

# 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 12, 2017  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from November 14 2017 meeting)
4. Old Business
  - A. Preliminary Subdivision - Attenborough
  - B. Tabled Preliminary Subdivision - Cheshire
  - C. Tabled Preliminary Subdivision - Kingslake
5. New Business
  - A. Public Hearing: Variance request for Smith Mill Road Townhomes
  - B. Preliminary Subdivision - Smith Mill Road Townhomes
  - C. Public Hearing: Large-Scale Project - Southern Manors
  - D. Public Hearing: Request to rezone +/-6.5 acres at the corner of Marett and Lebanon Roads from R-20 (Single-Family Residential) to R-M7 (Multi-Family Residential)
6. Other Business
7. Adjournment

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

**Anderson County Planning Commission  
Tuesday, November 14, 2017 • 6:00 PM  
Council Chambers • Second Floor – Old Courthouse  
Anderson, South Carolina**

**Minutes**

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

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

Members Absent: None

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

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

Approval of Agenda: Chairman Cothran requested a motion to add an executive session to the agenda for the purpose to obtain legal counsel regarding items on the agenda. Mr. Vickery moved to add this item to the agenda; Mr. Dutton seconded. The agenda with this addition was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the November 10<sup>th</sup> meeting. Hearing none, the minutes were approved 7-0, with a motion made by Mrs. Jones and second by Mr. Vickery.

Old Business: None

New Business:

At 6:02pm, Chairman Cothran moved that the Commission enter into executive session to obtain legal counsel regarding items on the agenda. At 6:22pm, Mr. Vickery moved that the Commission come out of executive session having obtain legal counsel and taking no action. Mr. Dutton seconded and the motion carried unanimously.

**Preliminary Subdivision: Shackleburg Farms**

Ms. Alesia Hunter presented the revised request for the proposed Shackleburg Farms subdivision. The proposal is located at 645 Shackleburg Road in District #4 and would consist of 113 lots on +/- 40.07 acres. No variances were requested. Staff recommended approval of the preliminary subdivision if granted permits and approvals from outside agencies. Ms. Chapman questioned the type of homes to be built, such as slab or with a foundation. Mr. Jeremy Richard with Blue Water Civil Design stated that price points were unknown at the time, but indicated that both slab on grade and some with basements would be used. After discussion among the Commissioners, Mr. Vickery moved to approve the request for preliminary subdivision; Mr. Dutton seconded. The motion to approve was 6-1, with Ms. Chapman opposing.

**Preliminary Subdivision: Barrington Creek**

Ms. Alesia Hunter presented the request for the proposed Barrington Creek subdivision. The proposal is located along Shiloh Road in District #6 and would consist of 111 lots on +/- 43.24 acres. No variances were requested. Staff recommended approval of the preliminary subdivision if granted permits and approvals from outside agencies and with the requirement of a 100-year floodplain analysis. Mrs. Jones questioned the sewer down Shiloh Road. A representative from Gray Engineering (Derek) stated that he believe sewer was already available at the site. Mr. Dutton moved to approve the request of the preliminary subdivision; Mr. Vickery seconded. The motion to approve was unanimous.

**Preliminary Subdivision: Cheshire**

Ms. Alesia Hunter presented the request for the proposed Cheshire subdivision. The proposal is located at Three Bridges Road in District #6 and would consist of 60 lots on part of a +/- 148.27 acre parcel. No variances were requested. Staff did not offer a recommendation based on the lack of a traffic study. Mr. Dutton moved to table the request the preliminary subdivision until a traffic study was completed; Mr. Vickery seconded. The motion to table was unanimous.

**Preliminary Subdivision: Kingslake**

Ms. Alesia Hunter presented the request for the proposed Kingslake subdivision. The proposal is located at Sitton Hill Road in District #6 and would consist of 97 lots on part of a +/- 148.27 acre parcel. No variances were requested. Staff did not offer a recommendation based on the lack of a traffic study. Mrs. Jones stated she was familiar with the road (Sitton Hill) - that it was narrow and curvy. She agreed with the need of a traffic study. She then asked Mr. Beeson about the sewer capabilities for this site. Mr. Beeson stated that Combined Utilities Commission voted to serve this location the evening prior and that the line will extend to serve the project. Mr. Dutton moved to table the request the preliminary subdivision until a traffic study was completed; Ms. Chapman seconded. The motion to table was unanimous.

**Preliminary Subdivision: Hunters Crossing**

Ms. Alesia Hunter presented the request for the proposed Hunters Crossing subdivision. The proposal is located off Palmetto Road in District #6 and would consist of 26 lots on +/- 20.6 acres. No variances were requested. This property contains +/- 2 acres that lie within Pickens County. An intergovernmental agreement has been drawn up by the Anderson County attorney and has been forwarded to the Pickens County attorney for review. This agreement in principal will address services for fire, school, police and taxation for each county boundary. A final copy must be approved by each County Council. Staff recommended approval of the preliminary subdivision if granted permits and approvals from outside agencies. Mr. Murray questioned whether the Anderson-Pickens agreement was yet approved. Ms. Hunter stated that Mr. Leon Harmon, Anderson County attorney, had drawn up the agreement and it had been sent to Pickens County for review. Mr. Murray asked to add its approval as a condition for the preliminary subdivision approval. Mr. Harmon stated that it would be required. Mr. Murray moved to approve the request, assuming adoption of the Anderson -Pickens agreement, of the preliminary subdivision; Mr. Dutton. The motion to approve was unanimous.

**Preliminary Subdivision: Carriage Hill**

Ms. Alesia Hunter presented the revised request for the proposed Carriage Hill subdivision. The proposal is located on River Road in District #6 and would consist of 128 lots on +/- 68.94 acres. No variances were requested. Staff recommended approval of the preliminary subdivision if granted permits and approvals from outside agencies and with the requirement of a 100-year floodplain analysis. Mrs. Jones questioned how this will tie into Easley combined utilities. Mr. Tony Cirelli stated that he was in possession of a letter approving the extension from Pendleton Plantation along with a pump station upgrade. Mr. Dutton moved to approve the request of the preliminary subdivision; Mrs. Chapman seconded. The motion to approve was 6-1, with Mrs. Jones opposing.

**Public Hearing: Variance – Attenborough**

Ms. Hunter presented the request for the proposed Attenborough preliminary subdivision with parking variance. The property is located on River Road in District #6 and would allow 76 townhomes on a +/- 10.11 acre parcel. The requested variance is to allow the garage and/or driveway to county for off-street parking to meet the requirements for each individual townhome. Staff recommended approval of both the variance request and preliminary subdivision. Mr. Murray questioned the required parking requirement. Ms. Hunter stated that Code required 1.5 spaces for one bedroom units and 2 spaces for two or more bedroom units. Both Development Standards staff and Roads and Bridges staff felt this variance to meet parking internally was appropriate. Mrs. Jones questioned whether any other lot would be available. Ms. Hunter stated that there was no other lot. Chairman Cothran opened the public hearing.

Mr. Brent Powell (1203 Three Bridges Rd) requested this item be tabled until contact with the schools was made. He claimed the buses and schools were packed and could take on no further occupants and also cited congestion concerns. Mr. Mike Gifford, 2307 Sitton Hill Road, addressed issues with the previous requests on Sitton Hill Road. His concerns included traffic concerns and no line of sight. He also questioned whether there would be a minimum square footage for the homes and if it would be developed by a tract builder. Hearing no further comments, he then closed the hearing and called for a motion. Mrs. Jones moved to reject staff's recommendation and deny the variance request; Mr. Dutton seconded. The motion to deny the variance request was 5-2, with Chairman Cothran and Mr. Vickery opposing.

**Public Hearing: Amendment to Section 38-118f regarding traffic studies**

Mr. Michael Forman presented the changes which clarify the code and makes the code more aligned with SCDOT. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the Chairman closed the public hearing. Chairman Cothran moved to approve the proposed changes and recommended adoption by County Council; Mr. Vickery seconded. The motion to approve was unanimous.

Other Business:

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 7:13 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary



# Anderson County Planning Commission

December 14, 2017

6:00 PM

## Staff Report – Preliminary Townhome Development (SITE PLAN UPDATED TO REFLECT OFF STREET PARKING WITH NO VARIANCES REQUESTED)

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<b>Preliminary Subdivision Name:</b>	Attenborough
<b>Intended Development:</b>	Residential Townhomes
<b>Applicant:</b>	Beeson Development
<b>Surveyor/Engineer:</b>	JW White Consulting, LLC
<b>Location:</b>	River Road
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Industrial South – Residential East – Unzoned West – Multi-Family
<b>Zoning:</b>	The property is un-zoned
<b>Tax Map Number:</b>	237-00-05-043 P/O
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	River Road
<b>Number of Acres:</b>	10.11
<b>Number of Lots:</b>	76 Townhomes
<b>Water Supplier:</b>	Powdersville Water
<b>Sewer Supplier:</b>	Anderson County
<b>Variance:</b>	None Requested

**Parking:**

The required off street parking is listed- for one bed room unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 152 parking spaces are shown on the site plan. Four (4) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area however, no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

This new subdivision is expected to generate 608 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 Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

**Staff Recommendation:**

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

- Road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all units.
- All lots must access proposed internal roads only.
- All townhomes must adhere to and maintain the front, rear, and side yard setbacks. No part of any townhome unit is allowed within the setback. The townhomes must be setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.
- For townhomes, there shall be no minimum between units, but a 15' setback shall be required between the end unit, and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. The rear setback is not less than 15'
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT.
- Developer must obtain the following permits prior to proceeding with development to include;
  - Anderson County Roads and Bridges Department for road construction plans.
  - Approval from Anderson County Wastewater for sewer.
  - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
  - SCDOT Encroachment Permit.
  - Approval from Powdersville Water District for potable water and fire protection.



# Subdivision Plat Application

Date of Application Completion

Attenborough

Name of Project

## Applicant's Information

Name: BEESON DEVELOPMENT LLC  
Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673  
Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

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

Name: THRIFT BROTHERS INC.  
Mailing Address: PO BOX 1293, SENECA, SC 29679  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

## Project Information

Project Location: BEESON DEVELOPMENT LLC  
Parcel Number/TMS: PART OF 237-00-05-043  
County Council District: 06 School District: 01  
Total Acreage: ±10.11 Number of Lots: 76  
Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED  
Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: MULTI-FAMILY/RESIDENTIAL  
Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY  
Have any changes been made since this plat was last before the Planning Commission?: N/A

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

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

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

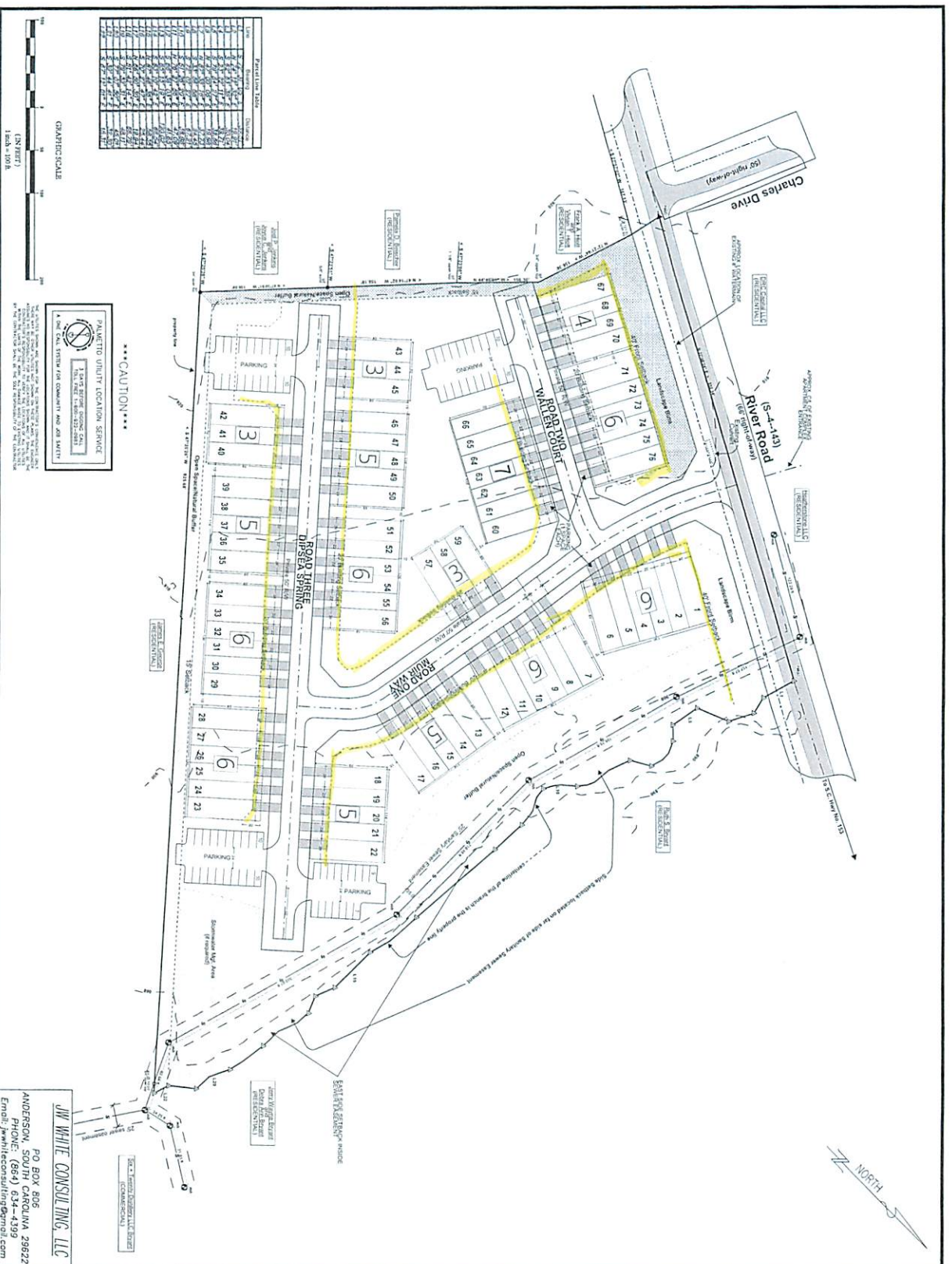
Applicant's Signature

Date

10-12-17

Page 1 of 1

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



### ATTENBOROUGH TOWNHOMES

POWERSVILLE, SOUTH CAROLINA

NO. OF UNITS: 75  
DATE: 10/01/17  
JOB NUMBER: AC217013  
REVISIONS: 2  
DATE: 10/01/17

OWNER: JMW WHITE CONSULTING, LLC  
ENGINEER: JMW WHITE CONSULTING, LLC

#### PRELIMINARY SITE PLAN

LOCATION MAP (N.T.S.)

NOTES:  
1. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND  
2. FOR RECORD INFORMATION, BOUNDARY LINES SHOWN FOR RECORD ONLY  
3. PROPERTY LINES SHOWN FOR RECORD ONLY  
4. ALL DIMENSIONS ARE IN FEET  
5. AREA IS IN 100' TYPICAL X 100' TYPICAL  
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100. ALL DIMENSIONS ARE SUBJECT TO REVISION

# Anderson County Planning Commission

December 12, 2017

6:00 PM

## Staff Report – Preliminary Subdivision Cheshire

**\*NO ADDITIONAL INFORMATION HAS BEEN SUBMITTED BY THE APPLICANT  
\*THE PLANNING COMMISSION MUST VOTE TO APPROVE OR REJECT THE  
PRELIMINARY SUBDIVISION APPLICATION SINCE IT WAS TABLED AT THE  
NOVEMBER 14, 2017 MEETING.**

**\*FAILURE TO ACT UPON THE APPLICATION WILL RESULT IN AN  
AUTOMATIC APPROVAL AS OUTLINED IN THE ORDINANCE.**

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<b>Preliminary Subdivision Name:</b>	Cheshire
<b>Intended Development:</b>	Residential Single Family
<b>Applicant:</b>	Beeson Development LLC
<b>Surveyor/Engineer:</b>	JW White Consulting, LLC
<b>Location:</b>	Three Bridges Road
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Vacant Residential South – Residential East – Industrial West – Residential
<b>Zoning:</b>	The property is un-zoned
<b>Tax Map Number:</b>	212-00-07-023 Part of 148.27 acre parcel
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Three Bridges Road
<b>Number of Acres:</b>	Part of 148.27 acre parcel
<b>Number of Lots:</b>	60
<b>Water Supplier:</b>	Powdersville Water

**Sewer Supplier:**

Anderson County Wastewater

**Variance:**

None Requested.

**Traffic Impact Analysis:**

This new subdivision is located on the same 148 acre parcel (Common Development Plan) as Kinglake Subdivision with counting both subdivision will go over the 100 lots for both of the subdivisions. This new subdivision is expected to generate 600 new trips per day. Three Bridges Road (Access) is classified as a collector road with no maximum average vehicle trips per day requirement.

**Staff Recommendation:**

No additional information has been submitted to staff.

Staff recommends denial of the preliminary application because a traffic study has not been included with the preliminary application to address the following conditions;

1. Determine existing conditions of the roadway
2. Peak times when traffic is at its highest
3. Total traffic volume
4. Trip distribution
5. Site access
6. Impact on existing infrastructure( Three Bridges Road)
7. Level of Service for traffic both existing and proposed





# Subdivision Plat Application

Date of Application Completion \_\_\_\_\_

Cheshire

Name of Project \_\_\_\_\_

## Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

## Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

Mailing Address: 142 OLIVER SPRINGS HWY, CLINTON, TN 37716

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

## Project Information

Project Location: BEESON DEVELOPMENT LLC

Parcel Number/TMS: PART OF 212-00-07-023

County Council District: 06 School District: 01

Total Acreage: ±18.9 Number of Lots: 60

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: UNZONED VACANT/RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

Have any changes been made since this plat was last before the Planning Commission?: N/A

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

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

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

Applicant's Signature \_\_\_\_\_

Date

10-12-17

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: \_\_\_\_\_

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Amount of Fee Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_

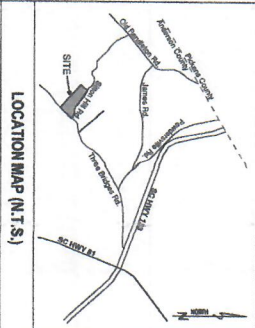
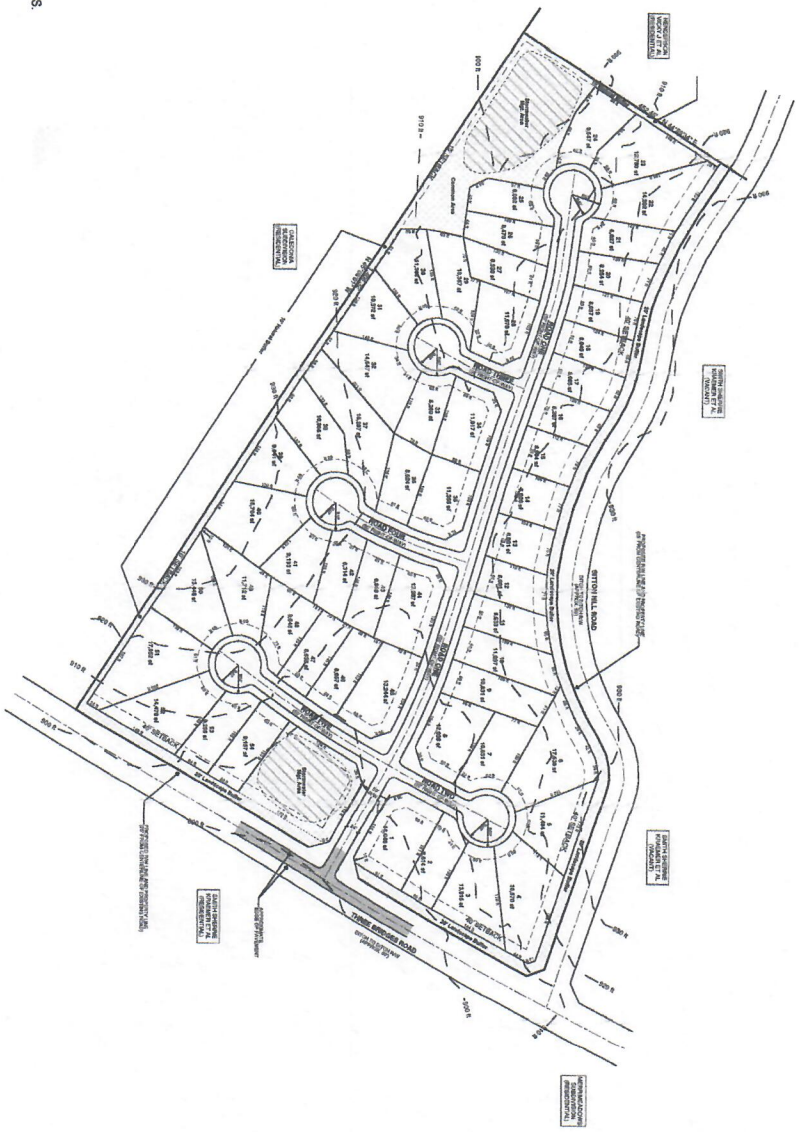
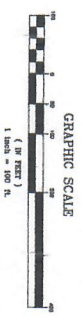
LOT SIZE  
MINIMUM LOT SIZE:  
MINIMUM LOT  
WIDTH AT SETBACK:  
60' 8,000 SF

ZONING  
ZONING:  
CURRENT USE:  
PROPOSED USE:  
VARIANCES REQUESTED:  
UNZONED  
VACANT  
SING. FAM. RES.  
NONE

SETBACKS  
SITTON HILL ROAD  
(COLLECTION ROAD)  
THREE BRIDGES ROAD:  
FRONT:  
SIDE:  
REAR:  
47'  
47'  
25'  
8' (10' SHOWN)

NEW ROADWAY  
ROAD ONE:  
ROAD TWO:  
ROAD THREE:  
ROAD FOUR:  
ROAD FIVE:  
TOTAL NEW ROAD:  
1,276 LF  
215 LF  
206 LF  
288 LF  
320 LF  
2,322 LF

NOTES  
1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND RVN OF RECORD AND NOT OF RECORD  
2) BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM SURVEY PREPARED BY BARRY L. COLLINS,  
BARRY L. COLLINS (S.A. 100,000, SC 20071)  
3) ALL SIGN TRIMMING ARE 25'  
4) AREA IS IN FLOOD ZONE 27 AND TEAM 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



# Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby certifies that the land shown on the attached map is the land owned by the undersigned and that the land is being offered for sale to the public in lots and blocks as shown on the attached map.

## CERTIFICATE OF ACCURACY

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Anderson, South Carolina.

## CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Anderson, South Carolina.

PART OF TMS 212-00-07-023

## CHESHIRE SUBDIVISION

South Street Keweenaw ET AL  
142 Chow Springs Way  
Anderson, SC 29622  
OWNER

JW White Consulting, LLC  
P.O. Box 808  
Anderson, SC 29622  
ENGINEER OR SURVEYOR

NO. OF ACRES: 19.4  
CURRENT USE: VACANT  
MILES OF NEW ROAD: 0.44  
NO. OF LOTS: 54  
DATE: 10-12-17

DRAWN BY: JB  
CHECKED: JMW  
JOB NUMBER: XX  
REVISED: 1  
1) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)



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

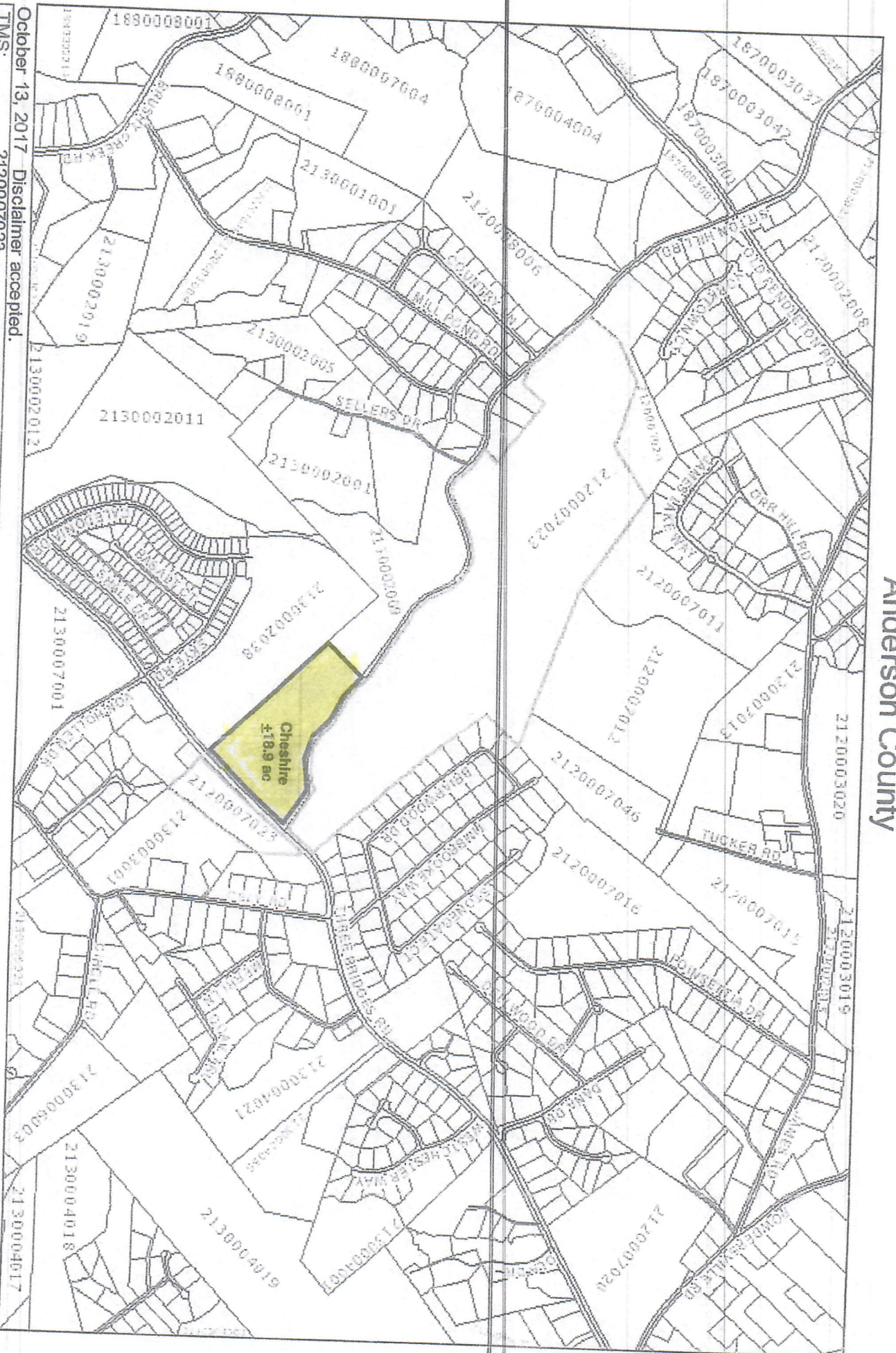
JW WHITE CONSULTING, LLC  
PO BOX 808  
ANDERSON, SOUTH CAROLINA 29622  
PHONE: (864) 634-4399  
Email: jwhiteconsulting@gmail.com







# Anderson County



October 13, 2017 Disclaimer accepted.

TMS: 2120007023

Owner: SMITH SHERRIE KRAEMER ET AL

Owner Address: 142 OLIVER SPRINGS HWY

City/State: CLINTON TN

Deed Book: 12479

Tax District: 100

Sale Year: 2016

Zip Code: 37716

Deed Page: 242

Description: SITTON HILL RD 148.27 AC

Market Value: \$177,920

# Anderson County Planning Commission

December 12, 2017

6:00 PM

## Staff Report – Preliminary Subdivision Kingslake

**\*NO ADDITIONAL INFORMATION HAS BEEN SUBMITTED BY THE APPLICANT  
\*THE PLANNING COMMISSION MUST VOTE TO APPROVE OR REJECT THE  
PRELIMINARY SUBDIVISION APPLICATION SINCE IT WAS TABLED AT THE  
NOVEMBER 14, 2017 MEETING.**

**\*FAILURE TO ACT UPON ON THE APPLCIATION WILL RESULT IN AN  
AUTOMATIC APPROVAL AS OUTLINED IN THE ORDINANCE.**

---

<b>Preliminary Subdivision Name:</b>	Kingslake
<b>Intended Development:</b>	Residential Single Family
<b>Applicant:</b>	Beeson Development LLC
<b>Surveyor/Engineer:</b>	JW White Consulting, LLC
<b>Location:</b>	Sitton Hill Road
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Residential South – Residential East – Industrial West – Residential
<b>Zoning:</b>	The property is un-zoned
<b>Tax Map Number:</b>	212-00-07-023 Part of 148.27 acre parcel
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Sitton Hill Road
<b>Number of Acres:</b>	Part of 148.27 acre parcel
<b>Number of Lots:</b>	97
<b>Water Supplier:</b>	Powdersville Water
<b>Sewer Supplier:</b>	Anderson County Wastewater

**Variance:**

None Requested.

**Traffic Impact Analysis:**

This new subdivision is located on the same 148 acre parcel (Part of a Common Development Plan) as Cheshire Subdivision with counting both subdivision will go over the 100 lots for both of the subdivisions. This new subdivision is expected to generate 970 new trips per day. Sitton Hill Road (Access) is classified as a collector road with no maximum average vehicle trips per day requirement.

**Staff Recommendation:**

No additional information has been submitted to staff.

Staff recommends denial of the preliminary application because a traffic study has not been included with the preliminary application to address the following conditions;

1. Determine existing conditions of the roadway
2. Peak times when traffic is at its highest
3. Total traffic volume
4. Trip distribution
5. Site access
6. Impact on existing infrastructure (Three Bridges Road)
7. Level of Service for traffic both existing and proposed





# Subdivision Plat Application

Date of Application Completion \_\_\_\_\_

Kingslake  
Name of Project \_\_\_\_\_

## Applicant's Information

Name: BEESON DEVELOPMENT LLC  
Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673  
Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

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

Name: SMITH SHERRIE KRAEMER ET AL  
Mailing Address: 142 OLIVER SPRINGS HWY, CLINTON, TN 37716  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

## Project Information

Project Location: BEESON DEVELOPMENT LLC  
Parcel Number/TMS: PART OF 212-00-07-023  
County Council District: 06 School District: 01  
Total Acreage: +48.6 Number of Lots: 97  
Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED  
Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL  
Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY  
Have any changes been made since this plat was last before the Planning Commission?: N/A

If so, please describe: \_\_\_\_\_  
Is there a request for a variance?: NO If so, please attach the description to this application.

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

[Signature]  
Applicant's Signature

10-12-17  
Date

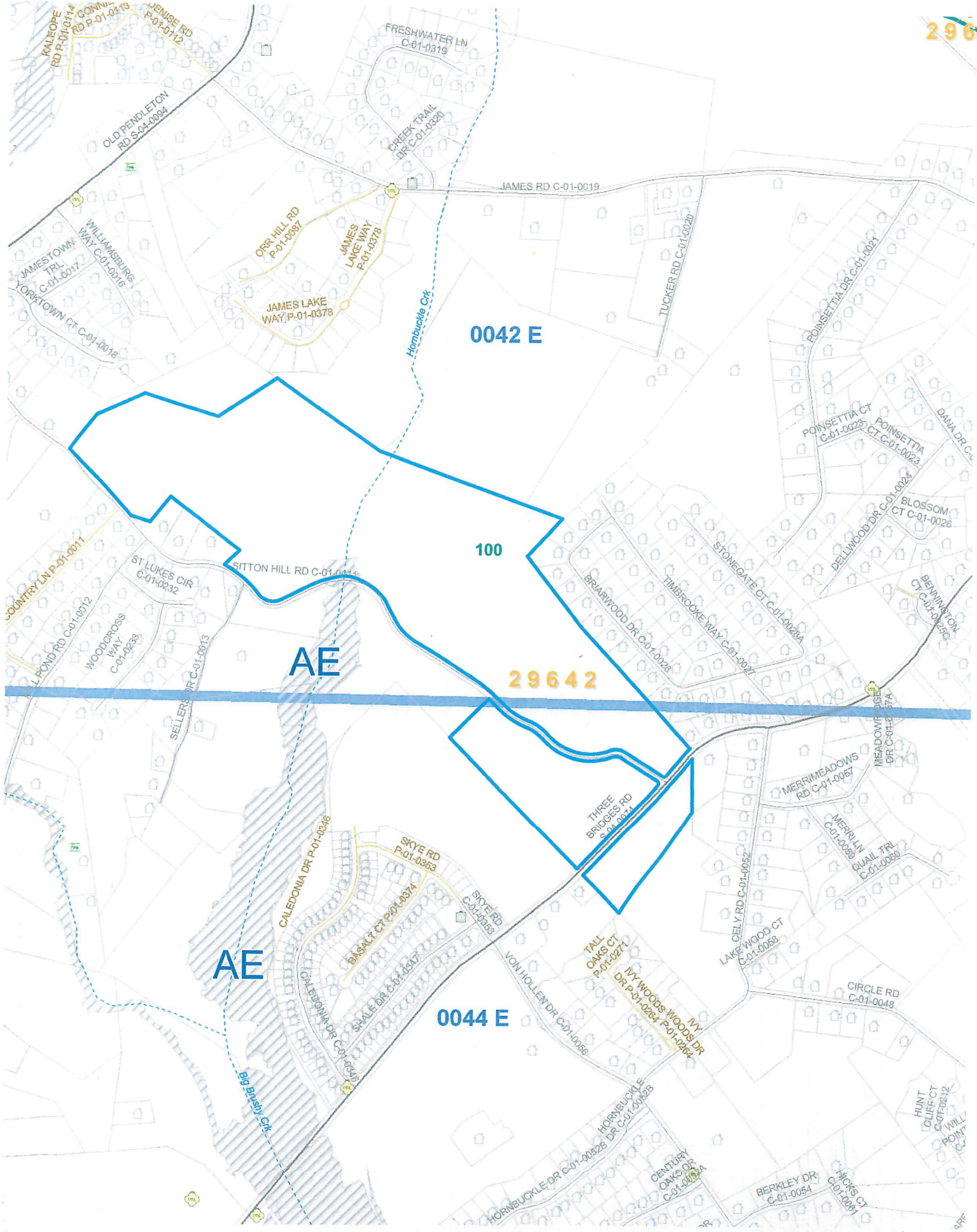
Page 1 of 1

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









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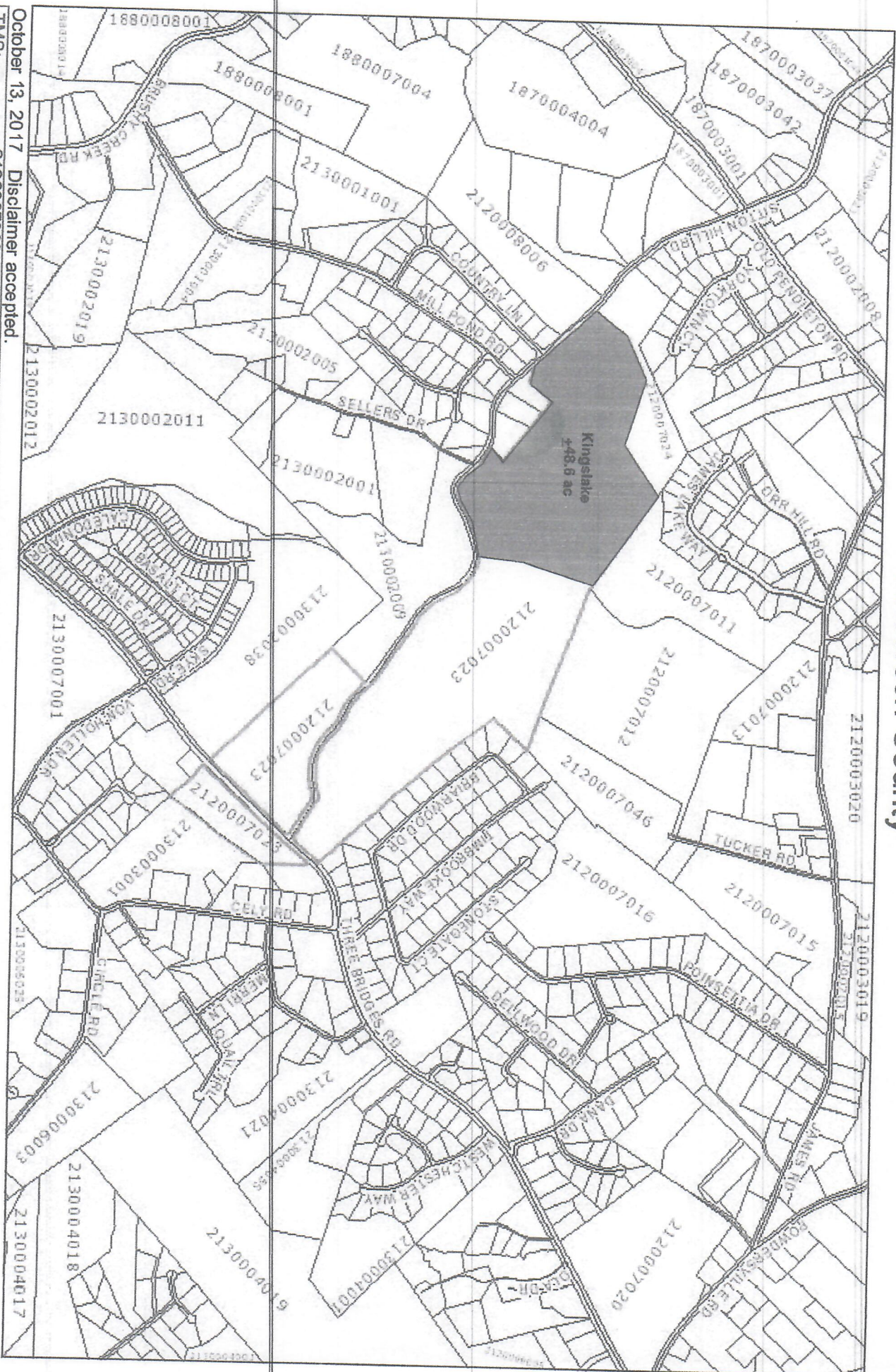
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0044 E



# Anderson County



October 13, 2017 Disclaimer accepted.

TMS: 2120007023

Owner: SMITH SHERRIE KRAEMER ET AL

City/State: CLINTON TN

Deed Book: 12479

Tax District: 100

Sale Year: 2016

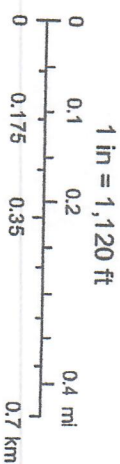
Zip Code: 37716

Deed Page: 242

Description: SITTON HILL RD 148.27 AC

Sale Price: \$1

Market Value: \$177,920





# Anderson County Planning Commission

December 12, 2017

6:00 PM

## Staff Report – Preliminary Subdivision

(Planning Commission approved on June 13, 2017. A new layout, added a separate driveway entrance and 3 additional lots, removed amenity area of swimming pool, now providing boat docks.)

---

<b>Preliminary Subdivision Name:</b>	Smith Mill Road Townhomes
<b>Intended Development:</b>	Townhome Development
<b>Applicant:</b>	NWTRJ, LLC
<b>Surveyor/Engineer:</b>	Civil SD
<b>Location:</b>	George Smith Mill Road
<b>County Council District:</b>	5
<b>Surrounding Land Use:</b>	North – Lake Hartwell South – Residential Multi-Family (Watermarke) East – Lake Hartwell West – Lake Hartwell
<b>Zoning:</b>	R-M, Residential Multi-Family
Townhomes as a permitted use (Attached Units) Off street parking requirements; The minimum lot area required is 2 acres Setbacks: Front, 30' Side, 15' Rear, 15'	
<b>Tax Map Number:</b>	093-03-02-001
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Clemson Boulevard to George Smith Mill Road
<b>Number of Acres:</b>	+/- 3.66
<b>Number of Lots:</b>	35

**Water Supplier:** Sandy Springs Water District

**Sewer Supplier:** Anderson County Waste Water

**Variance:** Yes

The applicant for the Smith Mill Road Townhomes 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 project will have 35 townhomes with an estimated 280 Average Daily Trips, ADT. Watermarke Condominiums contains approximately 75 units and estimated at 600 ADT. These projects combined have an estimated 880 ADT. George Smith Mill Road is classified as a major local road with a maximum of 1,600 ADT.

**Staff Recommendation:**

**Approval** of the preliminary subdivision with the following conditions:

1. Subdivision and road names must be approved by E-911 Addressing.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal roads only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads & Bridges for Encroachment permits and approval for variance of a hammerhead turnaround, and road construction specifications.
6. Approval from Sandy Springs Water District for potable water and fire services.
7. Permits from Anderson County Wastewater for sewer services.
8. SCDHEC and Anderson County Storm Water Department for review and approval of Sediment and Erosion Control plans.
9. Setbacks to be shown on Final Plat.



# Subdivision Plat Application

11-7-17  
Date of Application Completion

Small Mill Landing  
Name of Project

## Applicant's Information

Name: Jonathan Nett  
Mailing Address: 935 Tanner Rd Greenville SC 29607  
Telephone and Fax: 864-553-2191 E-Mail: Jnett@civildel.com

## Owner's Information

(If Different from Applicant)

Name: NWTR5, LLC - Tom Winkopp  
Mailing Address: 391 College Ave Suite 103 Clemson SC 29631  
Telephone and Fax: 864-304-1562 E-Mail: Twinkopp@tomwinkopp.com

## Project Information

Project Location: Just South of I-85/Clemson Hwy - end of Smith Mill Rd  
Parcel Number/TMS: 930302001  
County Council District: 05 School District: 04  
Total Acreage: 3.94 Number of Lots: 35  
Intended Development: Attached Townhomes Current Zoning: R-M  
Surrounding Land Uses: North: Lake Hartwell South: Lake Hartwell East: high rise apartments West: Lake Hartwell  
Water Supplier: Sandy Springs Sewer Supplier: Anderson County  
Have any changes been made since this plat was last before the Planning Commission?: Yes  
If so, please describe: added units 33-35 in place of pool  
Is there a request for a variance?: No If so, please attach the description to this application.

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

[Signature]  
Applicant's Signature

11-7-17  
Date

Page 1 of 1

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





**Date:** May 11th, 2017  
**Subject:** Smith Hill Road Townhomes (Preliminary Plat Variance Request # 2)  
**To:** Anderson County Development

To whom it may concern:

The applicant for the Smith Mill Road Townhomes respectively requests a variance request from the following development ordinance:

**Sec. 38-624. - Culs-de-sac.**

Roads designed to be permanently closed at one end shall not serve as access to more than 30 residential lots and shall be terminated by a 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 center point. (See appendix F)

**Specific variance Request:**

Request to use hammerhead turnaround in lieu of cul-de-sac.

**Justification:**

Current International Fire Code (Appendix D) outlines minimum specifications for safe turnaround configurations including several variations of a Hammerhead type turn around. Hammerhead turnarounds are very common in the area and in fact entire country.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,

Jonathan Nett, P.E.

5-11-17





# George Smith Mill Road





# Anderson County Planning Commission Meeting

December 12, 2017

6:00 PM

**Staff Report – Large Scale Project-** Any project that generates a need for 100 or more off street parking spaces requires a public hearing

**Land Use Application-** Any application that has the potential to impact adjacent property owners require a public hearing.  
(Outdoors Wedding Venue-Southern Manors)

---

<b>Preliminary Project Name:</b>	Southern Manors
<b>Property Owner of Record:</b>	Sean and Amanda Kearns
<b>Authorized Representative:</b>	Amanda Kearns
<b>Intended Development:</b>	Wedding and Events Venue
<b>Location:</b>	2501 Highway 247 & Cannon Bottom Road, Belton
<b>Details of Development:</b>	This application involves a plan to host outdoor wedding and as shown on the site plan. The site plan shows the proposed wedding areas and parking spaces. There are no buildings planned for construction for the site. Outdoor tents may be used to assist with buffering noise. A separate catering company will cater food that will be brought to the site. Hours of operation will vary depending upon what client wants.
<b>Surrounding Land Use:</b>	North – Un-zoned Residential South – Un-zoned Residential East – Un-zoned Residential West – Un-zoned Residential
<b>Total Site Area:</b>	13.16 Acres
<b>County Council District:</b>	Seven
<b>Zoning:</b>	Not Zoned
<b>Tax Map Number:</b>	262-00-06-004

**Extension of Existing Dev:** No

**Existing Access Roads:** Cannon Bottom Road

**Sewer Supplier:** Septic

**Water Supplier:** Private Well

**Power Supplier:** Duke Power

**Variance:** None requested

**Traffic Impact Analysis:**

Highway 247 and Cannon Bottom Drive is classified as a collector road with no a maximum average vehicle trip per day requirement. Staff cannot determine what the average trip per day requirement will be for weddings because we do not know what the capacity will be.

**Staff Recommendation:**

This development constitutes a large-scale project and a land use that has the potential to impact adjacent property owners.

Staff recommends APPROVAL of the overall development plan, with the following conditions:

- Applicant must obtain a new encroachment permit with SCDOT for driveway access (commercial) the encroachment permit will be required to be submitted prior to Development Standards issuing the commercial land use permit.
- A commercial land use permit will be required to be submitted with a detailed site plan. The site plan will need to show bufferyard/landscaping plantings, off street and handicap parking to scale prior to commencing with the project.
- SCDHEC must approve an appropriate means of restroom facilities. A letter of approval and or permit is required.
- Noise levels, the applicant must demonstrate that noise levels are adhered to during the wedding events at the proper decibel levels as noted in Anderson County Code of Ordinance, Chapter 38-199.
- No land disturbance and or grading activities are permitted for the site.





## Land Use Permit Application

Nov. 9, 2017  
Date of Application Completion

\_\_\_\_\_  
Permit Status (Approved or Denied)

### Owner's Information

Name: SEAN AND AMANDA KEARNS  
Business Name (if applicable): SOUTHERN MANORS  
Mailing Address: 2501 HWY 247, BELTON, SC 29627  
Telephone and Fax: 2622270232 E-Mail: AJSHAW318@GMAIL.COM

### Authorized Representative's Information

Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### Project Information

Property Location: 2501 HWY 247, BELTON, SC 29627  
Parcel Number(s)/TMS: 262-00-06-004-000  
County Council District: ANDERSON (7) School District: ANDERSON DISTRICT #2  
Total Acreage: 13.16 Current Zoning: NONE  
Proposed Land Use: COMMERCIAL Current Land Use: AGRICULTURAL  
RENT OUT FOR WEDDING VENUE  
Water Supplier: WELL Sewer Supplier: SEPTIC Power Supplier: DUKE  
Private Covenants or Deed Restrictions on the Property: Yes X 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.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

✱ *A processing fee of \$200 is required for applications within zoned areas and due at the time of application submittal.* ✱

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Development Standards.

  
Applicant's Signature


11/8/17  
Date

  
Applicant's Signature

11/8/17  
Date

Page 2 of 2

For Office Use Only:

Application Received By: 

Scheduled Public Hearing Date: \_\_\_\_\_  
Date Complete Application Received: 11/9/2017

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

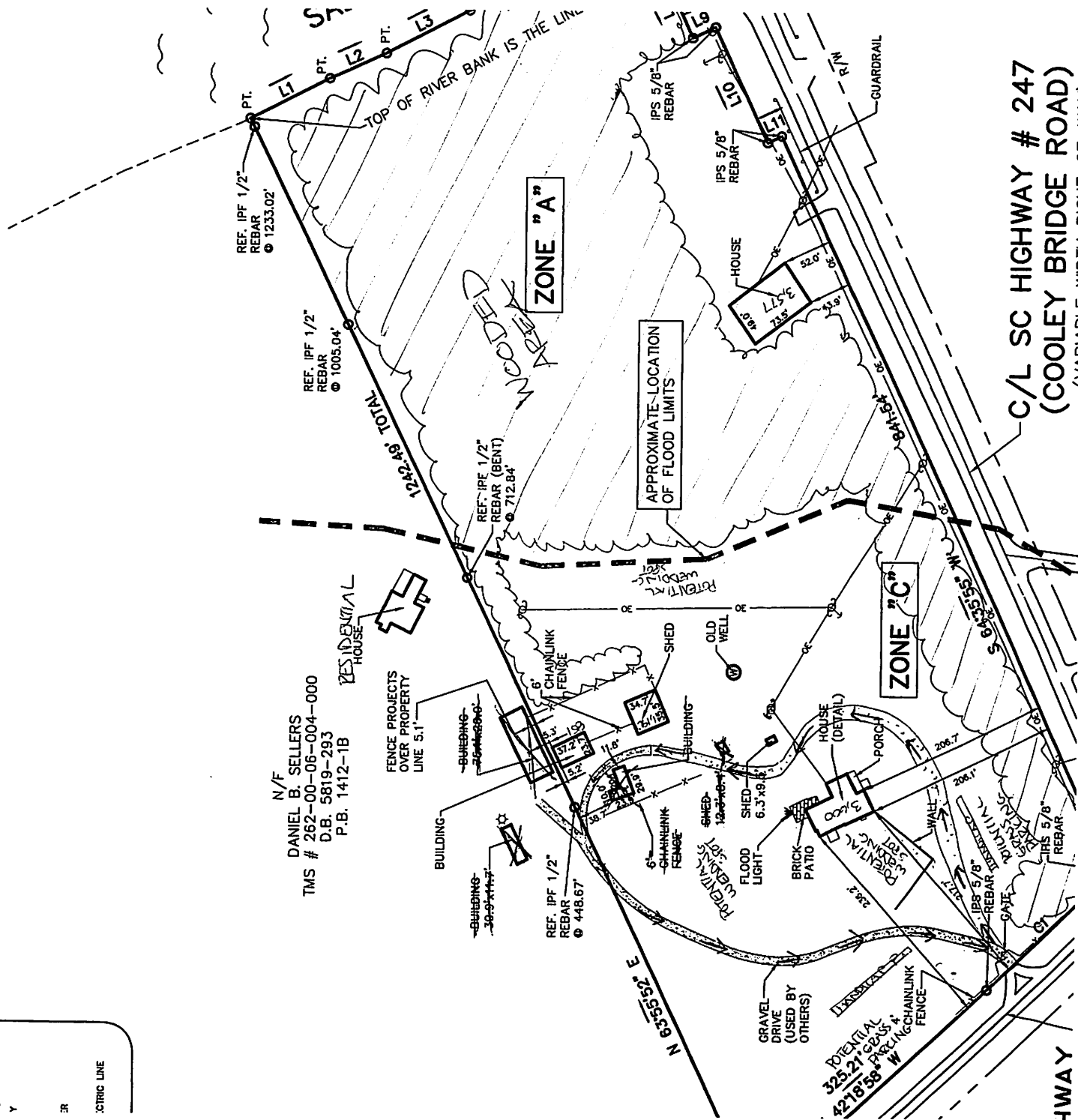
Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_

(5/8" REBAR)

NO  
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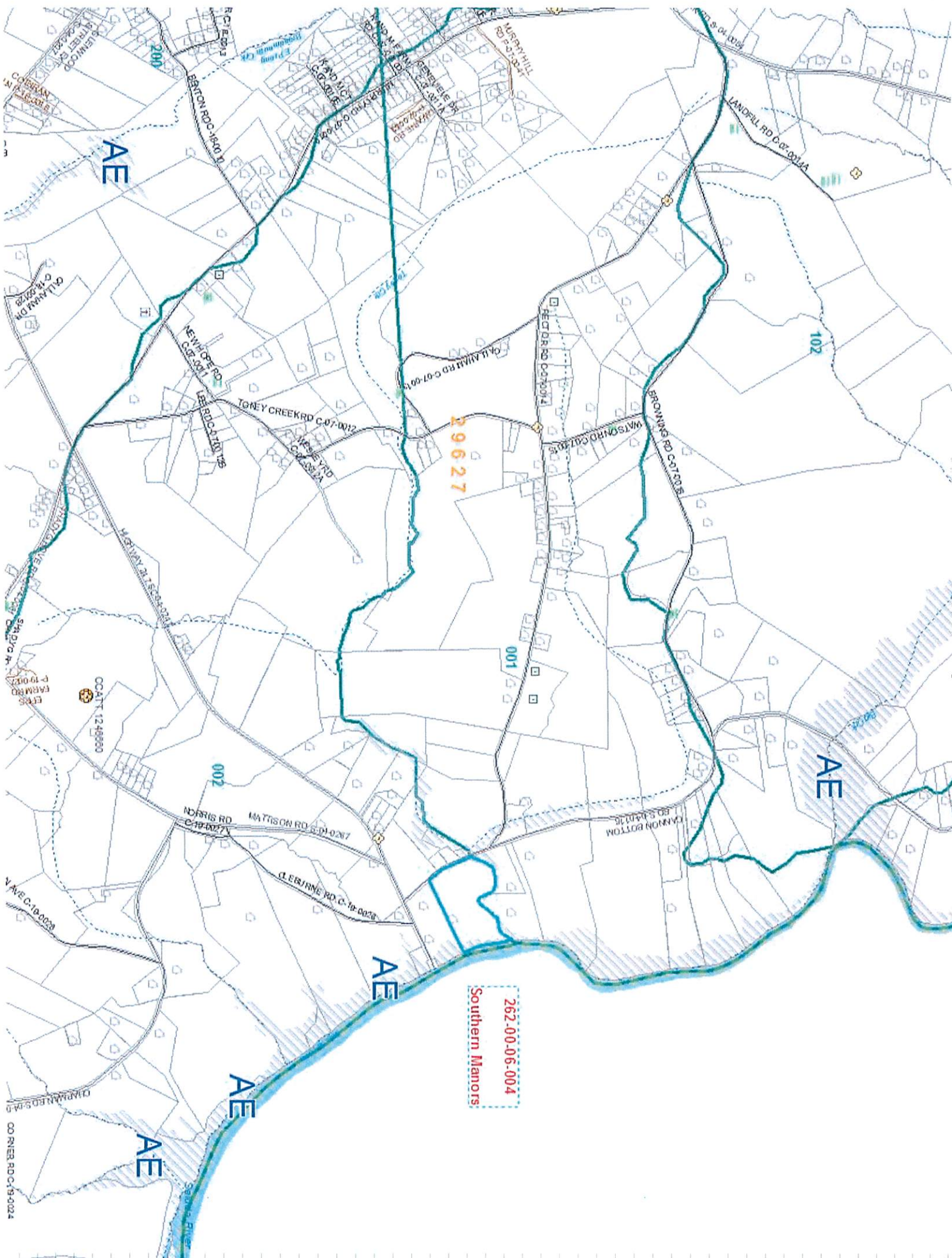
CTRIC LINE



C/L SC HIGHWAY # 247  
(COOLEY BRIDGE ROAD)

1-WAY





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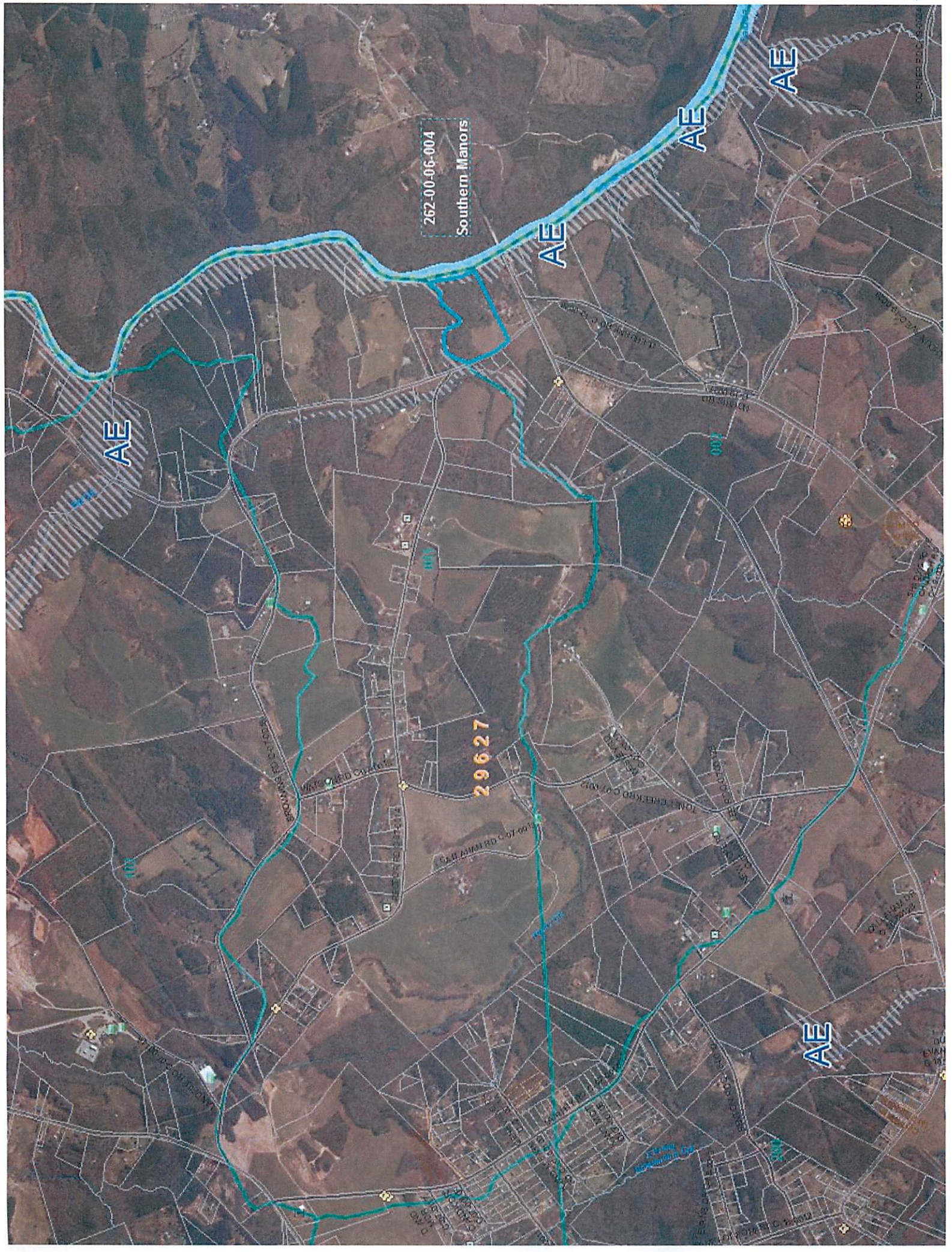
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262-00-06-004

Southern Manors







**Anderson County Planning Commission  
Staff Report  
December 2017**

Applicant: Philip Marett  
Current Owner: Philip Marett  
Property Address: SW Corner of Lebanon and Marett Rds.  
Voting Precinct: Five Forks  
Council District: Four (4)  
TMS #(s): 91-00-10-011  
Acreage: +/- 6.5  
Current Zoning: R-20 (Single Family Residential - 20,000 sf lots)  
Requested Zoning: R-M7  
Surrounding Zoning: North: Right of Way for Lebanon Road, then R-A  
South: R-20  
East: Right of Way for Marett Road, then R-20  
West: R-20

Evaluation: This request is to rezone the parcel of property described above from R-20 (Single Family Residential) to R-M7 (Multifamily Residential). The applicant's stated purpose for rezoning is to build townhomes/condominiums. A total of seven units per acre would be permissible, if approved for R-M7.

This property was zoned R-20 at the time of initial zoning for the Five Forks Voting Precinct in 2000.

Lebanon Road is a state road, classified as a collector. Marett Road is a county road, classified as a collector.

A county served gravity sewer line runs parallel with Lebanon Road. The county currently has limited capacity in a nearby pump station but is considering installing a new line that will free up some capacity that could serve this development.

Staff Recommendation: While facilities exist that could support a development that is more dense than single family, the applicant's request of R-M7 is incompatible with the County's Future Land Use map as approved

by County Council in the 2016 Anderson County Comprehensive Plan; therefore staff is compelled to recommend **DENIAL** of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on December 6, 2017, and recommended **Denial** of a request to rezone from R-A to R-M7. The vote was 3 in favor, 0 opposed, and 1 absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on December 12th, 2017, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-A to R-M7. The vote was \_ in favor, \_ opposed, and \_ absent.



# Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: Philip G Maret, Sr

Mailing Address: 1625 Maret Rd Pendleton, SC 29670

Telephone and Fax: 864 225 0880

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

864 221 2880

## 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.

11/7/2017

Owner's Signature

Date

## Project Information

Property Location: corner Lebanon Rd/ Maret Rd

Parcel Number(s)/TMS: 091-00-10-011

County Council District: 4

School District: 4

Total Acreage: 6.5 acres

Current Land Use: agriculture

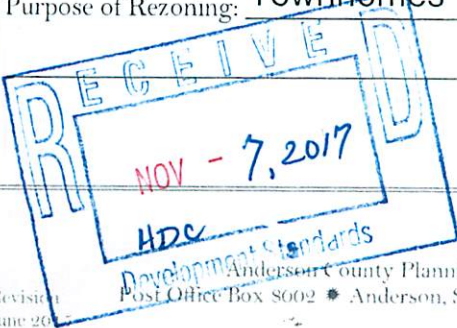
Current Zoning: \_\_\_\_\_

R-20

Requested Zoning: \_\_\_\_\_

R-M7

Purpose of Rezoning: Townhomes





Private Covenants or Deed Restrictions on the Property: Yes

☐

No

☒

If you indicated no, your signature is required.

Philip J. Marsh  
Applicant's Signature

11/7/17  
Date

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

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Planning & Community Development.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

Page 2 of 2

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Advisory Public Hearing Date: \_\_\_\_\_ Citizens' Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: \_\_\_\_\_ Planning Commission Recommendation: \_\_\_\_\_

Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



# Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion \_\_\_\_\_

Application Status (Approved or Denied) \_\_\_\_\_

## Project Information

Property Location: corner Lebanon Rd/ Marett Rd

County Council District: 4 School District: 4

Total Acreage: \_\_\_\_\_ Current Land Use: agriculture

Current Zoning: RM-20 Requested Zoning: \_\_\_\_\_

Purpose of Rezoning: For development as townhomes/condominiums

How will this proposal be compatible with surrounding properties? Mixed use in the area, mainly single family and agricultural. Property is adjacent to Mt. Lebanon Elementary School.

How will this proposal affect the use and value of the surrounding properties? Requested change should have no negative impact on surrounding property values. Use will remain as mixed.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.  
Yes. Property could be developed as single family. About 7 or 8 lots.

What would be the increase to population and traffic, if the proposal were approved? \_\_\_\_\_  
Multi family use would add about 24 families instead of 8. Traffic increase is minor.

What would be the impact to schools and utilities, if the proposal were approved? \_\_\_\_\_

Adding 24 families to the area would have little noticable impact on schools and utilities.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use

Map? Future land use is indicated @ agricultural.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Multi family would add affordable housing to the surrounding market area.

Additional Comments: \_\_\_\_\_

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

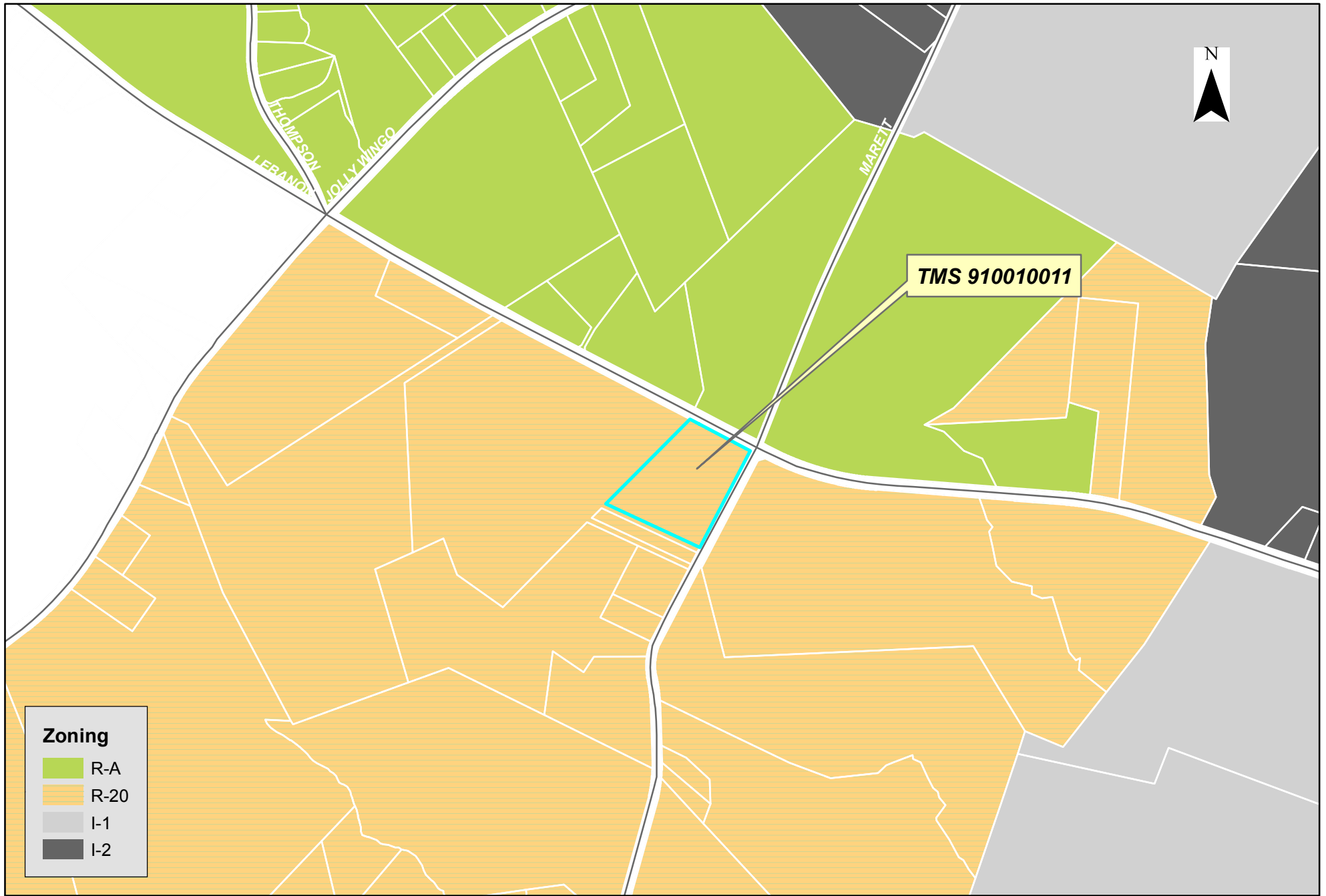
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Scheduled Commission Public Hearing Date: \_\_\_\_\_ Planning Commission Recommendation: \_\_\_\_\_

Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_





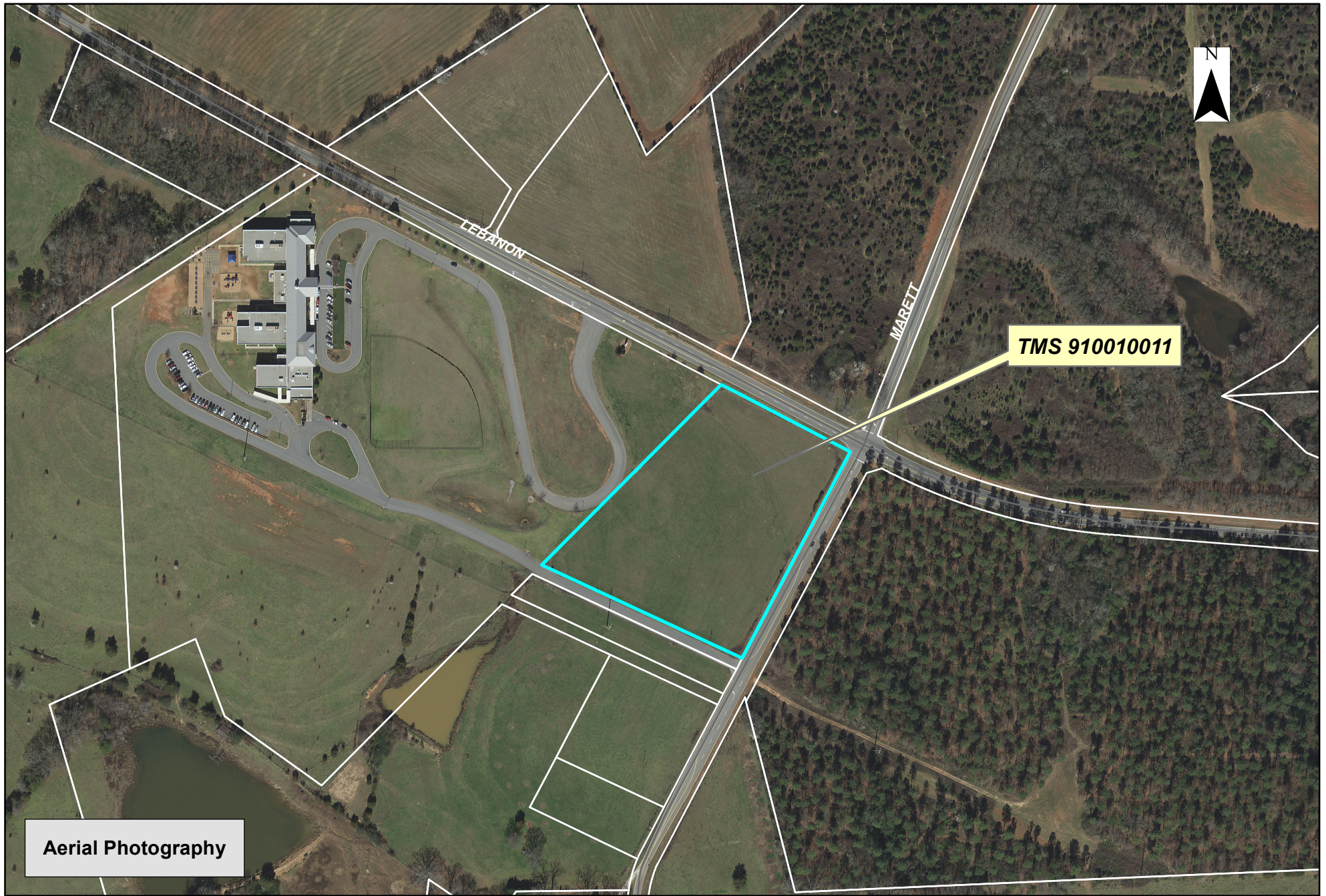
**Rezoning Request**  
**Corner of Lebanon Rd. and Marett Rd.**  
**R-20 to R-M7**



**Rezoning Request**  
**Corner of Lebanon Rd. and Marett Rd.**  
**R-20 to R-M7**

0 500 1,000 2,000 Feet

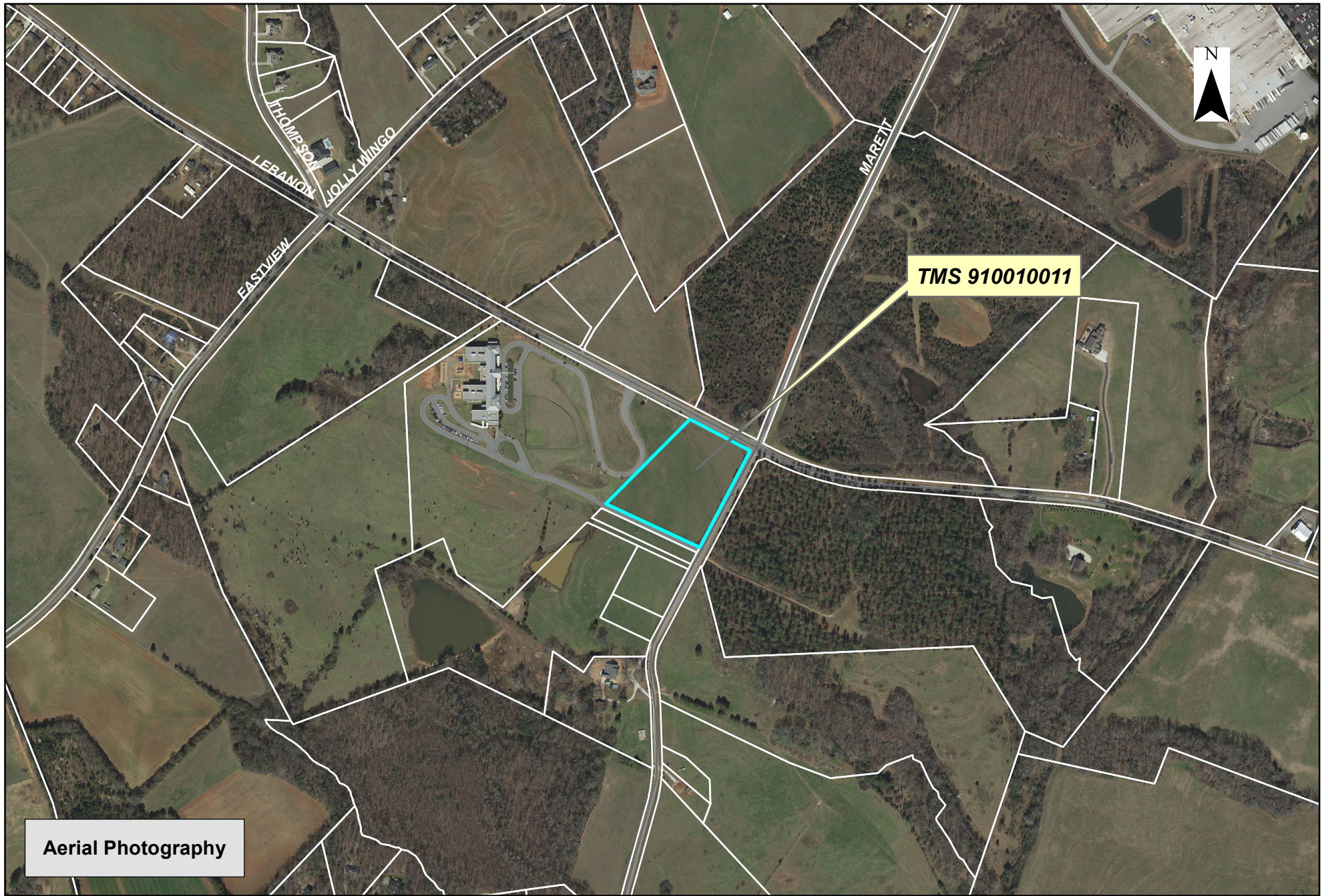




**Rezoning Request**  
**Corner of Lebanon Rd. and Marett Rd.**  
**R-20 to R-M7**

0 250 500 1,000 Feet





**Rezoning Request**  
**Corner of Lebanon Rd. and Marett Rd.**  
**R-20 to R-M7**

0 500 1,000 2,000 Feet