

Anderson County Planning Commission

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

Jane Jones, Vice-Chair, District #6
Donna P. Matthews, District #2
Will Moore, District #4

Memorandum

To: Anderson County Planning Commission
From: Rhonda Sloan
Date: December 2, 2020
Cc: County Council
Re: December 8, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, December 8, 2020 **6:00PM** at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

The meeting agenda and packet are attached for your review.

Please email rsloan@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Planning & Development
401 E River Street
Anderson, South Carolina 29624
864.260.4720 (Telephone)
Planning@andersoncountysc.org (Email)

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Tuesday, December 8, 2020
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. November 24, 2020 Regular Meeting
4. Approval of Consent Agenda Item
 - A. Walker's Point Bond Extension
5. Public Hearings
 - A. Land Use Permit Application – Senior Living Community located at 144 Old Asbury Road, Anderson [[Council District 5](#)]
6. Old Business
7. New Business
 - A. Preliminary Subdivision: Valley Oaks [[Council District 7](#)]
 - i. Staff Report Recommendation
 - ii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
 - A. Election of Officers for 2021
 - B. Robert's Rules of Order
 - C. 2021 Meeting Schedule
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
NOVEMBER 24, 2020

PRESENT:

DAVID COTHRAN, CHAIRMAN
BRAD BURDETTE
JANE JONES
DEBBIE CHAPMAN
WILL MOORE
DONNA MATTHEWS

ALSO PRESENT:
ALESIA HUNTER
RHONDA SLOAN
BRITTANY MCABEE
TIM CARTEE

1 DAVID COTHRAN: ... for the regular
2 scheduled Anderson County Planning Commission. First
3 will be the approval of the agenda. Do we have a
4 motion to approve?

5 JANE JONES: Motion to approve.

6 DAVID COTHRAN: Second. All right,
7 all in favor signify. Agenda is approved.

8 Next will be the approval of the July 14 and the
9 September 8 meetings. You have a verbatim copy of
10 both. Are there any additional or corrections? My
11 name is misspelled, but it doesn't bother me. If you
12 want to fix it. Barring that, motion to approve both
13 of these minutes.

14 JANE JONES: Motion to approve.

15 WILL MOORE: Second.

16 DAVID COTHRAN: All in favor. Any
17 opposed? All right. Minutes are approved.

18 We have several public hearings. Agenda item 4
19 will be 4(A) rezoning request of 116 acres on Evergreen
20 Road and Scotts Bridge Road from I-2 to I-1.

21 RHONDA SLOAN: Good evening,
22 Chairman and Planning Commissioners. Tonight we have a
23 rezoning on Evergreen Road and Scotts Bridge Road. The
24 tax map number is there for your viewing. The number
25 of acres is 116.2 acres. Currently zoned I-2,
26 industrial park district. The requesting zoning is I-
27 1, industrial district. It is located in Council
28 District 4. And the access roads is Evergreen Road and
29 Scotts Bridge Road.

30 The I-2 industrial park district is established to
31 provide a high level of design, quality, site amenities
32 and open space for like industry, warehouses,
33 distribution, research and development operations.

34 The purpose of the I-1 district is established for
35 manufacturing plants, assembly plants, and warehouses.
36 The regulations are intended to protect neighboring
37 land uses from harmful noise, odor, smoke, dust, glare,
38 or other objectionable effects, and to protect streams,
39 rivers, and the air from pollution.

40 This request is to rezone -- I'm sorry -- before
41 you, you have an aerial photography of the site. You
42 have the zoning map. Next you have a picture of the
43 future land use map that shows the area as industrial
44 and commercial. That's a view of the property from
45 Evergreen Road. And a view of the property from Scotts
46 Bridge Road.

47 The staff evaluation: The purpose of that I-1
48 district is established, like I say, for manufacturing
49 plants and assembly plants. The request is to rezone
50 the parcel from I-2, industrial park district to I-1,

1 industrial district. The applicant's intent is to
2 create a Class A industrial and logistics development
3 in a business park type setting. The uses will include
4 warehousing, distribution, light industrial and light
5 manufacturing. The developer will be required to
6 connect to sewer if approved. However, depending on
7 the flow requested, capacity may be an issue and the
8 developer will need to contact the Anderson County
9 Wastewater Department.

10 Evergreen Road is classified as a minor rural
11 local road. The maximum average daily trips with one
12 access point is five hundred and it's one thousand for
13 two access points.

14 Scotts Bridge Road, it is classified as a
15 collector, which has no maximum average vehicle trips
16 per day.

17 Due to the comparability with the future land use
18 map, staff recommends approval of this request.

19 This concludes the staff report.

20 DAVID COTHRAN: Thanks. Any
21 questions from the commission for the staff? If not,
22 we'll open this for public hearing. We have three
23 people signed up. We'll go in order of the list.
24 First is John Tucker.

25 JOHN TUCKER: Okay. I have some
26 questions. That is that I know that we have a limited
27 capacity of sewer at Six & Twenty, and the county is in
28 the process of moving that to Beaverdam in some way.
29 I'd like to know what -- how much of the capacity that
30 this one project will take.

31 I also want to know the percentage of vehicle and
32 truck traffic that will be on Evergreen. The -- Mr.
33 Pennington was good enough to give me two of the plans.
34 One of them is a 216 plan that I'd already seen that
35 they had presented before. But the other one has a
36 five entrance off of this project into Evergreen and
37 one of them is directly in front of the Evergreen
38 Baptist Church. And I have a concern about whether or
39 not the church is aware of all this that's going on.
40 And will the traffic flow require a red light at 81 and
41 Evergreen? And also, what is the developer responsible
42 for in the -- like I said the -- the runoff and
43 everything that flows through there. So I've got some
44 really heavy questions.

45 And I'll say this, too. There's two other
46 projects at this time; one at 32 -- exit 32 and one at
47 exit 35. And they didn't have to go through this
48 because they're not zoned. It's not the gateway
49 aspect. And that's why we have this zoning, is to keep
50 this area safe. It just seems like what we've done,

1 it's called the field of dreams, we build it and then
2 they will come. I'd like first to make sure that when
3 they do this project they're doing it from top to
4 bottom in the right way. Thank you.

5 DAVID COTHRAN: Thank you. Next is
6 Mike Morris.

7 MIKE MORRIS: Thank you. I'm a
8 homeowner in Brookstone Meadows. It's on Scotts Bridge
9 Road. I'm also on the board of directors there. We're
10 extremely concerned, the residents, about the impact of
11 traffic going out on the road coming into our
12 neighborhood and possibly (inaudible). We already have
13 a lot of impact on the road during TTI construction as
14 well waste water that hasn't been -- been there since.
15 This is really an issue for us and we'd like to know a
16 lot more about the plans for that. Thank you.

17 DAVID COTHRAN: Thank you. Next is
18 Mark Hanna.

19 MARK HANNA: Good evening. I
20 wear a hearing aid, so if I'm repeating something
21 you've heard already, I apologize. I hope that's not
22 the case. I'm a resident of 182 Parkside Drive,
23 Anderson. It's in Brookstone, very close to the
24 property that is being discussed.

25 The board of directors for the homeowners'
26 association has come out in opposition to this because
27 of potential nuisances from the unidentified usage. So
28 far the only thing the application identifies is the
29 usage of this potential future development. It seems
30 somewhat speculative. It seems that it would be
31 appropriate to identify the actual intended uses and
32 then request rezoning. Otherwise this comes across to
33 me actually more like spot zoning. There doesn't
34 appear to be another I-1 use, certainly in the maps
35 that were provided by the county. So that's the first,
36 is the potential negative impact on property values to
37 homeowners resulting from the rezoning. I'm sure
38 you're sensitive to those things.

39 I think you're probably also interested as
40 commission members on the approach that will be taken
41 for infrastructure. So if we think about a number of
42 I-1 uses, then we can envision a significant additional
43 need for electrical power that's not currently
44 available at that property. We have a high voltage
45 power line that comes through our neighborhood to
46 supply the Bosch plant nearby. But it's unclear to me,
47 really, how that power line would be used to satisfy
48 needs in this area. And so the question to me is, well
49 then, okay, what property would be degraded potentially
50 by use of eminent domain to distribute power to this

1 new location? There could be other utility-associated
2 degradations to property, as well.

3 So on those two primary bases, the homeowners'
4 association and I, myself, would speak against this
5 until perhaps there might be further information about
6 what the actual intended parties are that would utilize
7 this property. Thank you very much.

8 DAVID COTHRAN: Thank you. That is
9 all that is signed up. Does anyone else wish to speak
10 on this? If so you need to come forward, state your
11 name and address for the record.

12 TREY PENNINGTON: Good evening. My
13 name is Trey Pennington and I'm here representing the
14 applicant. And thank you for consideration of this. I
15 just want to address a couple of issues, and I'm glad
16 to speak off line a little bit more about the project
17 with anybody.

18 I think that this is in the best interest of
19 Anderson County in several ways. The site is already
20 zoned industrial. The only thing that this would do
21 would remove some of the ambiguity for some of the uses
22 that could be and also allow the developers to use the
23 site to its maximum benefit. They're looking for -- to
24 do a park that will be -- Anderson County will be proud
25 of. It'll be a Class A industrial park. The group
26 that's doing this has been in business since 1945. It
27 is a company that is known for making investment in
28 communities where they are. They're not going to come
29 build this and then sell it. They're going to come
30 invest in the community and be a part of the community.
31 What they would be doing would be, again, first class.
32 And it will be building light industrial buildings that
33 would be used to attract capital investment and jobs
34 into Anderson County.

35 So I'm glad to speak further about it and address
36 some questions, but just wanted to put that on the
37 record.

38 DAVID COTHRAN: Thank you. Anyone
39 else wish to speak? Come forward and state your name
40 and address for the record.

41 JIM: Hi, my name is Jim
42 (unintelligible) and I live in Brookstone Meadows also,
43 in the gardens, which is very close to the TTI facility
44 and also this development.

45 You know, my concern is before we go ahead and
46 reclassify property, it would be nice to have
47 visibility as to what this industrial park is going to
48 look like and see the plans. I've been in
49 manufacturing my whole career, so believe me, I want
50 manufacturing in Anderson County. I think it's a

1 wonderful thing. But it has to be done right. And
2 density of the property is really, really important,
3 but how it's handled and how it's viewed as you enter,
4 you know, ingress and egress into the neighborhood.
5 And also what type of manufacturing that will be in
6 this development is very, very important.
7 (Unintelligible) manufacturing plant. Some are clean,
8 some are -- you know, the housekeeping is very dirty.
9 It all depends on who is occupying these manufacturing
10 sites and the companies that come in.

11 You know, so I just -- before we go ahead and give
12 the stamp of approval, it would be nice to see, okay,
13 what the plans are, what the development is, and what
14 the density is going to look like, because it will have
15 an impact. Even thought like TTI, a beautiful complex,
16 but I feel, since I'm exposed to that area, that the
17 planning on that facility could have been done a little
18 bit better. People from Parkside, when they view,
19 instead of a view of meadows in the background, now
20 they have a view of the warehouses. So there was no
21 provisions put in with TTI. I'm sure they would have
22 done it, you know, they're a multi-billion dollar
23 corporation, put buffers in between that facility.

24 And also regarding the noise, if you go down that
25 new road that they've carved in right behind Garden
26 Park by Brookstone, they took down all the trees. And
27 I'm not against, you know, development, but they didn't
28 put any buffer in for the noise. And the noise now is
29 just unbelievable in that whole area coming off of 85.

30 So I just want you to really just take it slow,
31 let's do it right. I know you can't stop progress.
32 I'm all about manufacturing. But we do need to protect
33 the citizens and neighborhoods that are in that area
34 and also have a win for the people and the jobs and
35 everything else. That's it. Thank you.

36 DAVID COTHRAN: Thank you. Anyone
37 else?

38 JIM GREASY: Yes. My name is
39 Jim Greasy (phonics). I'm also a resident of
40 Brookstone Meadows. And our concerns, without having a
41 lot of data, other than this is going to be a first
42 class operation, which I don't know what that really
43 means, we have a big concern about obviously the noise
44 signature, the light pollution signature and the
45 traffic that would be associated with this. Looking at
46 the definition of I-1 versus I-2, I don't see a heck of
47 a lot of restrictions on I-1. It just says industrial.
48 And it can be -- it can run the full gambit of
49 industrial plants.

50 And again, I, too, have made my whole living,

1 living off of manufacturing and I know how plants do it
2 right and some do it wrong. We just need to have more
3 information about this.

4 We also have TTI. I mean we welcome them to the
5 area. They bring a lot of tax dollars here in Anderson
6 County. But I can tell you, if this project goes
7 through as an industrial facility, our subdivision will
8 be surrounded by two industrial complexes which are big
9 and getting bigger and all the noise and the light
10 pollution that goes with it is a big concern.

11 My final concern is Scotts Bridge Road. I was a
12 little surprised to hear that there's no restrictions
13 on traffic on it. Right now, folks, we're at
14 saturation point on Scotts Bridge Road. It's getting
15 untenable on there. Traffic is very heavy. It's very
16 fast. And it's only going to get worse. And the
17 condition of the road is not being maintained properly.
18 So adding more traffic to that is even going to make it
19 worse.

20 So again, traffic on Scotts Bridge Road, light
21 pollution, noise pollution, those are our big concerns.
22 Thank you for your attention.

23 DAVID COTHRAN: Thank you. Anyone
24 else wish to speak? Seeing none and hearing none we
25 will close the public hearing on this matter. I'll
26 give the commission an opportunity for any questions or
27 feedback.

28 JANE JONES: I have a question
29 for Mr. Pennington. Did I understand you to say you
30 don't have a specific tenant for your property yet?

31 TREY PENNINGTON: No, ma'am. This
32 would be speculative development, Class A speculative
33 development. That's a definition, not a quality.

34 JANE JONES: Some of the people
35 had some pretty specific questions.

36 TREY PENNINGTON: Yes, ma'am.

37 JANE JONES: And this is just a
38 suggestion or a question or whatever. Do you see any
39 benefit to postponing this and meeting with the
40 community and answering these questions and make sure
41 everybody is on the same page and understanding exactly
42 what you have in mind and then move forward? And this
43 may be over my pay grade to even suggest it, but ---

44 TREY PENNINGTON: Yes, ma'am.

45 JANE JONES: --- it sounds like
46 there's just a lot of questions that aren't answered
47 yet.

48 TREY PENNINGTON: We are certainly
49 willing to talk to the community and want to be a good
50 citizen and a good neighbor there and are willing to

1 talk through the buffers. I don't see a need to delay
2 this. But I do -- we are open to having that
3 conversation and welcome that conversation.

4 JANE JONES: Well, if we approve
5 the project, it's pretty well done. Thank you.

6 DAVID COTHRAN: Any other
7 questions? Entertain a motion on the item.

8 JANE JONES: I move to decline
9 the application until such time that they can present
10 more information.

11 DAVID COTHRAN: We have a motion to
12 reject. Do we have a second?

13 DONNA MATTHEWS: I second.

14 DAVID COTHRAN: There's a second.
15 Any discussion? All in favor of the motion signify by
16 your hand. All those opposed by like sign. I would
17 vote in the opposition, so we apparently have a tie on
18 this. What are the rules on our ties?

19 RHONDA SLOAN: If they voted three
20 to three, who breaks the tie? The chairman. Because
21 you're voting opposed; right, Mr. Chairman?

22 DAVID COTHRAN: I oppose the
23 motion. I vote in favor of the project.

24 RHONDA SLOAN: You vote in favor
25 of the project?

26 DAVID COTHRAN: Well, three of us
27 do and three of us don't.

28 RHONDA SLOAN: Okay. I'm not sure
29 who's going to break that tie.

30 DAVID COTHRAN: We need all seven
31 members up here.

32 RHONDA SLOAN: Uh-huh
33 (affirmative).

34 JANE JONES: What did we do the
35 last time we had a tie?

36 DAVID COTHRAN: I believe if I
37 remember, if it doesn't pass, it doesn't pass.

38 ALESIA HUNTER: Mr. Chairman, the
39 vote fails, but this item is still moved on to council
40 for consideration. So it would be for the record and
41 for the minutes that ---

42 DAVID COTHRAN: I think I agree.
43 Let's ---

44 ALESIA HUNTER: --- it's three to
45 three and staff will recommend -- well, we will send on
46 your voting to council.

47 DAVID COTHRAN: That's fine. So
48 motion fails for lack of majority and it will move to
49 county council. Thank you.

50 We'll move on to public hearing item 4(B) which is

1 a rezoning request for thirty acres plus or minus at
2 340 Fants Grove from R-20 to R-A.

3 RHONDA SLOAN: Yes, sir. The
4 second zoning request tonight is located at 340 Fants
5 Grove Road. The tax map number is there for your
6 viewing. The number of acres is thirty acres.
7 Currently zoned as R-20 single family residential. The
8 requested zoning is R-A, residential agricultural.
9 Located in Council District 4. And the access road is
10 Fants Grove Road.

11 The R-20 classification, single family
12 residential, is established as areas in which the
13 principal use of land is for single family dwellings
14 and recreational, religious and educational facilities
15 required to provide an attractive residential area.

16 Next we have an aerial photo of the property.
17 Then the zoning of the property, which is showing R-20.
18 And then the future land use map that shows the area as
19 agricultural. And this is a view of the property.

20 The staff evaluation: The purpose of the R-A
21 district is to provide for a full range of agricultural
22 activities. The district also provides for spacious
23 residential development and prevents untimely
24 scattering of more dense urban uses.

25 The request, once again, is to rezone from R-20
26 single family residential to R-A residential
27 agricultural. The applicant wants to -- wants the
28 zoning to reflect the current use. The applicant
29 purchased this property in 2005 and has maintained a
30 sheep farm, as well as a horse and small flock of
31 chickens for the past fifteen years.

32 This is located in the Mt. Tabor voting precinct
33 and that was zoned back in August of 2000. And
34 according to the assessor's office, the property has
35 been in agricultural use going back to at least 2007.

36 Our Anderson County Green Infrastructure Plan,
37 which was adopted by council in November of 2016, which
38 is just a document that aims to preserve land while
39 supporting growth that is vital to our economy, it
40 shows a portion of this property is within a core
41 habitat area. And then the United States Department of
42 Agriculture classifies the area as prime farmland and
43 farmland of statewide importance.

44 Fants Grove Road is classified as a collector road
45 with no maximum average vehicle trips per day. And due
46 to the compatibility with our future land use land,
47 staff recommends approval of this request.

48 This concludes the staff report.

49 DAVID COTHRAN: Thank you. Any
50 questions from the commission?

1 All right. We'll open this up for public hearing.
2 We also have -- we have two on Fants Grove, so if you
3 messed up and wrote the wrong one, just let me know.
4 But for this one, which is the 340, first we have
5 Helena -- can't read your last name. Beccue.

6 HELENA BECCUE: My main concern is
7 the water -- land erosion caused by water runoff. I
8 live at the end of an I-2 zone, in that area, and by
9 Eighteen Mile Creek there's like -- right behind my
10 house there is the water runoff from the Fants Grove
11 Road and we just -- it's going to be a lot worse. Like
12 the land erosion. And the traffic will increase also.

13 DAVID COTHRAN: Thank you. Next is
14 John Andrae.

15 JOHN ANDRAE: Good afternoon.
16 I'm the landowner. I couldn't hear the comments, but
17 I'm willing to take any questions that anyone has.
18 We're just looking to preserve what we've been doing
19 for the last fifteen years and keep the land in
20 agriculture. We have no plans to change anything.
21 We're going to keep doing what we're doing as long as
22 we can and keep it agricultural. We'll hopefully live
23 there for the next thirty years in a single house. Any
24 questions or any way I could address the comments
25 earlier? We couldn't hear in the back. Thank you.

26 JANE JONES: She was concerned
27 about runoff and the water and that was ---

28 JOHN ANDRAE: Yeah. We don't
29 intend to do anything other than what we're doing.
30 Thank you.

31 DAVID COTHRAN: Anyone else?
32 Seeing none and hearing none, we'll close the public
33 hearing on this. Entertain a motion.

34 JANE JONES: Motion to approve.

35 DAVID COTHRAN: Motion to approve.
36 Do we have a second?

37 DONNA MATTHEWS: Second.

38 DAVID COTHRAN: All in favor. Or
39 any discussion? All in favor signify. Motion passes.

40 Next will be public hearing 4(C), the rezoning
41 request of approximately 4.58 acres, 200 Fants Grove
42 Road from R-20 to R-A.

43 RHONDA SLOAN: Yes. Our third
44 rezoning is located at 200 Fants Grove Road. The tax
45 map number is there for your viewing. The number of
46 acres -- the total acres is 6.36. Currently zoned as
47 R-20 single family residential. The requested zoning
48 is R-A residential agricultural. It is also located in
49 Council District 4 and the access road is Fants Grove
50 Road.

1 Our R-20 single family residential district is
2 established as areas in which the principal use of land
3 is for single family dwellings and for recreational,
4 religious and educational facilities required to
5 provide an attractive residential area.

6 We have an aerial photography of the site. Then a
7 zoning showing this piece of property, a portion of it
8 is located in the Clemson Research Park there, which is
9 I-2. And then the future land use map which shows the
10 area as agricultural. And then this is a viewing of
11 the property.

12 The purpose of the R-A district is to provide for
13 a full range of agricultural activities. This district
14 also provides for spacious residential development and
15 prevents untimely scattering of more dense urban uses.

16 The request is to rezone a portion of the 6.36
17 acres to R-A. The property is currently dual zoned.
18 4.5 acres is zoned as R-20 and 1.78 acres is zoned as
19 I-2, which is industrial park district, the portion
20 that you saw on the zoning map that falls within the
21 Clemson Research Park.

22 The applicant wants to rezone the portion of his
23 property that is R-20, the 4.5 acres, to the R-A for
24 rural land conservation. The applicant purchased the
25 property in 1994.

26 In the future the applicant is interested in
27 starting a gun smithing and finishing business, which
28 may require additional approval and a potential
29 agribusiness to raise vegetables and livestock.
30 Currently the applicant has no livestock at this time.

31 It is located in the Mt. Tabor precinct, which was
32 zoned in August of 2000. The assessor's office shows
33 that the property does not appear to have been in any
34 agriculture use going back to at least 1988. However,
35 the United States Department of Agriculture does
36 classify the area as prime farmland and farmland of
37 statewide importance. Fants Grove is classified as a
38 collector road with no maximum average vehicle trips
39 per day.

40 And due to the compatibility with the future land
41 use map, staff has recommended approval of this
42 request.

43 This concludes the staff report.

44 DAVID COTHRAN: Thanks. Any
45 questions? All right. We'll open this up. We have
46 one person signed up on the public hearing. Ms.
47 Beccue, do you wish to speak on this one? Ms. Beccue,
48 do you wish to speak on this matter?

49 HELENA BECCUE: Just the same
50 thing. My main concern is the land erosion and the

1 noise pollution and it's just going to get worse.
2 That's it.

3 DAVID COTHRAN: Okay. Thank you.
4 Anyone else wish to speak on this? Seeing none and
5 hearing none, we'll close the public hearing on this.
6 We'll entertain a motion.

7 JANE JONES: Motion to approve
8 the application.

9 DAVID COTHRAN: Second?

10 DONNA MATTHEWS: Second.

11 DAVID COTHRAN: Any discussion?

12 All in favor. Passes, unanimous.

13 All right. Next will be hearing 4(D), which is a
14 land use permit application for Sweet and Sour Tattoo,
15 3401 Highway 153, Suite B in Piedmont.

16 BRITTANY MCABEE: Good evening. So
17 this is a land use review for a tattoo facility. The
18 applicant is Joshua Bovender. The property owner is
19 Youngblood Development and 1719 East Main LLC. It is
20 located at 3401 Highway 153, Suite B, Piedmont. It is
21 a .79 acre parcel and the space that will be utilized
22 is approximately 1,346 square feet in a strip mall.

23 It is located in Council District 6. It is
24 surrounding by commercial except to the south where
25 there is a vacant piece of property. It is currently
26 unzoned. The applicant is not requesting a variance.
27 Highway 153 is a state road and classified as an urban
28 principal arterial road. There is no maximum average
29 vehicle trips per day requirement. No encroachment
30 permit is required as the driveway is already installed
31 and currently in use.

32 This is an aerial of the project. This is the
33 site plan of what the facility looks like inside. This
34 is a google street view of the strip mall where the
35 applicant is hoping to put his business.

36 Staff recommends approval with the following
37 conditions: Based upon a site plan staff has verified
38 the applicant meets the distance requirements of a
39 thousand feet from a church, school or playground. If
40 approved applicant must obtain all necessary permits
41 from South Carolina DHEC for the operation of a tattoo
42 facility and submit the final permit to Anderson County
43 Planning and Development prior to opening. As well, we
44 will require a land use permit.

45 This concludes the staff report.

46 DAVID COTHRAN: Thank you. Any
47 questions? All right. We don't have anyone signed up.
48 This is a public hearing due to the nature of the
49 request. Does anyone wish to speak on this? Seeing
50 none and hearing none, we'll close the public hearing.

1 We'll entertain a motion on this.

2 JANE JONES: I make a motion to
3 approve.

4 DAVID COTHRAN: Motion to approve.
5 Do we have a second? Any discussion? All in favor.
6 All right. Unanimous, passed.

7 Next will be public hearing 4(E), a land use
8 permit application for Whitehall Road cabins near 2640
9 Whitehall Road in Anderson.

10 TIM CARTEE: Thank you, Mr.
11 Chairman. The owner of record is Margaret Getsinger
12 Life Estate. And the applicant is Thomas and Charlene
13 Fitch. Engineer of record is Pan Carolina. And this
14 proposed development is on Whitehall Road, which is
15 state maintained.

16 Details of the development: Owner plans to build
17 a single family residential barn house type on the
18 property behind the pond and live onsite at all times.
19 This will be their retirement home with seven cabins
20 onsite. One cabin will be for their elderly mother and
21 one cabin for their son. And one cabin will serve as a
22 chapel. And the other four will be rentals. The size
23 of the cabins are fourteen by twenty-eight.

24 This is in District 5.

25 Surrounding Land Use: North is residential and
26 vacant; south is commercial and residential; east is
27 agricultural and commercial; and west is residential.

28 The total site area is 9.03 acres. There are
29 eight buildings that will be there onsite. That's
30 including the residential house. There's no zoning.
31 Tax map number is there for your viewing. And this is
32 not an extension of a development. And the access road
33 is Whitehall, which is state maintained. The water
34 supplier is West Anderson. And the sewer supplier will
35 be on septic tank, one for the house and then there
36 will be a community septic for the cabins. And the
37 power supply will be Duke Energy.

38 They're asking a variance for the internal road.
39 They're requesting that the internal road be a gravel,
40 twenty foot wide, to keep the natural landscape that
41 this land has afforded for many years. Gravel is often
42 recommended as an environmentally friendly material
43 because it will allow water to flow through and shed
44 water. We know that the proper care and maintenance of
45 a gravel road can last up to a hundred years. And the
46 beauty of a gravel road is that it can be repaired and
47 replenished on an ongoing basis.

48 The traffic impact analysis study: For this
49 proposed new development, it will generate
50 approximately thirty-eight new trips per days.

1 Whitehall Road is classified as an arterial road with
2 no maximum average trips per day.

3 The applicant will be required to obtain an
4 encroachment permit from the SCDOT for an encroachment
5 along Whitehall Road.

6 On this slide here you can see the proposed layout
7 of the cabins that will be on the right side of the
8 pond. And their home will be at the back of the pond.
9 And the chapel will be on the opposite side of the
10 gravel road that's going to be installed if approved.
11 This is the TMS number, location and this is your
12 aerial for the proposed cabins.

13 Staff recommends approval of this development and
14 plan as submitted with the following conditions: The
15 developer must obtain all necessary permits and
16 approvals. All lots must access proposed internal
17 roads only. If volumes and pressures exist, fire
18 hydrants must be placed within a thousand feet of all
19 the lots. Road names must be approved by the Anderson
20 County Addressing Department. Access gravel road must
21 remain private. Anderson County will not accept or
22 maintain this road in this development. Developer is
23 required to obtain an encroachment permit from SCDOT.
24 Developer must obtain all necessary permits prior to
25 proceeding with development with Land Use Development
26 Standards and Building Codes for electrical permitting.
27 They must provide the Building and Codes Department
28 with a copy of this approval letter in order to receive
29 electrical permits at the end of the permitting
30 process. DHEC approval letter will be required for the
31 septic tanks. And proper screening of landscaping and
32 buffers will be required. And the developer must
33 submit a storm water erosion sediment control plan for
34 land disturbance of one acre or larger or part of a
35 common development plan. This approval is required by
36 both Anderson County Stormwater and SCDHEC. After
37 their approval we will issue a grading permit and the
38 cost is six fifty payable to Anderson County.

39 That's all I have, Mr. Chairman. Thank you.

40 DAVID COTHRAN: For the record, I
41 did check with the fire chief. We discussed. And he
42 was not in favor of a gravel surface for the fire
43 protection of this area. All right. Any questions for
44 the ---

45 JANE JONES: Let me ask about
46 the variance first. Is that just -- they need a
47 variance to have the gravel road; is that what you're
48 saying?

49 TIM CARTEE: Yes, ma'am. That's
50 just ---

1 JANE JONES: Otherwise it would
2 have to be ---
3 TIM CARTEE: It would have to be
4 paved and all that. Yeah.
5 JANE JONES: Okay.
6 TIM CARTEE: But they're wanting
7 to keep the aesthetics of, you know, a campsite
8 throughout.
9 JANE JONES: I understand. Will
10 we vote separately on the variance or -- I forget how
11 we do that.
12 TIM CARTEE: We'll vote on the
13 variance for that and then if that's approved ---
14 JANE JONES: Then on the
15 approval ---
16 TIM CARTEE: --- vote on the
17 other one; yes, ma'am.
18 JANE JONES: Okay. These are
19 permanent houses; correct?
20 TIM CARTEE: Yes, ma'am. The
21 cabins are already pre-built ---
22 JANE JONES: Will they be built
23 onsite or will they be pulled in?
24 TIM CARTEE: No, ma'am. I think
25 they're coming from North Carolina. They've been built
26 up there from another campsite. And they'll be
27 purchasing those and bringing them in. I believe
28 that's ---
29 JANE JONES: How does this -- I
30 know there's a lot of discussion going on now about
31 tiny homes and some specifications that have been put
32 out to cover those. How does this fall in line with
33 the tiny home regulations?
34 TIM CARTEE: Well, this won't
35 really be a tiny home. It's more of a campsite type RV
36 ---
37 JANE JONES: But I mean as far
38 as the size of the houses, I mean, is it going to be
39 the same sort of thing?
40 TIM CARTEE: Well, the sizes are
41 fourteen by twenty-eight. So they'll have to get
42 approval from the Building and Codes for that.
43 JANE JONES: I guess my question
44 was, will these come under the new guidelines for tiny
45 homes or not? I forgot what the exact size is.
46 TIM CARTEE: Well, normally a
47 stick-built home is four hundred square feet, is the
48 smallest that you can build a stick-built home. But
49 these are cabins pre-built already. But they will have
50 to meet code ---

1 JANE JONES: Basically you're
2 saying the same thing?
3 TIM CARTEE: Yeah, pretty much.
4 JANE JONES: Whether you build
5 them here or there, they're ---
6 TIM CARTEE: Right.
7 JANE JONES: But these are just
8 built somewhere else and hauled in here?
9 TIM CARTEE: Uh-huh
10 (affirmative).
11 JANE JONES: And three or four
12 of them will be rental properties?
13 TIM CARTEE: Yeah.
14 Approximately four.
15 JANE JONES: Yeah.
16 DAVID COTHRAN: All right. Any
17 other questions? We'll open this up as a public
18 hearing. We'll go by the list, as usual. First on the
19 list is Eddie Herndon.
20 EDDIE HERNDON: I live on Knollwood
21 Drive which is the neighborhood right beside where this
22 is proposed. And one topic is traffic. I know he said
23 thirty-five trips a day. We've got so much traffic out
24 there on Whitehall right there where New Hope Road
25 comes in now that early in the morning and late in the
26 afternoon, it's virtually impossible sometimes for us
27 to get out of our neighborhood. And we don't need any
28 more traffic out there. You're talking about thirty-
29 five trips a day. That could mean at five o'clock,
30 which is a problem.
31 The other problem with this, rental properties --
32 I personally have been living there for thirty years
33 and I have one neighbor in our neighborhood, right
34 beside me, that rented his house out. And we had a
35 drug problem, dealer, filth and so forth on there. And
36 we don't want that to happen from rental property
37 beside of our neighborhood. They're saying renting, we
38 don't know what kind of people is going to be renting
39 there. And we don't want somebody coming in there that
40 can come over, drift over into our neighborhood. With
41 the crime rates we're having now days and going up
42 further, we don't feel like we want any more
43 possibilities of something like that going on.
44 And my personally -- saying with two septic tanks
45 on that property, how can you have four cabins or
46 rental things with one septic tank? Is basically, what
47 I understand, it's going to be run.
48 And the other thing is we haven't seen any
49 pictures of any cabins, what they're going to look
50 like, are they going to be remodeled, what are they

1 going to be -- how are they going to be remodeled and
2 the extent of how long is that going to go on? Are we
3 going to have people renting on a short term basis;
4 overnight, weekends? Or is it going to be long-term,
5 short-term? And we just don't want our property
6 devalued in the future for somebody that -- you know,
7 these people may not live there for long and we don't
8 know what's going to happen in the future with that
9 property. That's one of the things that we're
10 concerned about. Thank you.

11 DAVID COTHRAN: Thanks. Matt
12 Vermillion.

13 MATT VERMILLION: Probably the thing
14 you're going to hear today is about traffic.
15 Whitehall, out that way, traffic is very heavy. I
16 don't know what measures or what you've witnessed out
17 there in Anderson County, but I think you said thirty-
18 eight use or thirty-eight visits, traffic, whatever,
19 for the additional add-on. And I'm here to tell you,
20 it's at the brink. It's very dangerous right there at
21 Barnwood Grill and there used to be a produce stand
22 right there that they occupy both spaces now.

23 And you come out of there, there's already
24 accidents at five o'clock out there now between New
25 Hope Road and Barnwood. And it's just going to add to
26 that more. It's going to be a bottleneck of the
27 intersection. Everyone that works in Anderson are
28 trying to get out towards the lake where they live.
29 And either another red light or widening, I don't know
30 what the situation -- to resolve that situation would
31 be. But we have a traffic problem that's out there
32 now. We don't want any more. We don't want any -- I
33 have two small kids that drive, and I don't want to
34 have any more fear about my kids turning left at an
35 intersection, they're going to have an accident or not.
36 I don't know if you guys have that problem in your
37 neighborhood, but I have that in mine.

38 Other than that, I really don't have -- I live in
39 the neighborhood right beside it. Other than that we
40 don't have an issue other than are they going to be
41 short term rentals or long term rentals? If it's short
42 term rentals like for the weekend and what not, I don't
43 see an issue. Long term rentals bring problems. With
44 that, that's the only concerns that I have. Thank you.

45 DAVID COTHRAN: Thanks. Raymond
46 Hudson.

47 RAYMOND HUDSON: Good evening. My
48 name is Raymond Hudson. I have -- my wife and I have a
49 home directly across the road from this property where
50 the cabins are going in. We have a big part of our

1 life invested in that home. It's valued in excess of
2 four hundred thousand dollars. It's my belief that
3 rental cabins directly across the road in front of my
4 home will be detrimental to the value of my home. I've
5 seen rental cabins, rental mobile homes and those type
6 things just devalue property. I'm sixty-five years
7 old. I've seen it all my life. I know Ms. Fitch has a
8 good plan of keeping this up, but I've never seen
9 rental cabins or rental mobile homes maintained. And I
10 don't believe in this type area where it is, with the
11 subdivision that folks are talking about, my home, and
12 I don't believe that the rental cabins would be
13 suitable for that area.

14 I'm also concerned about traffic. And so ... but
15 the biggest issue for me is my property value. To cite
16 an example, if you take -- go beyond -- on Whitehall,
17 you go beyond us and go directly to the water, you'll
18 cross over 187 and you go out and there's Tiger Creek
19 Cove out there has rental cabins and they've been there
20 twenty to thirty years and the value of that property
21 is probably the worst on Hartwell Lake. Probably the
22 worst area on Hartwell Lake. You know, I don't mean to
23 be discouraging to the project, but I'm discouraged
24 about my property and the value of it and my home.

25 That's it.

26 DAVID COTHRAN: Thank you. Lester
27 Haulbrook.

28 LESTER HAULBROOK: Yes, sir, my name
29 is Lester Haulbrook. I'm at 116 Sugar Creek Lane,
30 which is right -- it abuts the property on the other
31 side of the lake. My concern is, too, the traffic and
32 whether the rentals are short term or long term, that
33 does make a difference. My other concerns have
34 actually been expressed already, so thank you for your
35 time.

36 DAVID COTHRAN: Ed Gardner.

37 JOAN GARDNER: I signed up for
38 both of us, for Ed and Joan Gardner. We live on
39 Springside Circle. I'm concerned with the value that
40 my home is going to be affected. The traffic is
41 horrendous on Whitehall Road. And I don't see that we
42 need -- there are plenty of apartments and also the
43 card said they were going to build a chapel. We also
44 have a good many churches in the area. I don't see a
45 need for that either. Thank you.

46 DAVID COTHRAN: Do you want to
47 speak, Mr. Gardner? Thomas and Charlene Fitch.

48 CHARLENE FITCH: Good afternoon.
49 I'm Charlene Fitch and this is my husband Thomas.
50 These are our children Maggie and Jackson here. I'm

1 going to have to go by my notes just so that I make
2 sure I cover everything.

3 I'm a native of Anderson County, and I left here
4 when I was probably twenty-three years old. And I'm
5 fifty-eight now and I'm ready to return to Anderson
6 County. We are at a point -- right now we live in
7 Shelby, North Carolina and we're at a point that we
8 feel good about leaving North Carolina and coming here.
9 Part of the reason why we want to come back is not just
10 for my heritage and for my friends and family, it's to
11 help care for my mom.

12 This land is directly across from my brother's
13 property and my mom lives behind my brother. And then
14 I have another brother that lives about a mile down the
15 road. We purchased this property about fifteen years
16 ago. It was a large farm of about thirty acres. And
17 we purchased two parcels of that, my husband and I, and
18 my parents. And we did so thinking that we were going
19 to be able to hold onto it for a little bit and resell
20 it and make money. Well, that has not happened because
21 we paid too much for the property; way too much for the
22 property. So we can't really, at this point, make a
23 profit. We might be able to get our money out of it,
24 but we can't make a profit.

25 Also, I have a love of animals and we have been
26 looking for the last couple of years in Anderson for an
27 area for us to purchase so that we could be here to
28 help care for my mom and to be around family. But
29 that's been really difficult to find. And it finally
30 dawned on us, well, this is crazy. We've got this land
31 there. We could go there and have some chickens maybe
32 and some goats and be able to build us a small home
33 there and have that property close within my family's
34 parameters.

35 I've always loved cabins. I've always loved log
36 cabins. A couple of years ago these particular cabins
37 came to a point that we were able to potentially buy
38 them. We passed up that opportunity and a friend
39 bought them. There were twelve total. They were built
40 in 1950 in North Carolina on an agricultural testing
41 center. And they wanted to have those removed from
42 their property. So they auctioned them off. And this
43 gentleman bought the whole twelve. And he has six that
44 he has not used. He actually took his six and he
45 bought less than an acre in Cashiers, North Carolina
46 and he has repurposed those. And that was the whole
47 thing. You hate throwing away historical cabins. And
48 so he actually put those on his property. It's
49 beautiful. I have pictures for you all to see. He has
50 just now finally completed the project. And we hope to

1 do a sister project just like that. We have -- the
2 hopefulness of it is that we will have short term
3 rentals. We don't know for sure if we'll even rent
4 them because we're not going to just rent them at a low
5 price. Our price probably will be very sticky to some
6 people. But we want to make sure that the people that
7 in our property are people of caliber and people that
8 will take care of our property.

9 As far as whether or not they will be short term
10 or long term, obviously we would prefer them to be
11 short term because that's where the money is made. And
12 we cannot justify living on this property without
13 having some type of revenue-generation from the land.
14 And so that is part of our purpose.

15 As far as pictures, can I show you guys some
16 pictures of the completed project? So those pictures
17 are the current finished project of the six cabins in
18 Cashiers, North Carolina. And it is a single bedroom
19 cabin with a full bathroom and partial kitchen area for
20 use in the kitchen area with beautiful porches put on
21 there. But obviously we would have to re-configure
22 everything, from the wiring to the insulation, the
23 whole gambit.

24 As far as devaluing the property for Mr. Hudson, I
25 would like to say that this past Sunday I happened to
26 be in Anderson and I took some pictures of his house.
27 Mr. Hudson actually sold part of his land to the next
28 door neighbor, Climate Control Storage. And so he
29 actually devalued his land and his home when he sold
30 his property and allowed a storage facility to be built
31 beside him. He also had a vehicle located at the
32 entrance of his property for sale. So he is utilizing
33 his home residence to sell vehicles, which I said to
34 him, because he actually called me, I said, well, you
35 know, I could say that devalues my property, you know,
36 with your rental -- I mean you trying to sell vehicles
37 on your property across from my property.

38 We also explained to him that we hope to put extra
39 trees so that you can't even really see the cabins from
40 the road. So what we're trying to do is we're trying
41 to utilize the property in a way that allows it to be
42 more natural. That's why we asked for a variance in
43 the gravel. Because the hard surface roads are more
44 difficult to maintain, they're more costly to maintain,
45 and they obviously don't allow water to seep back into
46 the earth like gravel does.

47 Do you have anything -- I'm going to look at my
48 notes while he speaks.

49 THOMAS FITCH: I would just like
50 to say that we're really looking forward to fixing it

1 up around the pond with a fountain in the pond and
2 lighting at night. Walking trails. We've invited
3 neighbors if they want to come out and walk the walking
4 trails, they're welcome to. We'd just like to beautify
5 the property and be good neighbors.

6 CHARLENE FITCH: Also, I would like
7 to show you our properties that we currently have. We
8 have pictures of our home in North Carolina. We take
9 very much pride in maintaining our property. And
10 that's the beauty of this, is we will be there to make
11 sure that what happens on our property is of the utmost
12 important.

13 As far as the chapel goes, we don't have access to
14 that at this point. That is the last cabin. There
15 were actually thirteen cabins. And if we are able to
16 purchase these, then we would like to see about getting
17 that to put on the property. So that's not a done deal
18 at this point. So I have pictures there that I wanted
19 the committee to see. There's actually a picture of my
20 brother that is across the street and his property.
21 There's another picture of my brother that's a mile
22 down the road and his property. My mom's property, our
23 property. We do not take lightly our role in trying to
24 keep things clean, keep things in order and our
25 property certainly speaks to that.

26 I mean, the other thing we could do, potentially,
27 is sell the property. You know, a biker club, a -- you
28 know, who knows what could go into that property. We
29 love the property. We think it's beautiful. We would
30 like to, like I said, keep it as natural as we can.
31 There's tree barriers along Sugar Creek and all the way
32 around the property except for on the side of the
33 Barnwood Grill and Jimmy Haulbrook, and the front side,
34 it's completely trees. And we have no intention of
35 going and cutting down those trees. However, if we
36 sold the property, which we may have to do if we can't
37 do this, there's no telling what would happen to that
38 property. And so we're trying to preserve what's
39 there. And hope you guys agree with us that it's a
40 good idea.

41 DAVID COTHRAN: Thank you. Brian
42 Larkin.

43 BRIAN LARKIN: Good evening. My
44 name is Brian Larkin. I own the property directly
45 across the street from her property. She has
46 approached me several times trying to buy it from me,
47 but I can't kick the people that's living there out so
48 that she can buy it. They were supposed to buying on a
49 lease option. They were going to be homeowners, not
50 renters. They're now renters. I can't do anything

1 with the COVID-19 thing. They've shut all the
2 (inaudible) down.

3 I can't see anybody wanting to go camping or rent
4 a cabin on Whitehall Road. I can't see where this is
5 going to do anything but have negative effects on the
6 property values of people around there. And as far as
7 the chapel goes, who needs a chapel. I just don't see
8 what's going on here, you know. I just don't see where
9 this is going to increase property values or help the
10 neighborhood in any way. She was talking about how
11 she's going to -- and he sold the property to somebody
12 that was a renter and he devalued his own property. He
13 didn't devalue his own property because that house is
14 for sale and it will be sold to a homeowner. They're
15 just renting it at the present time. Thank you.

16 DAVID COTHRAN: Thanks. Randall
17 Bost.

18 RANDALL BOST: I just have a
19 question about this approval of this situation. I live
20 in Creekwood Subdivision. I've been there for thirty
21 years. We bought that house and we're going to live
22 there. I retired from Michelin. Twelve years in law
23 enforcement. And I've seen what happens when people
24 try to smokescreen moving into a property. For
25 example, take a look at the rental properties on down
26 Whitehall to the right. Look at their situation. Look
27 at the shape. Check with Chad McBride about the crime
28 rate in that one apartment building. Take a look down
29 Dickson Road. You live down Dickson Road, go down to
30 the left to see Clinkscapes' little project that he
31 started with all good intentions, telling people, oh,
32 this is going to be a nice area. This is going to be a
33 good place. My dad -- I lived there for twenty
34 something years and I seen my dad's property plummet.
35 He cannot sell his house. He lives right -- his
36 backyard is right in the back of those rental
37 properties. There's refrigerators, stoves, even a man
38 growing marijuana he had to call the law on. They're
39 in disarray. Just take a look at them. He cannot move
40 because -- if he wanted to but he's in his eighties and
41 he can't. His property plummeted. I lived there until
42 I got married and I seen the problems. But he had the
43 same idea as this lady, telling everybody we're going
44 to do this, we're going to do that. It never
45 materialized. When you start renting property and
46 putting anybody on -- first of all, this is not the
47 mountains. This is not the mountains. We don't need
48 cabins in a residential area. We don't need goats,
49 pigs, hogs. We live there. We don't want to smell
50 that, hear that or look at it every day coming home.

1 Our traffic is atrocious. We've got storage units
2 that have come here. We didn't even get the
3 opportunity -- I thank you for this opportunity. We
4 didn't get the opportunity to even speak on that. It
5 just happened. We got the Family Dollar. It's going
6 to kill our property values. I'm not planning on
7 moving. This is the home that I worked forty years for
8 to live in.

9 Now what she does with that property is fine. If
10 she wants to live on it, fine. But it's not to be used
11 for rental property. And the chapel I could not
12 understand. Why in the world do you want a chapel on
13 that property? And I'll reiterate, these are not the
14 mountains. Nobody -- like this gentlemen said, nobody
15 is going to want to rent a cabin on Whitehall Road.
16 And what she was saying about her brother and Raymond
17 Hudson, he sells a car -- if she's got a problem with
18 him selling a car in his front yard, she don't have a
19 problem with her brother having a car lot right down
20 beside her? I mean he just has one car every now and
21 then. He has a car lot. I don't have a problem with
22 that. I don't have a problem with him having that car
23 lot. But when you start putting rental property and
24 going to bring in prefab cabins that's ancient years
25 old, you're going to devalue our property.

26 I worked hard for my property. And yes, it is her
27 land. She can do -- and if she wants to sell it, sell
28 it. I'd rather see an establishment on there than
29 that. It's just not fair. All the residential people
30 here have put time and effort in their yard, their
31 home, their livelihood and kids. They don't want to
32 see it. It's just like Whitehall is a constant
33 cluster. You can't -- we've waited twelve minutes -- I
34 told Tommy Dunn, we've waited twelve to thirteen
35 minutes just to get out of our neighborhood. And this
36 is going to be atrocious to the community. I mean it's
37 her land, but when she starts talking about what
38 they're going -- pigs, hogs, cows, chickens, I don't
39 want that around my neighborhood. This is not the
40 mountains and it's not a farming community.

41 And I just appreciate y'all letting me voice my
42 opinion. My wife wants to speak.

43 MRS. BOST: We just have, as
44 everyone else has expressed, you know, concerns with
45 the traffic because it is a very, very dangerous area
46 pulling out of our subdivision. New Hope Road comes
47 into Whitehall right almost where our neighborhood -- I
48 mean the drive for our neighborhood pulls out, as well.
49 There are a lot of traffic accidents right there. And
50 then adding those additional cabins with the drive that

1 would just be right down from that, it's just
2 concerning. Very concerning. Very concerned for the
3 clientele or the type of renters that would be
4 interested in that type of property in that area. It's
5 not a resort type area. It's not a lake or a
6 recreational type thing. There is a pond on it that's
7 very small. So just real concerned about the type of
8 renters that would be interested in that, whether it be
9 long term or short term. You know, some rental
10 property, you know, yes, people may not have the
11 fortitude to be able to go out and buy a home, so
12 renting a home is something that people need. But
13 that's typically, you know, for your family that are
14 going to be looking for a home that they can rent or an
15 apartment they can rent that has true living space,
16 full kitchen, not just a partial kitchen, possibly a
17 bedroom for the parents, a bedroom for a child. But
18 just real concerned about what may come into that area
19 with it backing right up to our subdivision. We just
20 have a lot of concerns. Just a lot of concerns. Thank
21 you.

22 DAVID COTHRAN:

Thank you.

23 RANDALL BOST:

Can I say one more

24 thing? It's not that I'm against nobody. It's just
25 the fact that if you travel these roads -- I don't know
26 if you -- but we travel these roads daily, in and out,
27 and I've seen well laid plans even in my
28 (unintelligible), they come up and they say we're going
29 to do this, we're going to do this. You know, it never
30 materializes. When you start letting people rent
31 property, if they get it past you now, once it's
32 approved, there's no -- it's unlimited. They can put
33 trailers on there. They can do whatever they want to
34 do. And from what I see now, it started off as a --
35 these prefab cabins are only one bedroom. Just like
36 the gentleman before me, who wants -- who would want to
37 rent that? Who would want to materialize their life in
38 that? And I've worked all my life for my home and
39 we've had no opportunity with the storage buildings.
40 But it is unfair to us as residential people around
41 this community to have somebody come in and rent. And
42 if it was in your neighborhood or -- it backs up to my
43 neighborhood -- would you want that in your
44 neighborhood? I mean people's going to come to you and
45 lay out this beautiful process. Now she's talking
46 about chickens, goats, pigs, hogs. I don't want that
47 around me. I bought a house. I didn't buy a farm.
48 And I just don't want to listen to that. And for her
49 to attack my neighbor for selling one car and her
50 brother has got a car lot right beside her, that's not

1 fair. That's stating that I'm trying to go -- submit
2 an agenda just to get what I want. Thank you for your
3 time.

4 DAVID COTHRAN: Thanks. Anyone
5 else that hasn't spoke that would like to speak on
6 this? State your name and address for the record.

7 JIMMY GETSINGER: My name is Jimmy
8 Getsinger. I'm at 2601 Whitehall Road. Owner of
9 Getsinger's Used Cars. And this is my sister and her
10 husband. I bought on Whitehall Road in 2000. I moved
11 there in 2002. And before I bought on Whitehall, I
12 knew some people at DOT. And DOT at that time, and
13 probably still is -- was and is a busy secondary road
14 in Anderson County. I guess y'all could probably find
15 reports on that. The property on Whitehall is
16 definitely good residential property and it's good
17 commercial property, which I have a car lot out there.
18 It's done good for me. I've made a living.

19 Like I say, they're looking to, like I say, what
20 they're looking to do is make a residential place
21 there. It's not like they're talking about with pigs
22 and goats and chickens. It's just personal pets is
23 what they was looking to do. But looking at it from
24 the point of view, there's commercial property all up
25 and down Whitehall. Then at the same time if something
26 were to happen that they don't do what they do, it's
27 more or less going -- there's twenty acres there total
28 with the two plots. Somebody is going to probably come
29 in there and make commercial property out of it with a
30 lot of traffic. What's going to be done here will be
31 light traffic. They're not looking to make long term.
32 They're looking to do short term like a Bass tournament
33 comes in, rent out to the fisherman. Somebody coming
34 in for the weekend, wanting to spend time away, they
35 could rent the cabins. That's what they're looking
36 for. But it's not nothing that's -- y'all can look at
37 my property see how I keep it up. I mean there's nice
38 property around there and I can understand people's
39 view, but they've got to understand what they're trying
40 to do. And y'all have looked at it, so y'all know
41 where they're at. And these people haven't seen these
42 until tonight and I don't know if they looked at the
43 pictures or not. But that's my point and I hope that
44 helps a little bit. Thank you.

45 DAVID COTHRAN: Thank you. Anyone
46 else?

47 MAGGIE FITCH: My name is Maggie
48 Fitch. These are my parents, Charlene and Thomas. I
49 just want to reinstate, I understand everyone's
50 concerns with the rental properties because actually in

1 Shelby, North Carolina we live beside three rental
2 houses and we live across from apartments. So I
3 understand completely the concerns of all these
4 residents because the trash that we live beside right
5 now is not something that I would ever want to put
6 around other people. The amount of people that come in
7 and out of those houses and apartments and the trash
8 and the people and the parties. I understand
9 completely.

10 And this is something my parents have been
11 dreaming of for years. And it's something that me and
12 my brother, we could take on one day and it could be
13 something we could run as a family. The rental
14 property, as far as that goes, we will live on the
15 property. We will be able to maintain it, oversee it.
16 And the property people, we will make sure that they
17 are good people staying there. And it won't be for
18 long. And obviously, like my mom said, it will be, you
19 know, to a higher price. They can't just come in and
20 say I want to live here for a month or two months at a
21 cheap price. It'll be a good price so that way we get
22 good people staying there, not trashy people. So I
23 just want to reinstate that. And we will not be having
24 a bunch of animals and stuff. But, however, it was
25 agriculture so at one point it was a farm. And it had
26 lots and cows and stuff. But we would like to put just
27 goats or chickens, just to keep a little family
28 business going. Thank you.

29 DAVID COTHRAN: Anyone else?
30 Seeing none and hearing none, we will close the public
31 hearing on this. Entertain a motion from the
32 commission.

33 JANE JONES: Motion to deny the
34 application.

35 DAVID COTHRAN: Motion to deny. Is
36 there a second?

37 BRAD BURDETTE: I second.

38 DAVID COTHRAN: Second to deny.
39 Any discussion? All in favor of the motion which is to
40 deny the request signify by your raised hand. All
41 those opposed. Let the record show that the majority
42 is in favor of the motion, which was to deny.

43 All right. Next we'll move on to agenda item 5,
44 which is old business. Is there any old business to
45 discuss?

46 Hearing none, we'll move on to item 6, which is
47 new business. I'd like to welcome our newest member.
48 I meant to do it at the beginning. I even wrote a
49 note. Do you want to just introduce yourself to
50 everybody?

1 DONNA MATTHEWS: I'm Donna Matthews.
2 I'm in District 2. And I'm happy to be here. Hope to
3 serve you well.

4 DAVID COTHRAN: Glad you're here.
5 Sorry I didn't mention you earlier. I meant to do
6 that.

7 DONNA MATTHEWS: That's okay.

8 JANE JONES: Get her broken in.

9 DAVID COTHRAN: But it's obviously
10 new business. Just following rules. All right. Any
11 other new business?

12 Next would be public comments on non-agenda items
13 with a three minute limit per speaker. Do we have
14 anyone who wishes to make public comments on any non-
15 agenda item? Seeing none and hearing none, we'll close
16 that.

17 Next would be any other business. Staff, any
18 business?

19 JANE JONES: I just wanted to
20 ask, I know it's down on the sheet that our next
21 meeting is December the 8th, which is coming right up
22 here. Are we still going to meet on that -- is that
23 still on the schedule, in two weeks?

24 ALESIA HUNTER: Yes.

25 JANE JONES: Okay. It's no big
26 deal. I just was curious.

27 DAVID COTHRAN: All right. Any
28 other? Well, that's it. That's item 9, adjournment.

29 JANE JONES: Happy Thanksgiving.

30 DAVID COTHRAN: Oh, yeah, Happy
31 Thanksgiving everybody. Be safe.

32 All in favor.

33

34 **MEETING ADJOURNED AT APPROXIMATELY 7:15 P.M.**

Anderson County Planning Commission Meeting

December 8, 2020

6:00 PM

Staff Report – Springwater Trails

Preliminary Project Name: Springwater Trails

Property Owner of Record: Kathy C. Hammond

Authorized Representative: Timothy L. Reynolds & Kevin M. Reynolds

Intended Development: 55 + Senior Living Community

Location: 144 Old Asbury Road, Anderson

Details of Development: The Project will be comprised of approximately 30-40 residential homes intended for long term occupancy. The applicant is seeking approval to accommodate the development of an organized, high quality senior residential community.

The application site has approximately 963 feet of frontage along Old Asbury Road. The property will not be subdivided, but rather stay under a single ownership, with the homes owned by the residents, long term lot lease options (not for less than 1 year) will be provided to the homeowners.

The proposed concept plan has two vehicle ingress/egress locations onto Old Asbury Road. The approximately 900-foot road frontage will consist of a “professional landscape design” which will provide for a well-groomed vegetation berm and approved fencing to create instant curb appeal. Vegetation shall consist of shrubs, native trees, live ground cover and landscape bark that will secure the soil.

Surrounding Land Use: Residential/Agriculture

Total Site Area: 42.10 Acres

County Council District: Five

Zoning: Un-Zoned

Tax Map Number: 69-00-04-002

Extension of Existing Dev: No

Existing Access Roads: Old Asbury Road (State)

Sewer Supplier: Septic

Power Supplier: Duke Energy

Water Supplier: West Anderson

Variance: Yes

Applicant is requesting a private gravel road that will be maintained by the development. Anderson County will not be responsible for maintenance. There is an existing private paved driveway (from a former residential dwelling) that will also be used.

Traffic Impact Analysis:

This new development is expected to generate 400 new trips per day. Old Asbury Road is classified as an arterial road with no maximum average trips per day requirement.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Old Asbury Road prior to commencing with construction.

Staff Recommendation:

If approved, the entire development plan as submitted with the following conditions; the developer must obtain all necessary permits, and approvals.

- All lots must access proposed internal roads only.
- Road Names must be approved by the Anderson County Addressing Department.
- Access Gravel Roads must remain private. Anderson County will not accept or maintain this road in this development.
- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and Building Codes for electrical permitting. You must provide the Building Codes Department with a copy of this approval letter in order to receive electrical permits at the end of the permitting process.
- DHEC approval letter for Septic Tanks
- Proper Screening of Landscaping and Buffers.
- Developer must submit a storm water erosion sediment control plan for land disturbance of 1 acre or larger or part of a common development plan. This approval is required by both Anderson County Stormwater and SCDHEC. After their approval, we will issue a grading permit and the cost is \$650.00 payable to Anderson County. Pre-Con Meeting is set up with Anderson County Stormwater Department.
- SCDOT for encroachment permitting on state roads for access.
- West Anderson Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and the Building Codes Department.
- Homeowner Association will maintain the roads and the amity area as well as the walking trails.

Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

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



Anderson County

www.andersoncountysc.org



Development Standards

APPLICATION FOR:

Land Use

Review Case #: _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant **Timothy L. Reynolds and Kevin M. Reynolds**

Mailing Address **400 Rhett Street, #433, Greenville, SC 29601**

Telephone **509-679-5145 (Tim's cell)** Cell **954-999-7050 (Kevin's cell)**

Applicant is the: Owner's Agent _____ Property Owner **x - proposed property owner**
(purchase contract pending)

Property Owner(s) of Record **Kathy C. Hammond**

Mailing Address **700 Old Green Pond Rd, Anderson, SC 29625**

Telephone _____ Cell _____

Authorized Representative _____

Mailing Address _____

Telephone _____ Cell _____

Address/Location of Property **144 Old Asbury Road, Anderson, SC 29625**

Existing Land Use Residential and Agricultural Use (unzoned/unrestricted)

Proposed Land Use Development for an organized senior living community (30-40 units)

Tax Map Number(s) **069-00-04-002-000**

Total Size of Project (acres) **42.10 acres**

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District **West Anderson Water**

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District **N/A**

Power Company **Duke Energy**

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☒ Yes☐ NoIf YES, applicant must include explanation of request and give appropriate justifications. **The Applicant proposes putting in****RESTRICTIVE COVENANT STATEMENT****gravel, private maintained roads that will not meet County specifications. There is an existing private paved driveway (from a former residential dwelling) that will also be used.**

Pursuant to South Carolina Code of Laws 6-29-1145:


I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (*Applicant must provide an original of the applicable issued waiver*)
- ☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

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, and 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.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


 Signature of Applicant

 11/18/2020
 Date
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

 Signature of Owner(s)

 Date
ANDERSON COUNTY STAFF USE ONLY

Application Processing	Date Received _____	Received By _____	Planning Commission Hearing Date _____
	Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____
	Application Forwarded to (date):		Letter of Hearing Sent to Applicant _____
	DHEC _____ <input type="checkbox"/> N/A		Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action (date) _____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____
	Fee Paid \$200.00 Yes <input type="checkbox"/> No <input type="checkbox"/> Credit Card/Check# _____		



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes. The proposed use is consistent with the general development patters in the area characterized as "rural" low density open space residential and relative lack of dense development. The proposed use will retain a great deal of its early "rural" character in its open spaces and unspoiled natural forested areas on the 43-acre site.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

Yes, the proposal will be compatible with abutting and nearby land uses. The proposal complements the existing housing mix in the area and respects adjacent rural manufactured housing and single-family residences. A thick vegetation tree buffer along the east and west boundary lines would also protect the character of established neighborhoods.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Yes. The proposed use will have very little impact, if any, on public services and facilities. Use of the public services and facilities in the vicinity of the application area will be maximized and with no anticipated expansion of fire, police, schools, water, sewer, roadway infrastructure or transit services. The site will be low-density, low impact development.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

Yes, the proposed use is suitable for, and will comply with, the District's development ordinance requirements.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes. The project will invigorate Anderson County and provide a clean, safe, attractive, low maintenance, perfect retirement solution for active 55+ seniors; ideal for those who may be downsizing, exploring relocation to the Anderson area, and appreciate simpler high quality living in a beautiful country setting. This proposed community will enable deeper connections to nature, community and social inclusion.



Anderson County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

<u> X </u>	Completed application form
<u> X </u>	Letter of intent
<u> X </u>	Sketch Plan one (1) copy 8 ½" x 11"
<u> X </u>	Attachment "A"

Letter of Intent for Proposed Development

144 Old Asbury Road, Anderson, SC 29625

Project Name: "Springwater Trails"

Applicant/Project Owner: Timothy L. Reynolds, DDS and Kevin M. Reynolds, JD

November 13, 2020

Ms. Alesia A. Hunter
Land Use Review
Development Standards Division
401 East River Street
Anderson, SC 29624

Dear Ms. Hunter and Anderson County Planning Commission Members:

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the senior residential development of the 42.10 acre property located at 144 Old Asbury Road, Anderson, SC (Tax ID: 69-00-04-002-000), currently owned by Kathy C. Hammond.

Project Summary

The Project will be comprised of approximately 30-40 residential homes intended for long term occupancy. The applicant is seeking approval to accommodate the development of an organized, high quality senior residential community.

Existing Site Conditions

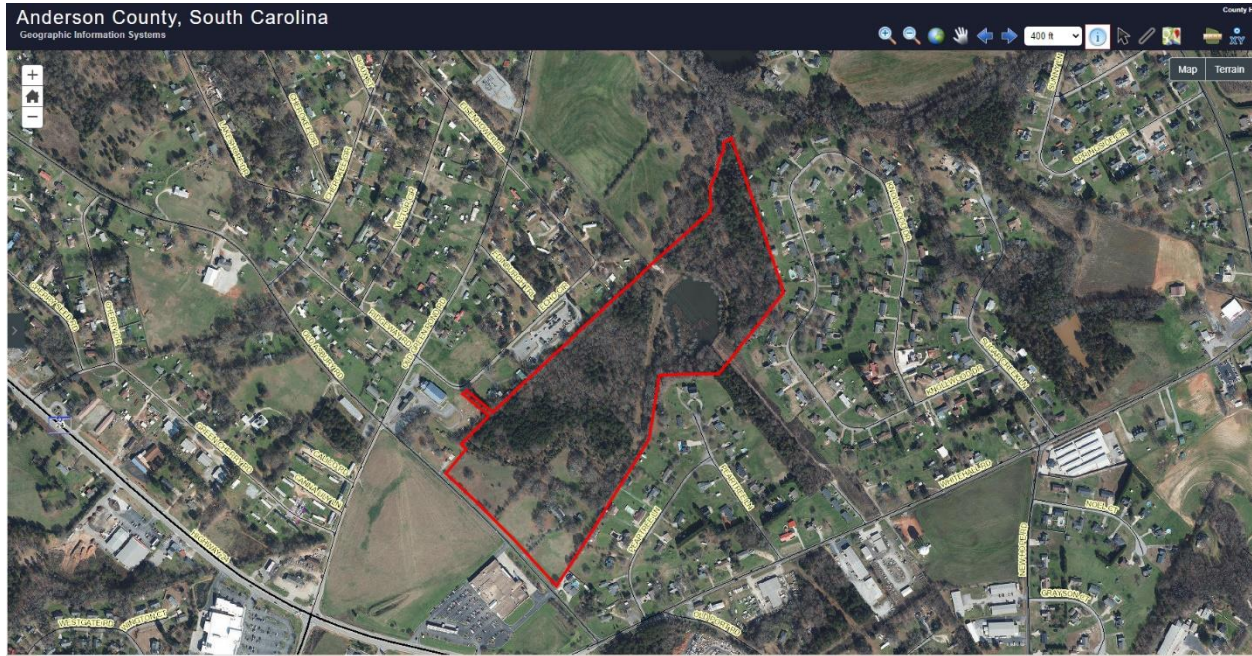
The proposed development site lies within District 5 and is currently non-zoned with no restrictions. The site is bordered by Echo Circle, an Ingles Market center, and single-family residences known as "Homestead Estates" and "Creekwood" subdivisions.

In its current state, the application site is underutilized and exhibits traits of neglect as it sits vacant with overgrown weeds and vegetation. There is also an abandoned residential dwelling on the site that attracts trespassing, vandalism, trash and debris. Beyond its visual impact on the community, the most obvious victims of these property conditions are the neighboring property owners.

Project Layout

The application site has approximately 963 feet of frontage along Old Asbury Road. The property will **not** be subdivided, but rather stay under a single ownership, with the homes ***owned*** by the residents, long term lot lease options (not for less than 1 year) will be provided to the homeowners.

The proposed concept plan has two vehicle ingress/egress locations onto Old Asbury Road. The approximately 900-foot road frontage will consist of a “professional landscape design” which will provide for a well-groomed vegetation berm and approved fencing to create instant curb appeal. Vegetation shall consist of shrubs, native trees, live ground cover and landscape bark that will secure the soil.



Site ariel view

Existing trees and landscape, where possible, will remain—especially the bordering tree perimeter will be retained as a vegetation boundary buffer. Decorative landscaping, ornamentals and flowering plants will be installed where needed for screening and buffer areas. All maintenance will be handled by the Property Owners Association.

The proposed development will include communal amenities such as gardens, outdoor fireplaces with seating and nature trails that lead to the onsite spring fed lake with fishing dock and fountain.

Project Specifics

No. of Home Sites: Approximately 30-40 residential home sites

Location & Site Access: 144 Old Asbury Road, Anderson, SC 29625; District 05

Home Size: Approximately 400 living sq.ft. and larger, excluding lofts, porches, driveways and patios

Cost of Home: \$80,000 to \$120,000+ depending on model, size and features

Start Construction: Spring 2021

Land Area: 42.10 acres

Utilities: Water and power are available. A common “State-approved” septic system, will be installed. Natural gas

The Project will be accessed from Old Asbury Road and is within two miles of Lake Hartwell, which is considered the area’s most popular and desirable recreation lake destinations for boating and fishing. The area has parks, golf courses, restaurants, entertainment, museums and major roadways. Also nearby are everyday living conveniences, e.g., Ingles Market, Starbucks Coffee, Walgreens Pharmacy, Peoples Bank, Shell Gas Station, Places for Worship, Anderson regional airport and medical and dental services.

Project Objectives and Benefits

These proposed homes are a solution to address a missing middle, but also a product of a deliberate and conscious way of living—be that slower, with less, off-grid, closer to community and nature, or simply a tinier space with a smaller financial investment.

The Project will benefit Anderson County in the following ways:

- Offer a new, unique senior housing alternative to this part of Anderson County.
- Include high-end and desirable lifestyle and community amenities.
- Provide the community with new residents who will work and shop in the area.
- The project will invigorate Anderson County and provide an affordable, attractive, low maintenance, perfect retirement solution for active 55+ seniors; ideal for those who may be downsizing, exploring relocation to the Anderson area, and appreciate high quality living in a beautiful country setting.

Residential Specifics

The homes in the proposed development are intended for long-term, year around living by one or more persons and contains cooking, eating, living, sleeping and sanitary facilities. These homes are meant for primary use only. They are not considered an accessory unit and may be compared to a self-contained condominium. As such, this proposal should be evaluated as a long-term residential community rather than the traditional RV/trailer park.

Each home will cost in the range of \$80,000 to \$120,000 depending on the model and finishes and to be purchased only through the developer. Lot rent will be approximately \$450/month and include utilities such as water, septic and power.

Residents of “Springwater Trails” will be required to pass a background check, sign a minimum one-year lease and abide by covenants, conditions, and restrictions to regulate the use, appearance, and maintenance of the property. Membership to the Property Owner’s Association is mandatory. “Springwater Trails” will provide for a live-in resident manager to be an active part of maintaining and cultivating a positive, collaborative environment.

There are vaulted ceilings throughout the home to make the home feel larger while the master bedroom accommodates a queen-size bed and full-height closet.

Upscale amenities and high-quality lifestyle features include:

Home Features:

- Distinctive 1-2 bedroom floors plans
- Professionally designed interiors
- Brand-name appliances
- Oak hardwood floors
- Poplar bark siding, a cedar shake
- Pitched metal roof
- Tankless water heater
- Large covered front porch
- In-unit washers and dryers
- Two car driveways

Community Amenities:

- On-site sales office
- Outdoor fireplaces with seating
- Forested walking trails and nature paths
- Biking trails
- Fishing pond and dock
- Green spaces
- Bike storage
- Dog park
- Possible community gathering center
- Access to the full 43 acres

Exterior/Interior Style and Appearance



In closing, we look forward to working with the County throughout the approval process to transform this key site along Old Asbury Road to a beautiful, revitalized senior residential community exuberating with the charm of the “Old South.”

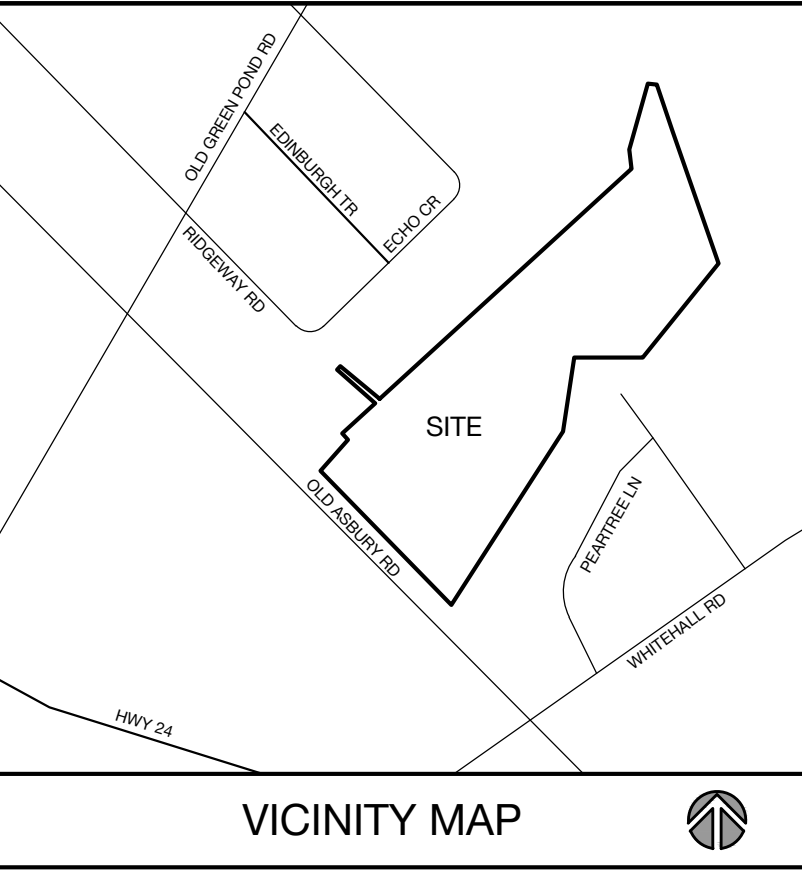
Respectfully submitted,

Timothy L. Reynolds, DDS

Kevin M. Reynolds, JD



144 Old Asbury Rd, Anderson, SC 29625

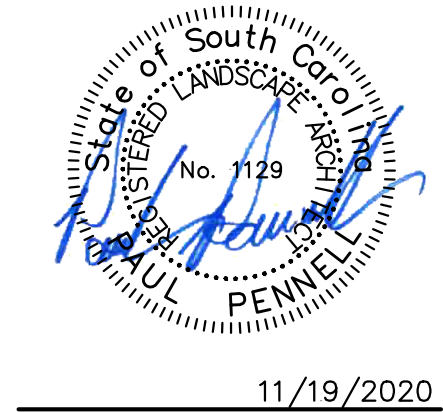


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	6900040002
TOTAL SITE AREA:	±41.77 AC
EXISTING ZONING:	N/A (UNINCORPORATED)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT DISTRICT)
PROPOSED USE:	40 UNITS
MAX DUA:	10 UNITS PER ACRE
PROPOSED DUA:	0.96 UNITS PER ACRE
FLOOR AREA RATIO:	1:101 FAR
MIN. LOT SIZE PER HOME:	4,500 SF
SETBACKS:	
FRONT:	35'
SIDE:	15'
REAR:15'	
OPEN SPACE:	
REQUIRED:	20% TOTAL SITE AREA
PROPOSED:	GREATER THAN 20% TOTAL SITE AREA
VEHICULAR PARKING:	
REQUIRED:	2 SPACES PER UNIT (1 SPACE FOR EMPLOYEE PARKING)
PROPOSED:	2 PER UNIT (1 SPACE FOR EMPLOYEE PARKING)



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc cda no: C-03044

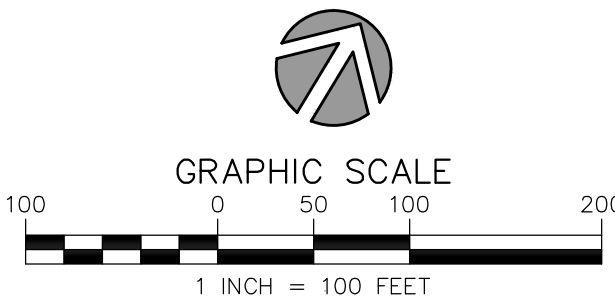
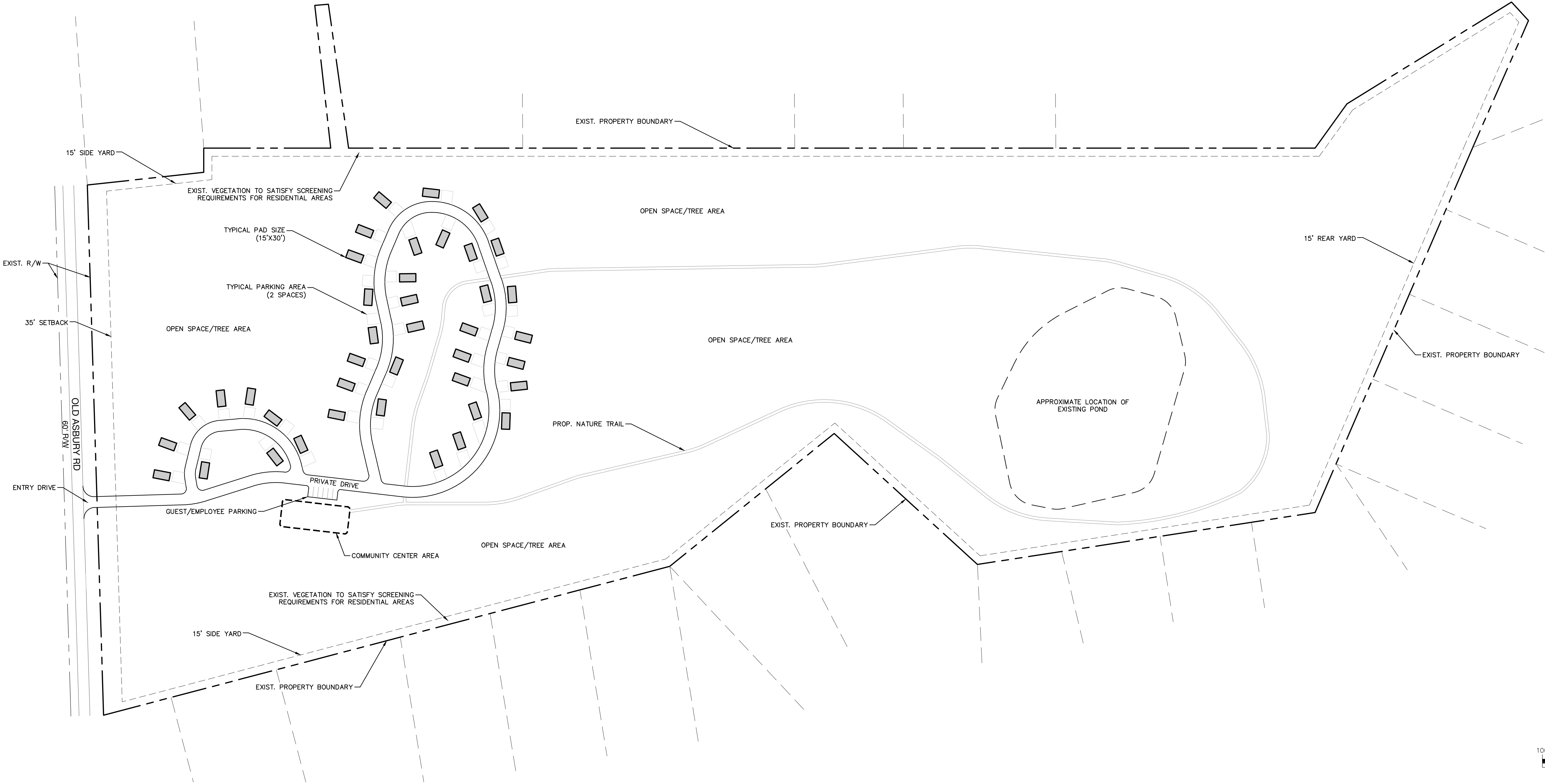


11/19/2020

Timothy L. Reynolds

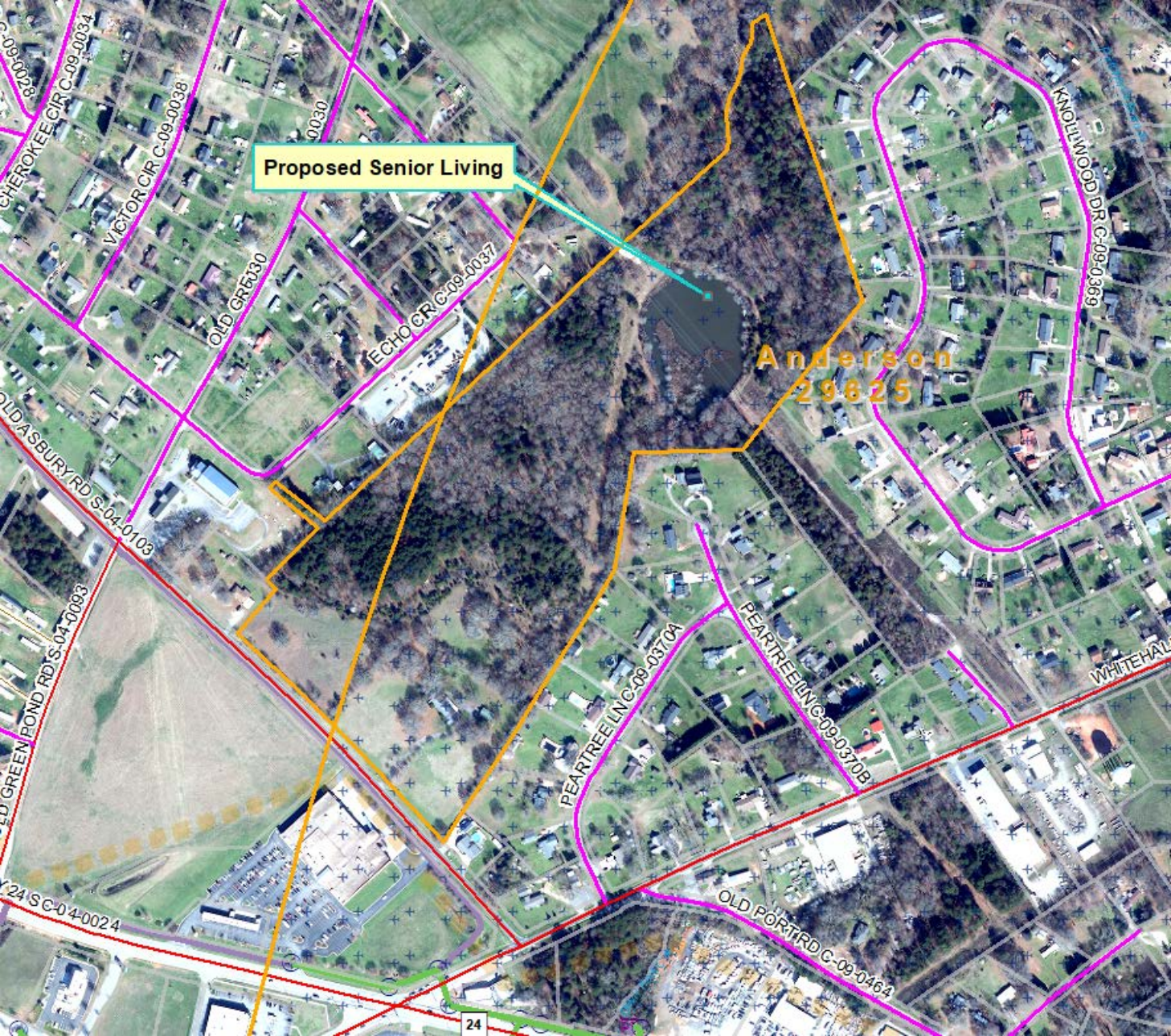
Spring Water Trails

Sketch Plan
144 Old Asbury Rd, Anderson, SC



Proposed Senior Living

Anderson
29625



Anderson County Planning Commission

December 8, 2020

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Valley Oaks

Intended Development: Single Family Residential

Applicant: JMK Development, LLC

Surveyor/Engineer: Ridgewater

Location: Midway Rd. (State Maintained)

County Council District: Met with County Council and Planning Commission Representatives from District Seven for proposed project.

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

Zoning: R-A (Minimum 1 acre)

Tax Map Number: 172-00-02-047

Extension of Existing Dev: No

Existing Access Road: Midway Rd. (State Maintained)

Number of Acres: +/- 30.31

Number of Lots: 25

Water Supplier: Hammond

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 250 new trips per day. Midway Road is classified as Arterial 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 and the SCDOT.

Staff Recommendation:**Sec. 38-311.**

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

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: 12-8-20

Application Received By: HC

Date Application Received: 11-4-20

Amount of Fee Paid: 600.00 Check # 0864

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 11-4-20
DS Number 20-09

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

Proposed Subdivision Name: Valley Oak Subdivision

1. Name of Applicant JMK Development, LLC
Address of Applicant 1309 Stringer Rd, Belton, SC 29627
Telephone Number(s) 864-313-6178 Email james@fontaineconstruction.com

2. Property Owner(s) J D Smithfield LP
Owner(s) Address 467 Larkwood Trl, Marietta, GA 30060
Telephone Number(s) 864-313-6178 Email _____

Project Information

3. Project Location: Southeast side of Midway Rd. near 4040 Midway Rd, Belton, SC
Parcel Number/TMS: 172-00-02-047 County Council District: 7 School District: 5
Total Acreage: 30.31 Number of Lots: 25 Intended Development: Single family residence
Current Zoning: R-A Surrounding Land Uses: North: Vacant Farm South: Farm East: Residential West: Midway Rd/Res.

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

Water Supplier: Hammond Water Sewer Supplier: N/A Septic: Septic
Electric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: At&t

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

If so, please describe: _____

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

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

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 5 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes____ or No X
B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
c. Has the EPA been notified of the contamination? If not, why not?

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features. **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. **N/A**
(2)Soils, with severe limitations to development. **None**
(3)Wetlands. **Onsite tributaries and pond**

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. **Noted**

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. **Noted**

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. **Noted**

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

11. Are there any current Covenants in effect for this proposed development? Yes____No X If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

- ☒ Two (2) 8 ½ x 11 size d copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

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

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

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

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

Sec. 38-312. - Preliminary plat.

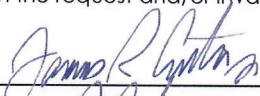
The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

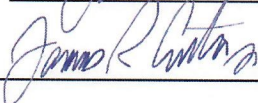
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant



Date 10-30-20

Signature of Owner



Date 10-30-20

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates. (**Performance Bond Renewal or Extension Fee \$100.00**)

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

Sec. 38-332. - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by NuSouth Surveying _____, RLS, and dated 10/12/20 _____; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE _____

Signed: _____

Registered Professional No. 25827 _____

Address: 211 Society St., Anderson, SC 29621 _____

Telephone Number: 864-226-0980 _____

Date: 10-30-2020 _____

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: 10-30-2020 _____

[Owner] [Agent] [Name]: James Curtis _____

Signed: _____

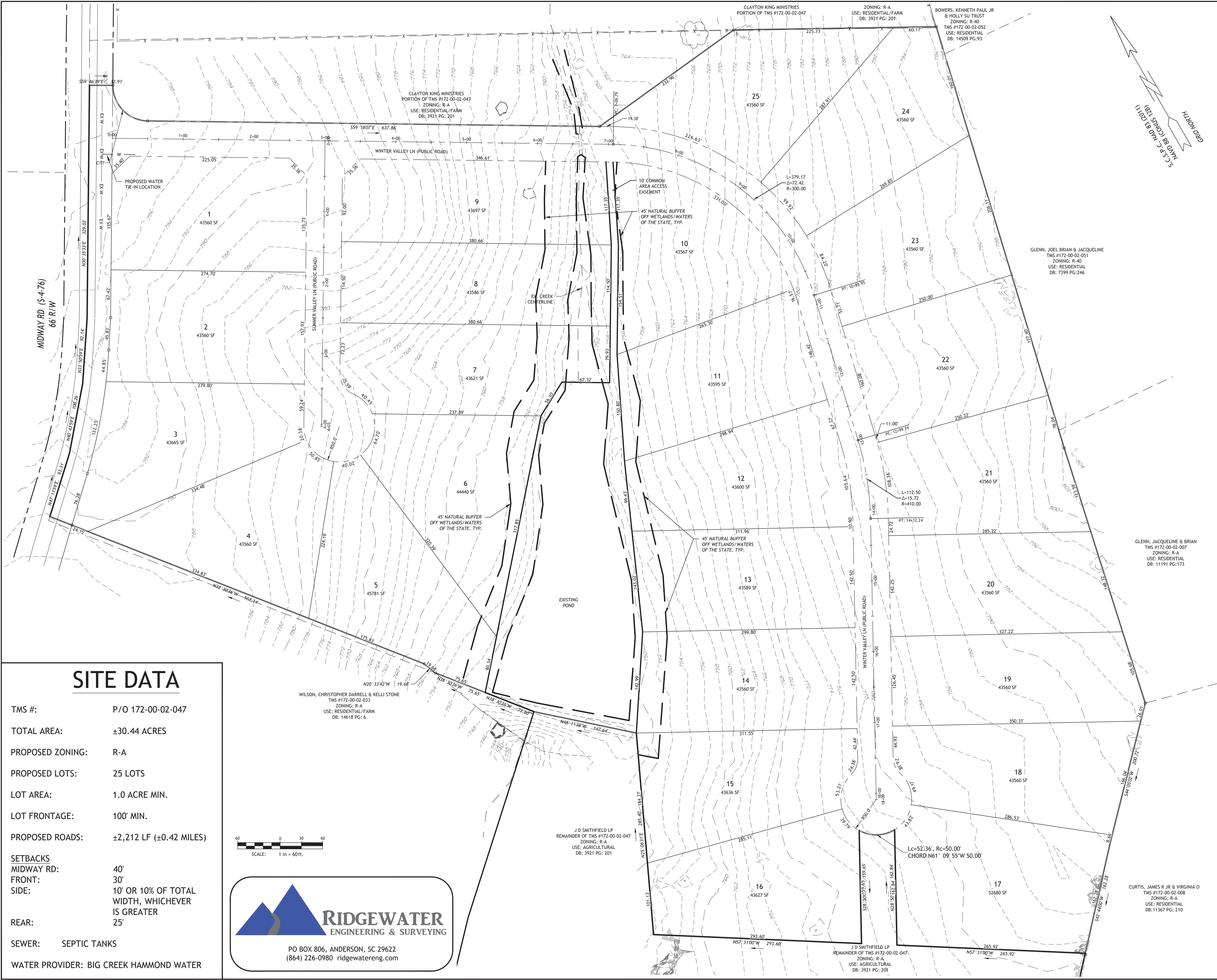
CERTIFICATE OF PROJECT APPROVAL

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)**



SITE DATA

TMS #: P/O 172-00-02-047

TOTAL AREA: ±30.44 ACRES

PROPOSED ZONING: R-A

PROPOSED LOTS: 25 LOTS

LOT AREA: 1.0 ACRE MIN.

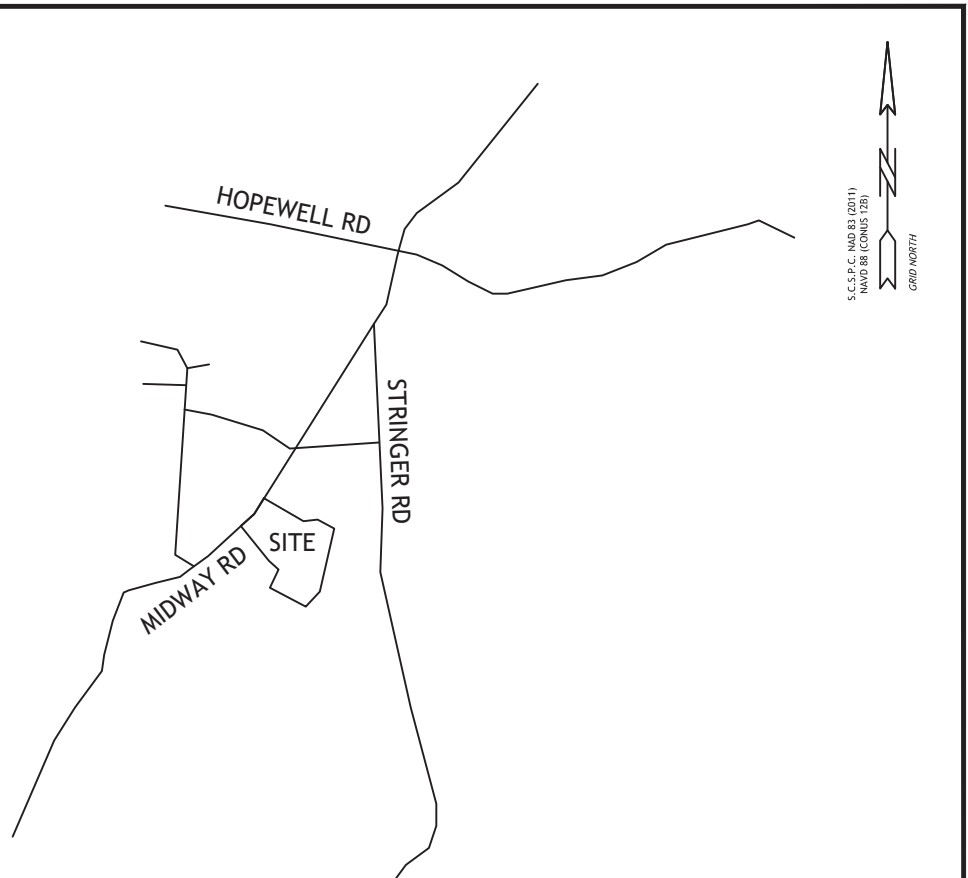
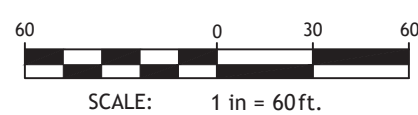
LOT FRONTAGE: 100' MIN.

PROPOSED ROADS: ±2,212 LF (±0.42 MILES)

SETBACKS
MIDWAY RD: 40'
FRONT: 30'
SIDE: 10' OR 10% OF TOTAL WIDTH, WHICHEVER IS GREATER
REAR: 25'

SEWER: SEPTIC TANKS

WATER PROVIDER: BIG CREEK HAMMOND WATER



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: 10-30-2020

Owner: James Curtis, JMK Development, LLC

Signed: *James Curtis*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Site Design, Inc, RLS, and dated 8-21-02; And further that the proposed subdivision 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: 10-30-2020

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: _____

VALLEY OAKS SUBDIVISION

TMS #172-00-02-047
SINGLE-FAMILY
MIDWAY RD, ANDERSON, SC 29369
ANDERSON COUNTY

JMK Development, LLC 1309 Stringer Rd Belton, SC 29627	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
APPLICANT	ENGINEER OR SURVEYOR

NO. OF ACRES: ±30.44 MILES OF NEW ROADS: ±0.42

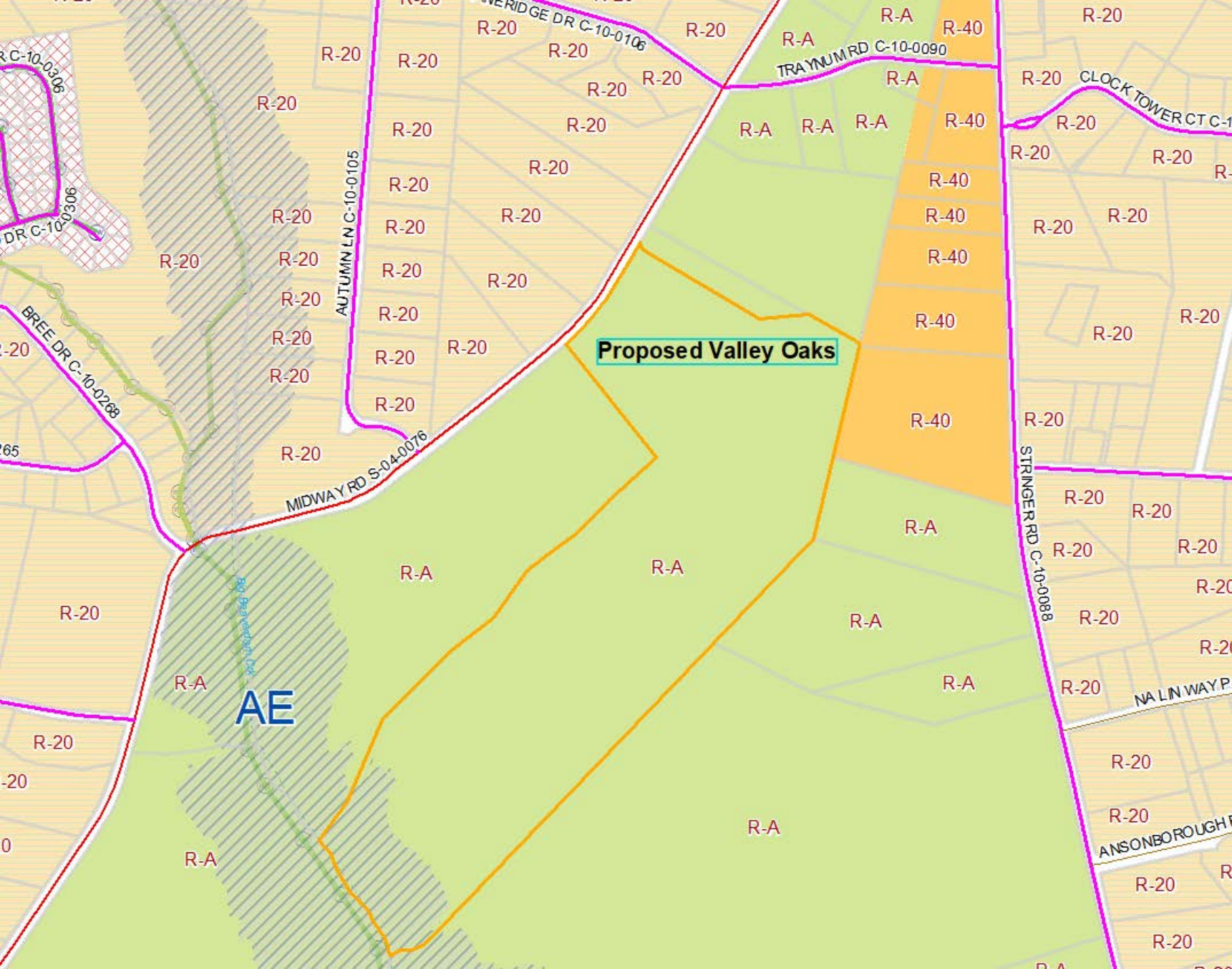
NO. OF LOTS: 25 DATE: 11-19-2020

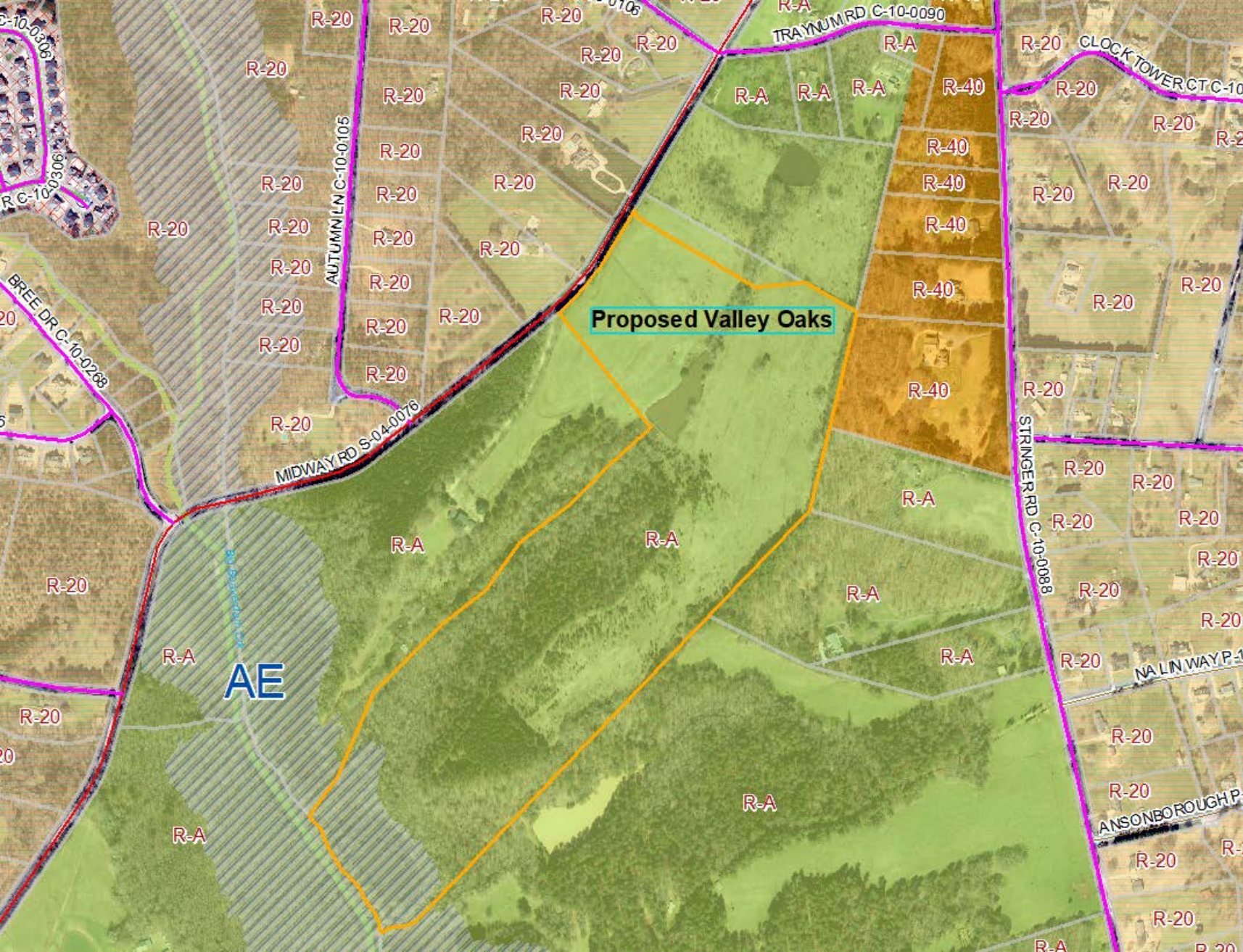
ZONE: R-A

DRAWN BY: JWW
CHECKED: JWW
JOB NUMBER: 20263
REVISIONS: 0
PRELIMINARY PLAT



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Proposed Valley Oaks

AE

AUTUMN LN C-10-0105

MIDWAY RD S-04-0076

TRAYNUM RD C-10-0090

STRINGER RD C-10-0088

ANSONBOROUGH P

MAINWAY P

BREE DR C-10-0288

CLOCK TOWER CT C-10-0090