimentation, and stormwater runoff which meets minimum standards. Under certain conditions, a plan must be submitted to Anderson County Land Use Services Department which defined the specific control measures that will control stormwater runoff and maintain sediment on the site.

The Applicant hereby further understands and agrees that as consideration for the issuance of any building permit the Applicant shall indemnify and save harmless any person, persons, or corporation, the County, its departments agencies and designated agents from any and all actions, claims and damages which the County or any person, persons, or corporations may now or hereafter have no account of any work done by or for the Applicant or may be the result of development done by the Applicant which fails to meet minimum requirements as set forth in the County Sediment Control and Stormwater Management Ordinance.

This 16 TH day of FEBRUARY, 2018

COUNTY OF ANDERSON

COMMENTS:

NEW DETACHED GARAGE, 900 SQ FT, ASSOCIAT

COMPLIANCE APPROVED FOR: (CHECK CHOICE(S))
RESIDENTIAL HOME

GARAGE: (SIZE 900)

MOBILE HOME

BARN

OTHER

BY:

HDCOPELAND

COUNTY REPRESENTATIVE

X

ADDITIONAL COMMENTS:

ED WITH EXISTING SINGLE FAMILY RESIDENCE
ON SAME LOT. ELECTRICAL SERVICE ONLY. F
OR R/W, IF NEEDED, CONTACT 260-4190.

PHONE: 864-260-4158

ANDERSON COUNTY BUILDING & CODES DEPARTMENT PERMIT

**PERMIT
NUMBER**
201801516

DATE: 2/16/2018

PHONE: 864-303-17

THE COUNTY BUILDING AND CODES DEPARTMENT GRANTS PERMISSION TO PERFORM
WORK AS DESCRIBED AT:

LOCATION:

213 VININGS CROSSING

LOT NO. 23

TMS # 01720601023 001

DETACHED GARAGE 900 SQ FT

TAX DIST: 51

NUMBER OF STORIES 1.0

* RENEWED

ELECTRICAL:

FEE: \$60.00

PLUMBING:

NUMBER OF FIXTURES 2.00

FULL BATHS

HALF BATHS

1

FEE: \$25.00

MECHANICAL:

UNIT TYPE NONE

FUEL TYPE NONE

AIR OTHER

FEE:

FOUNDATION ONLY:YES ☐ NO ☒

FEE: .00

BUILDING: EXT WOODHEATED
SQ FT

UNHEATED

SQ FT 900

FEE: \$77.20

OTHER CHARGES:

FEE:

CHECK NO: 1706

AMT:

\$162.20

TOTAL PERMIT FEE:

\$162.20

TOTAL AMOUNT DUE:

\$162.20

TAKE OLD WILLIAMSTON RD, LEFT ON NOTES RD, JOB ON LEFT

DIRECTIONS:**COMMENTS:**

COMPLIANCE 201800201

DETACHED GARAGE 900 SQ FT

EXISTING SEPTIC FROM HOUSE FOR 1/2 BATH

E-911 213 VININGS CROSSING BELTON SC 29627

ELECTRICAL CONTRACTOR: OWNER BUILDER

PHONE:

PLUMBING CONTRACTOR: OWNER BUILDER

PHONE:

MECHANICAL CONTRACTOR:

PHONE:

BUILDING CONTRACTOR: OWNER BUILDER

PHONE:

TOTAL VALUATION \$27,000.00**BUILDING SIZE:** 900**ISSUED BY:** TBDONDY

I hereby certify (1) I have read this application and that all information contained herein is true and correct
(2) I agree to comply with all county ordinances and state laws regulating building construction
(3) I am the owner or authorized agent as the owner's agent for the herein described work

Date: 2-18-18

SIGNATURE

Printed Name: Frank P. Taylor

This permit is issued, subject to full compliance with all requirements of the Building Code and all pertinent laws and ordinances of the County of Anderson regulating the use and construction of structures. Otherwise the permit shall become void and the party liable to such penalties as may be provided for violation of said ordinances.

This permit shall expire per County Ordinance Sec. 16-112.

This permit shall be construed as permission to proceed with the work and shall not be construed as authority to violate, cancel, alter, or act aside any of the provisions of the Building Code and other pertinent laws and ordinances, nor shall the issuance of this permit prevent the building official from thereafter requiring correction of errors in plans or in construction, or of violations of the Building Code of the County of Anderson, South Carolina.

**

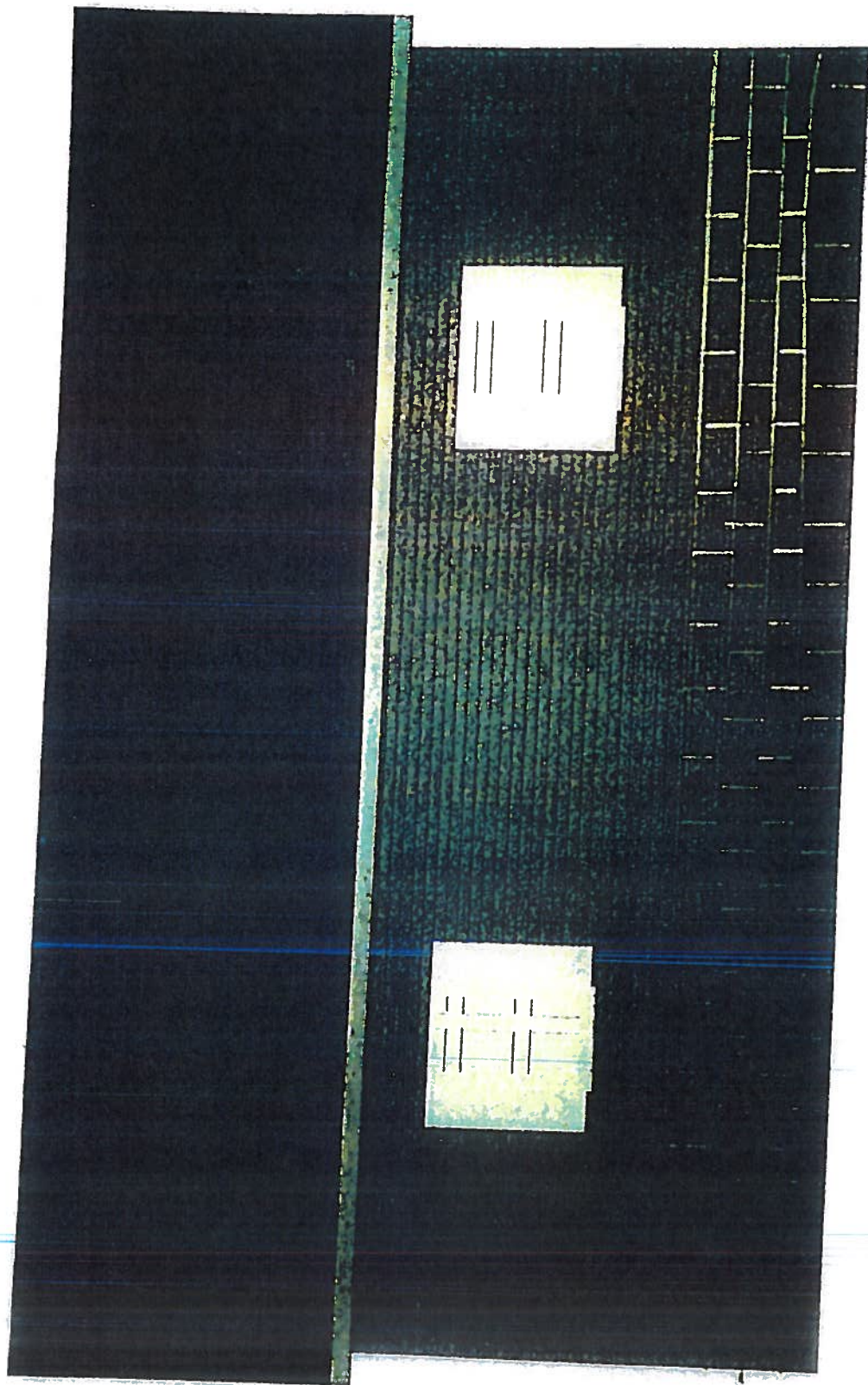
ORIGINAL

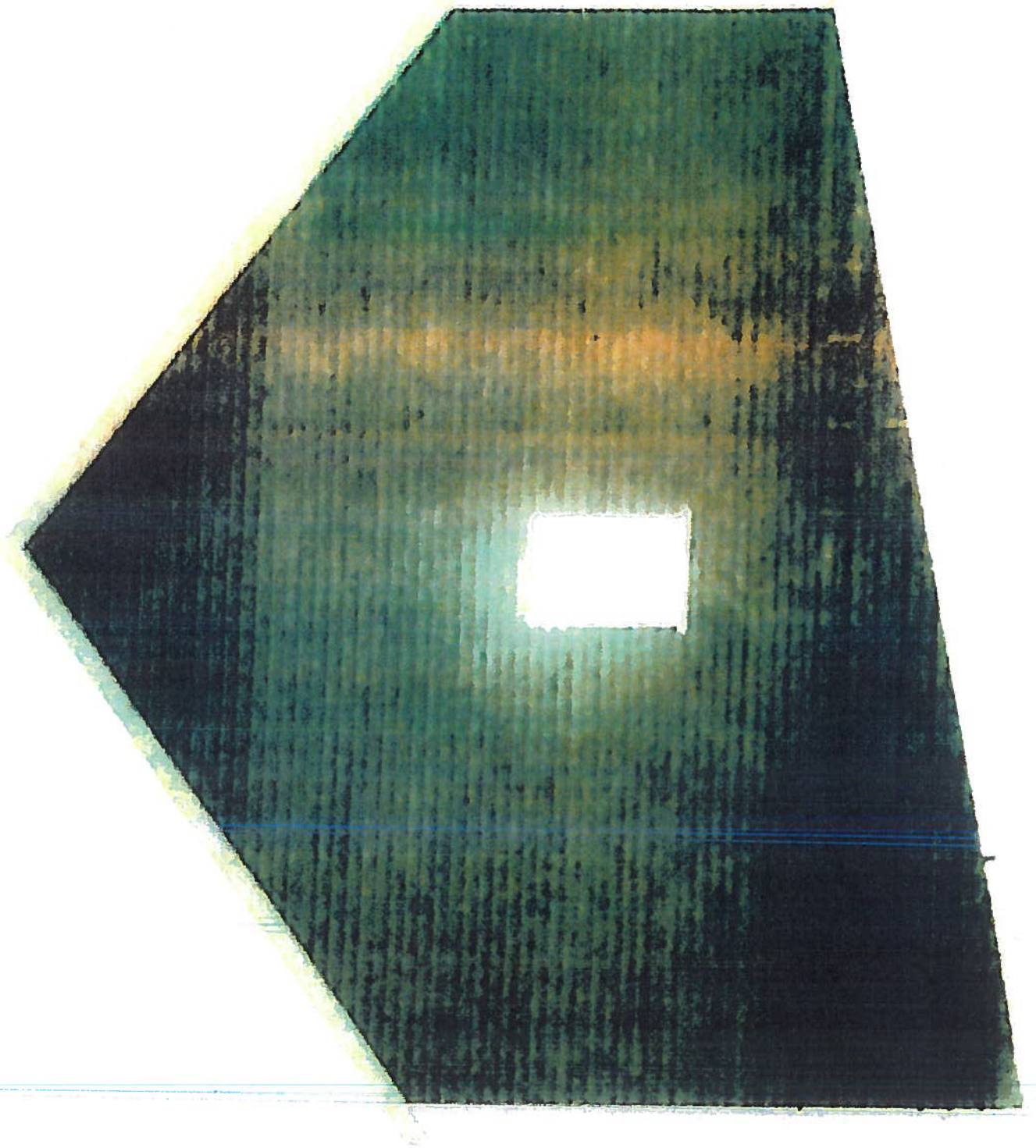
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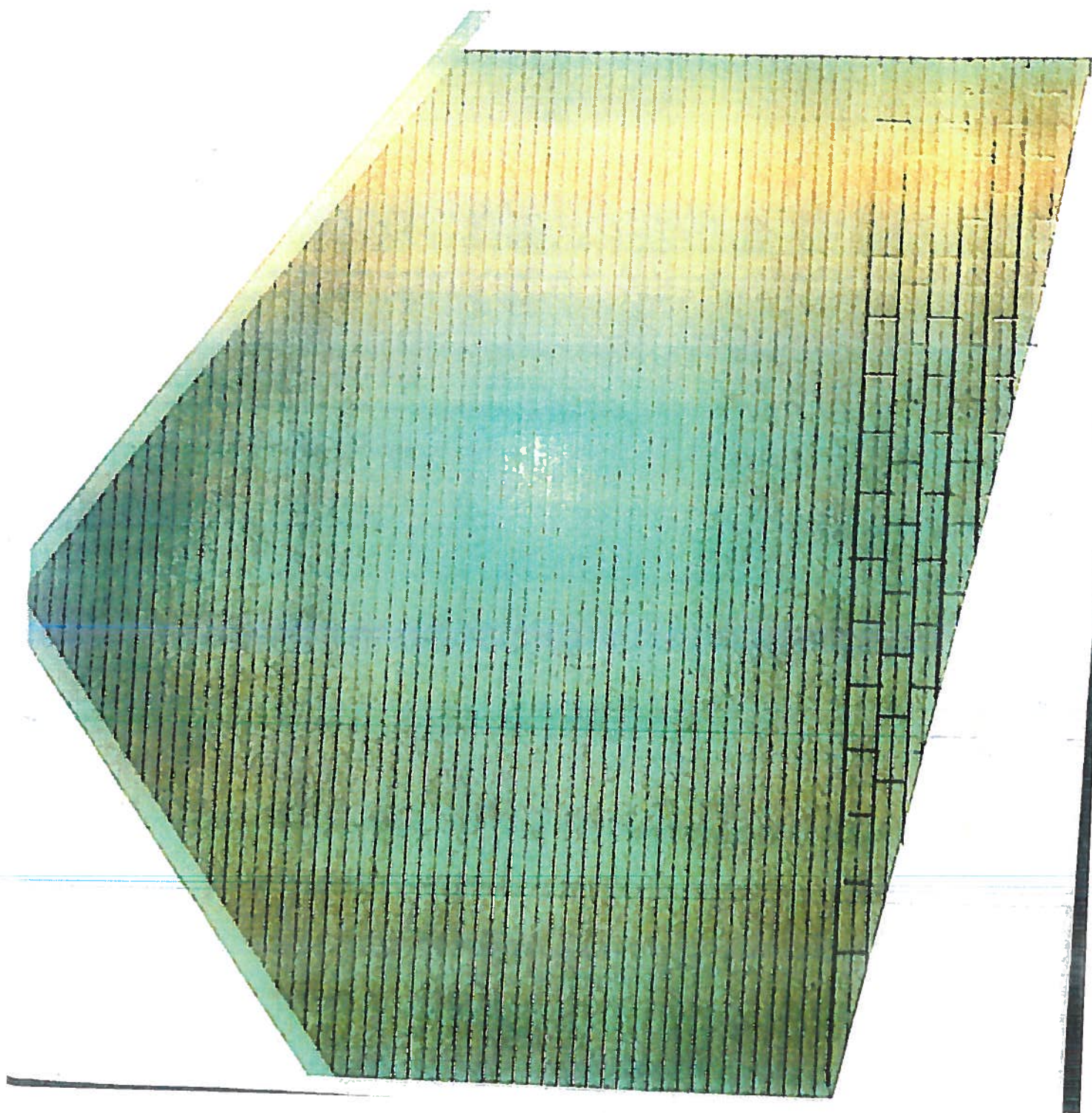
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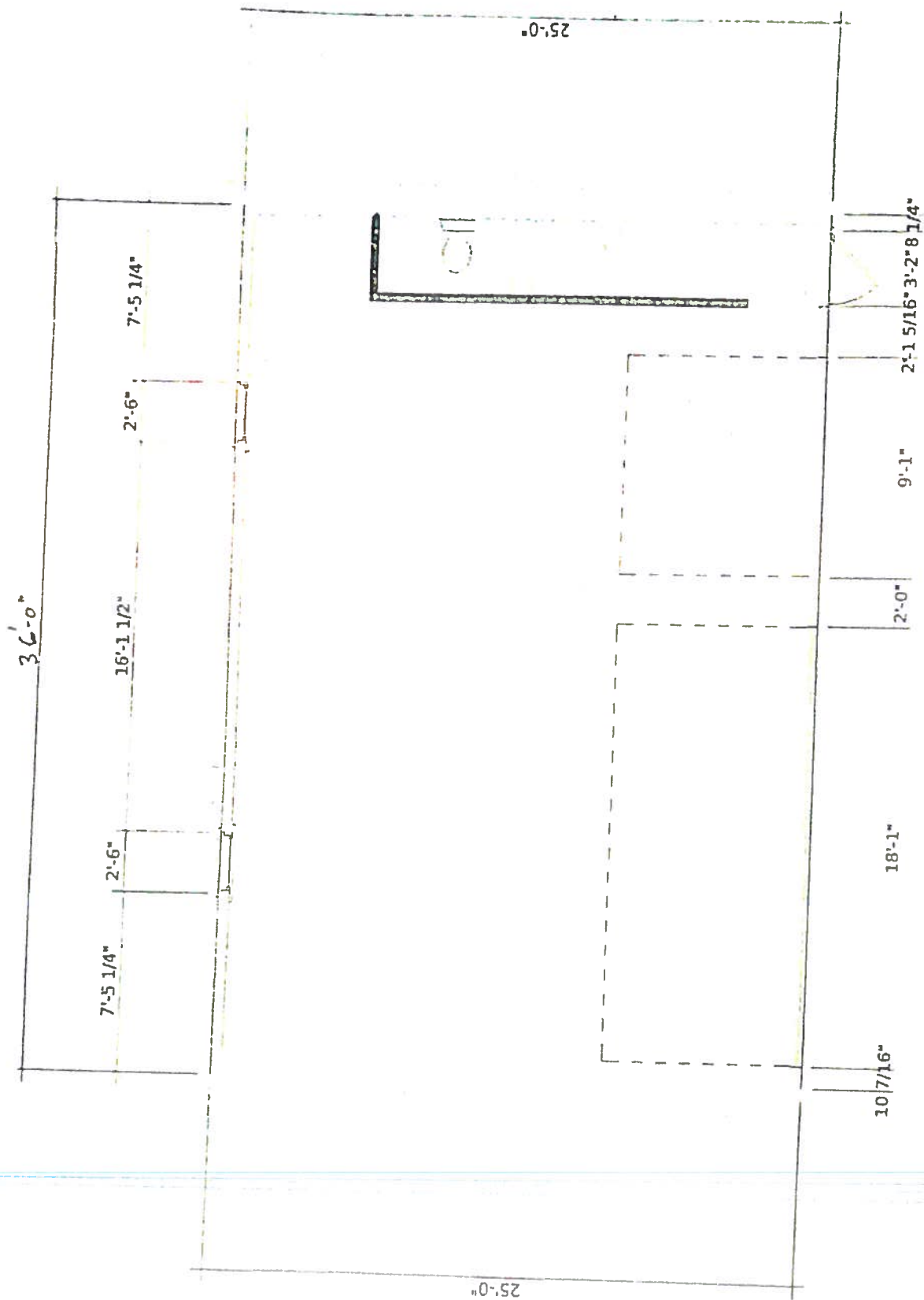
Scanned with CamScanner

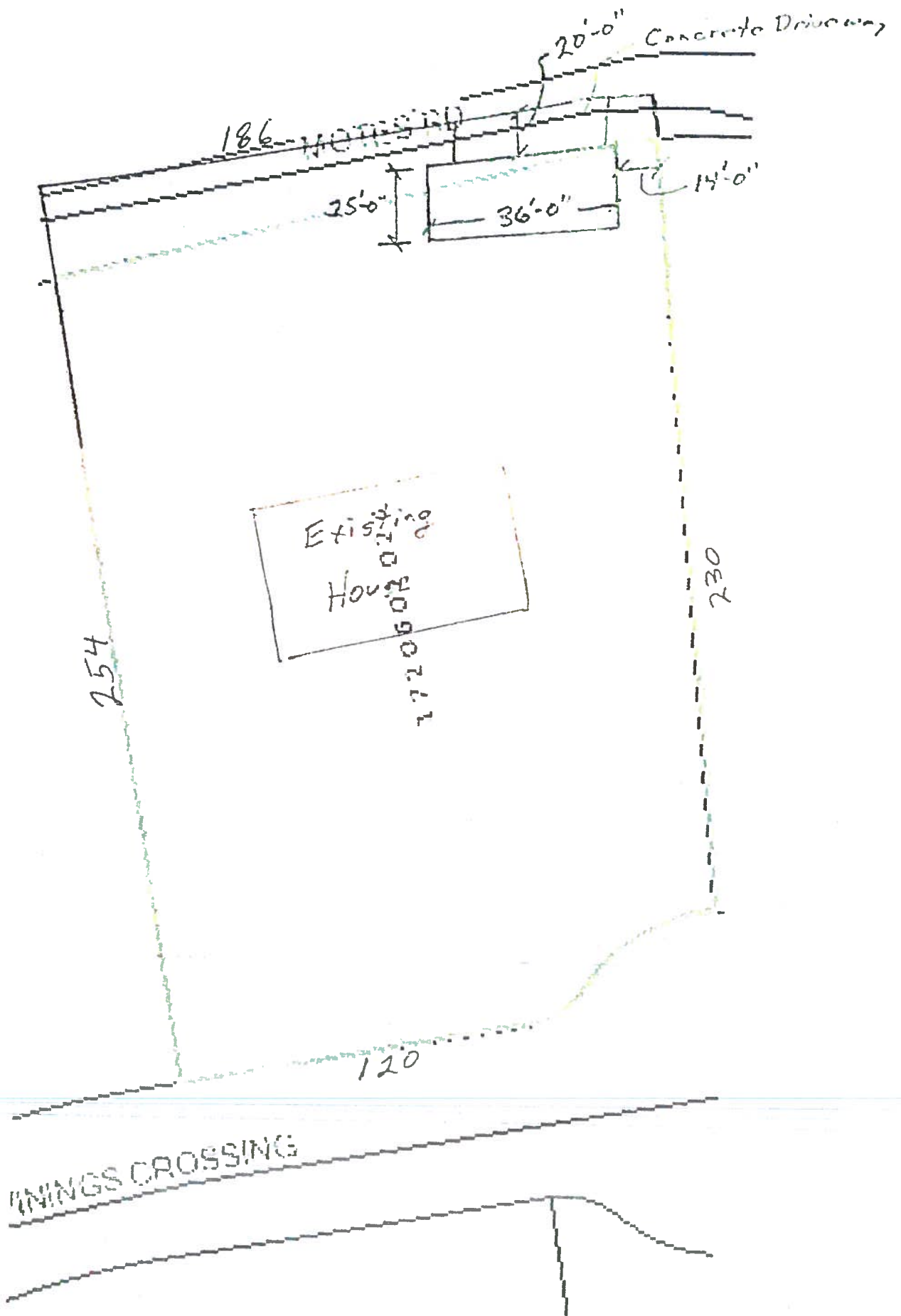












Hammond Hall Lakes HOA
Architectural Review Submission Form

Date 2-9-18
Owner / Applicant Frank Taylor
Address 213 Vining Crossing
Phone Number 864 303-1724
Lot Number 23
Proposed Start Date 3-1-18

Per Article V, Section 5.07 of the Hammond Hall Declaration of Covenants, Conditions and Restrictions
"No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot nor shall any existing Structure upon any lot be altered in any way which materially changes the exterior appearance of the Structure or Lot unless plans and specifications therefor shall have been submitted to and approved in writing by the ACC."

Lots must not be cleared prior to site plan approval and inspection of proposed dwelling location and tree removal by an ACC member.

Homeowner must contact ACC to schedule all inspections.

A copy of the Design Standards may be obtained on the Hammond Hall community website or by request to the ACC.

CONTACT INFORMATION

Please provide all contact information as applicable. This information will be used to contact you or your agents when needed. This will ensure that the process is as expedient as possible and all for contact during the project if needed.

Owner / Applicant Name: Frank Taylor
Address: 213 Vining Crossing
Phone Number(s): H 864-303-1724 O
Email: frank@mtconcreteinc.com

General Contractor Name: Same as above
Address:
Phone Number(s): H C O
Email:

Additional Contact Name: N/A
Address:
Phone Number(s): H C O
Email:

Hammond Hall Lakes HOA
Architectural Review Submission Form

Checklist

Modifications / Improvements

(Please provide two (2) sets each of the following as applicable)

- _____ Site plan / survey with setbacks, elevations and dimensions of all proposed improvements including but not limited to driveways, walks, patios, decks, pergolas, gazebos, garages, pools and fences.
- _____ Existing and finish grades shall be shown at lot corners and corners of proposed structure. Lot drainage provisions shall be indicated as well as any cut and fill details, if any appreciable change in lot contour is contemplated.
- _____ Elevations (front, rear and sides)
- _____ Description of exterior materials and colors as required on the attached Exterior Finish Schedule.
- _____ Landscape design and plan including irrigation. Please include plant indicating size and number and show existing significant trees and/or plant groups.

*No additional landscaping
except bermuda grass up
to Foundation*

Description of proposed improvements:

Build 900 SF garage

PLAN REVIEW WILL NOT BEGIN UNTIL ALL OF THE ABOVE ITEMS HAVE BEEN SUBMITTED

Hammond Hall Lakes HOA
Architectural Review Submission Form

Exterior Finish Schedule

Provide description of exterior materials to be used along with the names and phone numbers of manufacturers. Samples of paint, brick, stone, stucco, siding etc. must be submitted. Exterior colors must be approved prior to painting or installation. Exterior building materials (other than roofing materials) shall be masonry, brick, stone, stucco, fiber cement plant, wood, wood composite or some combination thereof.

Foundation: Split Face block stained H&L (Crumbled Brick)

Siding: Cement board siding Sherwin Williams (Latte 6108)

Trim: Cement board trim Sherwin Williams (Latte 6108)

Roof Shingles: 25 yr architectural (Black) Owens Corning

Chimney: None

Windows: Vinyl white Reliabilt

Doors: 1- Solid 6 panel (white) steel

Shutters: Panel (Black)

Gutters: None

Garage Door: 1- Double (white) 1 single (white) (solid - no lights)

Patios: None

Decks: None

Pergola: None

Gazebo: None

Fence: None

PLAN REVIEW WILL NOT BEGIN UNTIL ALL OF THE ABOVE ITEMS HAVE BEEN SUBMITTED

Hammond Hall Lakes HOA
Architectural Review Submission Form

In submitting this application, I acknowledge that I am liable for all activities and actions associated with construction. In as much, I understand that it is my responsibility to inform all contractors and subcontractors of all pertinent rules and restrictions pertaining to construction activities as stated on the Covenants and Restrictions. This will include maintaining an order and clean job site where trash / construction debris will be maintained so as not to impact any other property. If trash or debris is allowed to accumulate excessively or is impacting other properties and is not corrected in a timely manner after notice, I will be responsible for associated corrective measures taken on my behalf. Any damage to other properties will be repaired in a manner acceptable to the owner(s) of said property or the HOA if community property is affected.

I also acknowledge that all submitted materials are accurate and that any approval is granted based on those specifications for this project and lot specifically. This approval does not constitute approval for any changes after submission and will not apply to any other lot or project. I will contact the ACC to schedule all inspections.

I understand that any violations that are not remedied will result in Hammond Hall Lakes HOA / ACC pursuing enforcement as elaborated in Article VIII of the Covenants and Restrictions.

Owner / Applicant
Print Name and title

Frank T. Taylor
owner

Date

2-9-18

Submit your request no less than 30 days prior to planned start date to:

Hammond Hall Lakes HOA Architectural Review
112 Hammond Lakes Ln
Belton, SC 29627

THE FOLLOWING IS FOR ACC USE ONLY

Following review of your submittal for approval, the Hammond Hall Lakes ACC:

☐ Has approved your plans as submitted.

☒ Has approved your plans with the following stipulations:

A copy of the building Permit will be provided to the ACC and
filed for record in community files.

☐ Requests the following additional information:

☐ Disapproves your request at this time because of the following variances from the CCR's and or guidelines established by the ACC.

Signed for the ACC:

Print Name

MARK LANGENFELD

Print Name

Mark T. Lester

Print Name

MARC PARQUETTE

Date

2-11-18

Anderson County Planning Commission
Tuesday, January 8, 2013
6:00 PM
2nd Floor Conference Room
Second Floor – Historic 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 by the Planning Secretary.

Members Present: David Cothran, Russell Vickery, Ed Dutton, Jerry Vickery, Greg Balog and Jane Jones

Members Absent: None

Staff Present: Bill West, Michael Forman and Celia Michelle Boyd Myers

Call to Order: Planning Commission Chairman Russell Vickery called the meeting to order at 6:18 PM, with a quorum present to conduct the meeting. Mr. Vickery welcomed all present to the meeting.

Election of Officers: Chairman Vickery asked for nominations for the position of Chair and Vice-Chair. Mr. Cothran moved to reappoint Russell Vickery to the position of Chair; and Mr. Jerry Vickery seconded. The motion passes 5-0, with Mr. Vickery abstaining. Next, Mr. Cothran was nominated to stay Vice-Chair and this motion passed 6-0.

Approval of Agenda: Chairman Vickery called for any changes to be made to the agenda. Hearing none, Chairman Vickery called for a motion of approval. Mr. Cothran moved to approve the agenda; and Ms. Jones seconded the motion. The motion to approve was carried 6-0.

Approval of Minutes: Chairman Vickery called for any changes to the minutes from the November 13th regular Commission meeting. Hearing none, Ms. Jones made a motion of approval; and Mr. Vickery seconded her motion. The minutes were approved 6-0.

Public Comments: Chairman Vickery called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Public Hearing:

- A. Request by Mr. Thomas Hamblen to rezone two parcels totaling +/- 1.18 acres C-1N (Neighborhood Commercial) to C-1 (Commercial), located at 1010 and 1010A Crestview Road
- Mr. Michael Forman presented the staff's findings and recommendation of approval for the rezoning request. Chairman Vickery called for any public comments. Mrs. Mary Singleton (1020 Crestview Road) approached the Board first. She reminded the Commission that three lots had been rezoned since zoning was enforced and asked why the applicants could/would not give an idea of what will be placed on the property. She concluded that she was concerned with the "what-if" factor. Next, Mr. Darius Wood (1022 Crestview Road) spoke. He was also opposed to the proposed rezoning mainly because the applicants would not say why they want the change. Mr. Johnny White (1021 Crestview Road) addressed the Commission next. He claimed that commercial zoning required buffers and that the Commission could not vote until the proposed use was presented. Mr. Jerry Singleton (1020 Crestview Road) then spoke. He stated that no one was aware of the reasoning behind the requested change. He added that he was proud of his neighborhood and wished it to remain residential. Mr. Balog then

addressed the audience saying he believed the applicant was requesting the rezoning to connect to the parcel next to it, which was already C-1. Mr. Dutton stated that residents had legitimate concerns about the reason behind the request other than to lump the parcels together. Chairman Vickery asked staff if any reason was provided. Mr. Forman answered that none was given. Chairman Vickery questioned the issue of buffers. Mr. Bill West stated that buffer yards are required when any commercial is next to residential and will not be based on the specified use. Mr. Balog questioned why these parcels were not rezoned along with the previously rezoned parcel next door. Mr. West answered that there were different owners. Mr. Dutton asked if the rezoning was based upon the proposed nursing home. Mr. West stated that it was the intention though he knew of no offer yet. Mr. Dutton then stated that there was uncertainty about the use for the currently zoned C-1 property and also the use for the proposed C-1 next door. Chairman Vickery asked if the buffers were different for Neighborhood Commercial and Commercial zoning. Mr. West stated that they were the same. Mr. Forman added that a buffer yard will be included no matter what. Mr. Cothran stated that he saw no value in the squaring off of parcels. Ms. Jones moved to approve this request; and Mr. Cothran seconded his motion. The motion to approve was carried 6-0.

Preliminary Subdivision:

A. Hammond Hall Subdivision

Ms. Alesia Hunter presented the staff report for revised Hammond Hall Subdivision. The new owner asked to revise the amenity area of the subdivision, eliminate the first road on the left, and reconfigure four lots on Sentinel Ridge and three lots that front Stringer Road. Staff recommended approval of the revised amenity area and lots on Sentinel Ridge, but did not recommend approval of the lots fronting Stringer Road without an internal access. All other conditions originally approved in the 2002 approval are still applicable. Mr. Paul Harrison (representative) approached the Commission. He stated that all the roads are already in the County system and that the new owner saw no reason to build the proposed Bridle Path (for the three lots fronting Stringer Road). He added that they wished to eliminate the flagstone lot #72 and that a builder was ready to begin once approval was granted. He concluded by saying that if the lots fronting Stringer Road were not approved the owner would sell them separately for the subdivision community. This would also lead to the access to be off of Stringer Road. Ms. Jones asked if the only way to access these lots were Stringer Road. Mr. Harrison stated that it was. Mr. Balog asked how the others were accessed. Mr. Harrison answered by cul-de-sac. Mr. Vickery asked that if the lots were approved access off Stringer Road, would they be a part of the subdivision. Mr. Harrison stated that they would be. The same builder and theme would be used. Mr. Vickery asked if this was fair to the owners to have to go onto Stringer Road and then back into the subdivision to reach any amenities. Mr. Harrison stated that a path would be built for access. Ms. Jones asked if the County Ordinance states internal access. Ms. Hunter stated that it did. Chairman Vickery asked Mr. Harrison if he was still interested if those lots were not approved. Mr. Harrison answered that his client would probably take lots 5, 6 and 7 out of the subdivision and sell them off separately. Mr. Cameron Saylor a resident in the subdivision asked to speak. He stated that the original owners left the residents high and dry and that the new owner could help them. He expressed appreciation for Lot #72 being eliminated. He added that the County accepted Bridle Path. He concluded by saying that the residents would be in a dire situation if the new owners are not granted approval. Mr. Frank Taylor, another subdivision resident stated his support of the new developer and added that he would rather have the three lots be a part of the subdivision as opposed to on their own. Chairman Vickery asked about changing the County Ordinance. Ms. Hunter stated that it must go through County Council. Mr. West offered the use of a variance. Ms. Jones stated her appreciation for what the developers are trying to do and wished to help them. Mr. West stated that if the Commission wished to do so, they could move to approve as the applicant/staff recommended with a variance for the three lots fronting Stringer Road. Mr. Harrison asked to eliminate Bridle Path, eliminate lots 1-8, create lots 5, 6, and 7 with access onto Stringer Road and create lots 70 and 71 near the amenity area. Mr. Cothran moved to approve the creation of lots 70 and 71 and for the redesigned lots to be approved, granting a variance on the three lots accessing

Stringer Road. Mr. Dutton seconded. Mr. Vickery stated that he was opposed to the variance granting access off Stinger Road. Ms. Jones replied that future owners would be aware of the situation prior to purchase. The motion was carried 4-2, with Mr. Vickery and Mr. Balog opposing.

Old Business:

Chairman Vickery called for any old business to be heard. Mr. West stated that the Comprehensive Plan would be held until recent inquiries by a couple of Commissioners were concluded. He also encouraged any other Commissioners to come to them with concerns and recommendations prior to a recommendation to Council. Ms. Jones stated her opposition of historical overlays due to restrictive behavior based on experiences with Richland County. Mr. Cothran replied that it did not have to be restrictive and that it would only be a tool available if needed/wanted versus a mandate. Chairman Vickery also stated that Commissioners should take this opportunity to give County Council something to work with.

New Business:

Chairman Vickery called for any new business. None was offered.

Hearing no further business, Chairman Vickery adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Celia Michelle Boyd Myers
Planning Commission Secretary

Anderson County Planning Commission
January 8th, 2013
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Hammond Hall Subdivision (Approved by Planning Commission in 2002 for 69 residential lots.) Applicant is proposing to eliminate the first road on the left, reconfigure four (4) lots fronting on Sentinel Ridge and three (3) lots fronting on Stringer Road as shown on exhibit attached.

Intended Development:	Residential
Applicant:	L. A. Land, LLC
Surveyor/Engineer:	Blue Water Civil Design
Location:	Near the intersection of Old Williamston Rd & Stringer Road
County Council District:	7
Surrounding Land Use:	North – Residential/agriculture South – Residential East – Residential/agriculture West – Residential
Zoning:	None
Tax Map Number:	172-06-01-001
Extension of Existing Dev:	No
Existing Access Road:	Stringer Road-State
Number of Acres:	102.43
Number of Lots:	71(addition of 2 lots)
Water Supplier:	Hammond Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 710 new trips per day. Stringer Road is a state road with no maximum average vehicle trips per day requirement. Encroachment Permit required from SCDOT.

Staff Recommendation:

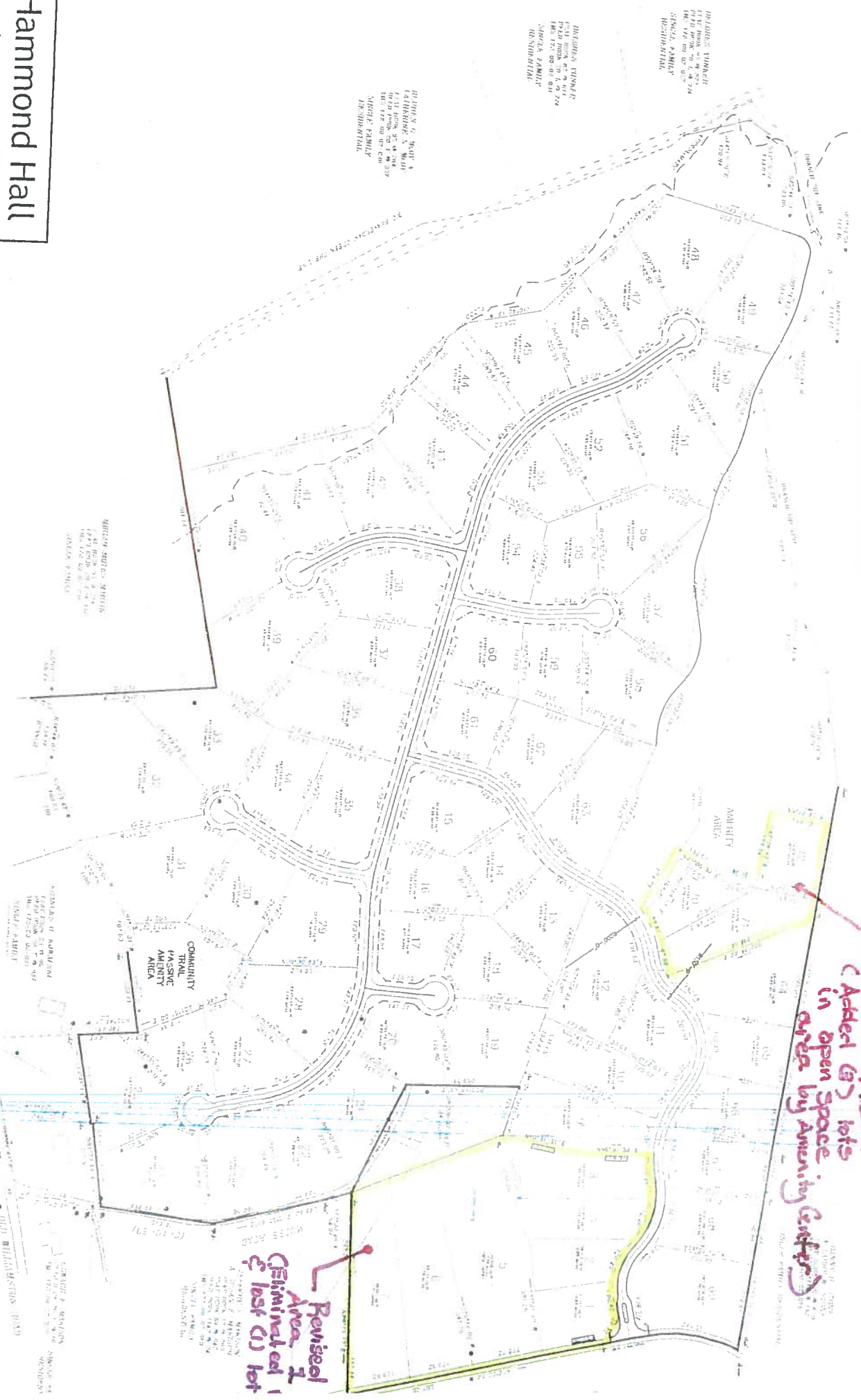
Approval, staff recommends approval of the revised amenity area. Staff does not recommend approval for any lots to access off of Stringer Road, which is classified as a (Collector Road) As part of subdivision requirements, internal road access is a requirement pursuant to Sec 38-353 Access(c), Development that has access from an arterial road or collector road that is part of a subdivision is highly discouraged for safety reasons. All other conditions as previously approved by the Commission in 2002 remain in place.

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Subdivision and road names must be approved by the Addressing Department.
- All lots must access proposed internal roads only.
- Developer must obtain all necessary (re- permits) prior to proceeding with development to include; Anderson County Roads and Bridges for new road profile layout, SCDHEC for septic approval(applicant will need to submit a copy of the new layout) and Anderson County Storm water Department

EXHIBIT

Revised Area 2
(Added 67 lots
in open space
area by Amenity Center)

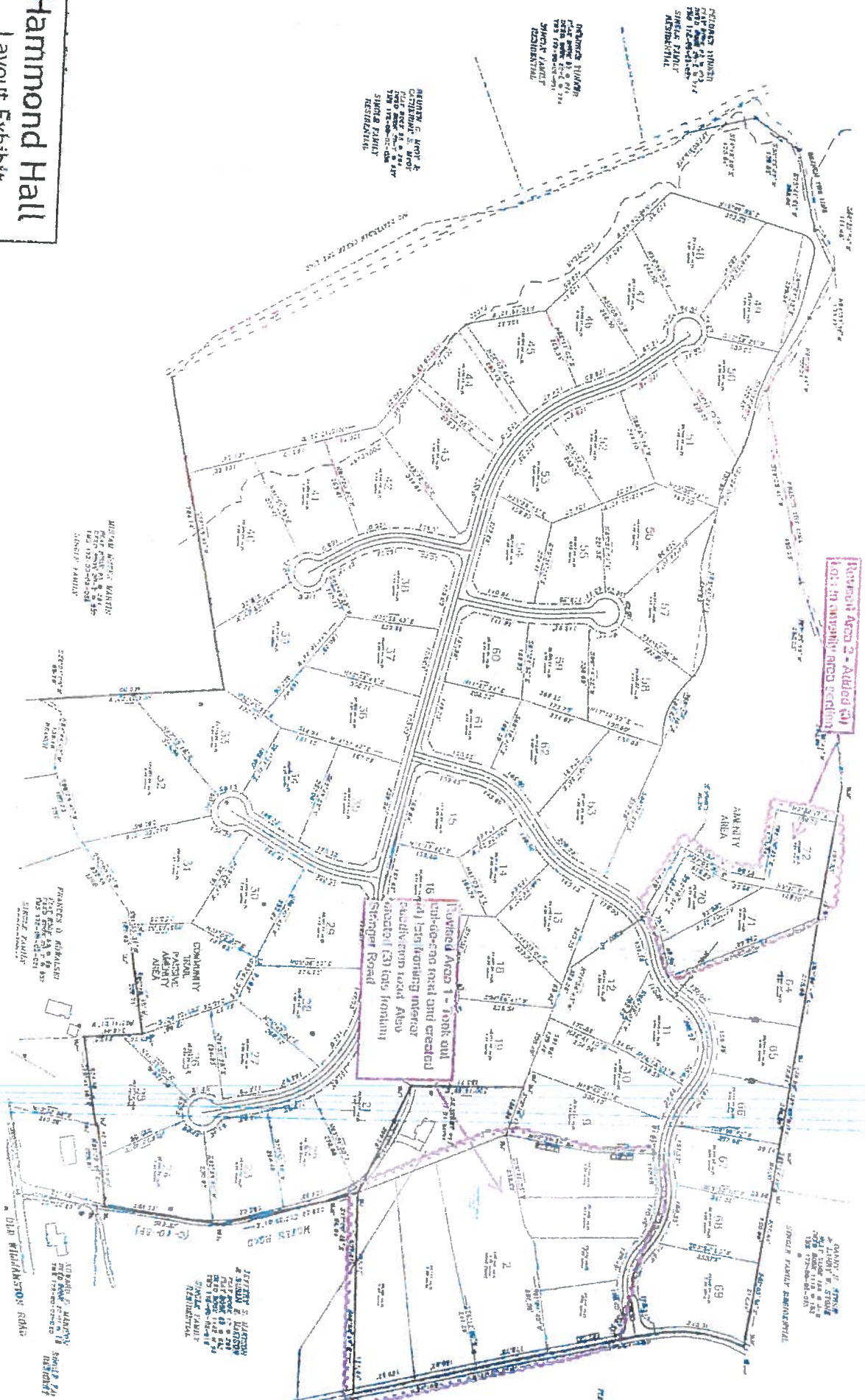
Revised
Area 1
(Eliminated 1
& lost 67 lot)



Hammond Hall

Layout Exhibit

(1" = 100')
N.T.S.

bluewater
cityll design

Anderson County Planning Commission

August 14, 2018

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Townhomes at Cravens Creek
Intended Development:	Townhomes
Applicant:	Joseph A. Beeson
Surveyor/Engineer:	Ridgewater
Location:	Childers Circle
County Council District:	6
Surrounding Land Use:	North – Liquor Manufacturer/Residential South – Residential East – Liquor Manufacturer/Residential West – Residential
Zoning:	Property Unzoned
Tax Map Number:	237-00-05-021
Extension of Existing Dev:	No
Existing Access Road:	Childers Circle (County Maintained)
Number of Acres:	+/- 5.50
Number of Lots:	51
Water Supplier:	Powdersville
Sewer Supplier:	Anderson

Variance: No

Parking:

The required off street parking is listed-for one bed room unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 102 parking spaces are shown on the site plan. Two (2) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area however, no part of the building is allowed to encroach within the setback area.

Traffic Impact Analysis:

This new subdivision is expected to generate 408 new trips per day along with 440 ADT for the residential homes that already exist for a total of 848 ADT. Childers Circle is classified as a Major Local road with 1,600 maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Staff Recommendation:

Sec. 38-311.

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 19, 2018

TO: **Tim Cartee**
Subdivision Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Thulasi Vinayagam**
Principal Engineer

SUBJECT: **Townhomes at Cravens Creek**

I have reviewed the proposed entrance location for the Townhomes at Cravens Creek on Childers Circle. A traffic impact study is not required since there are only 51 units planned. The proposed access may be acceptable but I will need to review the final plans before an encroachment permit can be issued.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Tom Allen
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Ken Waters
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Scheduled Public Hearing Date:

July 10, 2018

Application Received By:

[Signature]

Date Application Received:

6-14-18

Amount of Fee Paid:

151.00

Check #

3522

Townhomes at Craven's Creek

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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



DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 6-14-18
DS Number 18-111

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE

8 7-9-18

1. Name of Applicant ~~BEESON DEVELOPMENT LLC~~ JOSEPH A. BEESON
Address of Applicant 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673
Telephone Number(s) (864) 660-9689 Email JOEYMBEESON@GMAIL.COM

2. Property Owner(s) LYNN HICES
Owner(s) Address 430 SARGENT DR., FENDELETON, SC 29670
Telephone Number(s) _____ Email _____

Project Information

3. Project Location: CHILDERS CIRCLE
Parcel Number/TMS: 237-00-05-021 County Council District 6 School District 1
Total Acreage: +5.50 Number of Lots: 31 Intended Development: TOWNHOMES
Current Zoning: UNZONED Surrounding Land Uses: NORTH: UNZONED - LIQUOR MANUFACTURER / RESIDENTIAL
SOUTH: UNZONED - RESIDENTIAL
EAST: UNZONED - LIQUOR MANUFACTURER / RESIDENTIAL
WEST: UNZONED - RESIDENTIAL

4. Utility Agreement Services Letter of Approval, Please attach to application.

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON Septic: 7-27-18
Electric Company: DUKE Gas Company: FORT HILL Telecommunication Company: AT&T

5. Have any changes been made since this plat was last before the Planning Commission? NO

If so, please describe: _____

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

7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes _____ or No X

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

PROJECT ESTIMATES AFTER FULL BUILDOUT

AM GENERATOR = 23 (22.44)
AM ADJACENT = 23 (22.44)
PM GENERATOR = 27 (26.52)
PM ADJACENT = 27 (26.52)
ADT = 297 (286.31)

8. Site Analysis:

- a. Is there any evidence of soil contamination on property? **NOT THAT WE ARE AWARE OF**
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains.
- (2) Soils, with severe limitations to development.
- (3) Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

9. Proposed road names pre-approved by E-911 Addressing Office for the county.

10. Are there any current Covenants in effect for this proposed development? Yes____No_X_If Yes, please attach document.

Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

1. Application Submittal Requirements and Process

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

- ☒ Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- ☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

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. 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.

Signature of Applicant Joey Beeson Date 6-14-18

Signature of Owner SEE ATTACHED LETTER FROM OWNER, LYNN HICKS Date 6-13-18

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- ☐ DHEC approval letter for stormwater and erosion control
- ☐ Anderson County approval letter for stormwater and erosion control
- ☐ DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- ☐ SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- ☐ Form from E911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County, the Grading Permit will be sent to the Anderson County Storm Water Department, they will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

Please allow five (5) to ten (10) business days for review. After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- ☐ (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
- ☐ (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
- ☐ (3) Lot numbers for each lot to be created by the division.
- ☐ (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
- ☐ (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
- ☐ (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
- ☐ (7) A statement clarifying whether any property line is in the center of any stream or creek.
- ☐ (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- ☐ (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
- ☐ (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by

Walt Surveying, RLS, and dated 4-16-65; And further that the proposed subdivision [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: [Signature]

Registered Professional No. 25827

Address: PO Box 806, Anderson, SC

Telephone Number: 864-226-0980

Date: 6-14-18

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 6-13-18

[Owner][Agent] [Name]: LYNN HICKS

Signed: SEE ATTACHED LETTER FROM OWNER, LYNN HICKS

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by

_____, RLS, and dated _____; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: _____

Signed: _____

Registered Professional No. _____

Address: _____

Telephone Number: _____

Date: _____

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 6-13-18

[Owner][Agent] [Name]: LYNN HICKS

~~SEE ATTACHED LETTER FROM~~
Signed: OWNER, LYNN HICKS

Lynn S. Hicks

7/9/18

7-9-18

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**



Joey <joeymbeeson@gmail.com>

Childers Circle Property

Hicks, Lynn - ASDO Substitute <hicks1@apps.anderson1.org>

Wed, Jun 13, 2018 at 11:02 PM

To: Joey <joeymbeeson@gmail.com>

I, Lynn G. Hicks, owner of the property [126 Childers Circle](#), [Anderson county](#) TMS 237-00-05-021, grant permission to Beeson Development permission to submit a preliminary subdivision application for a proposed project on my property called Townhomes at Cravens Creek.

Lynn G. Hicks

Sent from my iPad

[Quoted text hidden]

NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information. Prompt notification to the sender of the error would be appreciated.

JOSEPH A. BEESON
101 CEN LN, UNIT-A
PIEDMONT, SC
29673
DEVELOPER

7-9-14

GRAPHIC SCALE
1" = 40'

JOSEPH A. BEESON
101 CELY LN, UNIT-A
PIEDMONT, SC
29673
DEVELOPER



Preliminary Plat

[illegible][illegible]

CERTIFICATE OF APPROVAL FOR RECORDING

— 55 —

TMS / 237-00-05-021

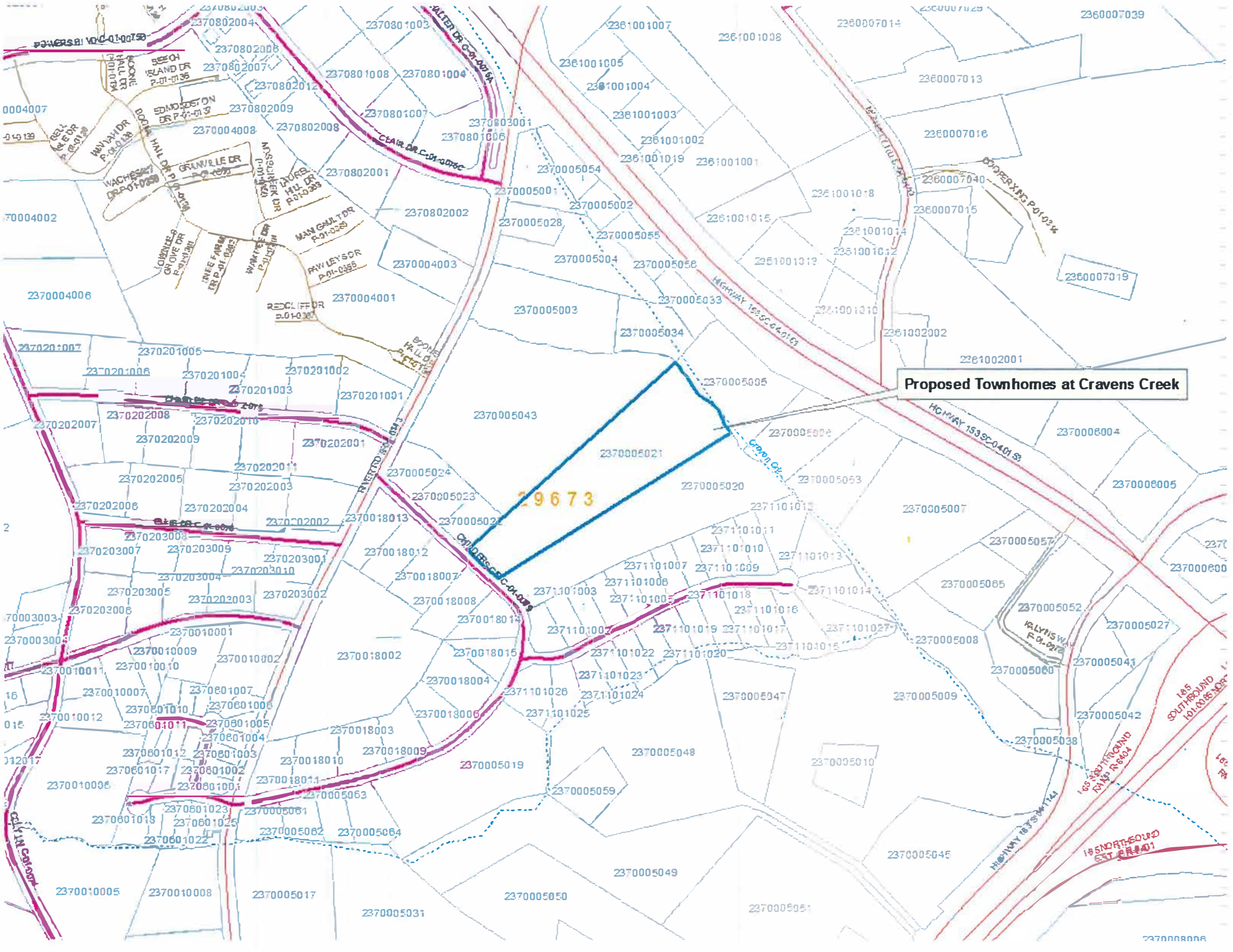
TOWNHOMES AT CRAVENS CREEK
CHILDERS CIRCLE
FREDMONT, SC 29673

Design Development, LLC 10000 E. 1st Ave. #A Aurora, CO 80012 303.733.2967	RidgeRunner Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622
DEVELOPER	ENGINEER OR SURVEYOR

N. OF ACRES: 20.54 MILES OF NEW ROADS: 20.74
 NO. OF LOTS: 51 DATE: 6-12-18
 TOWNSHIP: UNINCORP.

SPAWN BY: JWW
CHECKED: JWW
JOB NUMBER: 18111
REVISIONS: 0
PRELIMINARY PLAT

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF JAY WHITE CONSULTING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

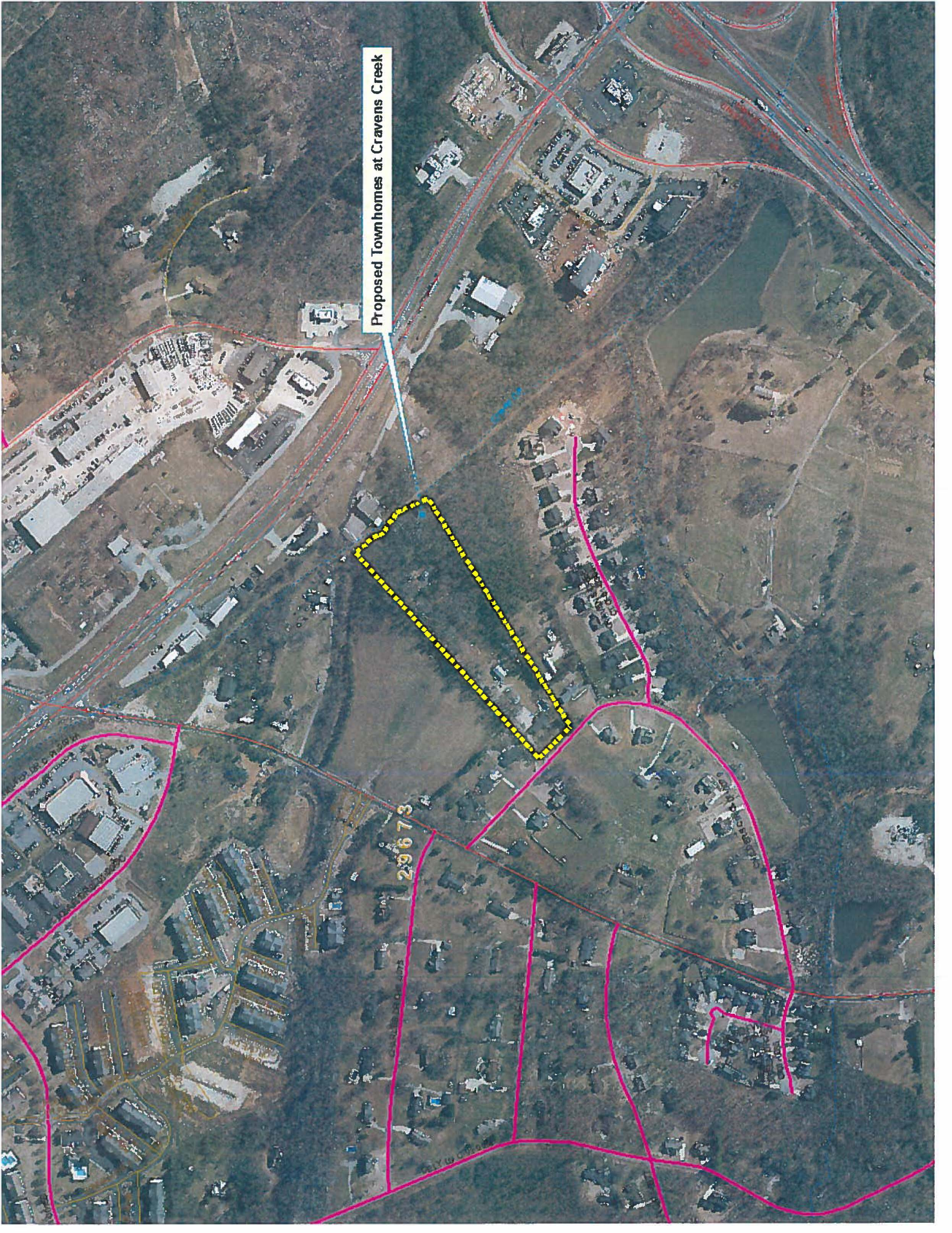


Proposed Townhomes at Cravens Creek

29673

Proposed Townhomes at Cravens Creek

29673



Anderson County Planning Commission

August 14, 2018

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Raven Hills Way (Cul-de-sac) Raven Hills Subdivision
Intended Development:	Residential
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	Ridgewater Engineering & Surveying
Location:	Raven Hills Way
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	Property Unzoned
Tax Map Number:	237-00-07-087
Extension of Existing Dev:	Yes
Existing Access Road:	Ravenwood Circle
Number of Acres:	+/- 0.97
Number of Lots:	5 units
Water Supplier:	Powdersville
Sewer Supplier:	Anderson
Variance:	No

Traffic Impact Analysis:

Raven Hill Way is a private road within the Raven Hills subdivision and currently serves 34 single family residents on this road. The developer wants to add 5 more units on the pre-existing cul-de-sac that was installed and approved on the previous phase of this development.

The 5 new units is expected to generate 40 new trips per day. Raven Hill Way already has 272 ADT, this will add a total of 312 ADT.

Staff Recommendation:

Sec. 38-311.

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: 8-14-18

Application Received By: 7-12-18 AD

Date Application Received: 7-12-18

Amount of Fee Paid: 105.00 Check # 3552

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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



7-2-18

DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 7-12-18DS Number 18-113

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE

1. Name of Applicant Beeson Development LLC
 Address of Applicant 101 Cely Lane, Unit-A, Piedmont, SC 29673
 Telephone Number(s) (864) 660-9689 Email joeymbeeson@gmail.com

2. Property Owner(s) Beeson Development LLC
 Owner(s) Address 101 Cely Lane, Unit-A, Piedmont, SC 29673
 Telephone Number(s) (864) 704-4415 Email beesondevelopment@gmail.com

Project Information

3. Project Location: Raven Hill Way (Cul-de-sac), Raven Hills Subdivision
 Parcel Number/TMS: Part of 237-00-07-087 County Council District: 6 School District: 1 8-1-18
 Total Acreage: +0.97 Number of Lots: 5 Home Sites Intended Development: Residential
 Current Zoning: Unzoned Surrounding Land Uses: North: Residential/Unzoned South: Residential/Unzoned East: Residential/Unzoned West: Residential/Unzoned

4. Utility Agreement Services Letter of Approval, Please attach to application.

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Septic: NIA 8-1-18
 Electric Company: Duke Energy Gas Company: FORT HILL Telecommunication Company: AT&T

5. Have any changes been made since this plat was last before the Planning Commission? No

If so, please describe: _____

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

7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes _____ or No X

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Site Analysis:

- a. Is there any evidence of soil contamination on property? Not that we are aware of.
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains.
- (2) Soils, with severe limitations to development.
- (3) Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or othersuch measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

9. Proposed road names pre-approved by E-911 Addressing Office for the county.

10. Are there any current Covenants in effect for this proposed development? Yes ☒ No ☐ If Yes, please attach document.

Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

1. Application Submittal Requirements and Process

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

☒ Two (2) 8 1/2 x 11 size d copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

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, 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.

Signature of Applicant

Date 7-12-18

Signature of Owner

Date 7-12-18

8-1-18

8-1-18

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- ☐ DHEC approval letter for stormwater and erosion control
- ☐ Anderson County approval letter for stormwater and erosion control
- ☐ DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- ☐ SCDO or the Anderson County Roads & Bridges Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- ☐ Form from E911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County, the Grading Permit will be sent to the Anderson County Storm Water Department, they will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

Please allow five (5) to ten (10) business days for review. After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- ☐ (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
- ☐ (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
- ☐ (3) Lot numbers for each lot to be created by the division.
- ☐ (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
- ☐ (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
- ☐ (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
- ☐ (7) A statement clarifying whether any property line is in the center of any stream or creek.
- ☐ (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- ☐ (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
- ☐ (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by ERF Engineering & Survey RLS, and dated 2-24-16; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White

Signed: [Signature]

Registered Professional No. 25827

Address: P.O. Box 806, Anderson, SC

Telephone Number: 864-226-0980

Date: 3/1/18

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 7-12-18

[Owner][Agent][Name]: JOSEPH BEESON

Signed: [Signature]

[Signature] 8-1-18

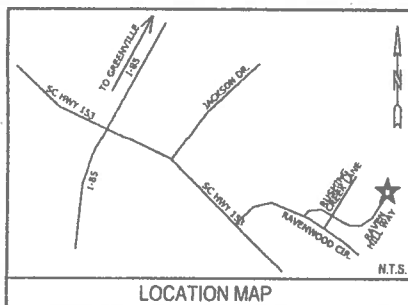
CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.64	719.91	2.12	S43° 33' 53"E	26.64
C2	126.30	719.92	10.05	S49° 39' 03"E	126.14
C3	20.93	720.04	1.67	S55° 30' 16"E	20.93
C4	5.117	50.00	58.64	N222° 50' 03"E	48.97
C5	27.34	50.00	31.33	N22° 09' 03"W	27.00
C6	27.34	50.00	31.33	N53° 28' 46"W	27.00
C7	29.23	50.00	33.49	N85° 53' 19"W	28.81

Parcel Line Table

Line #	Length	Direction
L1	86.65	N68° 01' 25"W
L2	77.23	N76° 33' 22"W

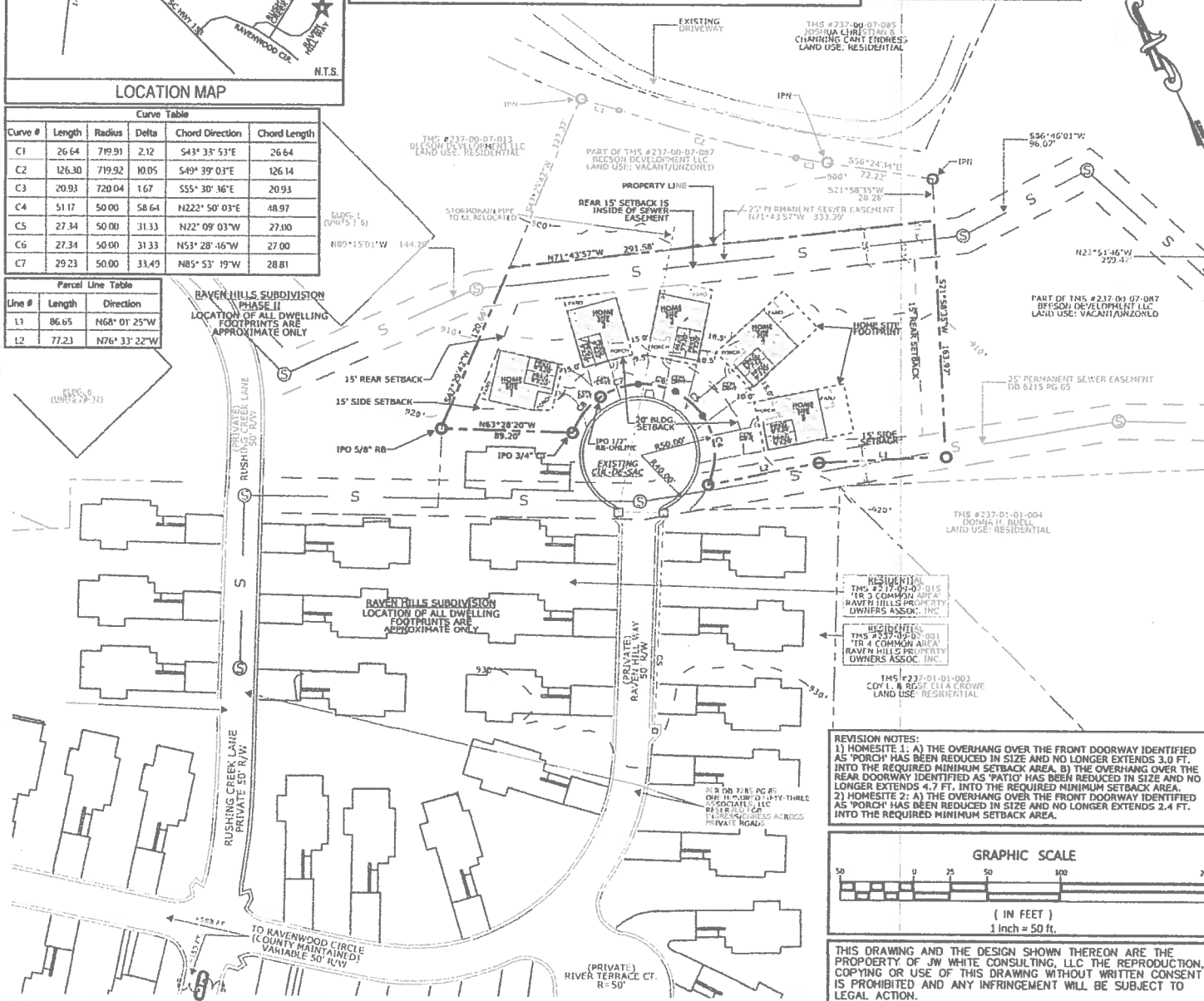
NOTES:

- 1) THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 5007000000 WITH AN EFFECTIVE DATE OF 9-29-2011.
- 2) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. NO WARRANTY IS GIVEN REGARDING THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES EITHER IN SERVICE OR ABANDONED.
- 3) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
- 4) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND E.O.N. OF RECORD AND NOT OF RECORD.
- 5) NO PORTION OF ANY STRUCTURE CONSTRUCTED INSIDE HOME SITE FOOTPRINT SHALL EXTEND BEYOND ESTABLISHED SETBACKS UNLESS OTHERWISE PER ANDERSON COUNTY ORDINANCE SEC. 26-130.
- 6) STRUCTURES SHOWN INSIDE HOME SITE FOOTPRINTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- 7) IF EITHER ALL SHOWN STRUCTURES OR ANY PART THEREOF AS SHOWN OTHERWISE AND PERMITTED PER SEC. 38-120.
- 8) ALL DRIVEWAYS TO MEET MINIMUM STANDARDS.

PARKING REQUIREMENTS: 2 PARKING SPACES PER HOME SITE
 5 HOME SITES x 2 PRKG SPACES EA = 10 PRKG SPACES (PROVIDED BY GARAGE)
 STALL SIZE = 9' x 20' / MINIMUM REQUIREMENT = 10 SPACES / SPACES PROVIDED = 10 SPACES

HOMESITE 1: 32.00' (FRONT), 13.17', 38.36', 35.67', 44.85' / AREA = 1,670 SF
HOMESITE 2: 35.00' (FRONT), 50.00', 35.80', 32.67' / AREA = 1,653 SF
HOMESITE 3: 35.00' (FRONT), 46.50', 16.00', 19.80', 53.50' / AREA = 1,856 SF
HOMESITE 4: 35.00' (FRONT), 63.00', 35.00', 63.00' / AREA = 2,205 SF
HOMESITE 5: 35.00' (FRONT), 63.00', 35.00', 63.00' / AREA = 2,205 SF

SETBACKS: FRONT/BLDG. = 20'
 REAR = 15'
 SIDE = 15'
 *MIN. 15' B/T ALL BLDGS.



Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use on roads, streets, and easements, forever of acres so shown or indicated on said plan.

Signed _____
 Signed _____
 Signed _____
 Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Anderson County Subdivision Regulations as adopted 8/3/18.

DATE: 8/3/18
 LICENSED SURVEYOR OR REGISTERED SURVEYOR: [Signature]
 S.C. Registration No. 25827

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds Conveyance."

DATE: _____
 ANDERSON COUNTY PLANNING BOARD

PART OF TMS # 237-00-07-087

RAVENHILLS SUBDIVISION RAVEN HILL WAY PIEDMONT, SC

Beeson Development, LLC
 101 Cely Ln, Unit A
 Piedmont, SC 29673

RidgeWater Engineering & Surveying, LLC P.O.
 Box 806
 Anderson SC 29622

DEVELOPER: _____
 ENGINEER OR SURVEYOR: _____

NO. OF ACRES: +/- 0.97 MILES OF NEW ROADS: 0.00
 NO. OF HOMESITES: 5 PRESENT LAND USE: VACANT
 ZONING: UNZONED DATE: 7-5-18

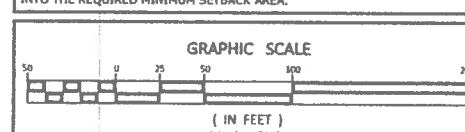
DRAWN BY: JWW
 CHECKED: JWW
 JOB NUMBER: XXXX
 REVISIONS: 1
 *SEE REVISION NOTES
 PRELIMINARY PLAT

RIDGEWATER
ENGINEERING & SURVEYING

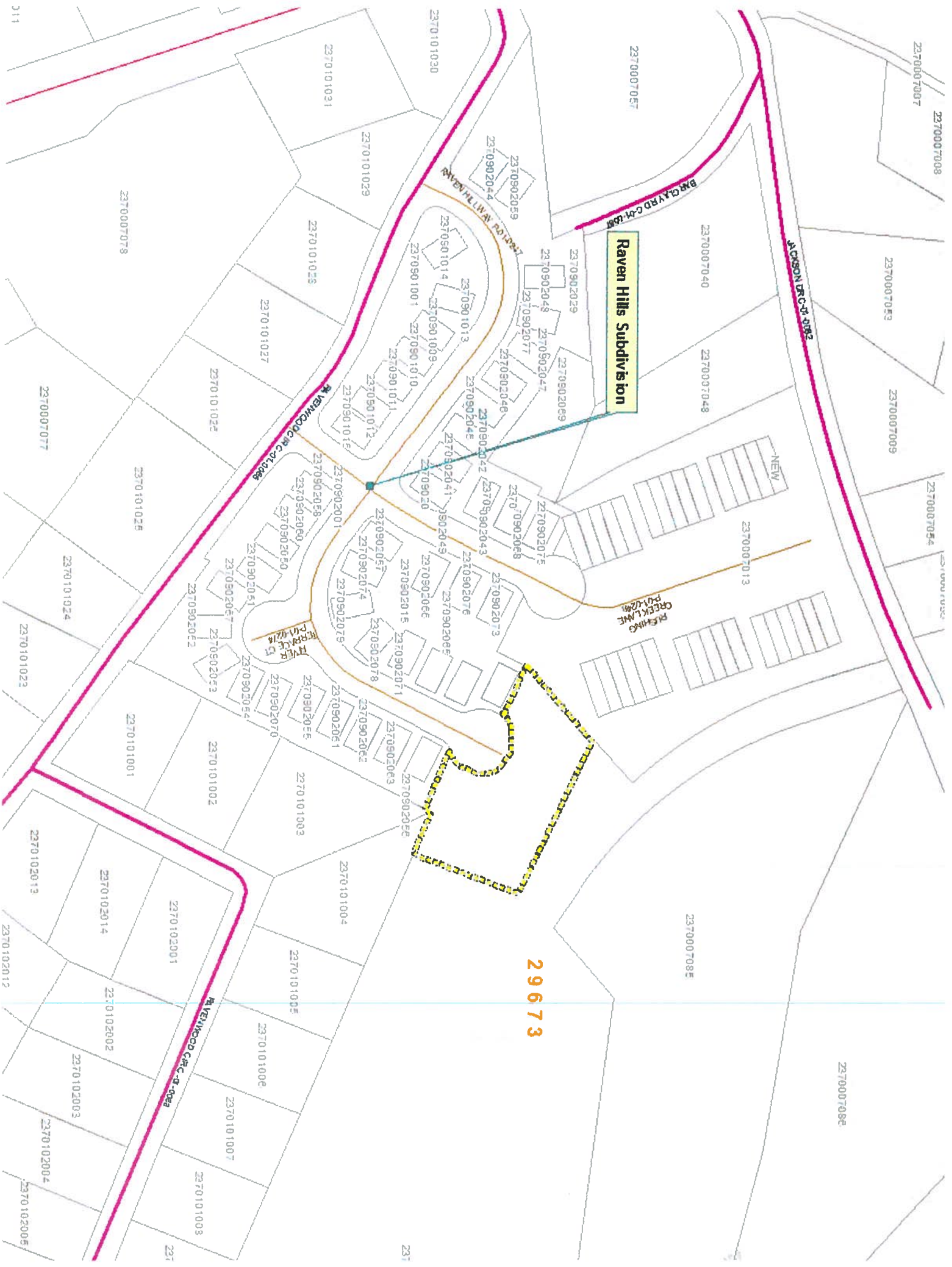
PO BOX 806, ANDERSON, SC 29622
 (864) 226-0980 ridgewatereng.com

REVISION NOTES:

- 1) HOMESITE 1: A) THE OVERHANG OVER THE FRONT DOORWAY IDENTIFIED AS "PORCH" HAS BEEN REDUCED IN SIZE AND NO LONGER EXTENDS 3.0 FT. INTO THE REQUIRED MINIMUM SETBACK AREA. B) THE OVERHANG OVER THE REAR DOORWAY IDENTIFIED AS "PATIO" HAS BEEN REDUCED IN SIZE AND NO LONGER EXTENDS 4.7 FT. INTO THE REQUIRED MINIMUM SETBACK AREA.
- 2) HOMESITE 2: A) THE OVERHANG OVER THE FRONT DOORWAY IDENTIFIED AS "PORCH" HAS BEEN REDUCED IN SIZE AND NO LONGER EXTENDS 2.4 FT. INTO THE REQUIRED MINIMUM SETBACK AREA.

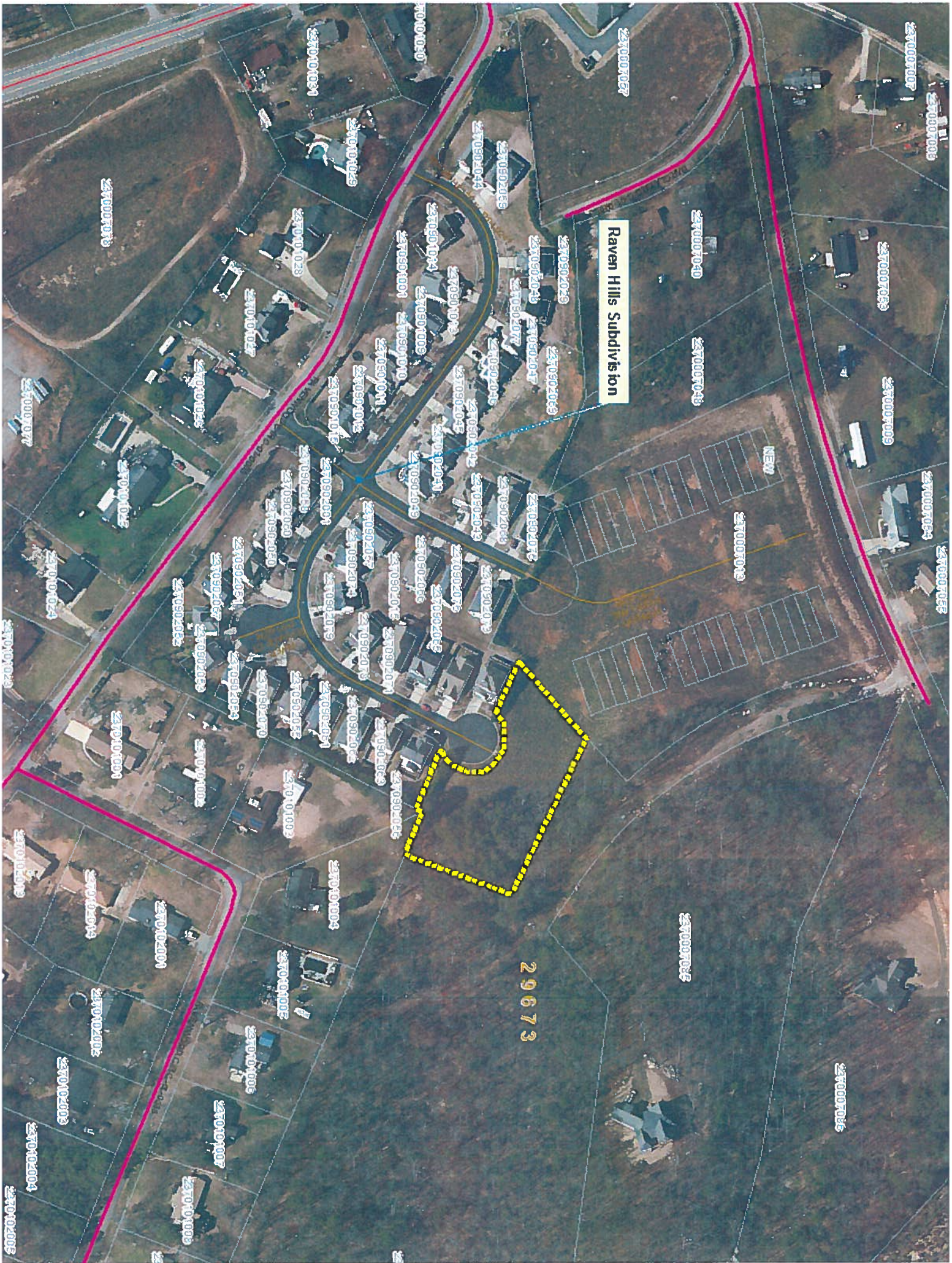


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Raven Hills Subdivision

29673



Raven Hills Subdivision

29673