

# Anderson County Planning Commission

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

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

December 11, 2018  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. November 13, 2018 Regular Meeting
4. Public Hearings
  - A. Request to rezone +/-0.65 acres at Blue Bird Lane from I-2 (Industrial Park District) to R-M1 (Mixed Use Residential) - **Withdrawn by Applicant**
  - B. Capital Improvement Plan
  - C. Variance Request: Hunters Crossing
5. Old Business
  - A. Preliminary Subdivision: Rivers Edge
6. New Business
  - A. Preliminary Subdivision: Green Pond Phase II
    - i. Staff Report
    - ii. Public Comments (3 minute limit per speaker)
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 13, 2018 • 6:00 PM  
County Council Chambers • Second Floor – Old Courthouse  
Anderson, South Carolina

Minutes

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

Members Present: Ed Dutton, Lonnie Murray, Brad Burdette, Jerry Vickery, David Cothran, and Jane Jones

Members Absent: Debbie Chapman

Staff Present: Alesia Hunter, Tim Cartee, Jeff Parkey, Rhonda Sloan, and Lisa Mann

Call to Order: Chairman Cothran called the meeting to order at 6:00 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Chairman Cothran recommended amending the agenda to include an opportunity for public comment on new business before new business was presented by staff. The revised agenda was unanimously approved with a motion by Mr. Vickery and a second by Mr. Dutton.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the August 14<sup>th</sup> regular Commission meeting and the October 9<sup>th</sup> regular Commission meeting. Hearing none, the minutes were approved with a motion by Ms. Jones and Mr. Dutton abstaining.

Public Hearings:

*Request to rezone +/-2.0 acres at 2503 Midway Road from R-20 (Single-Family Residential) to R-M1 (Mixed Use Residential)*

Rhonda Sloan presented the staff report for a rezoning at 2503 Midway Road. The applicant's stated purpose for the rezoning is to provide a residential assisted living at her residence. Based on the compatibility with surrounding land uses and the future land use map, staff recommended approval of the request. Staff noted that if approved, the applicant would be required to obtain a special exception through the Board of Zoning Appeals in order to operate the assisted living facility, classified as a group home, from her residence. Chairman Cothran opened the public hearing and invited public comments. John Peterson, the applicant, explained the reasoning for the rezoning. He also offered to answer any questions the Commission had. Steven McCarthy, a resident of the Silverleaf subdivision, feared additional traffic would result from the rezoning and preferred Single Family development. He also noted that the rezoning would allow for a variety of uses in the future. Cynthia Peterson, wife of the applicant, explained that they withdrew the initial application and reapplied for rezoning with R-M1 classification to protect the values of nearby homes. She also explained the residential assisted living facility would have one overnight worker and two daytime workers, so there would be minimal driving associated with the facility.

Additionally, she explained that she wanted the facility located within a neighborhood to allow family members to visit the residents easily. Joscelyn Greenfield, 1422 Hilltop Drive, spoke about living near her grandparents as a child and how that created a good relationship for her. Hearing no further comments, the public hearing was closed. Mr. Murray asked whether the property would be served by sewer or septic and Ms. Peterson stated septic. She explained that the property will be sewer if an addition of five bedrooms is completed. Mr. Vickery moved to recommend denial of the request; Ms. Jones seconded the motion. The motion to recommend denial was passed unanimously.

*Request to rezone +/-8.75 acres at 83 Princeton Highway from C-1N (Neighborhood Commercial) to C-2 (Highway Commercial)*

Rhonda Sloan presented the staff report for a rezoning at 83 Princeton Highway. The applicant's stated purpose for the rezoning is to expand the existing storage business. Based on the compatibility with surrounding land uses and the future land use map, staff recommended approval of the request. Chairman Cothran opened the public hearing and invited public comments. Hearing none, the public hearing was closed. Mr. Dutton moved to approve the rezoning request and Mr. Vickery seconded. The motion was approved unanimously.

Old Business:

*Consent Agenda: Walker's Pointe (formerly named North Pointe Subdivision)*

Tim Cartee presented the staff report to change the name of the Northe Pointe Subdivision to Walker's Point. Mr. Dutton moved to accept the name change and Mr. Vickery seconded. The motion was approved unanimously.

New Business:

*Public Comment*

Chairman Cothran invited public comments on new business. Austin Evert, representative of Bluewater Civil Engineering, briefly described the Rivers Edge Subdivision and offered to answer questions. Hearing nothing further, the public comment was closed.

*Preliminary Subdivision: St. Andrews*

Tim Cartee presented the staff report for St. Andrews. The request includes 66 lots on +/- 11.17 acres on Old Williamston Road in Council District 2. Staff recommended approval of the proposed subdivision, assuming the developer obtains the required permits. Mr. Vickery moved to approve the subdivision and Mr. Dutton seconded. The motion was approved unanimously.

*Preliminary Subdivision: Rivers Edge*

Tim Cartee presented the staff report for Rivers Edge. The request includes 89 lots on +/- 99.92 acres on River Road in Council District 6. Staff recommended denial of the proposed subdivision due to the inability to determine whether all lots met the minimal 25,000 square foot size requirement. Mr. Cartee also explained that the identified lot size numbers are more than two decimals, which is not standard practice in calculating the square footage. Mr. Dutton stated that certain lots were not 25,000 square feet in area

unless the number was rounded and approving the proposal could set a bad precedent. Mr. Evert stated that the area was calculated by CAD and it is not rounded. Ms. Jones stated that the lot sizes were not presented in a standard manner and the Commission should not set a precedent by approving the subdivision. Mr. Cothran asked if identifying lot size numbers with two decimal places was standard. Joey Beeson stated that he could provide a computer file with the area. Mr. Dutton stated that the area of these lots was less than 25,000 square feet based on the documents submitted with the application. Mr. Beeson stated the numbers printed were all that was possible to print. Mr. Evert also stated that the program used verifies each lot is 25,000 square feet. Mr. Beeson stated that if the lots were not 25,000 square feet they could increase the lot size by using adjacent open space. Mr. Cothran stated that if staff recommended denial, he supported that; he asked for clarification on the County requirements. Mr. Cartee stated that there is a minimum lot size of 25,000 square feet. Mr. Cothran explained that the staff's method must be used and Mr. Beeson explained that was impractical on a printed plat. Mr. Cothran stated that it was unclear whether this subdivision met regulations. Mr. Murray made a motion to table the matter; Mr. Burdette seconded and the motion carried.

Public Comments, non-agenda items: Chairman Cothran invited comments related to non-agenda items. Joey Beeson approached requesting clarification regarding the October vote on the Chimney Hill Subdivision. Mr. Beeson stated that neither the current land use map nor future land use map list the area as commercial. He asked why the subdivision was denied and if there was another existing map. Chairman Cothran stated the Commission would take the comments into consideration.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:47 pm.

Respectfully Submitted,

Lisa Mann

Anderson County, South Carolina  
FY 2020-2024 Capital Improvement Plan

<b>Department:</b>		<b>Division:</b>	
<b>Project Title:</b>		<b>Project Status:</b>	
<b>Start Date:</b>		<b>Finish Date:</b>	
<b>Policy Recommendation &amp; Implementation Strategy:</b>			

**Project Manager:** \_\_\_\_\_

**Group Score:** \_\_\_\_\_ **Priority:** \_\_\_\_\_

Consistent with County-Adopted Goals and Plans:		Public Health and Safety:	
Extent of Benefit:		Mandates or Other Legal Requirements:	
Supports Economic Development/Tourism:		Standard of Service:	
Relationship with Other Projects:		Department Score:	

**Project Description:**

**Project Justification:**

**Cost Estimates:**

**Additional Comments/Special Considerations:**

Funding Sources	Previous Funding	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Sum
Total							

## Attachment A: Policy Recommendations and Implementation Strategies

<b>Recommendation 1: Undertake a comprehensive economic development policy for Anderson County</b>
<b>Implementation Strategy 1.1:</b> Employ innovative financial and socioeconomic programs at the local level
<b>Implementation Strategy 1.2:</b> Strengthen ties with local academic institutions for leveraging opportunities in the new economy
<b>Recommendation 2: Expand cultural and recreational opportunities, quality of life and public safety efforts</b>
<b>Implementation Strategy 2.1:</b> Address Library and Parks & Recreation systems' needs, facilities historic preservation
<b>Implementation Strategy 2.2:</b> Address public health, safety and facilities' needs, including emergency medical and fire services, detention center, solid waste and recycling
<b>Implementation Strategy 2.3:</b> Address quality of life issues of various demographic groups, including aging population, young professionals, veterans, residents living in concentrated poverty and those with disabilities
<b>Recommendation 3: Enhance environmental quality and capitalize on green infrastructure and emerging energy opportunities</b>
<b>Implementation Strategy 3.1:</b> Undertake additional natural resource protection and enhancement efforts
<b>Implementation Strategy 3.2:</b> Continue brownfields clean-up efforts
<b>Implementation Strategy 3.3:</b> Act upon opportunities identified by the County's "Green Infrastructure" initiative
<b>Implementation Strategy 3.4:</b> Prepare for solar energy opportunities
<b>Recommendation 4: Enhance and diversify the transportation system, with a focus on connectivity</b>
<b>Implementation Strategy 4.1:</b> Continue improvements to the current transportation system and prepare for emerging demands
<b>Implementation Strategy 4.2:</b> Link transportation with housing, economic development and land use strategies
<b>Implementation Strategy 4.3:</b> Enhance road capacity by implementing access management and connectivity measures.

**Recommendation 5: Encourage a variety of housing types and densities where possible**

**Implementation Strategy 5.1:** Promote infill development

**Implementation Strategy 5.2:** Offer market-based incentives for developing traditional neighborhoods

**Implementation Strategy 5.3:** Identify barriers to housing in development regulations and adjust as appropriate

**Implementation Strategy 5.4:** Facilitate first-time home buyer information sessions

**Recommendation 6: Initiate further growth planning activities in prioritized areas**

**Implementation Strategy 6.1:** Utilize growth management techniques in high-growth areas

**Implementation Strategy 6.2:** Initiate development planning for low-growth areas

**Implementation Strategy 6.3:** Prioritize key areas for further focused studies

## Attachment B: Priority Based Criteria Groupings and Definitions

Scores	1	2	3
<b>Consistent with County-adopted goals and plans*</b>	Project is not included in the County's adopted long-term guiding documents	Project has a long-term (3+ years) implementation in the County's guiding documents	Project has a short-term (0-2 years) implementation in the County's guiding documents
<b>Extent of benefit</b>	Projects would benefit less than 25% of citizens	Project would benefit more than 25%, but less than 50% of citizens	Project would benefit more than 50% of citizens
<b>Supports economic development and/or tourism</b>	Project would have no impact on economic development and/or tourism	Project would have a positive, indirect impact on economic development and/or tourism	Project would have a positive, direct impact on economic development and/or tourism
<b>Relationship with other projects</b>	Project is not related to other projects already underway in the CIP	Project is linked to other projects in the CIP already underway, but not essential to their completion	Project is essential to the success of other projects identified in the CIP already underway
<b>Public health and safety</b>	Project would have no impact on existing public health and/or safety	Project would improve public health and/or safety, but is not urgent; continual need or hazard	Project addresses an immediate, continual safety hazard or public health and/or safety need
<b>Mandates or other legal requirements</b>	Project is not mandated or otherwise required by court order, judgement, or interlocal agreements	Project would address anticipated mandates, other legal requirements, or interlocal agreements	Project required by federal, state, or local mandates, grants, court orders, and judgements; required as part of interlocal agreement
<b>Standard of Service</b>	Project is not related to existing standards of service	Existing standard of service is acceptable and project will maintain this standard	Existing standard of service has deficiencies and project will improve the standard



CIP Projects by Department	Score	Goal/ Strategy	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
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#### Airport

Airport Monument Sign	13	4.1	40,000					40,000
ARFF Truck Garage	19	2.2	50,000					50,000
Index A, Class 3 ARFF Truck	19	2.2, 4.1	350,000					350,000
Fuel Farm Relocation/Improvements	19	4.1		1,068,000				1,068,000
Maintenance Shed	11	4.1	35,000					35,000
Airport Master Plan	17	4.1	300,000					300,000

#### County Facilities

Townsend Building Generator	13	NYD	150,000					150,000
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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	40,000					40,000
Technician Work Truck	13	2.2	90,000					90,000

#### Library

New Branch Library	14	2.1			3,000,000			3,000,000
New Branch Staffing	13	2.1, 2.3			175,000	180,000	185,000	540,000

#### PAWS

New Commercial Grade Washer and Dryer	NYD	NYD	15,000					15,000
New Medical Grade Refrigerator	NYD	NYD	2,500					2,500

#### Roads & Bridges

All In One Pothole Patcher Truck	16	4.1	190,000					190,000
Asphalt Milling Attachment	16	4.1	30,000					30,000
Mulching Attachment for Excavator	12	4.1		60,000				60,000
Surveying Equipment	12	4.1				40,000		40,000
Vegetation 40 yd. Container	12	4.1			13,000			13,000

#### Solid Waste

Agnew Convenience Center	9	2.2	25,000					25,000
Craytonville Convenience Center	9	2.2	25,000					25,000
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
Starr Landfill	16	2.2	1,850,000	200,000	200,000	200,000	200,000	2,650,000
Townville Convenience Center	9	2.2	25,000					25,000

CIP Projects by Department	Score	Goal/ Strategy	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
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#### Technical Services

New Public Safety Radio System	14	NYD		5,000,000				5,000,000
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#### Voter Registration and Elections

Electronic Voter Registration List	13	NYD	88,221					88,221
Van Accessible Signs for Polling Places	15	NYD	1,408					1,408

#### 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 Closure	18	6.1	4,000,000					4,000,000
Exit 14	18	6.1	4,500,000	4,500,000				9,000,000
Highway 81 North Wastewater Lines	12	6.1				6,000,000		6,000,000
Hurricane Creek Pump Station Upgrade	19	6.1	1,000,000					1,000,000
Masters Blvd. Sewer Lines	15	6.1			2,500,000			2,500,000
Welpine	18	6.1	1,100,000					1,100,000

**NYD - Not Yet Determined**

## CIP Funding for FY 2020-2024

CIP Total Funding Sources	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
911 Tariff	-	5,000,000	-	-	-	5,000,000
Bonds	9,600,000	4,500,000	3,000,000	-	-	17,100,000
FAA	585,000	961,200	-	-	-	1,546,200
Fund Balance	-	1,035,000	200,000	200,000	200,000	1,635,000
General Fund	707,129	113,400	188,000	220,000	185,000	1,413,529
Revenue Bond	1,850,000	-	-	-	-	1,850,000
SC Aeronautics	32,500	53,400	-	-	-	85,900
Sewer Fund	1,500,000	3,250,000	3,000,000	9,250,000	-	17,000,000
Unknown	7,632,500	-	-	715,000	1,400,000	9,747,500
<b>Total</b>	<b>21,907,129</b>	<b>14,913,000</b>	<b>6,388,000</b>	<b>10,385,000</b>	<b>1,785,000</b>	<b>55,378,129</b>

CIP Projects by Department	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
Airport	775,000	1,068,000	-	-	-	1,843,000
Facilities	150,000	-	-	-	-	150,000
Fleet	7,630,000	-	-	-	-	7,630,000
Library	-	-	3,175,000	180,000	185,000	3,540,000
PAWS	17,500	-	-	-	-	17,500
Roads & Bridges	220,000	60,000	13,000	40,000	-	333,000
Solid Waste	1,925,000	1,035,000	200,000	915,000	1,600,000	5,675,000
Technical Services	-	5,000,000	-	-	-	5,000,000
Voter Registration & Elections	89,629	-	-	-	-	89,629
Wastewater	11,100,000	7,750,000	3,000,000	9,250,000	-	31,100,000
<b>Total</b>	<b>21,907,129</b>	<b>14,913,000</b>	<b>6,388,000</b>	<b>10,385,000</b>	<b>1,785,000</b>	<b>55,378,129</b>



# Anderson County Planning Commission

December 11, 2018

6:00 PM

## Staff Report – Variance Request

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**Preliminary Subdivision Name:** Hunters Crossing  
(Previously approved on 11-14-2017)

**Intended Development:** Residential

**Applicant:** Powdersville Pendleton Venture, LLC

**Surveyor/Engineer:** Gray Engineering Consultants

**Location:** Old Pendleton Rd and Powdersville Rd.

**County Council District:** 6

**Surrounding Land Use:** North – Industrial  
South – Residential  
East – Undeveloped  
West – Residential

**Zoning:** Property Unzoned

**Tax Map Number:** 211-00-08-001

**Extension of Existing Dev:** No

**Existing Access Road:** Powdersville Road

**Number of Acres:** +/- 20.6

**Number of Lots:** 26

**Water Supplier:** Powdersville

**Sewer Supplier:** Septic

**Variance:** Yes

**Request:** Applicant is requesting a variance for Lots 24 and 25 for a reduction of the 100' building line from 55' to 20'. Lot configuration and easement limit the size and location of the septic drain field on site.

**Findings of Fact:** Anderson County Code of Ordinances, Chapter 38, Section 38-371 (c) The following minimum dimensions apply for lots with access to public water and septic tank: (4) Minimum width shall be 100 feet at the building line for a single family residence.

**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)**



# Variance Application

Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: POWDERVILLE FARMERLY VENTURE LLC  
Mailing Address: 1 HUDMAN DRIVE GREENVILLE SC 29609  
Telephone and Fax: 864 901 6509 E-Mail: PHILIPPE.FALCO@SOUTHCAROLINA.COM

## Owner's Information

(If Different from Applicant)

Name: (SAME)

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.

[Signature]  
Owner's Signature

11/7/18  
Date

## Project Information

Property Location: 100' ± FROM INTERSECTION W/ POWDERVILLE ROAD ON TRACKER COURT

Parcel Number(s)/TMS: 211-00-08-001 (LOT # 24)

County Council District: 6 School District: 1

Total Acreage: 0.58 ACRES Current Zoning: UNZONED AREA

Requested Variance: SETBACK VARIANCE FROM 30-311 (C)(4)  
There is a Variance Application fee of \$200 if in a zoned area.  
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: ALLOW FOR A 20' BUILDING LINE IN VIEW OF THE REQUIRED 100' WIDTH AT THE BUILDING LINE (CURRENTLY A 55' BL)

Private Covenants or Deed Restrictions on the Property: Yes ☒ No ☐

If you indicated no, your signature is required.

Applicant's Signature

Date

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

38.311(c)(4) 100' MINIMUM WIDTH AT THE BUILDING LINE

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:

LOT CONFIGURATION & BASEMENTS LIMIT THE SIZE AND LOCATION OF THE SEPTIC DRAIN FIELD ON SITE.

Conditions do not generally apply to other properties in vicinity, as shown by: THE BUILDING LINE(S) ADJACENT TO THIS PROPERTY ARE 15-35' CLOSER TO TRACKER CT.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THIS LOT WOULD BE RESTRICTED

BY NOT ALLOWING THE SAME NUMBER OF BEDROOMS AS LOTS 1-25 AND 26.

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:

THE FRONT SETBACK WOULD MATCH 16 OF 26 LOTS. HOME SIZE WOULD MATCH ALL 26 LOTS.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) FINAL PLAT AND LOT FIT PLAN

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

11/7/18  
Date

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

Name: POWDERVILLE PENITENTIARY VENTURE LLC  
Mailing Address: 1 HUDMAN DRIVE GREENVILLE SC 29609  
Telephone and Fax: 864 901 6509 E-Mail: PHILIPPE.FAUDET@SOUTHCAROLINA.COM

## Owner's Information (If Different from Applicant)

Name: (SAME)

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:

[Signature]  
Owner's Signature

11/7/18  
Date

## Project Information

Property Location: 100' ± FROM INTERSECTION W/ POWDERVILLE ROAD ON TRACKER COURT

Parcel Number(s)/TMS: 211-00-08-001 (LOT # 25)

County Council District: 6 School District: 1

Total Acreage: 0.58 ACRES Current Zoning: UNZONED AREA

Requested Variance: SETBACK VARIANCE FROM 38-371(C)(4)  
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: ALLOW FOR A 20' BUILDING LINE IN LIEU OF THE REQUIRED 100' WIDTH AT THE BUILDING LINE (CURRENTLY A 55' BL)

Private Covenants or Deed Restrictions on the Property: Yes ☒ No ☐

If you indicated no, your signature is required.

Applicant's Signature

Date

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

38.371(c)(4) 100' MINIMUM WIDTH AT THE BUILDING LINE

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:

LOT CONFIGURATION & EASEMENTS LIMIT THE SIZE AND LOCATION OF THE SEPTIC DRAIN FIELD ON SITE.

Conditions do not generally apply to other properties in vicinity, as shown by: THE BUILDING LINE(S)

ADJACENT TO THIS PROPERTY ARE 15-35' CLOSER TO TRACKER CT.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THIS LOT WOULD BE RESTRICTED

BY NOT ALLOWING THE SAME NUMBER OF BEDROOMS AS LOTS 1-25 AND 26.

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:

THE FRONT SETBACK WOULD MATCH 1/2 OF 26 LOTS. HOME SIZE WOULD MATCH ALL 26 LOTS.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) FINAL PLAT AND LOT FIT PLAN

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.

[Signature]  
Applicant's Signature

11/7/18  
Date

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: \_\_\_\_\_





**LEGEND:**

- SET #4 REBAR
- IRON FOUND
- CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- ADJACENT BOUNDARY
- EDGE OF PAVEMENT
- WATER LINE
- HYDRANT & VALVE
- DRAINAGE EASEMENT

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CH	CB
L1	0.87	S05°57'28"E	C1	99.85'	135.00'	042°22'32"	97.59'	N35°17'50"W
L2	32.63	S44°03'03"W	C2	135.57'	2077.77'	003°44'18"	135.55'	S08°57'25"E
L3	35.88	N14°06'34"W	C3	122.07'	2077.77'	003°21'58"	122.05'	S12°30'33"E
L4	15.08	S34°59'45"E	C4	55.68'	2077.77'	001°32'08"	55.68'	S14°57'35"E
L5	10.25	N64°19'32"W	C5	57.78'	185.00'	017°53'37"	57.54'	N23°03'22"W
L6	20.17	N33°00'48"E	C6	43.66'	803.80'	003°06'45"	43.66'	S55°49'14"E
L7	45.58	N21°52'15"E	C7	97.48'	185.00'	030°11'25"	96.36'	N47°05'53"W
L8	45.96	N26°53'49"E	C8	160.38'	803.80'	011°25'57"	160.12'	S63°05'34"E
L9	39.22	N08°27'59"E	C9	6.89'	185.00'	002°07'57"	6.89'	N63°15'34"W
L10	25.59	N30°18'41"E	C10	58.96'	185.00'	018°15'32"	58.71'	N73°27'18"W
L11	32.76	N82°35'04"W	C11	168.83'	803.80'	012°02'04"	168.52'	S74°49'35"E
L12	38.05	S60°46'48"W	C12	172.94'	803.80'	012°19'39"	172.61'	S87°00'27"E
L13	43.06	N30°49'06"W	C13	70.03'	184.14'	021°47'25"	69.61'	S86°34'17"W
L14	17.92	N77°06'33"E	C14	1.39'	50.00'	001°35'53"	1.39'	S59°58'51"W
L15	26.19	N13°26'09"W	C15	136.35'	803.80'	009°43'10"	136.19'	N81°58'08"E
L16	26.83	N67°59'53"E	C17	48.26'	186.27'	014°50'43"	48.13'	S68°15'13"W
L17	37.00	N69°47'19"W	C18	50.03'	50.00'	057°19'29"	47.96'	S30°31'10"W
L18	3.49	N69°47'19"W	C19	56.56'	50.00'	064°48'39"	53.59'	S30°32'55"E
L19	25.22	S15°36'55"W	C20	56.27'	50.00'	064°28'35"	53.34'	N84°48'28"E
L20	21.79	S34°03'00"W	C21	16.26'	50.00'	018°38'14"	16.19'	N79°06'27"W
L21	25.15	S27°28'04"W	C22	38.73'	50.00'	044°22'44"	37.77'	N30°22'49"E
L22	3.80	S64°19'32"E	C23	71.32'	50.00'	081°43'17"	65.42'	N49°03'05"E
L23	35.36	S30°53'26"W	C24	17.68'	135.00'	007°30'12"	17.67'	S86°20'11"E
L24	35.36	S59°06'34"E	C25	43.02'	135.00'	018°15'32"	42.84'	S73°27'18"E
L25	42.34	S07°29'15"E	C26	21.64'	135.00'	009°10'58"	21.61'	S59°44'03"E
L26	3.23	S14°06'34"E	C27	44.84'	475.00'	005°24'31"	44.82'	S78°35'42"W
L27	35.45	N79°28'32"W	C28	96.68'	135.00'	041°02'01"	94.63'	S34°37'34"E
L28	38.89	S45°57'28"E	C29	239.69'	475.00'	028°54'43"	237.15'	N84°14'41"W
L29	10.82	N02°20'10"E	C30	65.24'	50.00'	074°45'30"	60.71'	S54°11'41"W
L30	50.56	S30°17'51"W	C31	43.52'	50.00'	049°52'22"	42.16'	S08°07'14"E
L31	5.63	S09°52'09"W	C32	54.37'	50.00'	062°17'57"	51.73'	S64°12'24"E
L31	5.63	S09°52'09"W	C33	46.31'	50.00'	053°03'44"	44.67'	N78°58'05"E
L31	5.63	S09°52'09"W	C34	100.20'	525.68'	010°55'15"	100.05'	S79°57'41"E
L31	5.63	S09°52'09"W	C35	121.58'	525.49'	013°15'22"	121.31'	N87°55'50"E
L31	5.63	S09°52'09"W	C36	49.56'	525.00'	005°24'31"	49.54'	N78°35'42"E
L31	5.63	S09°52'09"W	C37	78.15'	185.00'	024°12'17"	77.57'	S26°12'42"E
L31	5.63	S09°52'09"W	C38	76.95'	185.00'	023°49'53"	76.39'	S50°13'46"E
L31	5.63	S09°52'09"W	C39	76.89'	185.00'	023°48'45"	76.34'	S74°03'05"E
L31	5.63	S09°52'09"W	C40	132.38'	1204.56'	006°17'49"	132.32'	S09°06'23"E
L31	5.63	S09°52'09"W	C41	69.44'	135.00'	029°28'22"	68.68'	N71°13'17"W
L31	5.63	S09°52'09"W	C42	40.97'	2077.77'	001°07'47"	40.97'	S06°31'22"E
L31	5.63	S09°52'09"W	C43	3.06'	50.00'	003°30'06"	3.06'	N50°41'10"E
L31	5.63	S09°52'09"W	C44	31.16'	50.00'	035°42'30"	30.66'	N66°47'22"E
L31	5.63	S09°52'09"W	C45	9.57'	50.00'	010°58'02"	9.56'	S57°55'14"W
L31	5.63	S09°52'09"W	C46	14.86'	475.00'	001°47'34"	14.86'	N82°11'44"E
L31	5.63	S09°52'09"W	C47	80.73'	475.00'	009°44'17"	80.63'	N87°57'39"E

REFERENCES:

- PLAT BY J.C. SMITH, RLS DATED 18 APRIL 1994 AND RECORDED IN PLAT SLIDE 633, AT PAGE 7A.
- PLAT OF HARROGATE SUBDIVISION BY ROBERT SPEARMAN, RLS RECORDED 18 APRIL 1988 IN PLAT SLIDE 3 AT PAGE 8.
- PLAT BY ROBERT SPEARMAN, RLS DATED 3 JUNE 1991 AND RECORDED IN PLAT BOOK 103 AT PAGE 725.
- SCDOT RW DOCKET NO. 4.278 FOR ROAD 94 (DEED FROM W.P. EDENS 9 APRIL 1948).

NOTES:

- THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE EXAMINATION.
- IT IS EXPRESSLY UNDERSTOOD THAT HBU SURVEYING & PLANNING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS FRESH WATER WETLANDS.
- AREA CALCULATION DETERMINED BY COORDINATE METHOD.
- THERE EXISTS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- BUILDING SETBACK LINES (B/L) ARE 20 FT FRONT, 10 FT SIDE, AND 10 FT REAR, UNLESS OTHERWISE INDICATED. REAR B/L ALONG OLD PENDLETON RD. AND POWERSVILLE RD. IS 40 FT.
- ALL LOTS ARE A MINIMUM OF 25,000 SF.
- ALL LOTS MUST ACCESS INTERNAL ROADS.
- LOTS 8, 9, AND 10 ARE LOCATED IN PICKENS COUNTY.
- A PORTION OF LOTS 7 AND 11 ARE LOCATED IN PICKENS COUNTY
- ALL LOTS HAVE A MINIMUM OF 100' WIDTH AT THE FRONT BUILDING LINE.

FLOOD ZONE INFORMATION:

THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS DETERMINED FROM FEMA FIRM MAP NUMBER 45007C0042E HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

**CERTIFICATE OF ACCURACY:**  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

R. BRIAN PATE, PLS# 25436

OWNER'S CERTIFICATION:

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS 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: \_\_\_\_\_

BY: \_\_\_\_\_  
OWNER OR OWNER'S AGENT

SIGNED: \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING:

ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS FINAL 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: \_\_\_\_\_

FINAL PLAT  
HUNTERS CROSSING

SITUATE IN THE COUNTIES OF ANDERSON & PICKENS,  
STATE OF SOUTH CAROLINA

TAX MAP PARCEL: 211-00-08-001 (ANDERSON COUNTY)

POWERSVILLE PENDLETON VENTURE, LLC  
7 HINDMAN DR. GREENVILLE, SC 29609  
OWNER

HBU SURVEYING & PLANNING, LLC  
SURVEYOR  
COA 4848

NO. OF ACRES: 20.67 AC.  
NO. OF LOTS: 26

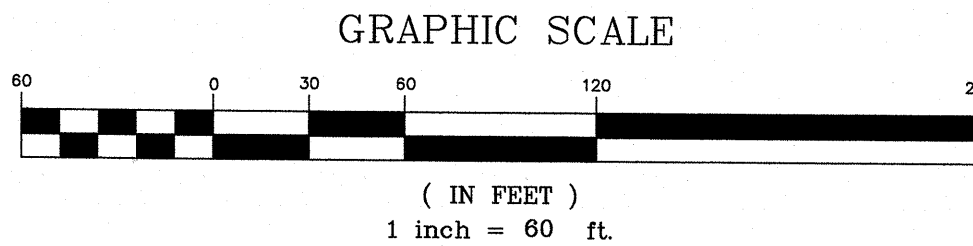
MILES OF NEW ROADS: 0.32 MILES  
DATE: 9/13/2018

**HBU**  
surveying planning advisory

114 Williams Street, Unit C  
Greenville, SC 29601  
p: 864.380.1096 www.hbureading.com

JOHN 17023 HUNTERS CROSSING  
DATE: 9/13/2018

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.









211010102

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ROCHEFORD DR  
C-01-DD-14C

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2121201010

NEW

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2110002



# Anderson County Planning Commission

December 11, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Rivers Edge
<b>Intended Development:</b>	Single Family Residential
<b>Applicant:</b>	Beeson Development, LLC-Joey Beeson
<b>Surveyor/Engineer:</b>	Bluewater Civil Design
<b>Location:</b>	2156 River Road, Piedmont
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Vacant South – Vacant East – SFR/Vacant West – SFR
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	238-00-05-011, P/O -010 & -007
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	River Road (State Maintained)
<b>Number of Acres:</b>	+/- 99.92
<b>Number of Lots:</b>	89
<b>Water Supplier:</b>	Powdersville
<b>Sewer Supplier:</b>	Septic
<b>Variance:</b>	No

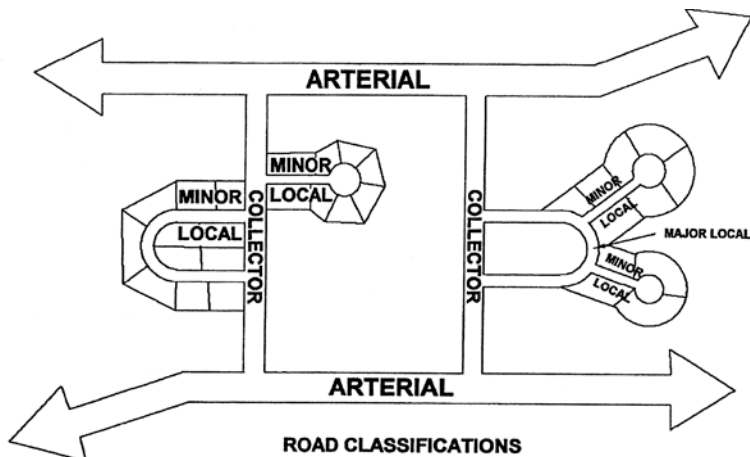
## Traffic Impact Analysis:

This new subdivision is expected to generate 890 new trips per day. River Road is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by SCDOT.

### Road Classification Definitions

- (1) *Minor local (access) road*: A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.
- (2) *Major local (access) road*: A major local road is one designed primarily to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.
- (3) *Collector road*: A road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as culs-de-sac.
- (4) *Arterial road*: A road designed to carry through traffic and to carry intra -county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.
- (d) *Standards*. The following design capacity standards shall govern the intensity of development along all roads in the county:

Road classification	Maximum ADT*
Minor local road (one access point)	500 = Limited to 50 Residential Lots
Minor local road (two access points)	1,000 = Limited to 100 Residential Lots
Major local road	1,600 = Limited to 160 Residential Lots
Collector road	No Maximum
Arterial road	No Maximum



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)

October 9, 2018

Alesia Hunter  
Anderson County Planning Division  
Development Standards  
401 East River Street  
Anderson, SC 29624  
864.260.4352

RE: River's Edge  
"Preliminary Plat Submittal Package"  
River Road - Anderson County, SC

Dear Alesia,

Please see below for a list of items being submitted for preliminary plat for the above referenced project. I have also listed some comments below to address some of the questions within the preliminary plat application packet. Please feel free to contact me ([paul@bluewatercivil.com](mailto:paul@bluewatercivil.com) or 864-735-5068) if you have any comments or questions concerning this submittal.

**Application Responses:**

- Section 7 - SCDOT has been contacted regarding the proposed development. I have attached email confirmation of this and can obtain a formal letter if needed.
- Section 8 - There is no evidence of soil contamination on the property. Floodplain and wetlands areas are shown on the preliminary plat. The development will comply with Article IV in relation to flood hazard prevention. The existing soils on this site have been identified and a copy of the soil data has been provided. Toccoa soils have been identified on our site but not within our development boundary. Further soil investigation will be conducted at the time of individual lot septic permit submittals. These soil tests and submittals will be done prior to final plat recording.

**Items Included in Submittal:**

- (2) 8.5" x 11" Copies of the Revised Preliminary Plat
- (2) 24" x 36" Copies of the Revised Preliminary Plat
- Completed Subdivision Application



- (1) Check for \$189.00 for Preliminary Plat Review Fee for Additional Lots
- (1) Copy of E-911 Subdivision & Road Name Approval
- (1) Copy of Soils Map & Data
- (1) Copy of all Availability Letters from Utility Providers
- (1) Copy of SCDOT Initial Review Confirmation
- (1) CD with all Files Mentioned Above

Regards,  
Bluewater Civil Design, PLLC



Paul J. Harrison, P.E., LEED® AP  
Partner

18-110 B



Scheduled Public Hearing Date: 11-13-18

Application Received By: JC

Date Application Received: 10-11-18

Amount of Fee Paid: 189.00 Check # 3307

*River's Edge*

# 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

10-11-18

DS Number

18-110BRiver's Edge

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

1. Name of Applicant Beeson Development, LLC - Joey BeesonAddress of Applicant 2156 River Road, Piedmont, SC 29673Telephone Number(s) 864-660-9689

beesondevelopment@gmail.com or

Email joeymbeeson@gmail.com2. Property Owner(s) Beeson Development, LLCOwner(s) Address 2156 River Road, Piedmont, SC 29673Telephone Number(s) 864-660-9689

beesondevelopment@gmail.com or

Email joeymbeeson@gmail.com**Project Information**3. Project Location: 2156 River Road, Piedmont, SC 29673Parcel Number/TMS: 2380005011, P/O 5010 & 6007 County Council District: 06 School District: 01Total Acreage: +/-99.92 Number of Lots: 89 Intended Development: Single Family ResidentialCurrent Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Vacant East: SFR/Vacant West: SFR4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Powdersville Water Sewer Supplier: N/A Septic: YesElectric Company: Duke Power Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe: \_\_\_\_\_

6. Is there a request for a variance? No if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

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

**8. Site Analysis:**

- a. Is there any evidence of soil contamination on property?
- 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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**9. Proposed road names pre-approved by E-911 Addressing Office for the county.**

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**10. Are there any current Covenants in effect for this proposed development? Yes\_\_\_\_No X If Yes, please attach document.**

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# Subdivision Plat Application Check List

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

## 1. Application Submittal Requirements and Process

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

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

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

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

## Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Date 10/9/2018

Signature of Owner

Date 10/9/2018

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

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

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

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

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

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

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**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

Thomas E. Belcher & Robert Dale Kirk RLS, and dated  
March 31, 2006;

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: 10/09/18

**OWNER'S CERTIFICATION**

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

Date: 10/9/2018

[Owner] [Agent] Name: Joseph (Joey) Beeson

Signed: *Joseph 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)**



# MEMORANDUM

## ANDERSON COUNTY ROADS AND

### BRIDGES

**DATE:** October 30, 2018

**TO:** Tim Cartee  
Subdivision Administrator

**FROM:** Bill Rutledge  
Assistant Principal Engineer

**Cc:** Thulasi Vinayagam  
Principal Engineer

**SUBJECT:** River's Edge Subdivision Preliminary Plat (89 lots SFR)

I have reviewed the preliminary plat for Rivers Edge Subdivision on River Road. The proposed road layout may be acceptable. After preliminary approval, I will need a complete set of construction plans submitted to review for final approval.

**Tommy Dunn**  
Chairman, District 5

**Craig Wooten**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

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

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA  
**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org



SITE DATA

TAX MAP NO.: 2380005011, P/O 2380005010, & P/O 2380006007

LAND AREA: ±99.92

ZONING: UNZONED

LAND USE: VACANT

SETBACK INFORMATION: 40' ALONG RIVER ROAD  
20' FRONT SETBACK  
10' SIDE SETBACK  
10' REAR SETBACK

TOTAL ROADWAY: 6,980 LF (22' PAVED W/ 50' R.O.W.)

PROPOSED LOTS: 89 SFR LOTS (25,000 SF MIN)

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- FLOODPLAIN
- 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

GENERAL NOTES:

- 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 RIVER ROAD PROVIDED BY POWERSVILLE WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE MANAGEMENT/QUALITY PONDS OR DEVICES.

NOTE:

ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

DIMENSION NOTE:

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



Know what's below.  
Call before you dig.

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:

DESIGN PROFESSIONAL CERTIFICATION:  
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY Thomas E. Belcher & Robert Dale Kirk, RLS, AND DATED March 31, 2006, AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Paul J. Harrison, P.E.

SIGNED:

REGISTERED PROFESSIONAL NO.: 24224

ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607

TELEPHONE NUMBER: 864-735-5068

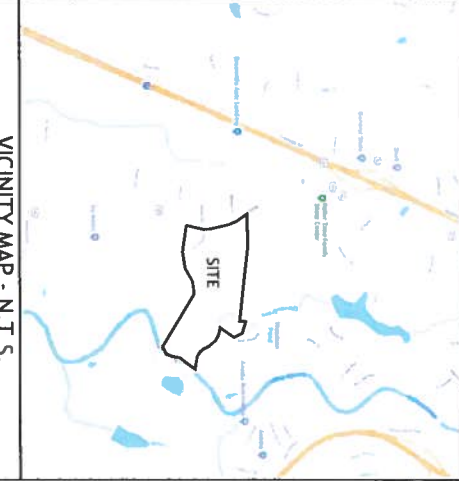
DATE: 11/20/17

OWNER  
COMPANY: BECHER DEVELOPMENT, LLC  
ADDRESS: 2154 RIVER ROAD  
PIEDMONT, SC 29673  
PHONE: 864-660-6449  
CONTACT: JERRY M. BECHER  
EMAIL: JMB@BECHERDEV.COM

CIVIL ENGINEER  
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-669-5779  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR  
COMPANY: SOUTH SOUTHERN, INC.  
ADDRESS: 1000 INTERNATIONAL HIGHWAY  
DASLEY, SC 29640  
PHONE: 864-669-5779  
CONTACT: CONE SMITH, P.L.L.C.  
EMAIL: CONE@SMITH-PAUL.COM

VICINITY MAP - N.T.S.



R.O.W. NOTE:  
ALL WORK WITHIN THE EXISTING R.O.W. (RIVER ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

TRAFFIC NOTE:

CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CULMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCOTT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.



RIVER'S EDGE  
(SFR Subdivision - Preliminary)  
River Road & White Road  
Piedmont, SC 29673

blueWATER  
civil design  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

Preliminary Plat  
(Sheet 1 of 2)  
PP-1A



SITE DATA

TAX MAP NO.: 2380005011, P/O 2380005010,  
& P/O 2380006007

LAND AREA: ±99.92

ZONING: UNZONED

LAND USE: VACANT

SETBACK INFORMATION: 40' ALONG RIVER ROAD  
20' FRONT SETBACK  
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- FLOODPLAIN
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NOTE:

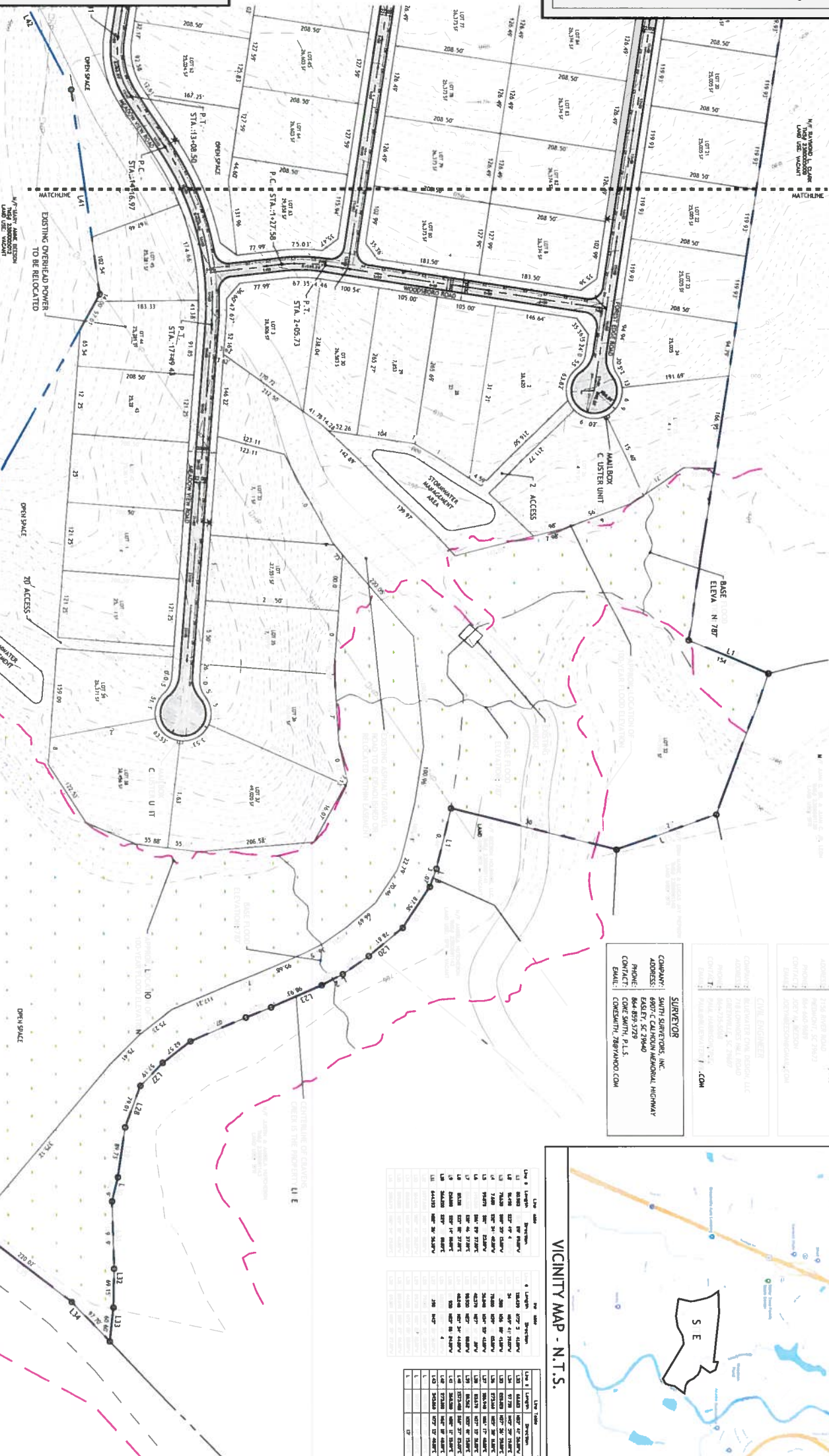
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DIMENSION NOTE:

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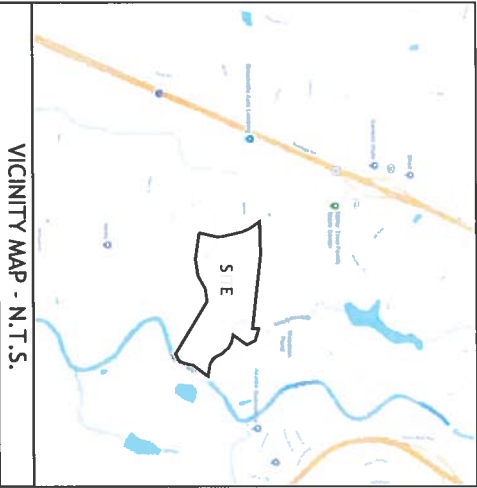


Know what's below.  
Call before you dig.



**OWNER:** SOUTH SURFTEX, INC.  
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607  
PHONE: 864.893.5729  
CONTACT: CORE SMITH, P.L.S.  
EMAIL: CORESMITH@BWPWOOD.COM

**ENGINEER:** BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607  
PHONE: 864.893.5729  
CONTACT: CORE SMITH, P.L.S.  
EMAIL: CORESMITH@BWPWOOD.COM



Lot #	Length	Width	Area	Notes
1	120.00	120.00	14400.00	
2	120.00	120.00	14400.00	
3	120.00	120.00	14400.00	
4	120.00	120.00	14400.00	
5	120.00	120.00	14400.00	
6	120.00	120.00	14400.00	
7	120.00	120.00	14400.00	
8	120.00	120.00	14400.00	
9	120.00	120.00	14400.00	
10	120.00	120.00	14400.00	
11	120.00	120.00	14400.00	
12	120.00	120.00	14400.00	
13	120.00	120.00	14400.00	
14	120.00	120.00	14400.00	
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84	120.00	120.00	14400.00	
85	120.00	120.00	14400.00	
86	120.00	120.00	14400.00	
87	120.00	120.00	14400.00	
88	120.00	120.00	14400.00	
89	120.00	120.00	14400.00	



**OWNERS 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 THEREON.

**R.O.W. NOTE:**  
ALL WORK WITHIN THE EXISTING R.O.W. (RIVER ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

**CERTIFICATE OF PROJECT APPROVAL:**  
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDNANCE 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.

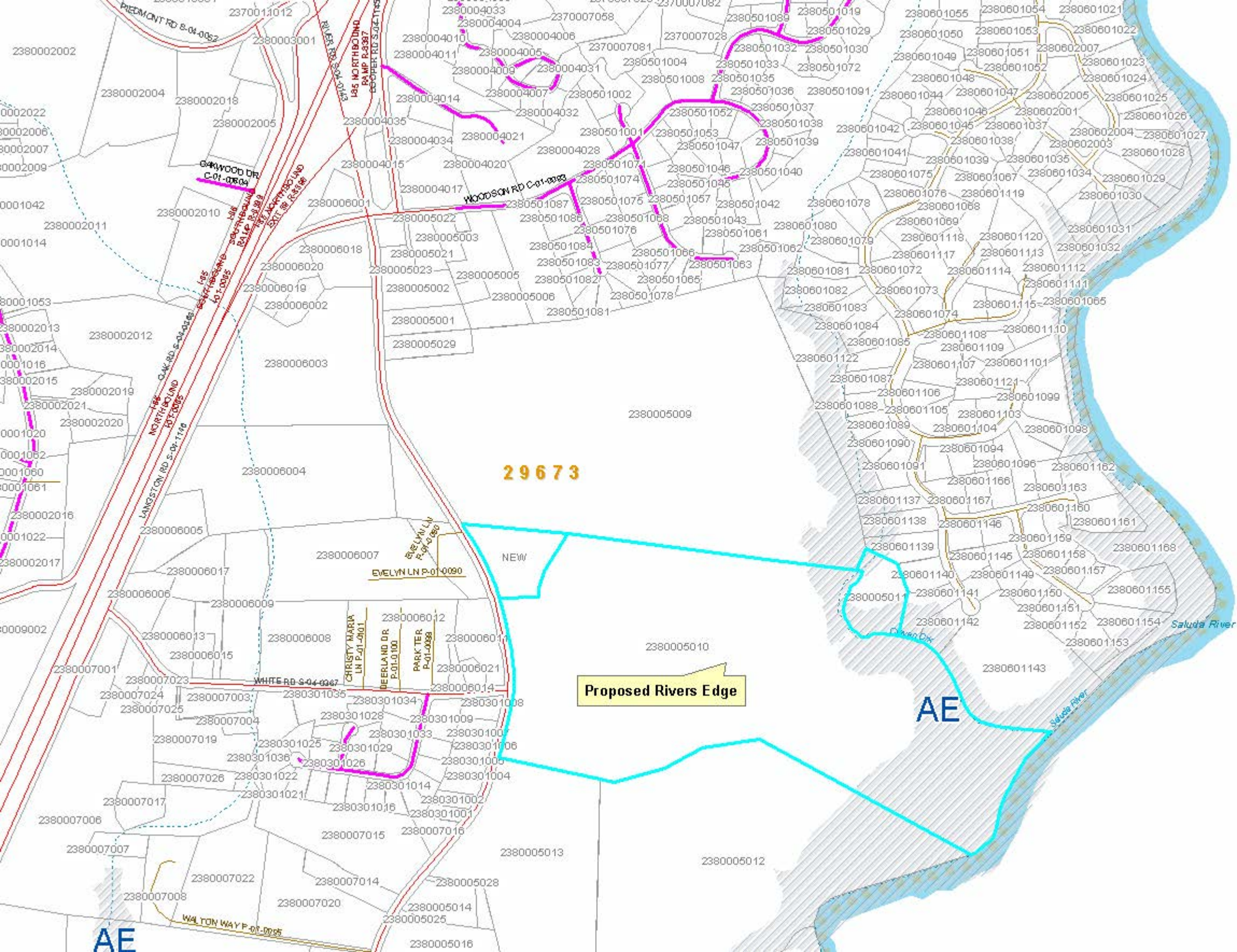
**MANAGER OR SUBDIVISION ADMINISTRATOR:** \_\_\_\_\_

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

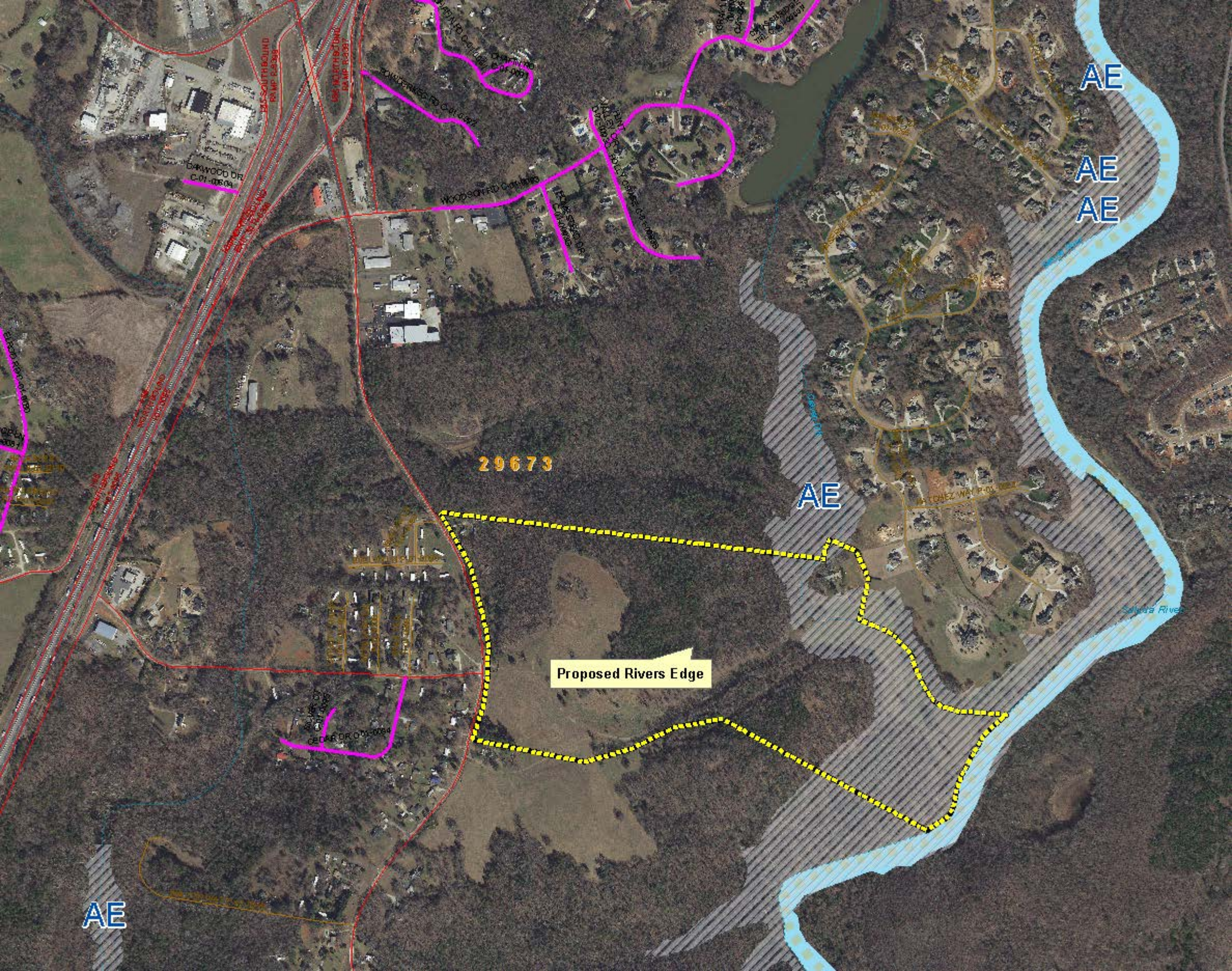
**DESIGN PROFESSIONAL CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY \_\_\_\_\_, R.L.S. AND DATED \_\_\_\_\_  
Thomas E. Becher & Robert Dale Kirk

**BY NAME:** Paul J. Harrison, P.E.  
**SIGNED:** \_\_\_\_\_  
**REGISTERED PROFESSIONAL NO.:** 24224  
**ADDRESS:** 718 Lowndes Hill Road, Greenville, SC 29607  
**TELEPHONE NUMBER:** 864-735-5098  
**DATE:** 11/28/18









AE

AE

AE

AE

Proposed Rivers Edge

29673

AE



# Anderson County Planning Commission

December 11, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

---

**Preliminary Subdivision Name:** Green Pond Phase II

**Intended Development:** Duplexes (Twinhomes)

*Duplex, two-family dwelling* means a dwelling arranged or designed to be occupied by two families in separate units, living independently of each other, on a single lot.

*Twin home* means a single structure situated on two separate lots and arranged or designed to be occupied by two families with the structure being divided by a common fire wall meeting or exceeding all relevant building and safety code standards for duplexes in the county.

**Applicant:** Green Pond, LLC

**Surveyor/Engineer:** Ridgewater

**Location:** Whitehall Road (State)

**County Council District:** 5

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

**Zoning:** Unzoned

**Tax Map Number:** 470-00-05-003

**Extension of Existing Dev:** No

**Existing Access Road:** Whitehall Road (State)

<b>Number of Acres:</b>	+/- 6.6
<b>Number of Units:</b>	10 Duplexes/20 Units
<b>Water Supplier:</b>	West Anderson
<b>Sewer Supplier:</b>	Septic

**Variance:** Yes

The applicant for the Green Pond Phase II request a variance from Sec. 38-371 Lot dimensions; setbacks.

(c)The following minimum dimensions apply for lots with access to public water and septic tank: (2)For twin home lots, minimum combined total area of 25,000 square feet, with each lot containing a minimum area of 11,500 square feet. Any area within road right of ways shall not be included in calculating the minimum acre requirement. In zoned areas, the applicable minimum area requirements of the zoning ordinance shall apply.

The specific variance request is for relief from lot requirements.

The applicant for the Green Pond Phase II request a variance from Sec. 38-624 Cul-de-sac Roads designed to be permanently close at one end shall not serve as access to more than 30 residential lots and shall be terminated by circular right of way of not less than a 50 foot radius (standard I or standard II from the center point of the circular right of way and a paved radius of not less than 35 feet from said corner point.

The specific variance request to use hammerhead turnaround in lieu of cul-de-sac.

## Traffic Impact Analysis:

This new subdivision is expected to generate 160 new trips per day. Whitehall Road is classified as a collector road with no maximum average vehicle trips per day.

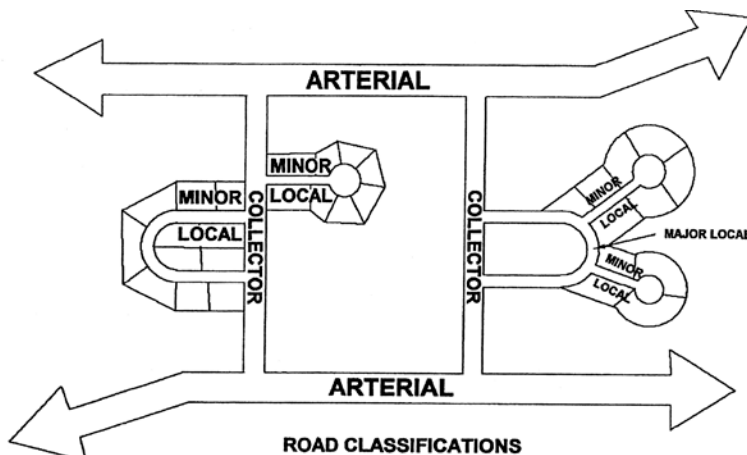
The developer will be required to meet or exceed construction plans that are approved by SCDOT. An encroachment permit shall be required by SCDOT.

## Road Classification Definitions

- (1) *Minor local (access) road*: A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.
- (2) *Major local (access) road*: A major local road is one designed primarily to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.
- (3) *Collector road*: A road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as culs-de-sac.
- (4) *Arterial road*: A road designed to carry through traffic and to carry intra -county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.
- (d) *Standards*. The following design capacity standards shall govern the intensity of development along all roads in the county:

Road classification	Maximum ADT*
Minor local road (one access point)	500 = Limited to 50 Residential Lots
Minor local road (two access points)	1,000 = Limited to 100 Residential Lots
Major local road	1,600 = Limited to 160 Residential Lots
Collector road	No Maximum
Arterial road	No Maximum

\*ADT=Average Daily Traffic (trips)



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)



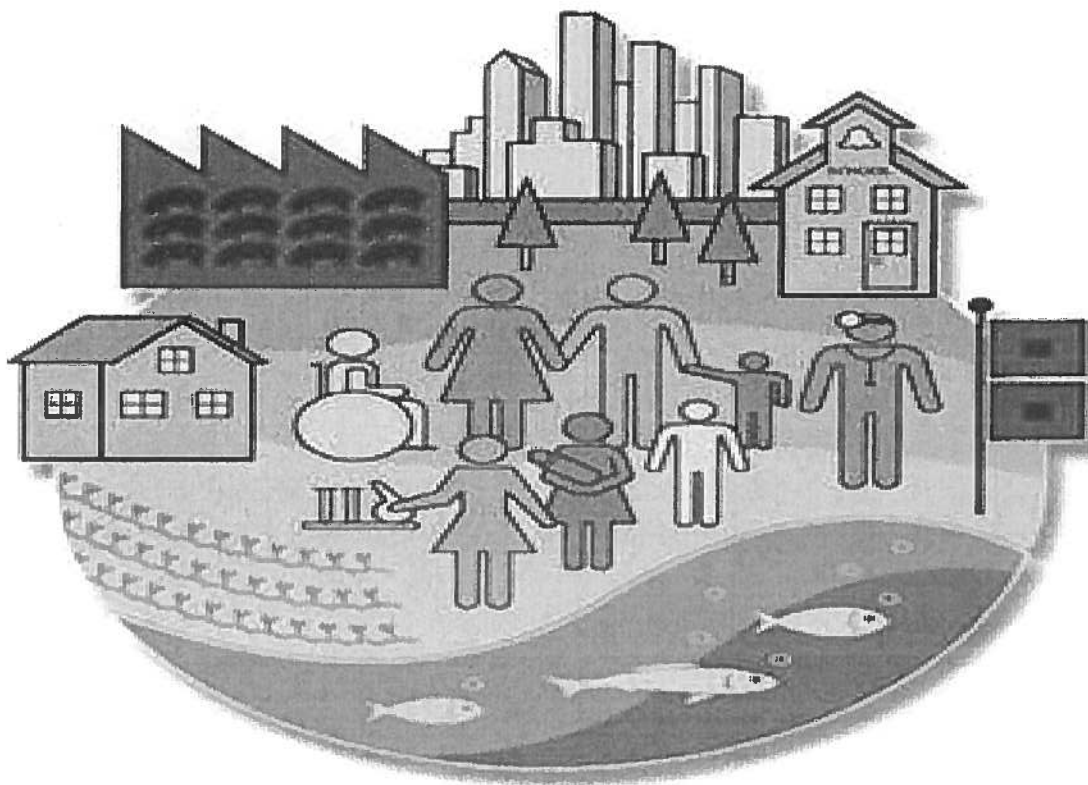
Scheduled Public Hearing Date: Dec. 11, 2018  
Application Received By: HD Copeland  
Date Application Received: Nov. 8, 2018  
Amount of Fee Paid: \$120.00 Check # 0263

# 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 11-8-18DS Number 18-116

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

Proposed Subdivision Name: Green Pond Phase II1. Name of Applicant Green Pond, LLCAddress of Applicant 114 Dominick CT, Greenville, SC 29605Telephone Number(s) 864-235-6431

Email \_\_\_\_\_

2. Property Owner(s) Annandale Properties LLCOwner(s) Address 114 Dominick CT, Greenville, SC 29605Telephone Number(s) 864-235-6431

Email \_\_\_\_\_

**Project Information**3. Project Location: 3220 Whitehall RoadParcel Number/TMS: 470005003 County Council District: Five School District: FiveTotal Acreage: 6.6 Number of Lots: N/A Intended Development: Multi-family, 10 Duplexes/20 UnitsCurrent Zoning: Unzoned Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: West Anderson Water Sewer Supplier: \_\_\_\_\_ Septic: OnsiteElectric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: At&t5. Have any changes been made since this plat was last before the Planning Commission? No

If so, please describe: \_\_\_\_\_

6. Is there a request for a variance? No if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

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

**8. Site Analysis:**

a. Is there any evidence of soil contamination on property? **No**

B. If there is soil contamination, has the type of contamination been identified and if so what is the finding? **N/A**

c. Has the EPA been notified of the contamination? If not, why not? **N/A**

**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. **Considered and noted.**

**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. **None, noted on preliminary plat.**

(2) Soils, with severe limitations to development. **None**

(3) Wetlands. **None**

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. N/A**

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.

Soils on site are Cecil sandy/clay loam and Hiwassee clay loam.

**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. **N/A**

---

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

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

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## Subdivision Plat Application Check List

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

### 1. Application Submittal Requirements and Process

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

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

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

### Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

*Jerry E. Perryman*

Date

*11-6-18*

Signature of Owner

*Jerry E. Perryman*

Date

*11-6-18*

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

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

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

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

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

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

**Sec. 38-332. - Final plat.**

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

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

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

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

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying, LLC RLS, and dated 11-6-18; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: *Wesley White*

Registered Professional No. 25827

Address: 211 Society Street, Anderson S.C. 29621

Telephone Number: 864-226-0980

Date: 11-7-2018

**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: 11-7-18

Owner: Annandale Properties, LLC

Signed: *Gregory E. Ramsey*

**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)**



# Variance Application

11-6-18

Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: Annandale Properties, LLC

Mailing Address: 114 Dominick CT, Greenville, SC 29605

Telephone and Fax: 864-235-6431

E-Mail: \_\_\_\_\_

## Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

Owner's Signature

Date

## Project Information

Property Location: 3220 Whitehall Road, Anderson SC 29626

Parcel Number(s)/TMS: 470005003

County Council District: Five

School District: Five

Total Acreage: 6.6

Current Zoning: Unzoned

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

Requested Variance: 1. 38-371.c.2- Twin Home lot requirement. 2. 38-624- Culs-de-sac

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

Purpose of Variance: Relief from lot requirement for twin homes and relief from Culs-de-sac requirement from roads designed to be permanely closed at one end.

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

If you indicated no, your signature is required.

Applicant's Signature

Gray S. Ramsey

11-6-18

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

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.

1. 38-371.c.2- Twin Home lot requirement.

2. 38-624- Culs-de-sac

*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:*

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

See Attachment 1.

B. Conditions do not generally apply to other properties in vicinity, as shown by: \_\_\_\_\_

See Attachment 1.

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

See Attachment 1.

D. 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 Attachment 1.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Preliminary Plat & Attachment 1.

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

Gray S. Ramsey

11-6-18

Date

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: \_\_\_\_\_

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as approved by the fire chief.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the fire code official.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

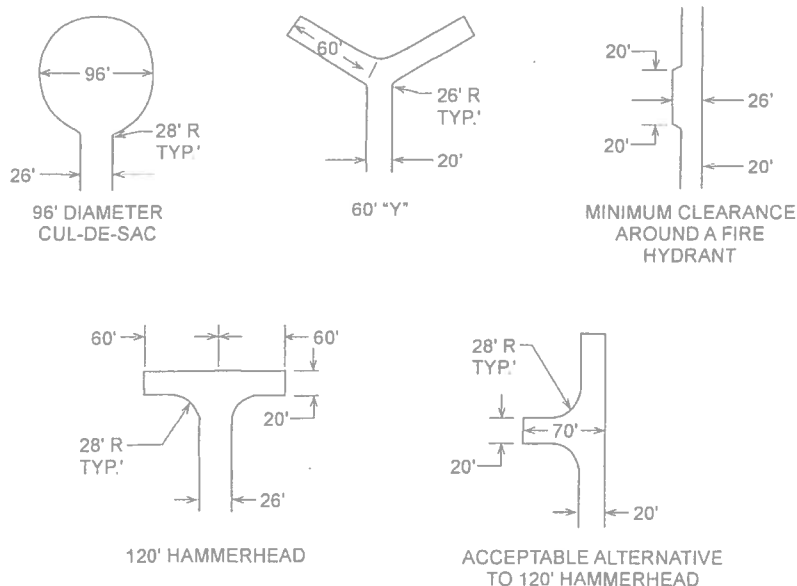
TABLE D103.4  
REQUIREMENTS FOR DEAD-END FIRE  
APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



Variance Application – Attachment 1

Variance 1. 38-371.c.2

- A. The property has relatively flat slopes that require a shallow detention pond which takes up a larger area of the property and is required to maintain a 25' setback from septic drainfields. Additionally, the property is not able to be serviced by sewer, thus requiring individual septic tanks and drainfields for each unit onsite. This requires maintaining a large portion of the site in an undisturbed condition to be able to use it for septic drainfields per SCDHEC requirements. Once the detention and drainfield areas are accounted for, limited space remains available for use in developing a viable home and parking layout.
- B. There are several residential developments near the property, including a multi-family development adjacent to the west side of the property. These developments were constructed without the use of onsite detention and therefore more area was available for use in developing the site layouts.
- C. Requiring the ordinance would produce non-uniform lots in order to provide for septic drainfield areas to be situated on each individual 25,000 SF lot and require lots to be over the minimum 25,000 SF in order to be able to connect drainfields to each unit, potentially restricting the full use of the property.
- D. This variance will not be of detriment to adjacent property or the public good as this new development is a continuation and final phase of the adjacent development to the west which is owned and operated by the applicant. Additionally, the applicant will continue to maintain full ownership of all the units and property, eliminating the need for individual lots to be defined.

Variance 2. 38-624

- A. The property has relatively flat slopes that require a shallow detention pond which takes up a larger area of the property and is required to maintain a 25' setback from septic drainfields. Additionally, the property is not able to be serviced by sewer, thus requiring individual septic tanks and drainfields for each unit onsite. This requires maintaining a large portion of the site in an undisturbed condition to be able to use it for septic drainfields per SCDHEC requirements. Once the detention and drainfield areas are accounted for, limited space remains available for use in developing a viable home and parking layout.
- B. There are several residential developments near the property, including a multi-family development adjacent to the west side of the property. These developments were constructed without the use of onsite detention and therefore more area was available for use in developing the site layouts.
- C. The requirement for culs-de-sacs at both ends of the proposed parking areas would greatly limit the area designated for septic drainfields and would increase the post-development runoff by adding more impervious area onsite which would require a larger detention area, potentially restricting the full use of the property. The use of hammerhead turn arounds has been proposed and is an acceptable alternative for fire access vehicle maneuvering.
- D. This variance will not be of detriment to adjacent property or the public good as this new development is a continuation and final phase of the adjacent development to the west which is owned and operated by the applicant and has a similar layout that does not have culs-de-sacs used onsite. Further, the applicant's proposed layout is parallel to and backs up to Whitehall Road allowing for ease of access. The use of hammerhead turn arounds has been proposed and is an acceptable alternative for fire access vehicle maneuvering.



## FLOODZONE INFORMATION:

1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C0220F WITH AN EFFECTIVE DATE OF 12-21-2017.

## UTILITY NOTE:

ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

## ZONING REQUIREMENTS:

SITE ZONING: UNZONED				
	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS:	40'	10'	10'	20'

## PARKING REQUIREMENTS: 2 SPACES/2+ BEDROOM UNIT

16 UNITS X 2 PARKING SPACES = 32 TOTAL  
4 UNITS X 2 PARKING SPACES = 8 TOTAL

STALL SIZE:	9' X 19'
aisle DIMENSION:	24'
SPACE SHOWN:	60
MIN. REQUIREMENT:	40 SPACES
TOTAL SPACES PROVIDED:	60

## SITE LEGEND

- DENOTES LIGHT DUTY ASPHALT PAVEMENT  
REFER TO DETAIL
- DENOTES ASPHALT PAVEMENT IN R/W  
REFER TO ENCROACHMENT PERMIT
- DENOTES CONCRETE SIDEWALK  
REFER TO DETAIL
- DENOTES 20' FIRE ACCESS LANE
- DENOTES NUMBER OF PARKING STALLS IN A ROW
- TRAFFIC FLOW

## LOCATION MAP

## PRELIMINARY PLAT

## 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: 11-7-18

Owner: Annandale Properties, LLC

Signed: *Gregory S. Rosato*

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying LLC, RLS, and dated 11-6-18; And further that the proposed development meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: *Wesley White*

Registered Professional No. 25827

Address: 211 Society Street, Anderson S.C. 29621

Telephone No. 864-226-0980

Date: 11-7-2018

## 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 provision of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

TMS # 47-00-05-003

## GREEN POND PHASE II

Annandale Properties, LLC  
114 Dominick Court  
Greenville, SC 29605  
864.235.6431

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

OWNER

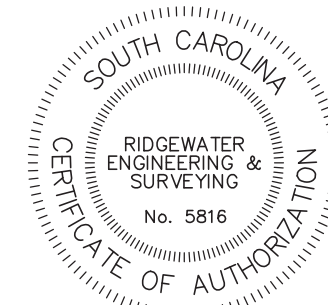
ENGINEER OR SURVEYOR

NO. OF ACRES: ±6.6 MILES OF NEW ROADS: ±0.13

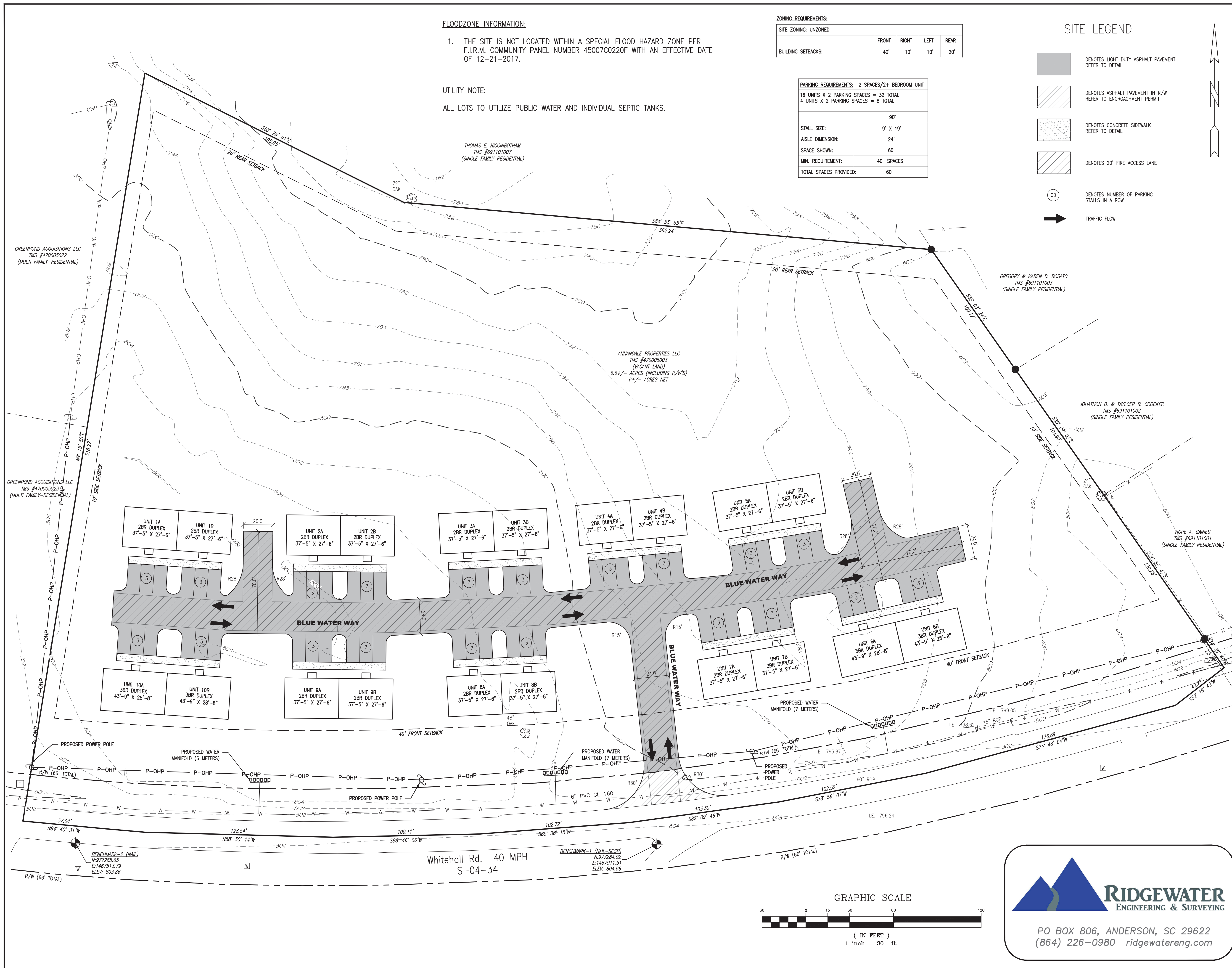
NO. OF LOTS: 1 (20 UNITS) DATE: 11-8-18

ZONE: UNZONED

DRAWN BY: JWW  
CHECKED: JWW  
JOB NUMBER: 18049  
REVISIONS: 1  
PRELIMINARY PLAT



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





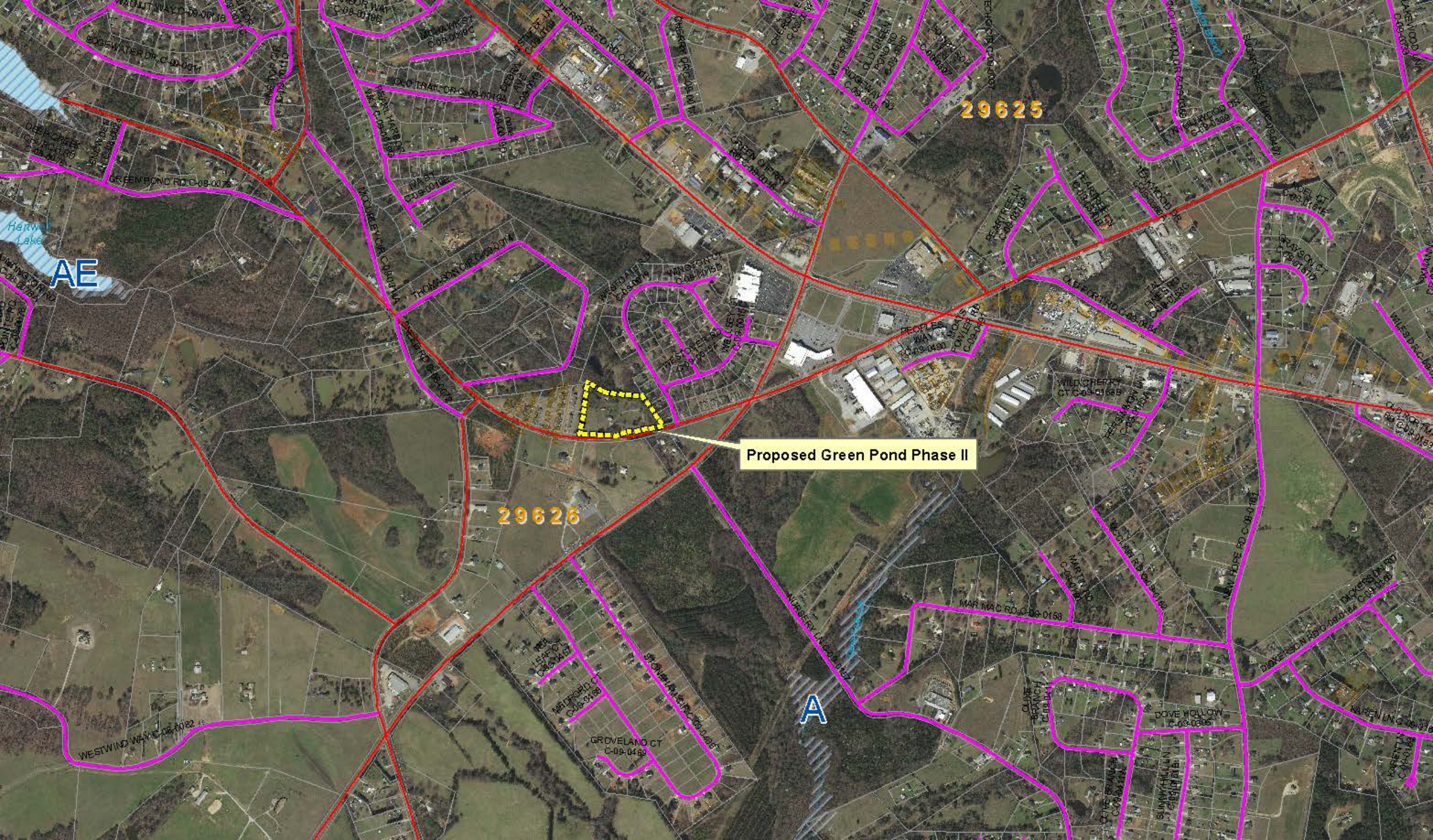
29625

### Proposed Green Pond Phase II

29626

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Proposed Green Pond Phase II

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