

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 8, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from July 11, 2017 meeting and July 24, 2017 Workshop)
4. Old Business
5. New Business
 - A. Preliminary Subdivision - Chimney Hill
 - B. Preliminary Subdivision - Yorkshire Farms
 - C. Preliminary Subdivision - Palmetto Crossing
 - D. Preliminary Subdivision - St. Andrews Development, LLC
 - E. Variance Request - Grace Farm LLC
 - F. Variance Request - William J. Herb, II and Stephannie Herb
6. Other Business
 - A. Consent Agenda - Rogers Road Subdivision
7. Adjournment

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

Anderson County Planning Commission
Tuesday, July 11, 2017 • 6:00 PM
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: David Cothran, Ed Dutton, Lonnie Murray, Brad Burdette, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: None

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

Call to Order: Chairman Cothran called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the June 13th meeting. Hearing none, the minutes were approved.

New Business:

Preliminary Subdivision: Wren Woods

Ms. Alesia Hunter presented the request for the proposed Wren Woods subdivision. The +/- 23.97 acres are located in District 6 off SC Highway 81 and are not zoned. The proposed subdivision would hold 24 lots over three phases using Powdersville Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Vickery and a second by Mr. Dutton.

Other Business:

Mr. Rick Glover of Hidden Falls Subdivision asked to approach the Commission. He wished to inform the Commissioners of a special exception request at 81 and Concord. The request was for a host house for basketball players from other countries. Mr. Glover argued that this was a business and therefore unsuitable in the R-A zoned area. The request was before the Board of Zoning and Land Use Appeals. Mr. Forman informed the Commission that the County attorney was aware of the situation and is looking into the matter.

Mr. Michael Forman then informed the Commissioners that a workshop was needed for a yearly review of house-keeping items. A poll will be sent to determine the date and time.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:21 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission
Monday, July 24, 2017 • 12:00 PM
Conference Room • 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: David Cothran, Brad Burdette, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: Ed Dutton and Lonnie Murray

Staff Present: Michael Forman, Jeff Parkey, Rhonda Sloan, Leon Harmon, Rusty Burns and Celia Boyd Myers

Call to Order: Chairman Cothran called the meeting to order at Noon, with a quorum present to conduct the workshop and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

New Business:

Review of Planning Commission responsibilities, policies and procedures

Mr. Michael Forman presented an overview of the SC Planning Enabling Act and Anderson County Code (Chapters 38 and 70), with detail given to the Planning Commission's role. Items covered included the State sanctioned functions, powers and duties of local planning commissions; comprehensive plans; zoning; land regulations; and appeals; as well as County development standards and zoning regulations.

Possible Executive Session: Legal Matters

The possible executive session was deemed unnecessary and did not occur.

Other Business:

Mrs. Celia Myers reminded the Commission of SC State mandated continuing education requirements (3 hours each year after a 6 hour orientation).

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 12:50 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission
August 8, 2017
6:00 PM
Staff Report- Preliminary Townhome Development

Previous Consideration by Planning Commission:

The Anderson County Planning received and considered this project application as part of the regular public meeting of the Commission held on June 13, 2017. By a vote of 4-0 the Planning Commission approved a motion made at that meeting to deny the applicant's request. The developer has not added, changed, or made any revisions or modifications from the previous submittal.

Preliminary Subdivision Name:	Chimney Hill
Intended Development:	Townhomes with Amenity Area
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Barr Circle; Old Anderson Road Mill Road
County Council District:	6
Surrounding Land Use:	North – Residential; East – Residential; West – Residential; South - Commercial
Zoning:	Not Zoned
Tax Map Number:	8 Parcels - 236-00-02-018; 236-00-02-037 236-00-02-026; 236-00-02-078; 236-00-02-019; 236-00-02-039; 236-00-02-035; 236-00-00-02-080
Extension of Existing Dev:	No.
Existing Access Road:	Barr Circle; Old Anderson Road
Number of Acres:	29.12
Number of Lots:	206 Units - Three Phases Phase I - 99 lots Phase II - 72 lots Phase III - 35 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Public Works

Variance:	Yes
Parking required:	418 spaces
Parking Provided:	418 spaces

Traffic Impact Analysis:

This project is to be constructed in three phases. At total build-out, the average daily traffic, ADT will be 1648 trips. Barr Circle is rated as a major local road and is determined to accommodate 1600 trips per day. Hood Road is a state maintained collector road and is determined to have no maximum limitations at this time. Phases II will open an access Old Anderson Road. Old Anderson Road is a state maintained collector road with no maximum limitations. The two access points will be below the minimum requirements.

A traffic study was submitted and prepared by Professional Engineer. Anderson County Roads and Bridges and Development Standard Staff has reviewed the study. Anderson County Roads and Bridges has reviewed this project and determined the roadway is adequate for the proposed development. Applicant has requested from Roads and Bridges that a hammerhead turn-around be allowed to replace the required cul-de-sac. The following conditions are required;

1. Add "Private Road" to each road name label.
2. Developer is responsible for acquiring and maintaining any site easements required by SCDOT or Anderson County to access public roads.
3. Temporary cul-de-sac or alternate turnaround should be constructed at the end of each phase.
4. Reconstruct Barr Circle to add a right turn lane due to the increased traffic delay at the intersection of Hood Road. The storage length should be 160' long as required by traffic impact study. The taper length should be approximately 100' long. The widening should be constructed to the current road standards pavement section.
5. Work with SCDOT to mitigate traffic impacts on SCDOT maintained roads.
6. **Phase 2 and 3 should be combined because they only have one access point on Barr Circle.**
7. **Phase 2 cannot be developed until the road is extended to Old Anderson Road.**
8. The roads are required to be privately maintained due to the following reasons;
9. On street parking spaces
10. Lot sizes/widths
11. The proposed centerline alignment will not meet current road standards.
12. Multiple driveways connected within the right of way.

Project Parking: The developer is requesting a variance from the off-street parking requirements to allow for parking that will utilize garages and driveways. Anderson County ordinance requires two parking spaces for a two bedroom units. This project is designed with a one car garage space for each individual unit. The second required off street space would be in the driveway. Utilizing the driveway and garage will meet this standard.

Staff recommends **APPROVAL** of the variance with the following condition; The townhomes must setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.

Setbacks:

For townhomes, there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. Rear setback is not less than 15'. This project exceeds the minimum requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary townhome development with the following conditions.

1. Subdivision and road names must be approved by the GIS Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal road only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges and SCDOT for encroachment permitting and must meet all of the above requirement 12 requirements pertaining to the private road.
6. Approval from Powdersville Water District for potable and fire services.
7. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
8. Approval from Anderson County Wastewater for sewer services.
9. Setbacks are required to be shown on the Final Plat.



Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: (864) 704-4415

E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Project Information

Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 18 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 IMS #236-00-02-037 IMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 IMS #236-00-02-039 IMS #236-00-02-035 IMS #236-00-02-080

County Council District: 06

School District: 01

Total Acreage: +29.12 ACRES

Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES

Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE WATER

Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

Is there a request for a variance?: YES

If so, please attach the description to this application.

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

Applicant's Signature: _____

Date: 5-11-17

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____

Date Complete Application Received: _____

Amount of Fee Paid: _____

Check Number: _____

Staff Recommendation: _____

Planning Commission Decision: _____



Variance Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.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

5-11-17

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

There is a Variance Application fee of \$200 if in a zoned area.

Requested Variance: OTHER

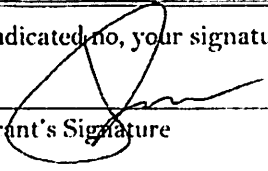
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE

USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

Private Covenants or Deed Restrictions on the Property: Yes _____ No X

If you indicated no, your signature is required.


Applicant's Signature

5-11-17
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.

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.

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 LETTER

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

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

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 LETTER

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

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

5-11-17
Date

Page 2 of 2

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: _____

May 11, 2017

Anderson County

Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

We consider Powdersville to be a part of the Greenville Market more so than the Anderson Market due to it's closer proximity. Application of the ordinance would put it at a distinct disadvantage when competing with the many townhome projects in nearby Greenville County which utilize garages and/or driveways to satisfy parking requirements.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

- The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.
- An excessively large parking lot as required would:
 - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
 - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

Beeson Development, LLC

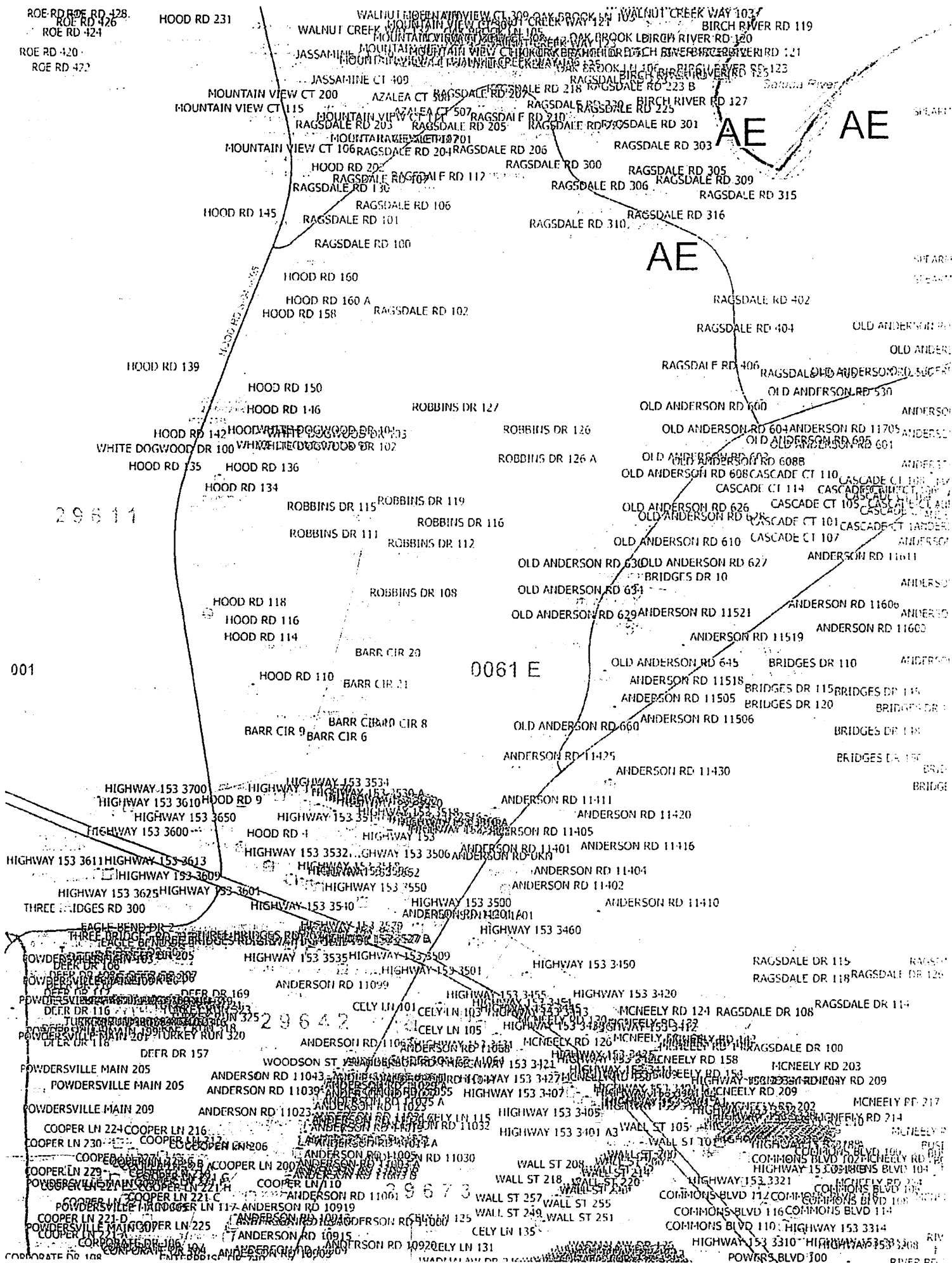
- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

Jocely A. Beeson

Beeson Development, LLC





Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: (864) 704-4415

E-Mail: BEESONDEVELOPMENT@GMAIL.COM

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(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____

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Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 81 INTERSECTION

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County Council District: 06

School District: 01

Total Acreage: +29.12 ACRES

Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES

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Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE WATER

Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

Is there a request for a variance?: YES If so, please attach the description to this application.

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

Applicant's Signature: _____

Date: 5-11-17

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____

Date Complete Application Received: _____

Amount of Fee Paid: _____

Check Number: _____

Staff Recommendation: _____

Planning Commission Decision: _____

If you indicated no, your signature is required.

Applicant's Signature

Date

5-11-17

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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:

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

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

5-11-17

7-13-17

Page 2 of 2

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: _____



Variance Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

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Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: 864-704-4415

E-Mail: BEESONDEVELOPMENT@GMAIL.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.

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Date

5-11-17

7-13-17

Project Information

Property Location: POWDERSVILLE

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IMS #236-00-02-019 TMS #236-00-02-039 IMS #236-00-02-035 IMS #236-00-02-080

County Council District: 06

School District: 01

Total Acreage: ±29.12

Current Zoning: NONE

There is a Variance Application fee of \$200 if in a zoned area.

Requested Variance: OTHER

Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

Private Covenants or Deed Restrictions on the Property: Yes _____ No X

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

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 - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

Beeson Development, LLC

- o Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- o Reduce the area available for natural open green space.
- o Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
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Sincerely,

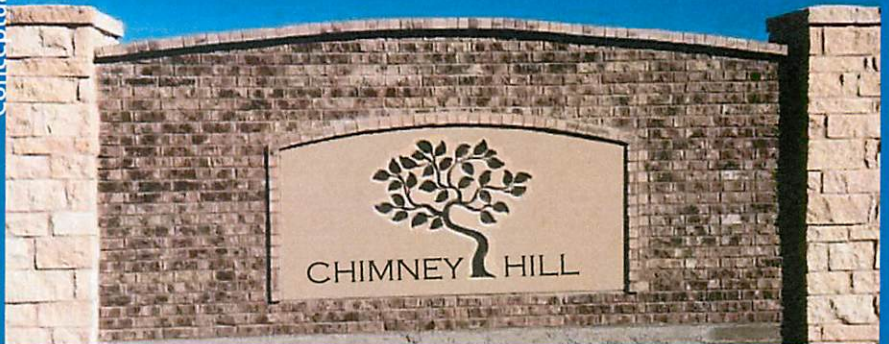
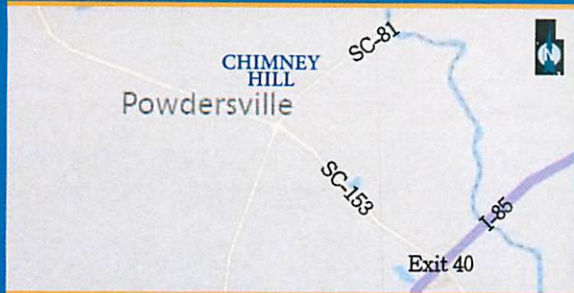
Joey A. Beeson

Beeson Development, LLC



CHIMNEY HILL TOWNHOMES

Conceptual



Floor plans reflect typical approximate dimensions and are not drawn to scale. Any specifications in this artistic conceptual depiction may change without notice. The features, plans and specifications described above are proposed only. Floor plans and renderings are the property of Eastwood Homes.



CHIMNEY HILL TOWNHOMES



Floor plans reflect typical approximate dimensions and are not drawn to scale. Any specifications in this artistic conceptual depiction may change without notice. The features, plans and specifications described above are proposed only. Floor plans and renderings are the property of Eastwood Homes.



Elevation A



Elevation C



Elevation E



Elevation B



Elevation D



Elevation F

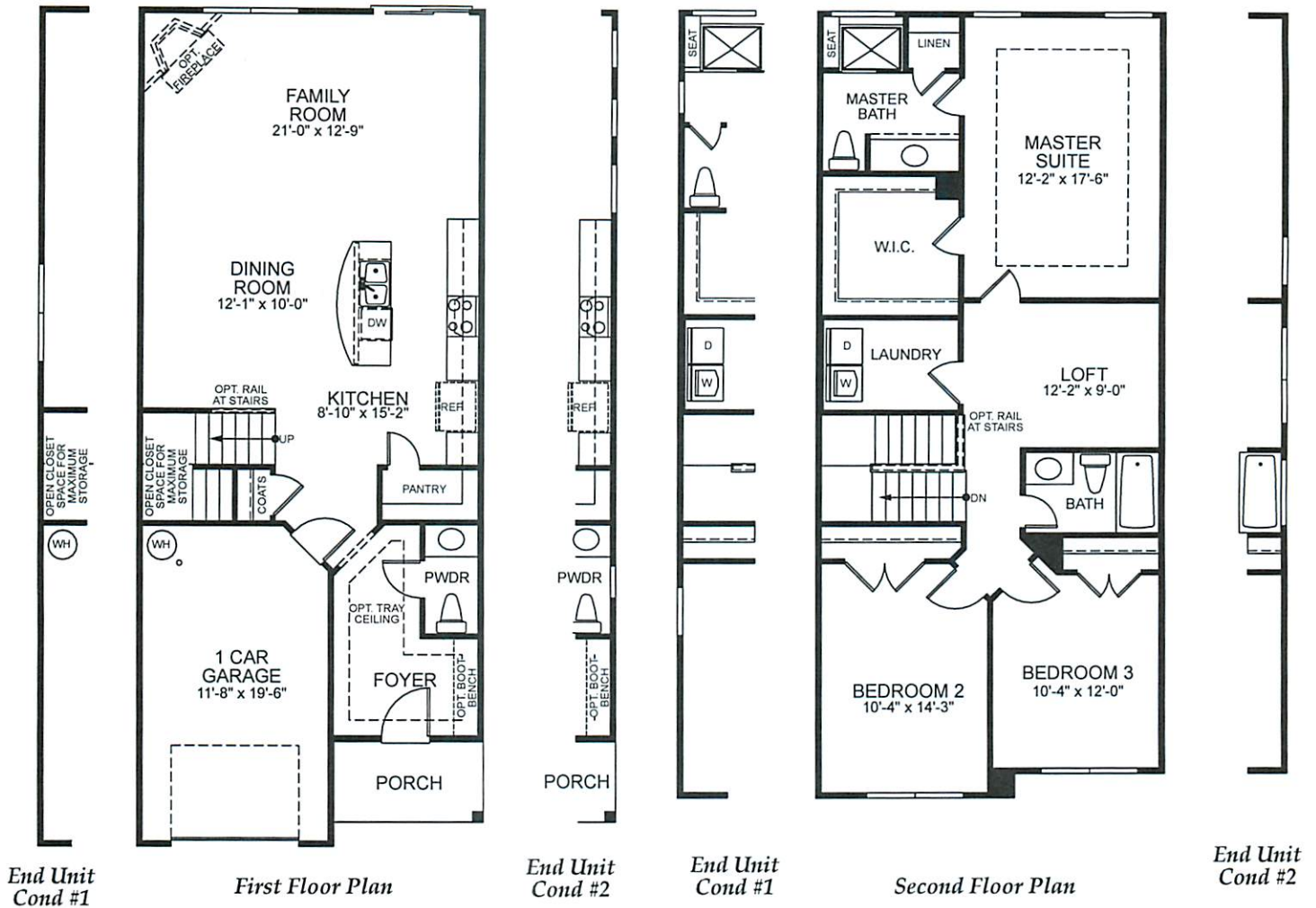
Ashland

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

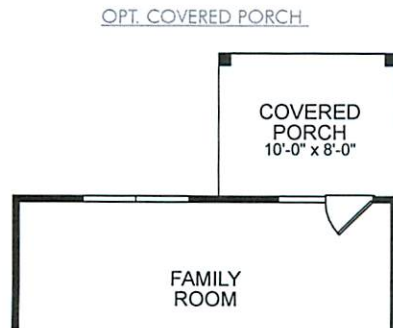
*Floor plans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.*

Ashland • First Floor Plan

Ashland • Second Floor Plan



Ashland Options



OPT. MASTER TUB/ SEPARATE SHOWER





Elevation A



Elevation B



Elevation C



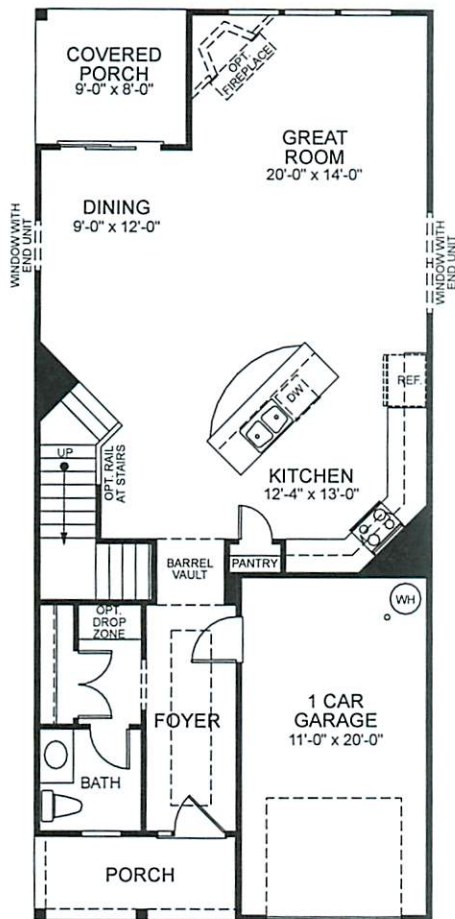
Elevation D

Norman

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

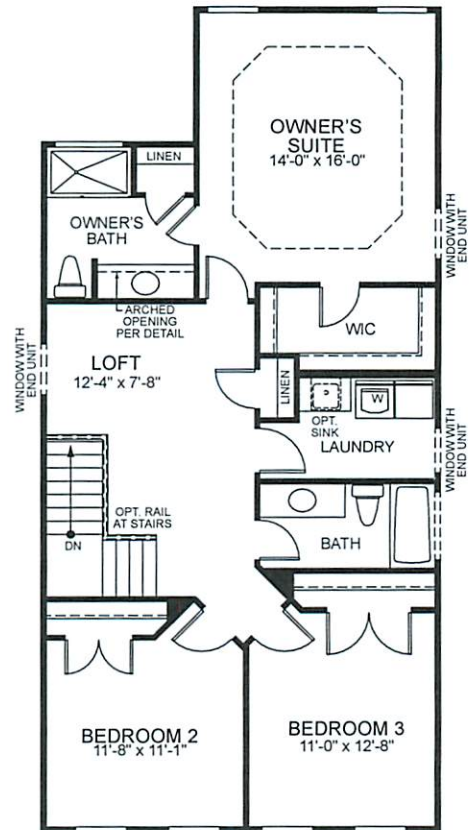
*Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.*

Norman • First Floor Plan



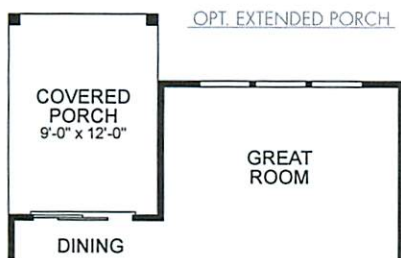
First Floor Plan

Norman • Second Floor Plan

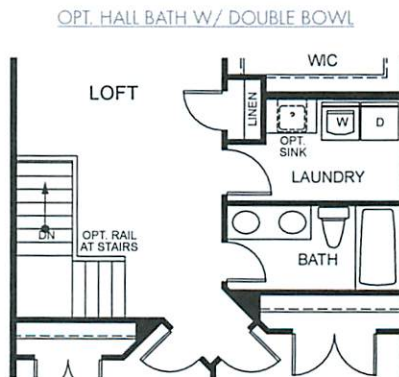


Second Floor Plan

Norman Options

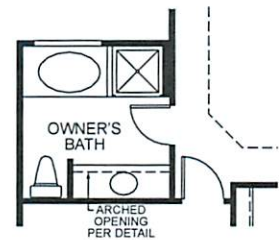


OPT. EXTENDED PORCH

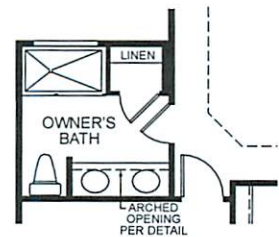


OPT. HALL BATH W/ DOUBLE BOWL

OPT. OWNER'S BATH TUB W/ SEP. SHOWER



OPT. OWNER'S BATH W/ DOUBLE BOWL





Elevation A



Elevation B



Elevation C



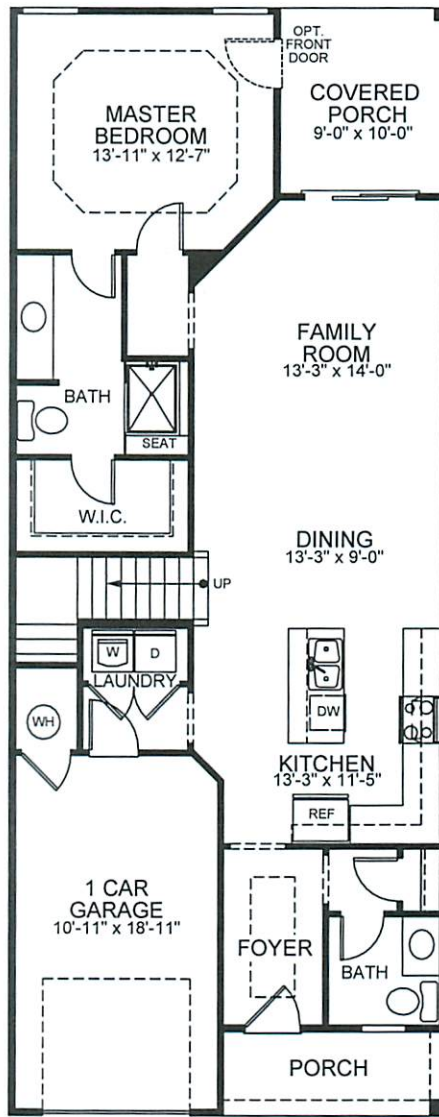
Elevation D

The Cary

3 Bed/ 2.5 Bath

*Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.*

The Cary • First Floor Plan

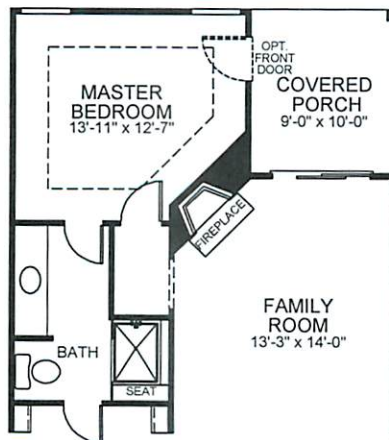


FIRST FLOOR

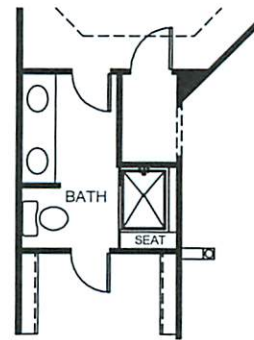


END UNIT
CONDITION 1

First Floor Options



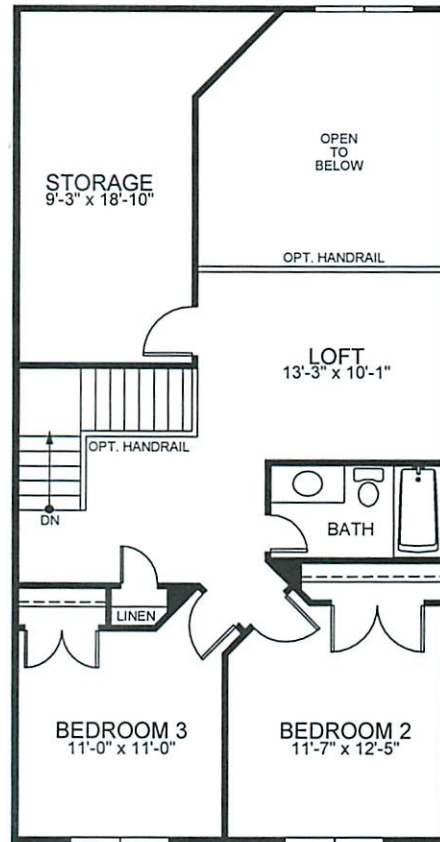
OPT. FIREPLACE



OPT. MASTER DOUBLE BOWL



The Cary • Second Floor Plan

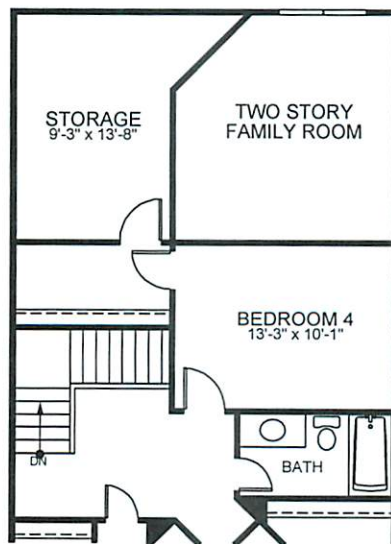


SECOND FLOOR

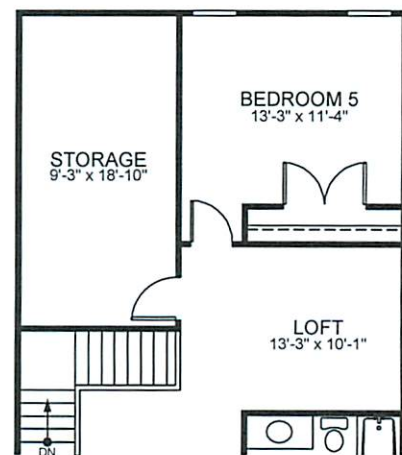


END UNIT
CONDITION

Second Floor Options



OPT. 4TH BEDROOM I/O LOFT
ONLY AVAILABLE WITH END CONDITION



OPT. 5TH BEDROOM



Anderson County Planning Commission

August 8, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Yorkshire Farms

Intended Development: Residential/Cluster Development with Passive
Recreation Pocket Park

Applicant: Beeson Development, LLC

Surveyor/Engineer: Fant, Reichert, & Fogleman

Location: Off of Circle Road

County Council District: 6

Surrounding Land Use: North – Residential
South – Residential
East – Residential
West – Residential

Zoning: The property is un-zoned

Tax Map Number: 213-00-05-021, 022, p/o 237-00-15-001

Extension of Existing Dev: No

Existing Access Road: Circle Road

Number of Acres: 28+-

Number of Lots: 99

Water Supplier: Powdersville Water

Sewer Supplier: Anderson County

Variance: Yes
Requesting a variance on lot width from 60' to 55' at the setback/building line and a variance request to allow for lot area reduction from 8,000 square feet to 7,040 square

feet. Staff recommends approval of the variance request as requested. This variance request is similar to the Benton Park Development that the Planning Commission approved.

Traffic Impact Analysis:

This new subdivision is expected to generate 990 new trips per day. Circle Road is classified as a collector road with no maximum average vehicle trips per day requirement. A traffic study is not required or a second entrance to the subdivision due to the developer not exceeding 99 lots. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges. Any road improvements, if applicable, will be the responsibility of the developer. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision and variances, as requested with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
 - If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
 - All lots must access proposed internal roads only.
 - All lots must adhere to and maintain the front, rear, and side yard setbacks, except where a variance has been granted.
 - All lots must not be smaller than 7,040 square feet.
 - All recreation areas of the pocket park must be shown on the Final Plat
 - Developer must comply with applicable utility requirements where applicable.
 - Developer will be responsible for making any applicable site improvements, if required by Anderson County Roads and Bridges Department.
 - Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges Department for road construction plans.
 - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
 - Anderson County Encroachment Permit.
 - Approval from Powdersville Water District for potable water and fire protection.
- .



Subdivision Plat Application

Date of Application Completion

YORKSHIRE FARMS
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC
Mailing Address: 101 CELY LANE, SUITE-A PIEDMONT, SC 29673
Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@gmail.com
864-660-9689

Owner's Information

(If Different from Applicant)

Name: DEWEY E ORR (TMS# 213-000-5021 & 213-000-5022)
Mailing Address: 1510 CIRCLE RD, EASLEY, SC 29642
Telephone and Fax: _____ E-Mail: _____
→ Additional Owner: JEANNE ROE → PO BOX 51884, PIEDMONT, SC 29673 (TMS# part of 237-00-15-001)

Project Information

Project Location: CIRCLE RD.
Parcel Number/TMS: 213-000-5021, 213-000-5022 & part of 237-00-15-001
County Council District: 6 School District: 1
Total Acreage: ± 28.00 Number of Lots: 99
Intended Development: Single Family / Cluster Project Current Zoning: None
Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Anderson County
Have any changes been made since this plat was last before the Planning Commission?: N/A

If so, please describe: _____
Is there a request for a variance?: Yes If so, please attach the description to this application.

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

[Signature]
Applicant's Signature

6-7-17
Date

Page 1 of 1

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



Variance Application

6/7/17
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Beeson Development, LLC
Mailing Address: 101A Cely Lane Piedmont SC, 29273
Telephone and Fax: 264-660-9689 E-Mail: beesondevelopment@gmail.com

Owner's Information (If Different from Applicant)

Name: ONE, Dewey F
Mailing Address: 1510 Circle Rd Easley, SC 29642
Telephone and Fax: _____ E-Mail: TMS# 2130005021 & 2130005022
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.

Dewey Earl OM
Owner's Signature

6-7-17
Date

Project Information

Property Location: Circle Rd
Parcel Number(s)/TMS: 21300050021 & 22, Part of 237-00-15-001
County Council District: 6 School District: 1
Total Acreage: ± 20.0 Current Zoning: None
Requested Variance: Submit as cluster project
Please indicate if setback variance, sign variance or minimum lot size variance.

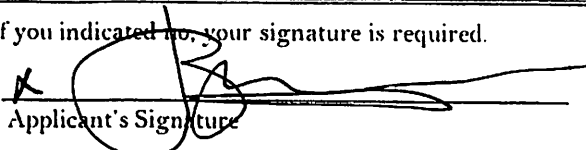
Purpose of Variance: Provide passive rec. area midblock buffer
areas. Doing so allows pocket park w/ smaller lots. ie. lot width 55' front @ setback 7,040 SF smaller lots

Private Covenants or Deed Restrictions on the Property: Yes _____ No X

Joe, JOANNE METR
P.O. Box 51164, Piedmont SC 29613
TMS # Part of 237-00-15-001

Albert W. Roe 6-7-17

If you indicated no, your signature is required.


Applicant's Signature

6-7-17
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.

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:

Due to need to separate from Clark as cluster development
& provide passive rec. areas meets these conditions.

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

Other NCMS M17.2 m1, not use a "cluster" of open space
& pocket parks.

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

Large lots would preclude rec. area / pocket parks also
lead to septic tank sized lots.

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:

Project will meet cluster requirements which are allowed
on a case-by-case basis.

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

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

6-7-17
Date

Page 2 of 2

For Office Use Only:

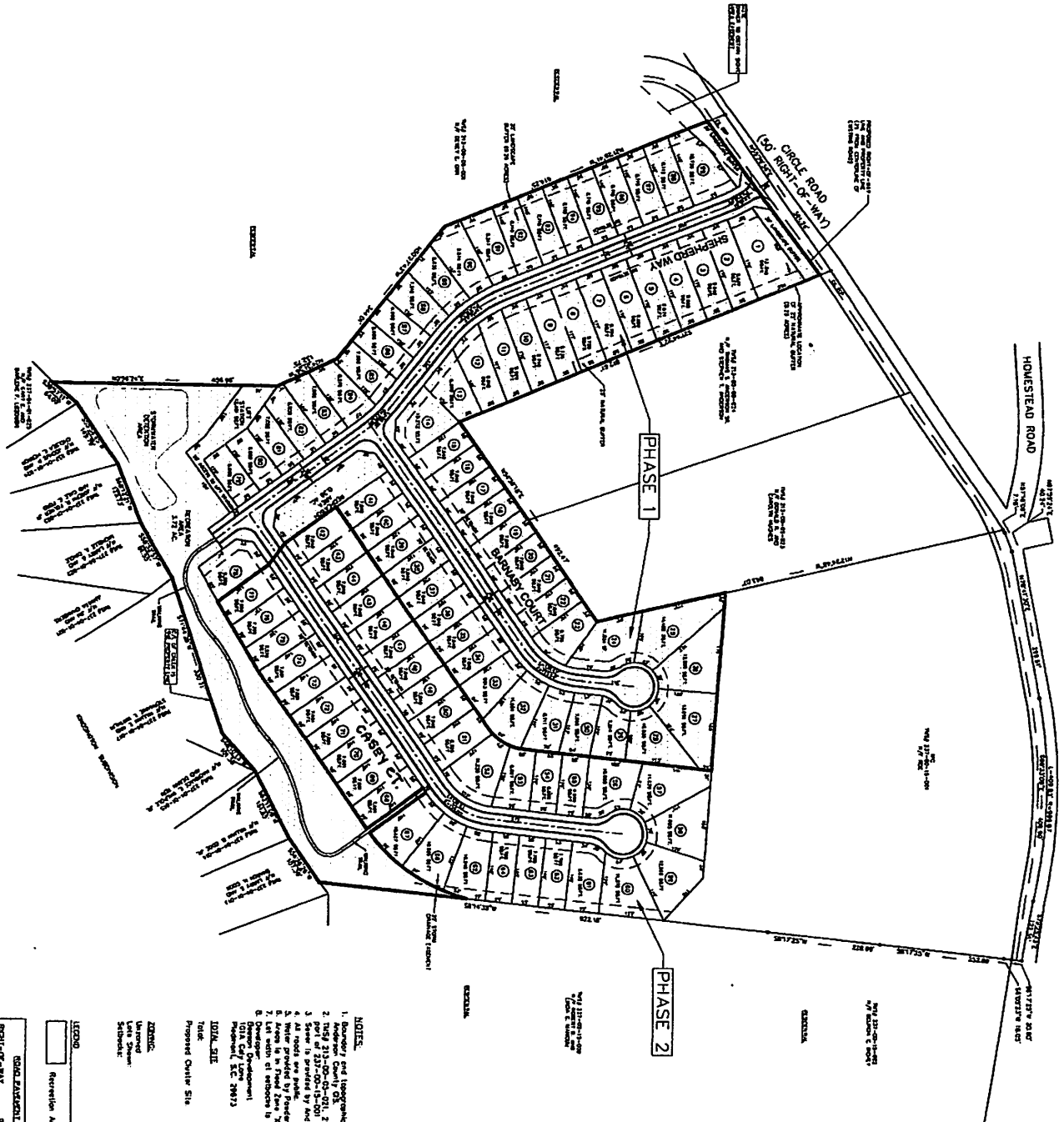
Application Received By: _____ Date Complete Application Received: _____

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: _____



NOTES:

1. Boundary and lot information per 2004 211-00-01-011, 211-00-02-012 and 211-00-03-001.
2. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
3. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
4. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
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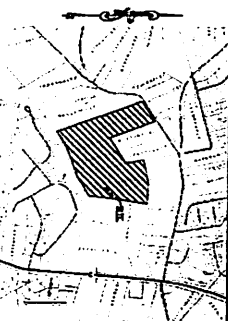
LEGEND:

- 1. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
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- 6. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 7. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 8. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 9. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 10. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.

LEGEND:

- 1. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
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- 8. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 9. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.
- 10. 211-00-03-001 is a 100' wide easement for the 211-00-03-001.

VICINITY MAP



PRELIMINARY PLAN
YORKSHIRE FARMS

DEVELOPMENT, LLC PART, BENNETT & POCKLUM, INC.
OWNER

NO. ACRES: 28.0
NO. LOTS: 98
DATE: 8-8-17

NO. ACRES: 28.0
NO. LOTS: 98
DATE: 8-8-17

NO. ACRES: 28.0
NO. LOTS: 98
DATE: 8-8-17

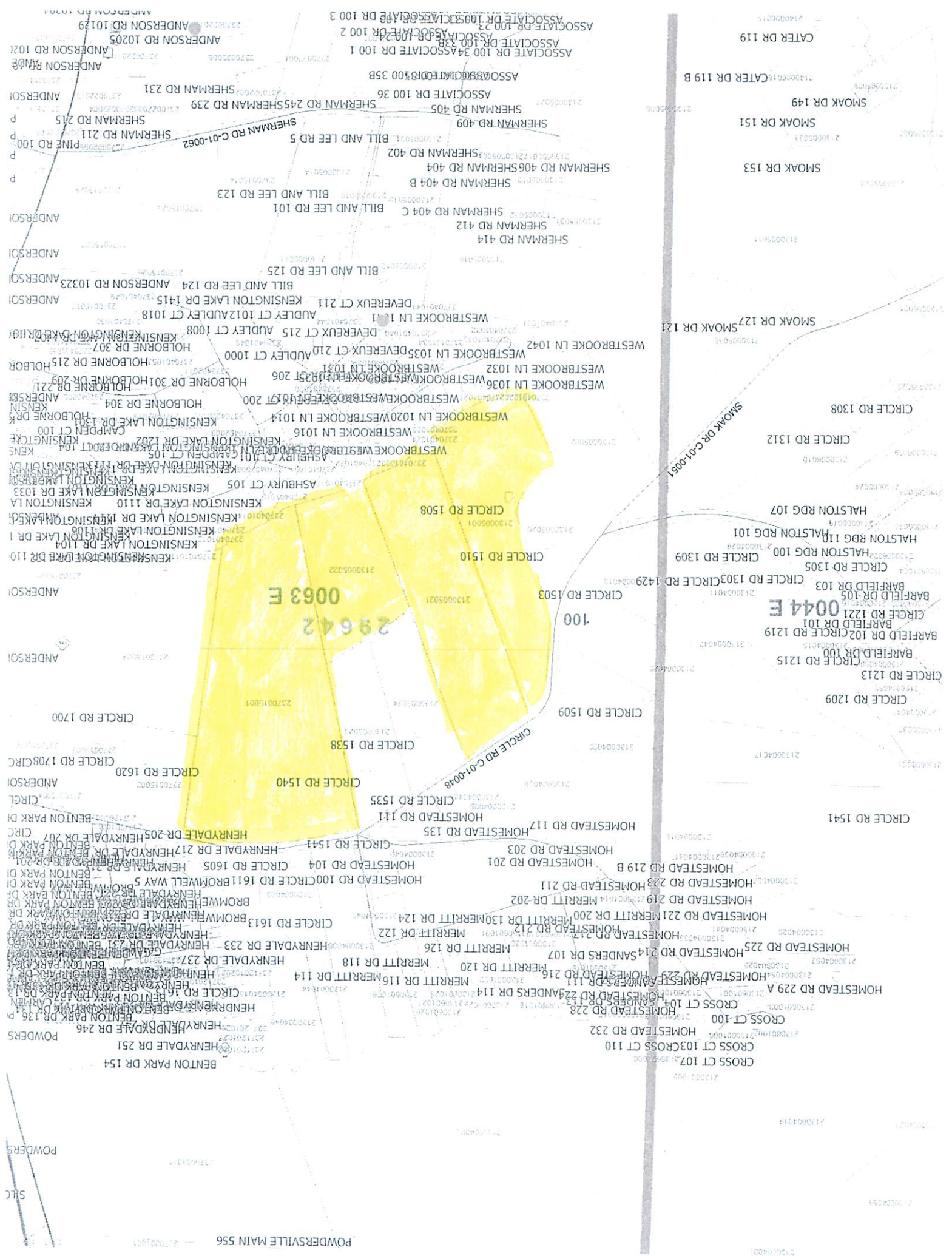
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NO. LOTS: 98
DATE: 8-8-17

NO. ACRES: 28.0
NO. LOTS: 98
DATE: 8-8-17



POWERSVILLE MAIN 556

SILC

Anderson County Planning Commission

August 8, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Palmetto Crossing Subdivision

Intended Development: Residential

Applicant: Ryan Vicars, Vicars Construction LLC

Surveyor/Engineer: JW White Consulting, LLC

Location: Off of Palmetto Road

County Council District: 7

Surrounding Land Use: North – Vacant/Woods
South – Vacant/Woods
East – Palmetto Road
West – Vacant/Woods

Zoning: The property is un-zoned

Tax Map Number: 244-00-01-029

Extension of Existing Dev: No

Existing Access Road: Palmetto Road

Number of Acres: 14.82

Number of Lots: 21

Water Supplier: Big Creek Hammond Water

Sewer Supplier: Septic

Variance: None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 210 new trips per day. Palmetto Road is classified as a collector road with no maximum average vehicle trips per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
 - If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
 - All lots must access proposed internal roads only.
 - All lots must adhere to and maintain the front, rear, and side yard setbacks.
 - All lots must be .574 acres or 25,000 square feet net. The developer needs to make certain that the setbacks and road right of are deducted properly to maintain the .574 acres. Corner lots facing Palmetto will have a 40' front/side yard setback and a 20' along the internal road.
 - Developer must comply with applicable utility requirements where applicable.
 - Developer will be responsible for making any applicable site improvements as required by SCDOT and or Anderson County Roads and Bridges Department.
 - Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges Department for road construction plans.
 - Developer must complete the subdivision application for SCDHEC for septic approval.
 - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
 - SCDOT Encroachment Permit.
 - Approval from Big Creek Water District for potable water and fire protection.
- .



Subdivision Plat Application

7-12-2017

Palmetto Crossing Subdivision

Date of Application Completion

Name of Project

Applicant's Information

Name: Ryan Vicars, Vicars Construction, LLC
Mailing Address: 223 Siloam Road, Suite A, Easley, SC 29642
Telephone and Fax: 864-220-9840; 864-220-9762 E-Mail: rvicars1@me.com

Owner's Information

(If Different from Applicant)

Name: Daniel B. Pascoe
Mailing Address: 304 Gray Fox Sq., Taylors, SC 29687
Telephone and Fax: E-Mail:

Project Information

Project Location: Located off of Palmetto Road.
Parcel Number/TMS: 244-00-01-029
County Council District: Seven School District: One
Total Acreage: 14.82 Number of Lots: 21
Intended Development: Single Family Residential Current Zoning: Unzoned
Surrounding Land Uses: North: Vacant/ Woods South: Vacant/ Woods East: Palmetto Road West: Vacant/ Woods
Water Supplier: Big Creek Hammond Water Dist. Sewer Supplier: Septic Tank

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

If so, please describe:

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

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

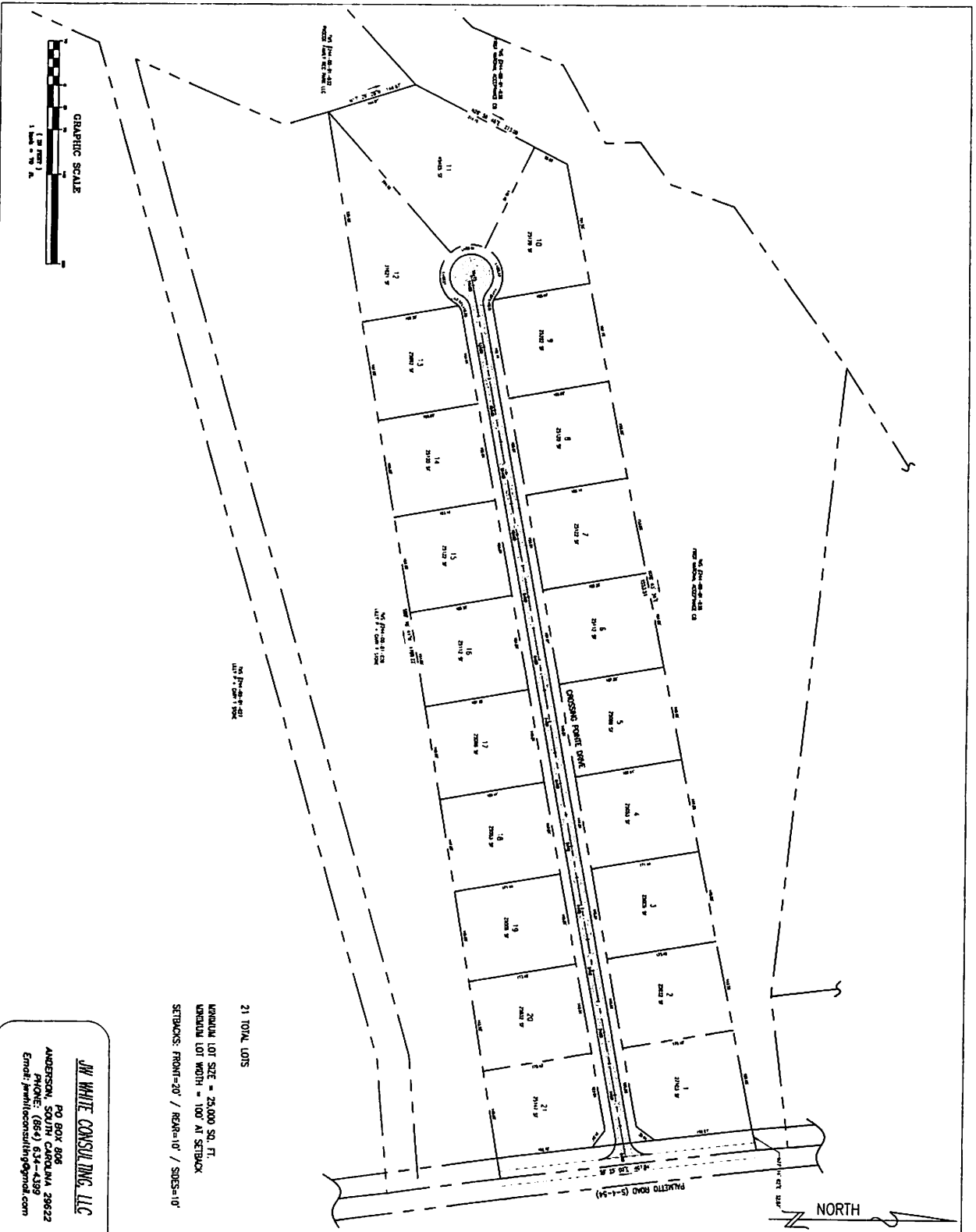
Applicant's Signature

Date

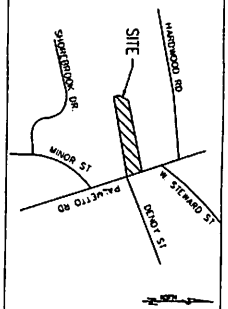
7/12/17

Page 1 of 1

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



JW WHITE CONSULTING, LLC
 PO BOX 806
 ANDERSON, SOUTH CAROLINA 29622
 PHONE: (864) 534-4399
 Email: jwhiteconsulting@gmail.com



Preliminary Plat
 CERTIFICATE OF OWNERSHIP AND DEDICATION

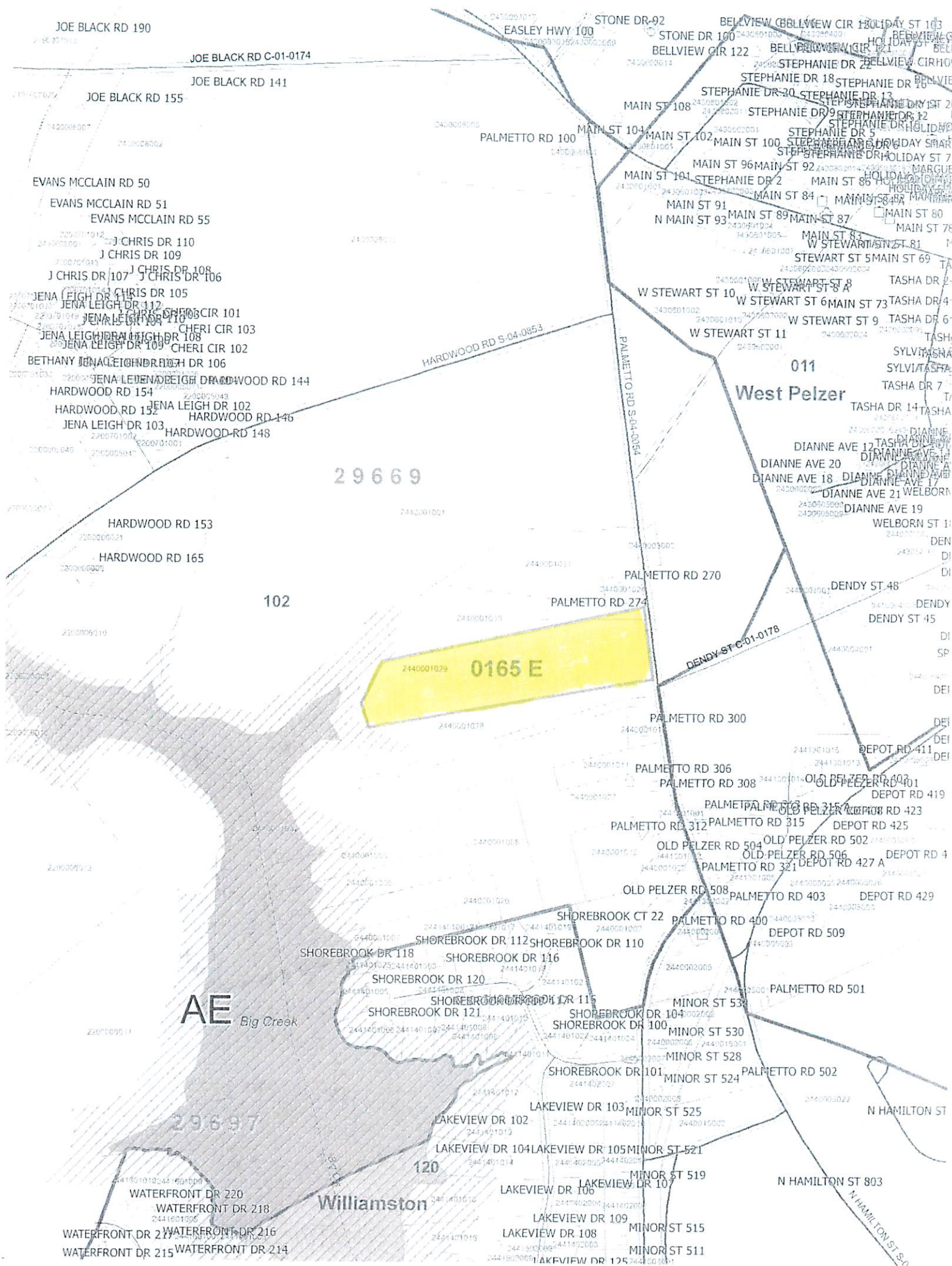
CERTIFICATE OF ACCURACY

CERTIFICATE OF APPROVAL FOR RECORDING

TVS # 244-03-01-029

Palmetto Crossing

JW White Consulting, LLC 2721 South Rd, Suite A Anderson, SC 29622 OWNER		JW White Consulting, LLC 2721 South Rd, Suite A Anderson, SC 29622 ENGINEER OR SURVEYOR	
NO OF ACRES: 2.14 82 W/CS OF NEW ROADS: 2.027			
NO OF LOTS: 21 DATE: 7-12-17			
ZONE: UNZONED			
DRAWN BY: JF CHECKED: JMW JOB NUMBER: 17035 REVISIONS: 0 PRELIMINARY PLAT			
THIS DRAWING AND THE DESIGN SHOWN HEREON ARE THE PROPERTY OF JW WHITE CONSULTING, LLC. THE REPRODUCTION OR TRANSMISSION OF THIS DRAWING IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JW WHITE CONSULTING, LLC, IS PROHIBITED AND ANY VIOLATION WILL BE SUED TO THE FULL EXTENT OF THE LAW.			



JOE BLACK RD 190

JOE BLACK RD C-01-0174

JOE BLACK RD 141

JOE BLACK RD 155

EVANS MCCLAIN RD 50

EVANS MCCLAIN RD 51

EVANS MCCLAIN RD 55

J CHRIS DR 110

J CHRIS DR 109

J CHRIS DR 107 J CHRIS DR 108

JENA LEIGH DR 105

JENA LEIGH DR 112

JENA LEIGH DR 106

JENA LEIGH DR 108

JENA LEIGH DR 109

BETHANY JENA LEIGH DR 107

JENA LEIGH DR 104

HARDWOOD RD 154

HARDWOOD RD 152

JENA LEIGH DR 103

HARDWOOD RD 148

HARDWOOD RD 153

HARDWOOD RD 165

102

29669

2440001029

0165 E

AE

Big Creek

29697

120

Williamston

WATERFRONT DR 220

WATERFRONT DR 218

WATERFRONT DR 217

WATERFRONT DR 215

WATERFRONT DR 216

WATERFRONT DR 214

EASLEY HWY 100

STONE DR-92

STONE DR 100

BELLVIEW CIR 122

BELLVIEW CIR 121

BELLVIEW CIR 120

BELLVIEW CIR 119

STEPHANIE DR 18

STEPHANIE DR 20

STEPHANIE DR 22

STEPHANIE DR 24

STEPHANIE DR 26

STEPHANIE DR 28

STEPHANIE DR 30

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STEPHANIE DR 164

STEPHANIE DR 166

STEPHANIE DR 168

STEPHANIE DR 170

STEPHANIE DR 172

STEPHANIE DR 174

Anderson County Planning Commission Meeting

August 8, 2017

6:00 PM

Staff Report – Preliminary Subdivision Approved by Planning Commission

November 14, 2006-

- New Application to change from Townhomes to Multi-Family Apartments.
 - Under normal submittals within Zoned Areas (RM-7) are approved at the staff level since there is a change-update with Planning Commission.
-

Preliminary Subdivision Name: Proposed Multi-Family Apartments. The site is graded, paving is in and some curbing, water is installed storm water permit is still valid under the same owner, the storm water pond has been installed.

Intended Development: Multi-Family Apartments

Applicant: St. Andrews Development, LLC

Surveyor/Engineer: Bluewater Engineering

Location: Old Williamston Road

County Council District: 2

School District: 5

Surrounding Land Use: North – Residential (City Limits of Anderson)
South – Residential (R-12)
East – Residential (R-12)
West – Residential (R-12)

Zoning: RM-7

Tax Map Number: 149-18-02-001

Extension of Existing Dev: No

Existing Access Road: Old Williamston Road - State

Number of Acres: 11.17

Number of Units: 77 units (8 total building) 7 will have 10 apartments per building, the 8th building will have 7 apartments, and 1 small office. Recreational requirements, 200 square feet per unit=15,400 square feet or 0.35 acres set aside

Parking Requirements: 2 spaces per unit (77=154 total spaces required)

Water Supplier: Electric City Utilities

Sewer Supplier: City of Anderson

Variances Requested: None. The variances that were approved by the Planning Commission for the width of the right of way, minimum lots sizes and minimum lot widths are no longer valid due to change from townhome unit development to multi-family development where this will be a private parking lot and private off street parking space. There are separate guidelines for townhomes verses multi-family.

Traffic Impact Analysis:

This new subdivision is expected to generate 616 new trips per day. (8 per unit) Old Williamston Road is a state-maintained road and the developer must obtain an encroachment permit from SCDOT.

Staff Recommendation:

Approval, with the following conditions:

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Road Names and Addressing must be updated by the Addressing Department from 2/6/2007
- All lots must access proposed internal roads within the apartment complex only.
- Developer must comply with all applicable requirements within the RM-7 Group Development Provision, Chapter 70 Section 6:12.3, 6.12.4 including detailed site plans, height restrictions
- Developer must update the encroachment permit from SCDOT before proceeding further with development.
- All permits for storm water, sewer, water, must all be reviewed and updated and copies furnished to Development Standards Department due to permits issued and approved over 10 years old.
- Commercial Land Use Permit and a Building Permit is required prior to proceeding with construction



Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Sherwood Belangia, Manager

Business Name (if applicable): St. Andrews Development, LLC

Mailing Address: 220 Boy Scout Road Augusta, GA 30909

Telephone and Fax: (706) 736-4748 E-Mail: woody@atcdevelopment.com

Authorized Representative's Information

Name: Bill Corder, Project Engineer

Company Name: Bluewater Engineering Services, LLC

Mailing Address: P.O. Box 617 Evans, GA 30809

Telephone and Fax: (706) 364-5220 Phone E-Mail: billcorder@knology.net
(706) 364-5221 Fax

Project Information

Property Location: 1351 Old Williamston Road

Parcel Number(s)/TMS: 149-18-02-001

County Council District: 2 School District: 5

Total Acreage: 11.17 Current Zoning: R-M7

Proposed Land Use: Apartments Current Land Use: Townhomes

Water Supplier: City of Anderson Sewer Supplier: City of Anderson Power Supplier: Duke

Private Covenants or Deed Restrictions on the Property: Yes _____ No X

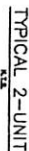
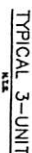
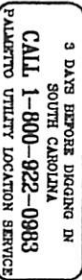
If you indicated no, your signature is required.

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.

WOODLAND DRIVE 50' RIGHT-OF-WAY



OWNER	ST. AUGUSTINE DEVELOPMENT, LLC 161 N. HAZARD ROAD, SUITE 1 EVAN, GEORGIA 30039
CONTACT	BOB BAKER PH (770) 886-5378 FAX (770) 886-5378 BAKER@STAD.COM
TRAIL#	146-18-03-001
FEET	1517 ACRES
ZONING	R-47
LAND USE	PREPARED: ROAD, FUTURE PROPOSED: RESIDENTIAL, TOURIST/RECREATION

- [illegible]

MONTH: 30 FROM A ROAD
SIDE OF EACH END LOT LINE
MEAS: 15 FROM R/L

UNBUILT OPEN SPACE: 8,100 SQ
ACTUAL OPEN SPACE: 2,500 SQ (2,500) NOT HOLDING POOD
UNBUILT IMPROVED SPACE: 1,000 SQ (1,000)
ACTUAL IMPROVED SPACE: 434 SQ (250)
ACTUAL IMPROVED AREA: 434 SQ (110)

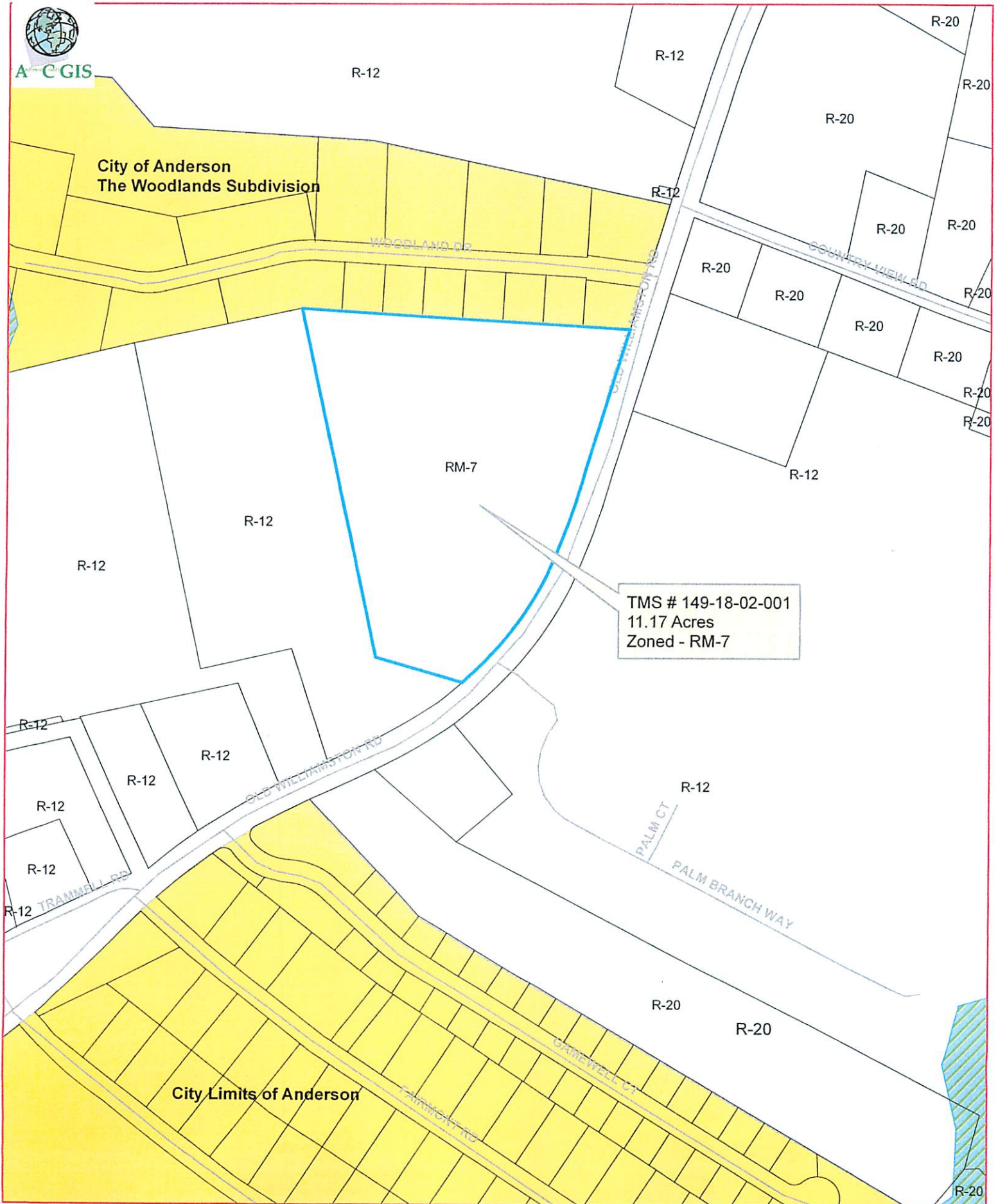
SEE OTHER PLANS.

NO BUFFER ZONES REQUIRED AROUND THE PROJECT.
THEY AND LANDSCAPING SHALL BE AT THE DISCRETION OF THE
ENGINEER.

TYPE 1 WATERLILY - WHITE, PLANTS PER 100 FT.				
	DEPTH			
	6"	10"	20"	20"
CANOPY TREES	2	1,0	1	1
UNDERSTORY TREES	2	3	2	2
EXPOSED ROYALS	4	3	2	2
SHRUBS	4	3	2	2
STIMULUM	NONE	NONE	NONE	NONE



Proposed Old Williamston Road



Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
August 8, 2017
6:00 PM

Project Name: Grace Farm LLC

Applicant: Kimberly R. Sheffield

Owner: Grace Farm LLC

Intended Use: Residential, Single-Family Home

Location: Spearman Road, Pelzer, SC 29669

County Council District: Six (6)

Zoning: None (The property is un-zoned.)

Total Site Area: 50.0 acres (original); approximately 2.0 acres (Tract – to be designated and subdivided, if approved)

Tax Map Number: 193-00-19-004

Extension of Existing Development: Yes

Existing Access Road: Private Easement from Spearman Road

Water Supplier: Big Creek Water & Sewer

Sewer: Individual On-Site Wastewater (Septic System)

Variance: Yes

Request: Applicant would like to subdivide their property, a 50.0 acre parcel, to create one additional lot containing approximately 2.0 acres. This new parcel would be accessed via a private easement (30 feet wide) as shown.

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-353.a. – Access. – All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width.

The staff recommends **APPROVAL** of this request for the following reasons and with the following conditions:

1. Applicant has demonstrated that extraordinary and exceptional conditions exist. An alternate drive on the northern end of the property would be confronted with a steep hill and a deep ravine where a spring is located. The spring feeds both ponds. This would require construction of a bridge which would not be reasonable.
2. The fact that the existing easement, if shared, though 30 feet wide, is between the existing pond and a deep ravine which would preclude the establishment of a separate easement.
3. Due to physical and topographical conditions, no other way exists to access the property without further subdividing the property. The ponds are in the way and make this approach difficult.
4. The existing easement appears to be the only viable means of access to the property.
5. Should the Planning Commission approve this request, the staff will not be able to recommend approval of any further subdivision of lots that would be dependent on the existing access easement.



Variance Application

7-13-2017
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Kimberly R. Sheffield
Mailing Address: 609 Spearman Road Pelzer SC 29669
Telephone and Fax: 864-285-6117 E-Mail: Sheffield.Kimruppe@gmail.com

Owner's Information

(If Different from Applicant)

Name: Grace Farm LLC by manager Valerie Medliff
Mailing Address: 609 Spearman Rd Pelzer SC 29669
Telephone and Fax: 864-275-1881 E-Mail: Valerie.medliff@gmail.com

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.

Valerie Medliff

Owner's Signature

Manager -

07/07/2017
Date

Project Information

Property Location: 609 Spearman Rd Pelzer SC 29669
Parcel Number(s)/TMS: 143 00 19 004
County Council District: 7 School District: Anderson Co Dist. 1
Total Acreage: approx 2/50 original acres Current Zoning: None
Requested Variance: to subdivide 95 of a private easement
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: to grant property to a family member
TO BUILD HOME
Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓



If you indicated no, your signature is required.

Applicant's Signature

Date

7/7/17

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.

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.

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:

N/A

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

A Immediate Family member "Sister" - Heather Bennett wants to build a home on a 2 Acre Parcel

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:

Proposed new Home approx 300 Yds from Spearman Rd not visible and adding value to property approx \$ 300,000.00 Home

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

Plat of Property

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

7/7/17

Page 2 of 2

For Office Use Only:

Application Received By:

HD Copeland
N/A

Date Complete Application Received:

7-13-2017

Application Fee Amount Paid:

N/A

Check Number:

N/A

Scheduled Advisory Hearing Date:

Scheduled Board Hearing Date:

August 8, 2017

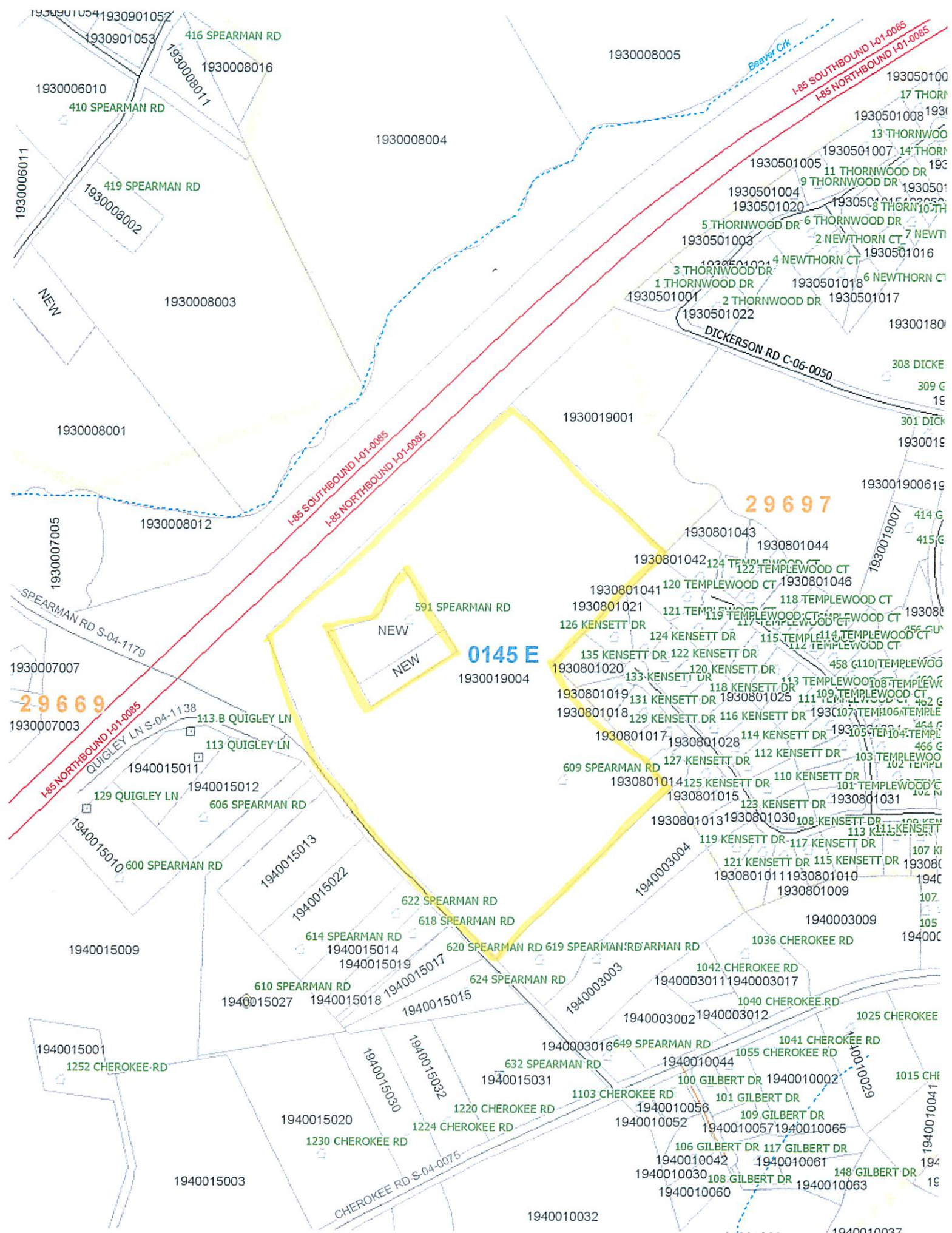
Staff Recommendation:

Advisory Recommendation:

Land Use/Board of Zoning Appeals' Decision:

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

50 acres with a private drive that crosses between two ponds to the back portion of the property. Because of the 2 ponds, there is no other way to put in another drive. You cannot put in another driveway beside the existing one because there's a steep embankment on one side and a pond's edge on the other side. You cannot put another driveway on the upper part of the property because there's a steep hill with a deep ravine where a spring has formed a creek that fills the ponds. A bridge would have to be built across the ravine. Building a bridge and/or a new road would be much too costly. We've looked at every possible way to be able to utilize the property as intended when it was purchased. We cannot find any other feasible way except using the existing driveway/easement.



Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
August 8, 2017
6:00 PM

Project Name: William J. Herb II and Stephanie Herb

Applicant: William J. Herb III

Owner: William J. Herb II and Stephanie Z. Herb

Intended Use: Residential, Duplex

Location: 230 James Drive, Townville, SC 29689

County Council District: Four (4)

Zoning: None (The property is un-zoned.)

Total Site Area: 2.53 acres

Tax Map Number: 027-01-01-015

Extension of Existing Development: No

Existing Access Road: Private Road (James Drive) from Turk Road

Water Supplier: Pioneer Rural Water District

Sewer: Individual On-Site Wastewater (Septic System)

Variance: Yes

Request: Applicant would like to subdivide his property, a 2.53 acre parcel, in order to create two lots for a proposed duplex to be placed on the second lot. This new parcel would be accessed via a private road (James Drive) which in turn connects to a county road, Turk Road (C-08-0036).

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-353.a. – Access. – All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width. James Drive (P-08-0068) is a private road constructed in 1988.

Recommendation: The staff recommends **DENIAL** of this request for the following reasons:

1. Applicant has not demonstrated that extraordinary and exceptional conditions exist to justify a variance to allow the subdivision of the property which would permit construction of a duplex.
2. James Drive (P-08-0068) is a private road. It currently provides the only land access between the nearest county road and six properties located on the private road. James Drive is not in compliance with minimum county road standards.
3. The fact that two new lots created from the existing parcel will require the use of the existing non-conforming private road. This will increase the number of lots on the existing private road from six to seven.
4. Should the Planning Commission approve this request, the approval will set a precedent for other properties within the subdivision by introducing the option for two family as well as multi-family structures where they do not currently exist.
5. As requested, the variance affords the opportunity to other property owners within the neighborhood to seek approval to subdivide their properties, thus creating higher density on a road that is not constructed to county standards.
6. The Planning Commission's denial of this variance request would be in keeping with similar requests that have been denied previously.



Subdivision Plat Application

7-7-17

Date of Application Completion

Name of Project

Applicant's Information

Name: William J Herb II & Stephanie Herb
Mailing Address: 230 James Dr. Townville, SC 29689
Telephone and Fax: 1-352-406-7393 E-Mail: Stefanieherb320@gmail.com

Owner's Information

(If Different from Applicant)

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

Project Information

Project Location: 230 James Dr Townville, SC 29689
Parcel Number/TMS: 270101015
County Council District: CCD 4 School District: 4
Total Acreage: 2.53 Number of Lots: 2
Intended Development: Duplex Current Zoning: Residential
Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential
Water Supplier: _____ Sewer Supplier: _____

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

If so, please describe: _____

Is there a request for a variance?: yes If so, please attach the description to this application.

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

William J Herb II + Stephanie Herb 7/7/17
Applicant's Signature Date

Page 1 of 1

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

June 29, 2017

Anderson County Public Works Division-Development Standards
Subdivision Plat Application
Variance request

Property Location – 230 James Drive Townville, SC 29689
TMS# 270101015

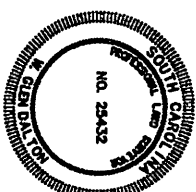
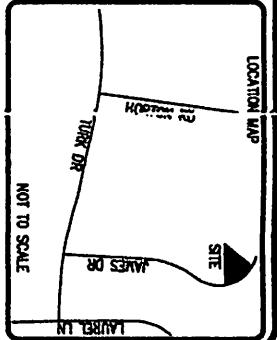
To Whom It May Concern;

The property is currently owned as one parcel located at 230 James Drive, Townville, SC. It is the desire of the current owner to survey a piece of the parcel for the development of a duplex. The new plat which would be created by the approval of this variance would be deeded to the current owner for the purpose of building a duplex in which their two daughters would occupy for their private use and would not be used for commercial rental property. The current road (James Drive) which leads to the property is privately owned and is not to today's current standards, having been built sometime in 1988. The purpose of this request is to relieve the current owner from the hardship of not being able to use the current acreage for their intended purpose. We are requesting relief from current development standards.

A survey has been completed and submitted to Anderson County but at this time has been denied due to the issue of the privately owned road leading to the property.

Thank you,
William J. Herb II
Stefanie Herb

LINE	BEARING	DISTANCE
L1	S 60°48'00" E	71.28
L2	S 18°11'42" E	20.96
L3	S 02°22'23" W	31.48



- REFERENCES:
- 1.) DEED BOOK 7407, PAGE 88
 - 2.) PLAT BOOK 88, PAGE: 52
 - 3.) PLAT BOOK 81, PAGE: 888
 - 4.) PLAT BOOK 100, PAGE 88

LEGEND

CT COMP TOP
PO IRON PIN OLD
PS IRON PIN SET
—O/P— OVERHEAD POWER
1/T OPEN TOP
1/B REBAR
1/4 ROOF OF WALL
—X— FLOOR

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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

SURVEY FOLIO

WILLIAM J. HARRIS

PROPERTY ADDRESS	COUNTY	LANDS	OR	SOUTH CAROLINA	WARRANT NO.
2804 AUSTIN RD, CORINTH, MS		40003			HY06005
PARCEL NO.	SCHOOL	DIST		CASE#	
270101015	1 - 87	29/03/017		CD	
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W. GLEN DALTON, PLS
LAND SURVEYING
P.O. BOX 941, WILLIAMSTON, SC 29697
PHONE: (864) 531-5324

A

Hartwell Lake



Staff Report

Anderson County Planning Commission Meeting
August 8, 2017
6:00 PM

Consent Agenda: The following subdivision approval did not include Phasing for the project. The developer is requesting to phase the project into two (2) phases. Phase I consists of 61 lots. Phase II, consists of 38 lots. The total number of lots for both phases will be 99 lots. The subdivision complies with Anderson County Subdivision Regulations and was approved by the Planning Commission on July 12, 2016. Staff requests that this subdivision be allowed phasing with staff conditions as previously approved.

1) Rogers Road Subdivision

Developer: Gray Engineering for Mark III Properties

Location: Rogers Road, East of Highway 29

Number of Lots: 99 (Phase I = 61 lots; Phase II = 38 lots)

Preliminary Approval Date: July 12, 2016

Council District: 7



Subdivision Plat Application

8/2/16
Date of Application Completion

ROGERS ROAD SUBDIVISION
Name of Project

Applicant's Information

Name: GRAY ENGINEERING CONSULTANTS
Mailing Address: 132 PILGRIM ROAD GREENVILLE, SC 29607
Telephone and Fax: 864-297-3027 E-Mail: rodneygray@gmail.com

Owner's Information

(If Different from Applicant)

Name: MARK III PROPERTIES
Mailing Address: 170 CAMELOT DRIVE SPARTANBURG SC, 29301
Telephone and Fax: 864-595-1735 E-Mail: _____

Project Information

Project Location: ROGERS ROAD, ANDERSON SC
Parcel Number/TMS: 218-00-03-002
County Council District: DISTRICT 7 School District: SCHOOL DISTRICT 1
Total Acreage: 41.57 ACRES Number of Lots: (Phase 1 - 61) (Phase 2 - 38 lots)
Intended Development: FAMILY HOMES Current Zoning: UN-ZONED
Surrounding Land Uses: North: RESIDENTIAL South: ROAD East: RESIDENTIAL West: ROAD
Water Supplier: BIG CREEK Sewer Supplier: ANDERSON COUNTY SEWER
Have any changes been made since this plat was last before the Planning Commission?: NO
If so, please describe: _____
Is there a request for a variance?: NO If so, please attach the description to this application.

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

[Signature]
Applicant's Signature

8/2/17
Date

Page 1 of 1

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

PROPERTY MAP FOR THE
ROGERS ROAD AND RICHMOND COUNTY, SC 29504
THE PROPERTY MAP FOR THE ROGERS ROAD AND RICHMOND COUNTY, SC 29504
IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
IT IS THE POLICY OF GRAY ENGINEERING CONSULTANTS, INC. TO PROVIDE
THE MOST ACCURATE AND COMPLETE INFORMATION POSSIBLE.
HOWEVER, THE USER OF THIS MAP ASSUMES ALL RESPONSIBILITY FOR
THE USE OF THIS MAP AND FOR THE RESULTS OF ANY ACTION TAKEN
BASED ON THE INFORMATION CONTAINED HEREIN.
GRAY ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR
GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION
CONTAINED IN THIS MAP.

- STANDARD:**
1. THERE IS A 40' SETBACK OF THE EX. ROAD
 2. THERE IS A 20' FRONT SETBACK.
 3. THERE IS A 10' REAR SETBACK.
 4. THERE IS A 10' CORNER SETBACK.
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Know what's below.
Call before you dig.



Main Entrance IRD

INTERNAL IRD

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