

# Anderson County Planning Commission

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

Jane Jones, Vice-Chair, District #6  
Lonnie Murray, District #2  
Will Moore, District #4

Tuesday, December 10, 2019  
Regularly Scheduled Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. November 12, 2019 Regular Meeting
4. Public Hearings
  - A. Capital Improvement Plan, FY 21-25
  - B. Variance Request: Northmede Subdivision
5. Old Business
6. New Business
  - A. Preliminary Subdivision: Dogwood Ridge
    - i. Staff Report and Recommendation
    - ii. Public Comments
7. Public Comments, non-agenda items -3 minute limit per speaker
8. Other Business
9. Adjournment

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

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



**Anderson County Planning Commission**  
**Tuesday, November 12, 2019**  
**6:00 PM**  
**County Council Chambers | Second Floor – Old Courthouse**  
**Anderson, South Carolina**

**Minutes**

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

Members Present: Ed Dutton, Lonnie Murray Brad Burdette, Will Moore, Jane Jones and Debbie Chapman

Members Absent: David Cothran

Staff Present: Jeff Parkey, Rhonda Sloan, Tim Cartee and Celia Boyd Myers

Call to Order: Vice-Chair Jones called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Dutton and a second by Mr. Burdette.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the October 8<sup>th</sup> regular Commission meeting. The minutes were approved with a motion by Mr. Dutton and a second by Mr. Murray.

Public Hearings:

**Request to rezone +/- 1.10 acres from R-20 (Single-Family Residential) to C-1 (Commercial District) along Evergreen Road**

Mrs. Celia Myers presented the staff's report and recommendation for the request. The stated purpose for this request is to market the property as commercial. The property is located in the Hopewell precinct of Council District #4. Due to the proximity to and compatibility with the character of the Hwy 81 corridor, staff recommended approval of this request. Vice-Chair Jones opened the public hearing and invited comments. None approached. Vice-Chair Jones closed the public hearing. Vice-Chair Jones called for discussion. Hearing none, Mr. Dutton moved to accept staff's recommendation of approval. Mr. Burdette seconded the motion. The motion to recommend approval passed, 6-0.

**Land Use Permit: RV Park at 1300 Hwy 29 South**

Mr. Tim Cartee presented the staff's report and recommendation for the request. The proposed development would be a rental RV park. The park would consist of Park Model RVs that are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet. They are certified by their manufactures as complying with the ANSI A1 19.5 standard for recreational park trailers. The applicant states that such a development would support workforce housing for First Quality, Michelin, Electrolux Industrial and surrounding retail businesses. The proposed development would be located on +/-76.47 unzoned acres in council district two. Homeland Park would serve as both the water and sewer supplier. The applicant requested a variance to allow internal roads to be 20ft wide



gravel road, with a speed limit of 15mph. The roads would have a crowned driving surface, shoulder area that slopes directly away from the edge of the driving surface and a ditch. The proposed development is expected to generate 1,000 new trips per day. Highway 29 S. is classified as an arterial road with no maximum average trips per day requirement.

Staff recommended approval of proposal with the following conditions:

- All lots with campers must access proposed internal roads only;
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all campers;
- Road Names must be approved by the Anderson County Addressing Department;
- Access Gravel Roads must remain private;
- Developer is required to obtain an encroachment from SCDOT;
- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and Building Codes for electrical permitting;
- DHEC approval letter for sewer service construction and permit to operate;
- Homeland Park Water & Sewer service letter of approval;
- Proper Screening of Landscaping and Buffers;
- Floodplain analysis for the subdivision and designate which lots are located within the 100-year floodplain. All lots located within the 100-year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit; and
- Developer must submit a storm water erosion sediment control plan for land disturbance of 1 acre or larger or part of a common development plan.

Vice-Chair Jones opened the public hearing and invited comments from the public. Mrs. Jones questioned whether sewer would be available at each lot. Mr. Michael Short, representative, responded that it would be required. Ms. Debbie Chapman questioned how the development would be regulated. Mr. Short explained that a management company would be utilized and that the homes would be rented. Mr. Ed Dutton questioned the driving force behind the proposal. Mr. Short stated that some employers have trouble finding employees due to commute and housing availability/costs. This provides a shorter commute with homes below market housing. Mr. Dutton questioned whether the homes would be on wheels. Mr. Short replied that they would be, but the homes would also be made permanent and screened. Mr. Dutton asked what parking arrangements would be available. Mr. Short answered that two spots would be available in front of each unit. Mr. Murray questioned the difference between a RV and trailer park. Mr. Short explained that the government classified RVs as a recreational vehicle versus manufactured housing which is overseen by HUD. Mrs. Jones asked if these would be similar to tiny homes. Mr. Short stated that each unit would meet codes and regulations required by ANSI. Mr. Moore questioned the life expectancy of the homes. Mr. Short replied that the manufacturer lists ten years, but he expected an upgrade every 7-10 years. Hearing no other comments, the public hearing was closed. Mr. Murray moved to deny the variance. There was no second. Mr. Burdette then moved to accept staff's recommendation of approval; and Ms. Chapman seconded. The motion to approve passed 4-2, with Mr. Murray and Mrs. Jones opposing.

Old Business: None

New Business:

**Preliminary Subdivision: Breckenridge, Phases I-V**

Mr. Tim Cartee presented the staff's findings and recommendation for the proposed subdivision. Breckenridge was previously approved on March 12, 2019; and Breckenridge II was approved on May



14, 2019. The applicant is now requesting to revise Breckenridge and Breckenridge II into phases I-V. The project is located on +/-109.7 acres on Bowlan Road, a state collector road, in Council District #7. It is zoned R-20, Single-Family Residential. A total of 160 lots would be expected across the phases. A traffic impact study was conducted and approved by SCDOT.

Staff recommended approval of proposal with the following conditions:

- All lots must access proposed internal roads only;
- Floodplain analysis for the subdivision and designate which lots are located with the 100-year floodplain. All lots located within the 100-year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit prior to home construction;
- DHEC septic tank permits for each individual lot will be required after the final plat;
- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval;
- Anderson County Roads & Bridges subdivision plan approval letter; and
- Hammond Water approval letter for potable water and fire protection.

Mrs. Jones invited any public comment. No one approached. Mrs. Jones questioned if only one entrance was planned. Mr. Wesley White, engineer, stated that two entrances were planned and that the Phase I entrance has been approved by SCDOT. Ms. Chapman questioned the number and type of homes. Mr. White replied that 160 lots were requested. Mr. Tom Craft, builder, explained that a variety of homes were anticipated. Crawl space and slab foundations depend on slope and soil. Ms. Chapman questioned whether opposition had been heard. Mr. Cartee, Mr. White and Mr. Craft all replied there had been none. Mr. Craft stated that Mr. Robbie Binnicker, School District One, had also been informed and heard no issues. Mrs. Jones questioned whether there were worries about emergency egress. Mr. White replied that none had been presented and the traffic engineer had approved. Mr. Murray echoed Mrs. Jones thoughts and stated that a rear access was needed. Mr. White explained that one was not possible due to the floodplain located at the rear of the property. Mr. Murray advised that the homes be decreased. Mr. White countered that the original plan included 232 lots, so lots had been decreased. Mr. Murray asked how a fire truck was going to gain access. Hearing no other comments, Mrs. Jones called for a motion. Mr. Burdette moved to accept staff's recommendation of approval. There was no second. Mr. Murray moved to deny the proposal; Mr. Dutton seconded. The motion to deny passed 4-2, with Mr. Burdette and Mr. Moore opposing.

#### **Preliminary Subdivision: Parkview Glen, Phases I & II**

Mr. Tim Cartee presented the staff's findings and recommendation for the proposed subdivision. The preliminary subdivision was previously approved on June 12, 2018. Since then, two lots were relocated to the common area along with the addition of two additional lots due to the second detention pond. There is also a request to change Phase II to Phases II-IV.

The project is located on +/-50.18 acres on Rogers Road, a minor collector, in Council District #6. The property is unzoned. A total of 144 lots is requested; an increase from the previous 142.

The Roads and Bridges analysis stated that the proposed development included two new access points on Rogers Road. No maximum average daily trips (ADT) is designated for Rogers Road, since it is classified as a minor collector. Colonial Drive is classified as a minor local with a maximum allowable ADT of 1,000, due to two access points. It was estimated that the proposed development will add 40 trips per day to Colonial Drive. Existing traffic counts for Colonial Drive list 194 trips per day; therefore, the projected ADT would be 234. The proposed development was found to be in compliance with Anderson



County traffic volume capacity standards. After a review for the need of left and right turn lanes on Rogers Road at the two new access points, it was found to not meet SCDOT guidelines for left or right turn lanes at either access point.

Staff recommended approval of proposal with the following conditions:

- 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 E-911/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 ft of all lots);
- All lots must access proposed internal roads only;
- Lots abutting Rogers Road shall meet the 40-foot setback from the right-of-way; and
- Sewer application must be approved by Anderson County Waste Water Department

Vice-chair Jones called for any public comments. None were given. Mrs. Jones questioned the number of entrances. Mr. Wesley White, representative, replied two. Mrs. Jones questioned the total number of homes. Mr. White responded 144. Mrs. Jones asked if 142 were previously approved. Mr. White confirmed. Ms. Chapman moved to accept staff's recommendation of approval. Mr. Moore seconded the motion. The motion to approve was passed 6-0.

Vice-Chair Jones called for any other business. Dr. Parkey informed the Commissioners that a second workshop with Randall Arendt was being planned for Wednesday, December 4<sup>th</sup>.

Hearing no further business, Vice-Chair Jones adjourned the meeting at 6:41 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

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





To: Anderson County Planning Commission

From: Planning Department

Re: Capital Improvement Requests

Date: December 3, 2018

As per SC 6-29-340(2)(e), the Anderson County Planning Commission is tasked with preparing a capital improvements program setting forth projects required to implement plans; which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget.

In accordance to this statute, planning staff has undertaken this duty and compiled capital improvement purchase (CIP) requests, as well as, capital maintenance needs for all County departments over the next five years. The CIP requests are enclosed for your review.

If you have any questions, please contact me.

Thank you,

Celia Boyd Myers, AICP

**Tommy Dunn**  
Chairman, District 5

**Craig Wooten**  
Council District 1

**Brett Sanders**  
Council District 4

**Cindy Wilson**  
Council District 7

**Rusty Burns** | County Administrator  
PO Box 8002, Anderson, SC 29622

**Ray Graham**  
V. Chairman, District 3

**Gracie Floyd**  
Council District 2

**Jimmy Davis**  
Council District 6

**Lacey A. Croegaert**  
Executive Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA



CIP Projects by Department	Score	Goal/ Strategy	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
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#### Airport

Airport Monument Sign	8	4.1					40,000	40,000
ARFF Truck Garage	14	2.2	50,000					50,000
Fuel Farm Relocation/Improvements	16	4.1		1,068,000				1,068,000
Maintenance Shed	21	4.1	40,000					40,000
Airport Master Plan	16	4.1	300,000					300,000

#### County Facilities

Townsend Building Generator	13	NYD	200,000					200,000
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#### Fleet Services

Fleet Services Facility	18	2.2	7,500,000					7,500,000
New Fuel Island (Powdersville)	11	2.2	95,000					95,000
Technician Work Truck	13	2.2	90,000					90,000

#### Library

New Branch Library	13	2.1			3,500,000			3,500,000
New Branch Staffing	13	2.1			100,000	185,000	195,000	480,002

#### PAWS

New Medical Grade Refrigerator	NYD	NYD	40,000					40,000
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#### Roads & Bridges

Mini Excavator	14	4.1	90,000					90,000
Trench Box	12	4.1	90,000					90,000
Surveying Equipment	14	4.1		40,000				40,000
Jet Rodder Trailer	14	4.1		100,000				100,000
Sweeper Truck	14	4.1				225,000		225,000
Pavement Marking Machine	14	4.1					100,000	100,000
Curbing Machine	14	4.1					150,000	150,000

#### Solid Waste

King David Convenience Center	9	2.2	105,000					105,000
Manse Jolly Convenience Center	9	2.2		105,000				105,000
MRF Tire Drop Off	16	2.2		200,000				200,000
Parker Bowie Convenience Center	12	2.2	835,000					835,000
Powdersville Convenience Center	8	2.2				715,000	1,400,000	2,115,000
Slabtown Convenience Center	9	2.2		105,000				105,000
Starr Landfill	16	2.2	500,000	200,000	200,000	200,000	200,000	1,300,000



CIP Projects by Department	Score	Goal/ Strategy	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
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#### Stormwater Management

Civic Center Stream Restoration	10	3.1	88,000	205,000	205,000			498,000
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#### Technical Services

County Network Failover	NYD	NYD	16,000					16,000
Public Safety Radio System Improvement	14	2.2	2,917,040	2,754,000				5,671,040

#### Wastewater

5-Mile Phase III & IV	19	6.1	500,000	3,250,000	500,000	3,250,000		7,500,000
6 & 20 WWTP	18	6.1	4,500,000					4,500,000
Exit 14	18	6.1	3,000,000	11,000,000				14,000,000
Highway 81 North Wastewater Lines	12	6.1				6,000,000		6,000,000
Hurricane Creek Pump Station Upgrade	20	6.1	800,000	1,000,000				1,800,000
Masters Blvd. Sewer Lines	15	6.1			3,500,000			3,500,000
Crestview and Highway 81 N	14	6.1	800,000					800,000

***NYD - Not Yet Determined***



## CIP Funding for FY 2021-2025

CIP Projects by Department	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Airport	390,000	1,068,000			40,000	1,498,000
Facilities	200,000					200,000
Fleet	7,685,000					7,685,000
Library			3,600,000	185,000	195,000	3,980,000
PAWS		4,000				4,000
Roads & Bridges	180,000	40,000	100,000	225,000	250,000	795,000
Solid Waste	1,440,000	610,000	200,000	915,000	1,600,000	4,765,000
Stormwater Management	88,000	205,000	205,000			498,000
Technical Services	2,933,040	2,754,000				5,687,040
Wastewater	9,600,000	15,250,000	4,000,000	9,250,000		38,100,000
<b>Total</b>	<b>22,516,040</b>	<b>19,931,000</b>	<b>8,105,000</b>	<b>10,575,000</b>	<b>2,085,000</b>	<b>63,212,040</b>

CIP Total Funding Sources	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Bonds	7,500,000	11,000,000	3,500,000			22,000,000
FAA	270,000	961,200				1,231,200
General Fund	3,508,040	2,851,400	200,000	410,000	485,000	7,454,440
Revenue Bond	500,000					500,000
SC Aeronautics	15,000	53,400				68,400
Sewer Fund	2,100,000	4,250,000	4,000,000	9,250,000		19,600,000
Solid Waste Fund	940,000	610,000	200,000	200,000	200,000	2,150,000
Unknown	7,683,000	205,000	205,000	715,000	1,400,000	10,208,000
<b>Total</b>	<b>22,516,040</b>	<b>19,931,000</b>	<b>8,105,000</b>	<b>10,575,000</b>	<b>2,085,000</b>	<b>63,212,040</b>







# Anderson County Planning Commission

December 10, 2019

6:00 PM

## Northmede Subdivision Approved in 2003

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<b>Preliminary Subdivision Name:</b>	Northmede
<b>Intended Development:</b>	Duplex
<b>Applicant:</b>	Tim Roberts
<b>Location:</b>	Scenic Road (County Maintained)
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	North – Residential South – Residential East – Commercial West – Residential
<b>Zoning:</b>	R-M1
<b>Tax Map Number:</b>	146-10-02-001, -019
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Scenic Road (County Maintained)
<b>Number of Acres:</b>	+/- 9.8
<b>Number of Lots:</b>	19
<b>Water Supplier:</b>	Hammond
<b>Sewer Supplier:</b>	Anderson
<b>Variance:</b>	Yes. Applicant is requesting a reduction of lot widths from 60' to 40' are greater.



**Find of Facts:** This residential district is established to provide for medium population density. The principal use of land is for one-family and two-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

This Variance request by the applicant will not increase the density of this development.

**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: 12-10-19

Application Received By: HT

Date Application Received: 11-19-19

Amount of Fee Paid: 200.00 Check # 3985

# 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 4/19/2019DS Number 03-104

**APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.**

Proposed Subdivision Name: Northmede1. Name of Applicant Tim RobertsAddress of Applicant 1234 Railroad st. Anderson SC 29624Telephone Number(s) 864-226-2531 / 864-844-2516 Email twroberts@charter.net2. Property Owner(s) Roberts three LLCOwner(s) Address 1234 Railroad st Anderson SC 29624Telephone Number(s) 864-226-2531

Email \_\_\_\_\_

**Project Information**3. Project Location: Scenic Rd Anderson, SC. 29621Parcel Number/TMS: 146-10-02-001 — 146-10-02-019 County Council District: 7 School District: 5Total Acreage: 9.8 acres Number of Lots: 19 Intended Development: \_\_\_\_\_Current Zoning: RM1 Surrounding Land Uses: North: Res. South: Res East: Com. West: Res

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

Water Supplier: HammondSewer Supplier: Anderson

Septic: \_\_\_\_\_

Electric Company: Duke

Gas Company: \_\_\_\_\_

Telecommunication Company: \_\_\_\_\_

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? yes if so, please attach the description to this application. (Variance Fee \$200.00)Reduction of lot width from 60' to 40' or greater

7. SCDOT/ Roads &amp; 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 \_\_\_\_\_

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

8. Anderson County School District # \_\_\_\_\_ (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.



**Sec.38-111. – Review procedure; recommendations; approval.**

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 38-312](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 38-312](#), the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

**Planning Commission Decisions:** In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- I. public health, safety, convenience, prosperity, and the general welfare;
- II. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee \$200.00)**
- III. the effects of the proposed development on the local tax base; and,
- IV. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**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.

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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 7-4 W. Rlt Date 11-20-19

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_



**9. Site Analysis:**

- a. Is there any evidence of soil contamination on property? Yes \_\_\_\_\_ or No \_\_\_\_\_  
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.

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10. Proposed road names pre-approved by E-911 Addressing Office for the county. **(Road Name Change Fee \$200.00)**

---

11. 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 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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)**





# ANDERSON COUNTY

SOUTH CAROLINA

***Making News.  
Making Progress.***

**Development Standards Department**  
Phone 864.260.4719—Fax 864.260.4795

July 2, 2004

Roberts Three, LLC  
Mr. Jeff Roberts  
1234 Railroad Street  
Anderson, South Carolina 29621

**County Administrator**

Joey R. Preston

**Council Members**

William C. Dees  
Chairman  
District 6

Larry E. Greer  
Vice-Chairman  
District 3

G. Fred Tolly, Jr.  
District 1

Gracie S. Floyd  
District 2

Clint Wright  
District 4

Mike Holden  
District 5

M. Cindy Wilson  
District 7

**Clerk to Council**

Linda N. Gilstrap

Dear Mr. Roberts:

**Re: Variance for Northmede Subdivision on Scenic Road**

Please be advised that on June 29, 2004, the Anderson County Board of Zoning Appeals approved your application for a variance to allow front setbacks of 15 feet on Lots 6, 10, 11, and 22 of Northmede Subdivision

If you have further questions, please call at the above number.

Sincerely,

William B. West, Jr., AICP  
Zoning Administrator

CC: Jeff Ricketson, AICP, Planning Division Director

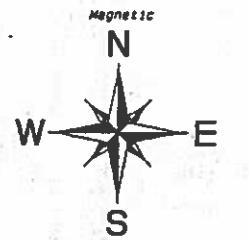


Post Office Box 8002 • Anderson, S.C. 29622-8002  
(864) 260-4000

2001, 2002 J. Mitchell Graham Award Winner  
for Excellence in Governmental Performance  
2002 Government Regional Cooperation Award Winner

[www.andersoncountysc.org](http://www.andersoncountysc.org)





**NORTHMEDE**  
A Residential Subdivision  
Developed by Roberts Threese, LLC  
May 18, 2004

State of South Carolina  
County of Anderson  
Township of Hopewell  
School District No. 5  
TMS 145-00-08-004

This being a division of a 5.828 ac tract as shown on a plat recorded in Plat Slide 597, page 5-A  
This property is subject to any and all rights of way and/or easements of record  
No title examination by this firm.

**Notes:**

There is a 5' easement for drainage and utilities along each side and rear lot line.  
There is a 5' easement along each front lot line for sidewalks.

Lots 8, 10, 11 and 12 have been granted a variance to allow 15' front setbacks per the Anderson County Board of Zoning Appeals (June 28, 2004 meeting).

All lots and common areas to be subject to Declaration of Covenants, Conditions and Restrictions for Northmede as recorded in the office of the Register of Deeds for Anderson County in Book 145, page 145-00-08-004.

All houses must be accessed from the common areas with no driveways facing the main roads.

After 75% of the lots are occupied, Roberts Threese, LLC may choose to apply for easements into the County Road System.

**Common Areas**  
Acreage Table

Pond 1	1.17 acres
Pond 2 and 3	0.20 acres
North Common	2.90 acres
South Common	0.64 acres
Sign lot	0.01 acres

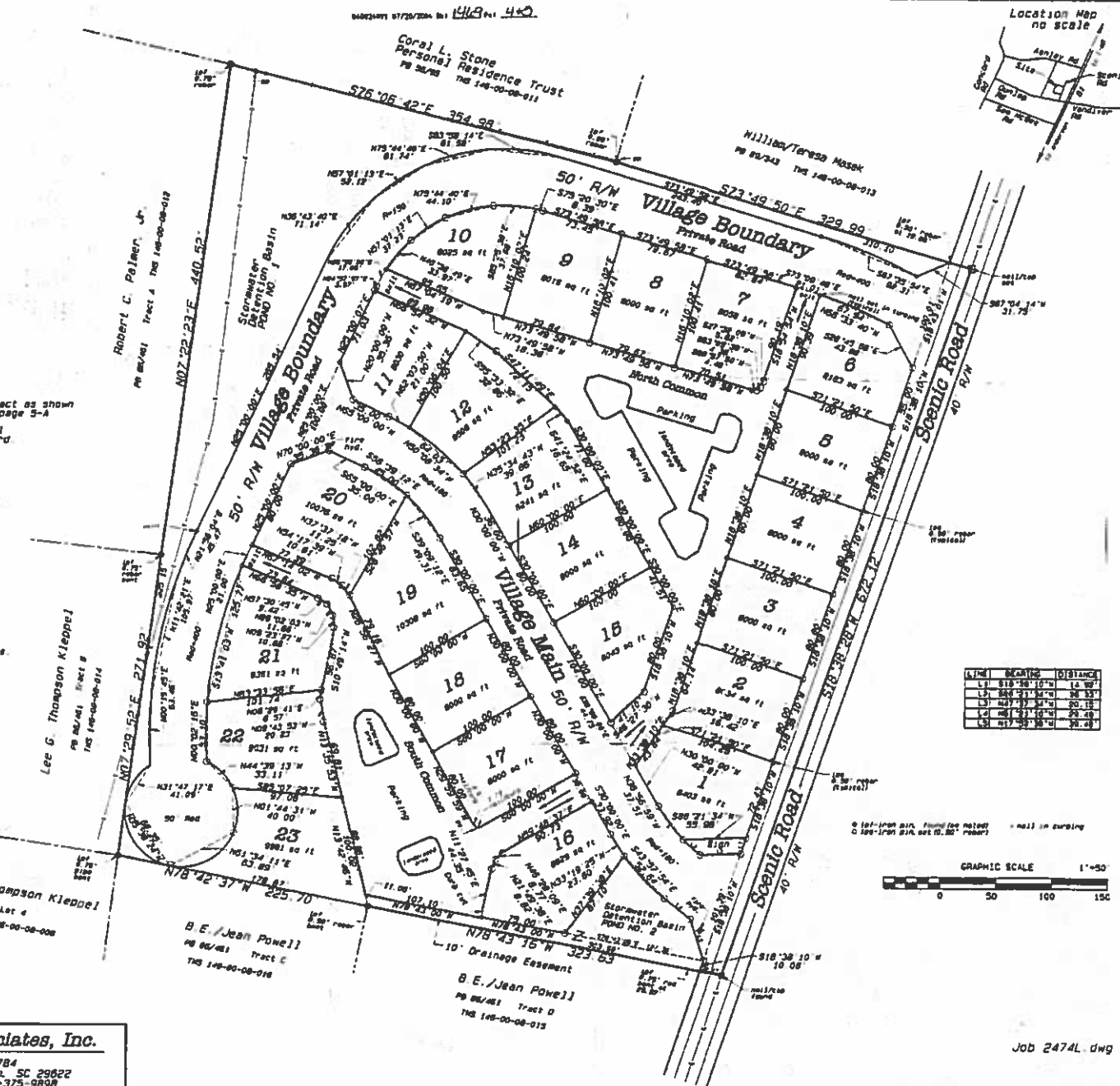
**Streets**  
Acreage Table

Streets	2.05 acres
Scenic Rd R/W	0.31 acres

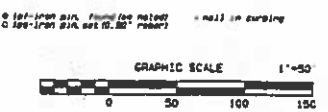
**Anderson Surveying Associates, Inc.**

310 Society Street  
Anderson, SC 29622  
ph: 864-226-7813

PO Box 784  
Anderson, SC 29622  
fax: 864-375-9838



LINE	BEARING	DISTANCE
1	S 81° 28' 10" W	12.50'
2	S 84° 21' 34" W	28.33'
3	N 67° 17' 34" W	20.15'
4	N 61° 11' 34" W	25.00'
5	N 67° 17' 34" W	28.33'



Job 2474L.dwg

**Final Plat**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

The undersigned hereby acknowledge that we are the owners of the property herein described and submit this plan of subdivision with our free consent and establish the minimum building restriction lines and hereby dedicate to public use of roads, streets and easements, forever all areas so shown or indicated on said plat.

1.20.04 signed Robt Threese  
7.20.04 signed Don M Kelly  
7.20.04 signed Lee G Thompson Kleppel  
\_\_\_\_\_  
Signed

**CERTIFICATE OF ACCURACY**

I, Don M. Kelly, certify that this plat was drawn under my supervision from an actual survey made by me and that this plat was prepared in accordance with the Anderson County Subdivision Regulations as adopted.

I, hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 B survey.

5-15-04  
Date  
SC Registration No. 8718  
Registered Surveyor

Don M Kelly  
Don M Kelly  
5-15-04  
Date  
SC Registration No. 8718  
Registered Surveyor

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Anderson County, with the minimum building restriction lines, and the minimum standards manual for the Practice of Land Surveying in South Carolina, and that it has been approved for recording in the office of the County Register of Deeds.

11/20/04  
Date  
Lee G Thompson Kleppel  
Anderson County Planning Board

**FILE NUMBER**

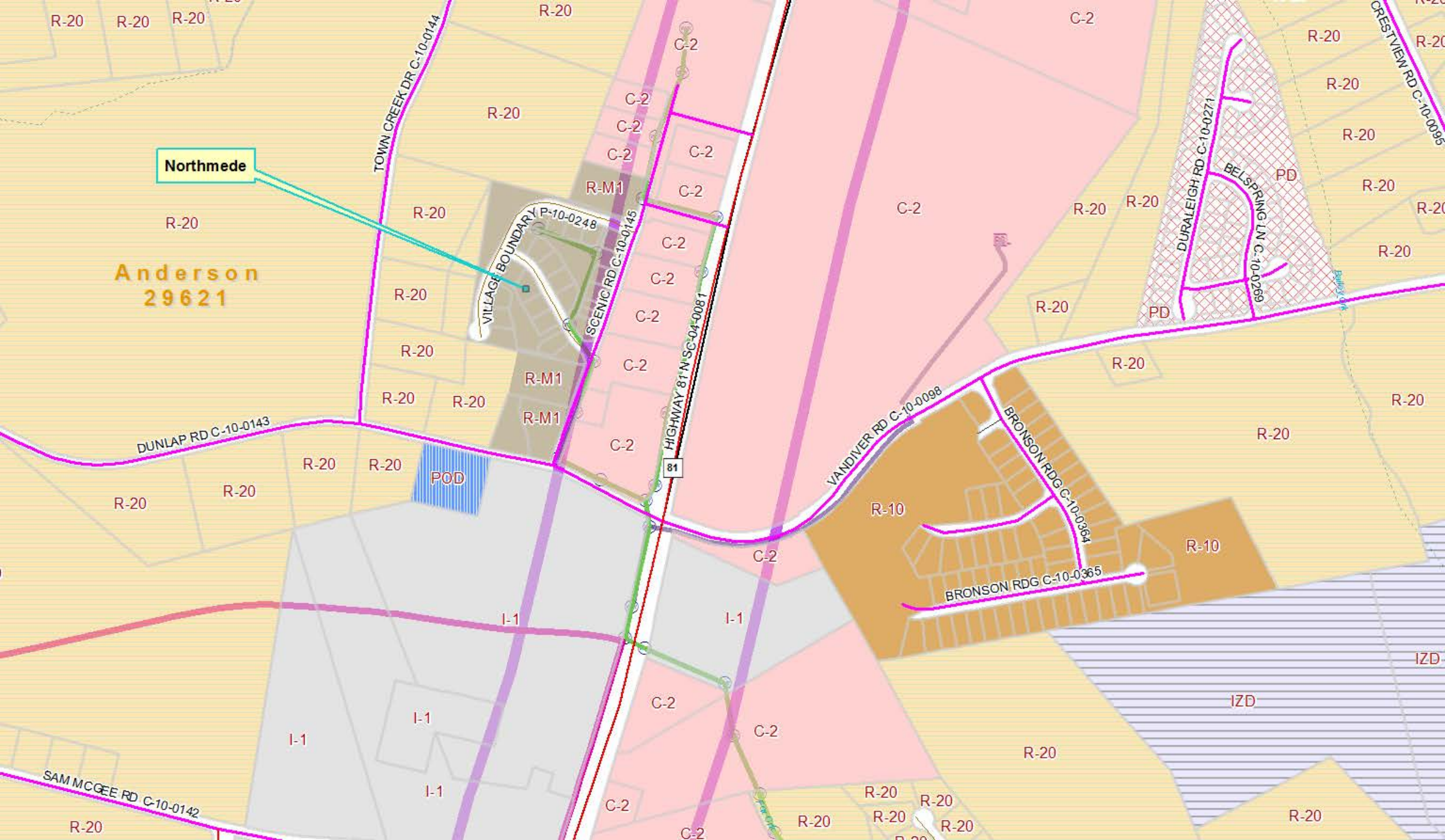
**NORTHMEDE**  
A Residential Subdivision

Roberts Threese, LLC  
Don M. Kelly  
Owner  
Surveyor

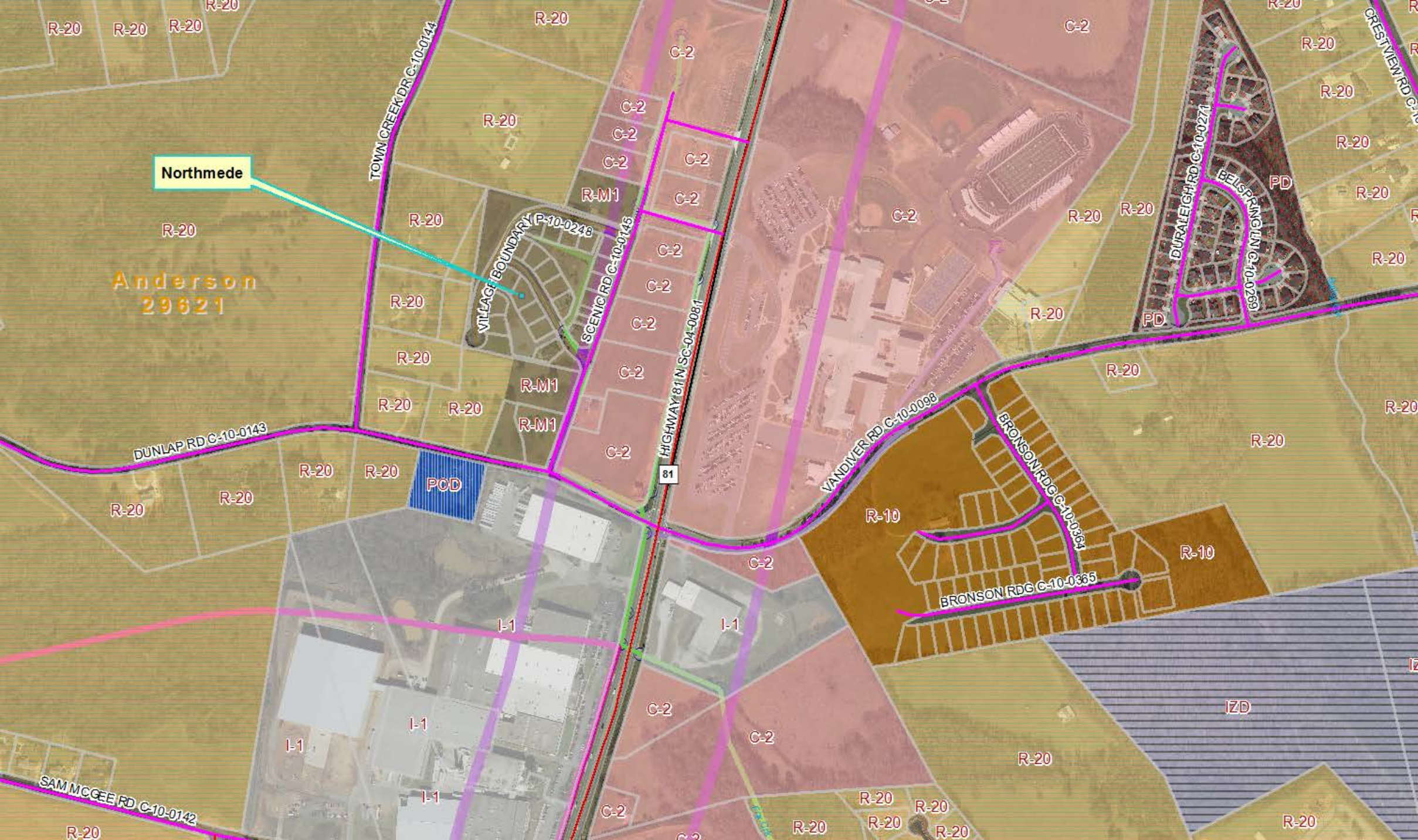
No. of acres: 9.805 Miles of new roads: 0.3  
No. of lots: 23 Date: May 15, 2004  
Zone:











Northmede

Anderson  
29621

DUNLAP RD C-10-0143

TOWN CREEK DR C-10-0144

VILLAGE BOUNDARY P-10-0248

SCENIC RD C-10-0145

HIGHWAY 81 SC-04-0081

VANDIVER RD C-10-0098

BRONSON RD C-10-0364

BRONSON RD C-10-0365

DURALEIGH RD C-10-0271

BELTSRING LN C-10-0269

SAM MCGEE RD C-10-0142



# Anderson County Planning Commission

December 10, 2019

6:00 PM

## Staff Report – Preliminary Subdivision

---

<b>Preliminary Subdivision Name:</b>	Dogwood Ridge
<b>Intended Development:</b>	Single Family Residential
<b>Applicant:</b>	Mark III Properties, Inc.
<b>Surveyor/Engineer:</b>	Bluewater
<b>Location:</b>	Old River Rd. (State) & Williams Rd. (County)
<b>County Council District:</b>	Six
<b>Surrounding Land Use:</b>	North - Vacant South – Residential East – Vacant West – Residential
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	241-00-02-002
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Old River Rd. (State) & Williams Rd. (County)
<b>Number of Acres:</b>	+/- 39.68
<b>Number of Lots:</b>	126
<b>Water Supplier:</b>	Greenville Water
<b>Sewer Supplier:</b>	ReWa
<b>Variance:</b>	No



**Traffic Impact Analysis:**

This new subdivision is expected to generate 1,260 new trips per day. River Road is a state road and is classified as a collector road with no maximum average vehicle trips per day. Williams Road is classified as a Major local road with a maximum of 1,600 average vehicle trips per day.

A Traffic Impact Study (TIS) was conducted and approved by SCDOT.

**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: 12-12-19

Application Received By: AD

Date Application Received: 11-5-19

Amount of Fee Paid: 1,610.00 Check # 4035

# 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 11-5-19DS Number 19-08

**APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.**

Proposed Subdivision Name: Dogwood Ridge

1. Name of Applicant Mark III Properties, Inc.  
Address of Applicant 170-C Camelot Drive, Spartanburg, SC 29301  
Telephone Number(s) 864-595-1735 Email john@markiiiproperties.com

2. Property Owner(s) Joe & Maria Long Living Trust  
Owner(s) Address 5817 Cardinal Way, Greensboro, NC 27410  
Telephone Number(s) \_\_\_\_\_ Email \_\_\_\_\_

**Project Information**  
3. Project Location: Old River Road & Williams Road  
Parcel Number/TMS: 2410002002 County Council District: CCD Six School District: 01  
Total Acreage: 39.68 Number of Lots: 126 Intended Development: SFR  
Current Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Res East: Vacant West: Res

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

Water Supplier: GWS Sewer Supplier: ReWa Septic: N/A  
Electric Company: Duke Energy Gas Company: Piedmont Natural Gas 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. **(Variance Fee \$200.00)**

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 X or No \_\_\_\_\_

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

8. Anderson County School District # 01 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.



## 9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes\_\_\_\_ or No X  
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.

---

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

---

11. 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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)



**Sec.38-111. - Review procedure; recommendations; approval.**

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

**Planning Commission Decisions:** In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- I. public health, safety, convenience, prosperity, and the general welfare;
- II. balancing the interests of subdividers, homeowners, and the public: (Appeals Fee \$200.00)
- III. the effects of the proposed development on the local tax base; and,
- IV. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**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 11/05/19

Signature of Owner

Date 11/05/19



**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 to the Anderson County Roads & Bridges Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**
- ☐ 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 **\$650.00** 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 (Five (5) 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 \$150 + \$10.00 per lot**)

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. (**Performance Bond Renewal or Extension Fee \$100.00**)

**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

David Modny, RLS, and dated October 09, 2019; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 11/05/19

**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: 11/05/19

[Owner] [Agent] [Name]: John Beeson

Signed: *John Beeson*

**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)**



TAX MAP NO.:	2410002002
TOTAL AREA:	±39.68 ACRES
ZONING:	UNZONED
TOTAL LOTS:	126 LOTS (60' X 134' TYP.)
PROPOSED ROADWAY:	±5.10 LF (50' R.O.W.)
SETBACKS	
OLD RIVER ROAD:	40'
WILLIAMS ROAD:	20'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

Diagram illustrating the standard lot setbacks and property lines:

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

ALL LOTS MEET THE MINIMUM SIZE STANDARDS PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

ALL LOTS MAINTAIN A MINIMUM WIDTH OF 60' BETWEEN SIDE LOT LINES AT THE FRONT SETBACK LINE PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

COMPANY: MARY ST PROPERTIES, INC.  
ADDRESS: 175-C CARLOT DRIVE  
SPARTANBURG, SC 29301  
PHONE: 864-595-1725  
CONTACT: JOHN BEESON  
EMAIL: JOHN@MARYSTPROPERTIES.COM

COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWMEYER HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5086  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

COMPANY: 3D LAND SURVEYING  
ADDRESS: 10 CENTURY DRIVE  
GREENVILLE, SC 29607  
PHONE: 864-272-0274  
CONTACT: JUSTIN RUPERT  
E-mail: JUSTIN@3D.S.NET

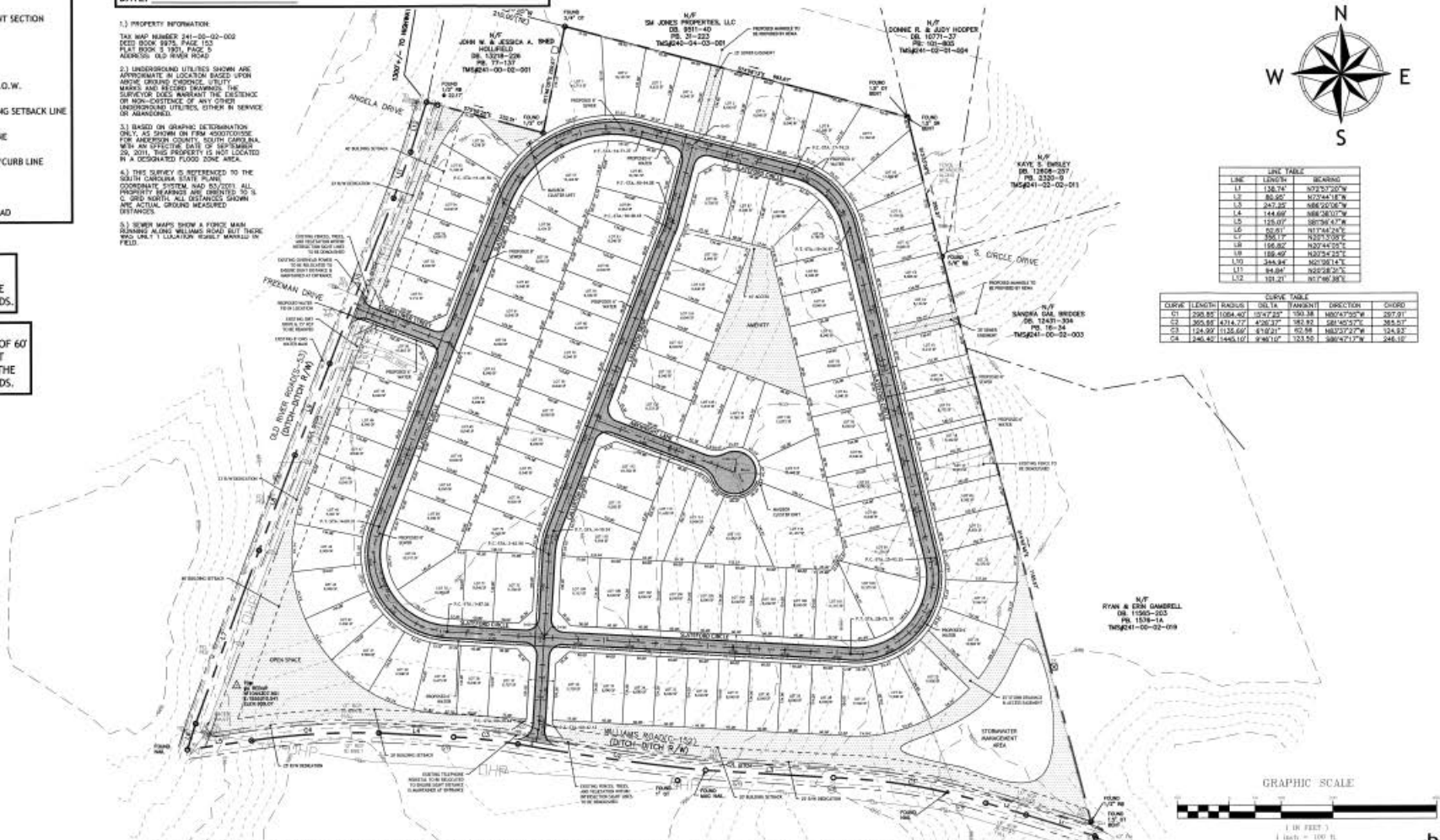
**SIGNED:**

REGISTERED PROFESSIONAL NO.: 24224  
ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607  
TELEPHONE NUMBER: 864-735-5068  
DATE: 11/22/2019

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG OLD RIVER ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

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.

DATE: \_\_\_\_\_

[illegible]

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Know what's below.  
Call before you dig.

Job Number: **29998-023**  
 Job Name: **Designated Filing Project**  
 Drawing Number: **DS 10020**  
 Issue or Revision: **11/2019**  
 Employee or Owner:  
 Paul J. Harrison, P.E.  
 Project Location: **1504 COLUMBIA**  
 Project Location: **1504 COLUMBIA**

**bluewater**  
**civil design, llc**  
 718 Lowndes Hill Road • Greenville, SC 29607  
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Certification of Authorization  
 SC C04212 - CA 7P700805  
 NC P0986 - AL C40606

SOUTH CAROLINA  
 BLUEWATER  
 CHILDRISTERN, LLC  
 No. C04212  
 STATE OF AUTHORIZATION

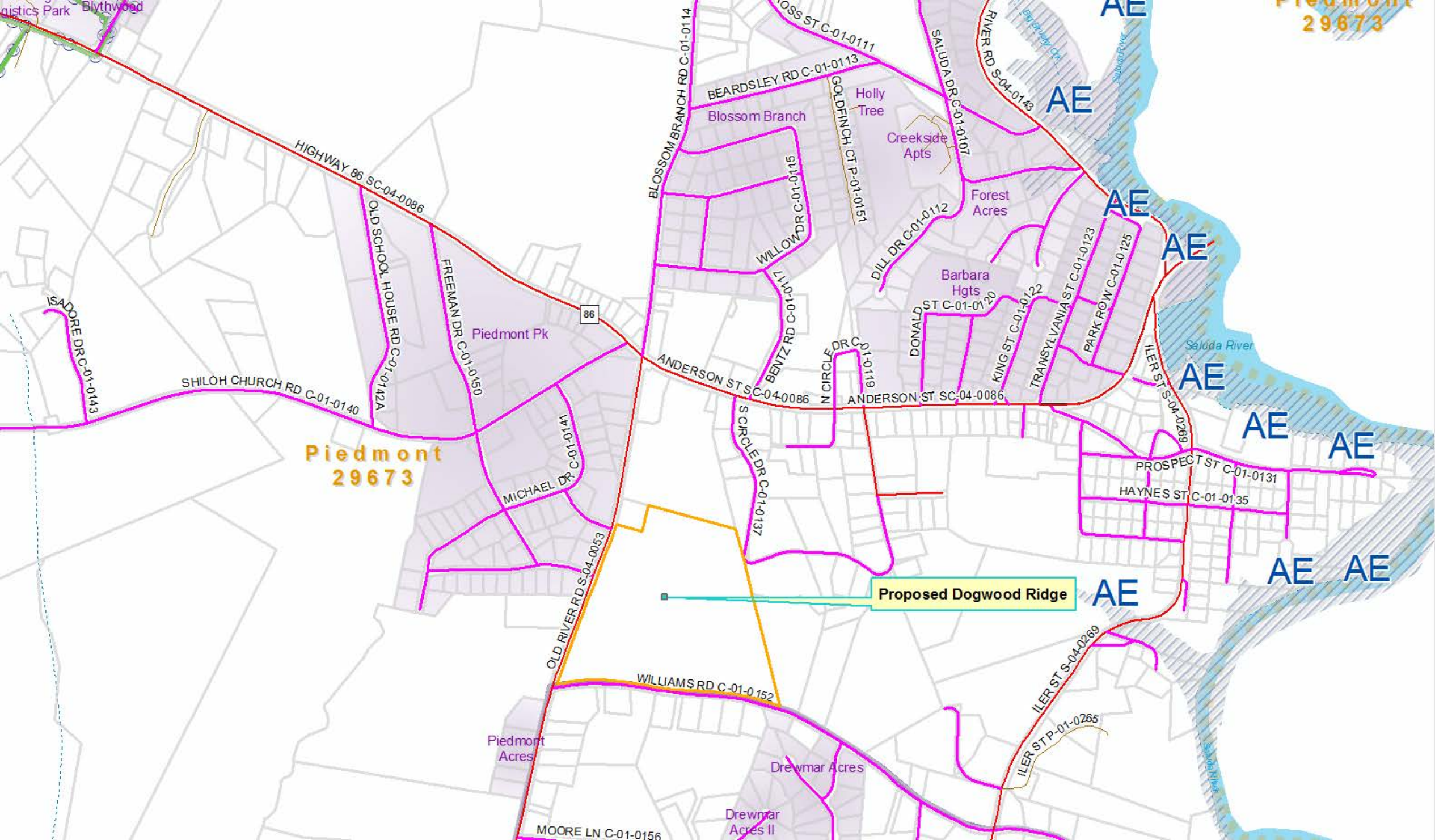
SOUTH CAROLINA  
 No. 24226  
 11/12/19  
 State of South Carolina

**DOGWOOD RIDGE**  
**Single-Family Subdivision**  
Old River Road & Williams Road  
Piedmont, SC 29673

Preliminary Plat

PP-1



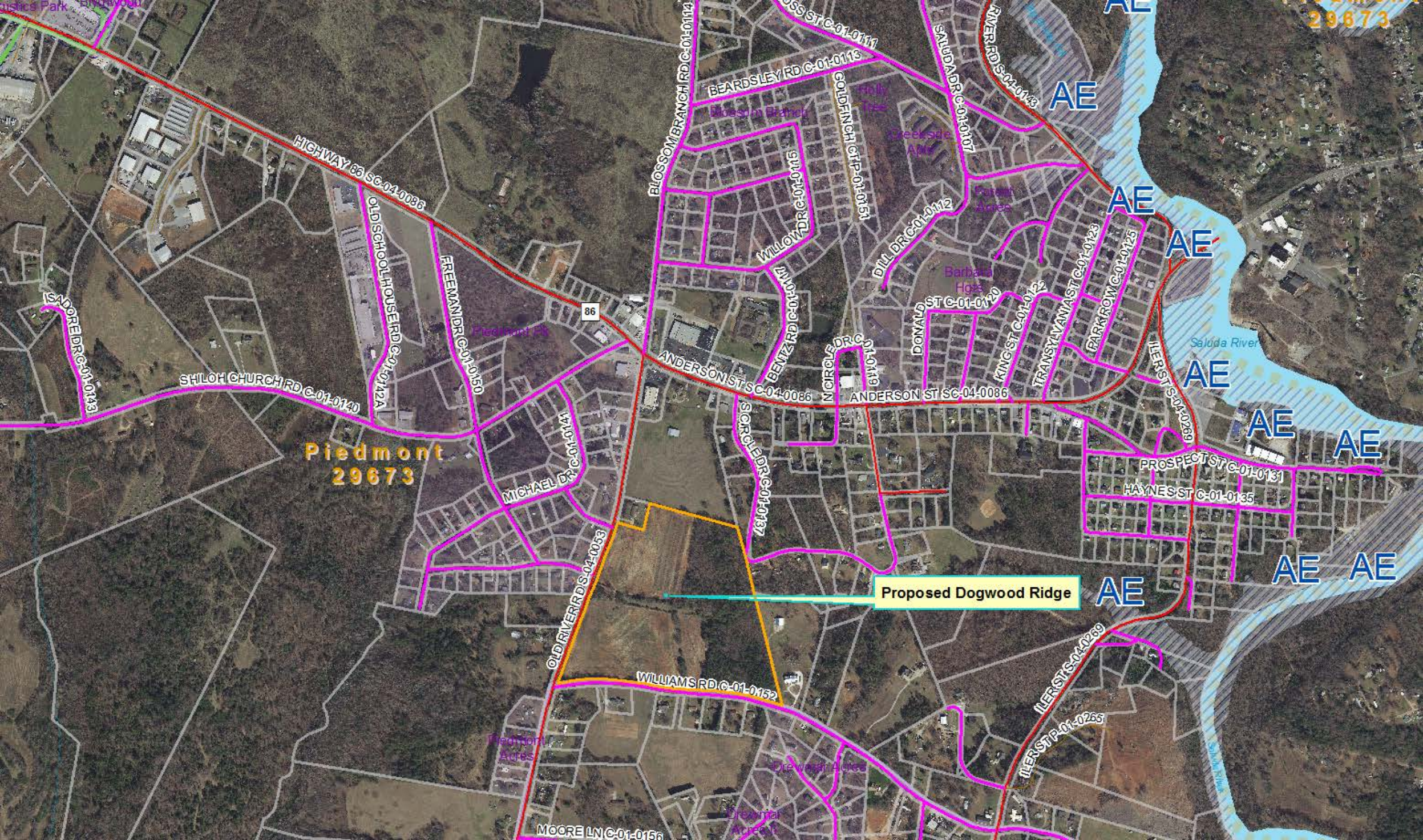


Piedmont  
29673

Proposed Dogwood Ridge

Piedmont  
29673





29673

Piedmont  
29673

Proposed Dogwood Ridge

AE

AE

AE

AE

AE

AE

AE

AE

AE

86

Piedmont Pk

Barbara Hogg

Parent Acres

Greenside Acres

Woods on Branch

Piedmont Acres

Dee Wynn Acres

Dee Wynn Acres

Saluda River

PROSPECT ST C-01-0131

HAYNES ST C-01-0135

ILLER ST SC-04-0289

PARK ROW C-01-0125

TRANSYLVANIA ST C-01-0123

KING ST C-01-0112

DONALD ST C-01-0120

NOROLE DRC C-01-0118

BEVZ RD C-01-0115

SOROLE DRC C-01-0137

ANDERSON ST SC-04-0086

ANDERSON ST SC-04-0086

WILLIAMS RD C-01-0162

MOORE LN C-01-0156

OLD RIVER RDS C-01-0053

MICHAEL DR C-01-0141

FREEMAN DR C-01-0150

OLD SCHOOL HOUSE RD C-01-0142A

HIGHWAY 86 SC-04-0086

GOLD FINCH CTP C-01-0151

WILLOW DR C-01-0115

BEARDSLEY RD C-01-0118

BLOSSOM BRANCH RD C-01-0114

SALUDA DR C-01-0107

RIVER RDS C-04-0143

USS ST C-01-0111