

Anderson County Planning Commission

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

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

Tuesday, February 12, 2019
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. January 9, 2019 Regular Meeting
4. Public Hearings
 - A. Request to rezone +/- 7.96 acres from R-20 (Single-Family Residential District) to IZOD (Innovative Zoning District) at 2062 Frontage Road
 - B. Request to rezone +/- 99.25 acres from R-A (Residential Agricultural District) to R-10 (Single-Family Residential District) at Long Road and Midway Road
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Chimney Hill
 - i. Staff Report
 - ii. Public Comments (3 minute limit per speaker)
 - B. Preliminary Subdivision: Grove at Oak Trail
 - i. Staff Report
 - ii. Public Comments (3 minute limit per speaker)
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business
9. Adjournment

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

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

Anderson County Planning Commission
Wednesday, January 9, 2019
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: None

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

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

Election of Officers: Chairman Cothran called for nominations for officers. Mr. Vickery moved to reelect David Cothran as Chair; Mr. Dutton seconded. The motion to election David Cothran, Chairman was approved unanimously. Mr. Dutton moved to reelect Jane Jones as Vice-Chair; Mr. Vickery seconded. The motion to elect Jane Jones, Vice-Chair was approved unanimously. Mr. Vickery moved to reelect Celia Boyd Myers as Secretary; Mr. Dutton second – motion passed unanimously.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Dutton and a second by Mr. Vickery.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the December 11th regular Commission meeting. Hearing none, the minutes were approved 6-0, with a motion by Mr. Vickery and a second by Mr. Dutton.

Public Hearings:

Request for amendment of Kay's Hill Planned Development at Cox Road and Highway 29 North

Celia Myers presented the request for PD amendment and staff recommendation. The applicant is requesting a change in layout to move the amenity center from next to the Cox Road entrance to the center of the proposed development and to change the name of the development to Rocky River Subdivision. Staff recommended approval of this request. Chairman Cothran opened the public hearing and invited comments. The applicant, Mr. Danny Herrmann, explained that the main reasoning for the layout adjustment was due to topography issues. He added that the new layout included 27 acres of open space, a play area, club house and three price points. Hearing no other comments, the public hearing was closed. Mr. Vickery moved to accept staff's recommendation of approval; and Mr. Dutton seconded the motion. The motion to approve was passed 6-0 with Ms. Chapman abstaining.

Old Business:

Preliminary Subdivision: Green Pond Phase II

Tim Cartee presented the request for Green Pond Phase II and staff recommendation. Based on Anderson County ordinances and the proposed private drive, staff recommended denial of the request. Chairman Cothran informed the Commission that he, Mr. Vickery, County attorney Leon Harmon and Council Chair Tommy Dunn met with the developer regarding the issue. Mr. Wesley white, representative and civil engineer approached the Commission first. He explained how the 50' requirement would prevent the development from meeting other standards. He added that the developer wished for a parking lot

opposed to individual parking spaces at each unit. Mrs. Jones questioned why the developer did not change the layout by reducing the number of structures. Mr. White indicated that it would turn into a subdivision with driveways. Mr. Murray questioned if the applicant could meet the standards if the number of units was decreased. Mr. White stated that if decreased to eight, yes. Mr. Murray then moved to deny the request; Mrs. Jones seconded. The motion to deny passed with Mr. Vickery and Ms. Chapman opposing.

New Business:

Tim Cartee presented the appeal of Section 38-314 interpretation by Tony Cirelli. Chairman Cothran questioned if this could not be considered a variance. Ms. Hunter stated that this was an appeal of staff's interpretation. Mr. Cirelli stated that the property in question would meet the minimum 5 acre requirement and that there would be both water and a private drive. The divided properties would be for family and friends. He added that the owners did not want to lose the trees and develop a 100 plus home subdivision. Mrs. Jones questioned why the owner did not build a road and install driveways. Mr. Cirelli answered both the desire for privacy and monetary costs. Mrs. Jones then moved to deny the request; Mr. Dutton seconded. The motion to deny passed with Mr. Burdette and Ms. Chapman opposing.

Chairman Cothran called for any other new business.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:40 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

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

**Anderson County Planning Commission
Staff Report
February 12, 2019**

Applicant:	FRF, Inc. (Chip Fogleman)
Current Owner:	Ambria Properties, LLC
Property Address:	Frontage Road, off Manse Jolly Road
Precinct:	Five Forks
Council District:	4
TMS #(s):	119-00-19-005
Acreage:	+/- 7.96
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	IZD (Innovated Zoning District)
Surrounding Zoning:	North: I-2 South: Lake Hartwell and R-20 East: Lake Hartwell and R-20 West: I-2
Evaluation:	<p>This request is to rezone +/-7.96 acres for the development of a "tiny home" community. The intent would be to develop "tiny home" spaces for lease – short term or long term.</p> <p>Pending rezoning, the applicant will be required to obtain preliminary plat approval through the Planning Commission, in order to develop the site.</p> <p>The property is located on Frontage Road (State – no outlet), off Manse Jolly Road (State – Collector) and bordering I-85. This site is serviced by the County Sheriff's office, EMS Zone 9 and Hopewell Fire Station 20 for emergency services.</p> <p>The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- January 24: Rezoning notification postcards sent to 71 property owners within 2,000' of the subject property;- January 24: Rezoning notification signs posted on subject property;

- January 25: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received 1 request for more information.

Staff Recommendation: Due to the incompatibility with the surrounding area and based on the merit of the Statement of Intent, staff recommends denial of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on February 6, 2019 and recommended **approval** of a request for rezoning from R-20 to IZD. The vote was **2** in favor, **0** opposed and **1** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on February 12, 2019 and after a duly noted public hearing recommended _____ of a request for rezoning from R-20 to IZD. The vote was ____ in favor, ____ opposed and ____ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: FRF INC Chip Fogleman
Mailing Address: 25 Woods Lake Rd Suite 705
Telephone and Fax: 664-271-6633 E-Mail: RLF@FRFINC.NET

Owner's Information

(If Different from Applicant)

Name: AMBRIA Properties, LLC
Mailing Address: 724 A Lowndes Hill Rd Greenville SC 29607
Telephone and Fax: 664-329-4772 E-Mail: ISAACAH@GMAIL.COM

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

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

ISAACAH
Owner's Signature

1/4/19
Date

Project Information

Property Location: Frontage Rd (State Rd 6-1130) HAML MARSE Jct, Rd
Parcel Number(s)/TMS: 119-00-19-005
County Council District: 4 School District: 04
Total Acreage: 7.96 Current Land Use: undeveloped
Current Zoning: R-20 Requested Zoning: IZPD
Purpose of Rezoning: "Tiny Home" Community

Private Covenants or Deed Restrictions on the Property: Yes _____ No X
If you indicated no, your signature is required.

lh
Applicant's Signature

1/4/19
Date

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

Comments: _____

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

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

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

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

lh
Applicant's Signature

1/3/19
Date

Page 2 of 2

For Office Use Only:

Application Received By: [Signature] Date Complete Application Received: 1/10/19

Scheduled Advisory Public Meeting Date: 2/6/19 Zoning Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: 2/12/19 Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: 3/5/19 County Council Decision: _____

STATEMENT OF INTENT

1/7/2019

Frontage Road Tiny Homes

Anderson, South Carolina

Fant, Reichert & Fogleman, Inc.
25 Woods Lake Road
Green Gate Office Park, Suite 705
Greenville, South Carolina 29607
Phone: (864) 271-8633
Email: rlf@frfinc.net

TABLE OF CONTENTS

1. PURPOSE
2. EXISTING ZONING
3. EXISTING TRANSPORTATION, UTILITIES, AND SITE CONDITIONS
4. DEVELOPMENT SCHEME
5. DRAINAGE
6. ACCESS TO THE PROJECT
7. FINANCING
8. PHASING
9. PROPERTY OWNERS ASSOCIATION
10. CONCLUSION

1. PURPOSE

This statement is intended to describe the proposed "Tiny House" Development for the 7.96-acre site. The density proposed for the project is approximately 2.76 units per acre. The specific intent of this project will be to develop a high-quality residential development with "tiny home" spaces for lease. Spaces may be leased short term or long term.

2. EXISTING ZONING

The property is currently zoned R-20 and the proposed re-zoning is IZD.

3. EXISTING TRANSPORTATION, UTILITIES, AND SITE CONDITIONS

This project fronts Frontage Road near Manse Jolly Road and I-85.

Sewer is provided on the property with a common septic drain field area. Water is provided by Sandy Springs Water District. A main extension will be required of the developer.

Each leased site will have room for 2 cars with additional common parking located on-site. All access will be via private gravel drive.

4. DEVELOPMENTS SCHEME

Under the Planned Development requirements, the project is suitable for the surrounding area and meets all access, open space and buffer requirements.

5. DRAINAGE

The project will utilize a proposed storm drainage system to convey stormwater discharge directly to Lake Hartwell. All local and SCDHEC stormwater requirements will be met.

6. ACCESS TO THE PROJECT

Access to the project will be provided via I-85 Frontage Road.

7. FINANCING

Funds will be provided by private sector bank institutions.

8. PHASING

Engineering drawings and appropriate permits will begin when planning and zoning approval have been obtained. Depending on market conditions, construction and phasing of the project may be required.

9. PROPERTY OWNERS ASSOCIATIONS

No lots/spaces will be sold. The owners will be responsible for all maintenance at the site.

10. CONCLUSIONS

This project will provide a new residential development for lease of "Tiny Homes". The size of a typical tiny house is ± 400 SF. These units may be onsite for extended stays or short-term leases.



Anderson County Fire Department

210 McGee Road Anderson, South Carolina 29625

Telephone (864) 260-4016 Fax (864) 260-4015

www.ACFire.org



January 9, 2019,

To whom it may concern:

This letter is in reference to a parcel of land located on Frontage Road near Manse Jolly Road identified by Tax Id # 1190019005. The fire protection for this land is provided by the Anderson County Fire Department Station #20 Hopewell. The ISO protection class for Anderson County Fire Department is 3/3Y. If any further information is needed please contact our office at 864-260-4016.

Respectfully,

A handwritten signature in black ink, appearing to read "Brain Moon".

Brain Moon

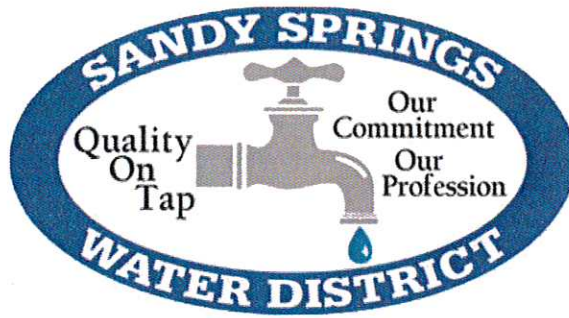
Assistant Chief
Anderson County Fire Department

Chip Fogleman

file
17274

From: Chris Brown [REDACTED]
Sent: Friday, May 25, 2018 11:28 AM
To: Chip Fogleman
Subject: MANSE JOLLY -FRONTAGE RD CHIP FOGLEMAN

Cost for main ext on frontage rd is 112,467.00 this does not include any meter fees



15 January 2019

Fant, Reichart & Fogleman
Christopher Crear
25 Woods Lake Road
Greenville, SC 29607

**RE: Frontage Road / Manse Jolly Road. Water Availability Letter.
Anderson County TMS #119-00-19-005**

Dear Mr. Crear,

Sandy Springs Water District is the potable water service provider for the area along Frontage Road and Manse Jolly Road. Currently there is an existing 6" water main on Frontage Road that terminates at Anderson Canvas Products (2030 Frontage Road). The proposed parcel for development currently does not have access to an existing water main. In order to service this parcel a water main would have to be installed along Frontage Road to the entrance of the property. It is the policy of Sandy Springs Water District that all required upgrades to the system are to be paid for by the owner/developer of the parcel. This includes any water main installations inside the proposed development.

We will be glad to provide you with a preliminary cost estimate for any required upgrades to the existing water system. Additional information may be required in order to provide you with a more detailed cost estimate.

Please let us know if you have any further questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Brown", written over a horizontal line.

Chris Brown
General Superintendent

*PO Box 730
Sandy Springs, SC 29677*

*Phone: (864) 646-7729
Fax: (864) 646-6188*



Duke Energy
9700 David Taylor Dr.
Charlotte, NC 28262
www.duke-energy.com

January 14, 2019

CHIP FOGLEMAN
25 WOODS LAKE RD
GREENVILLE, SC, 29607

Re: Parcel 119-00-19-005-000 for RESIDENTIAL located at 2062 FRONTAGE RD,
ANDERSON, SC, 29621

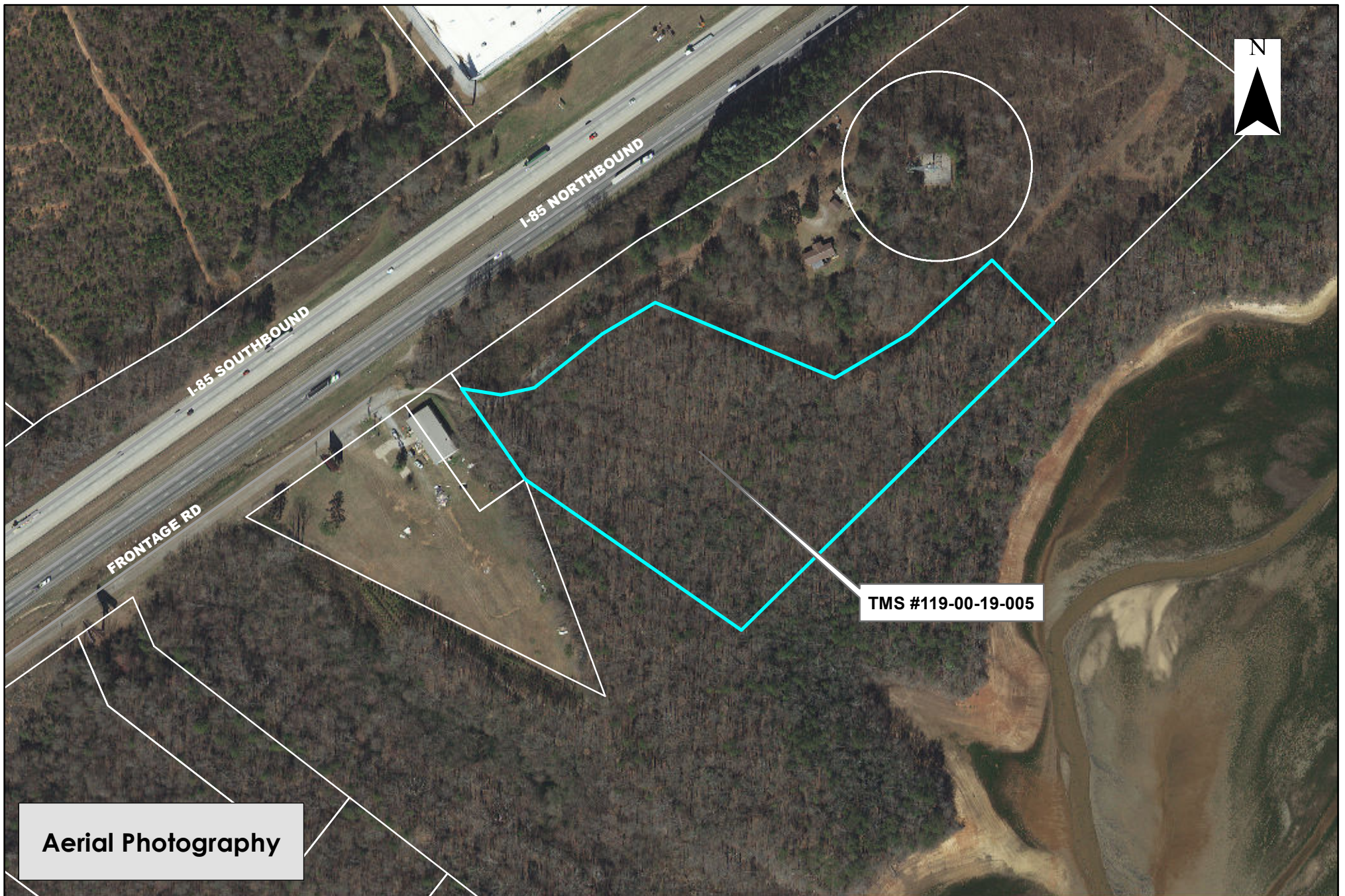
Dear CHIP FOGLEMAN:

This letter confirms that Duke Energy Carolinas will provide electric service to the above referenced property in accordance with our applicable rate schedules and service regulations. Please call us at 1-800-653-5307 when your construction plans are complete so we can expedite installation of facilities to meet electrical requirements.

We look forward to serving you!

Sincerely,

Sandra c Webb
Business and Industry Analyst



Rezoning Request
2062 Frontage Road
R-20 to IZD

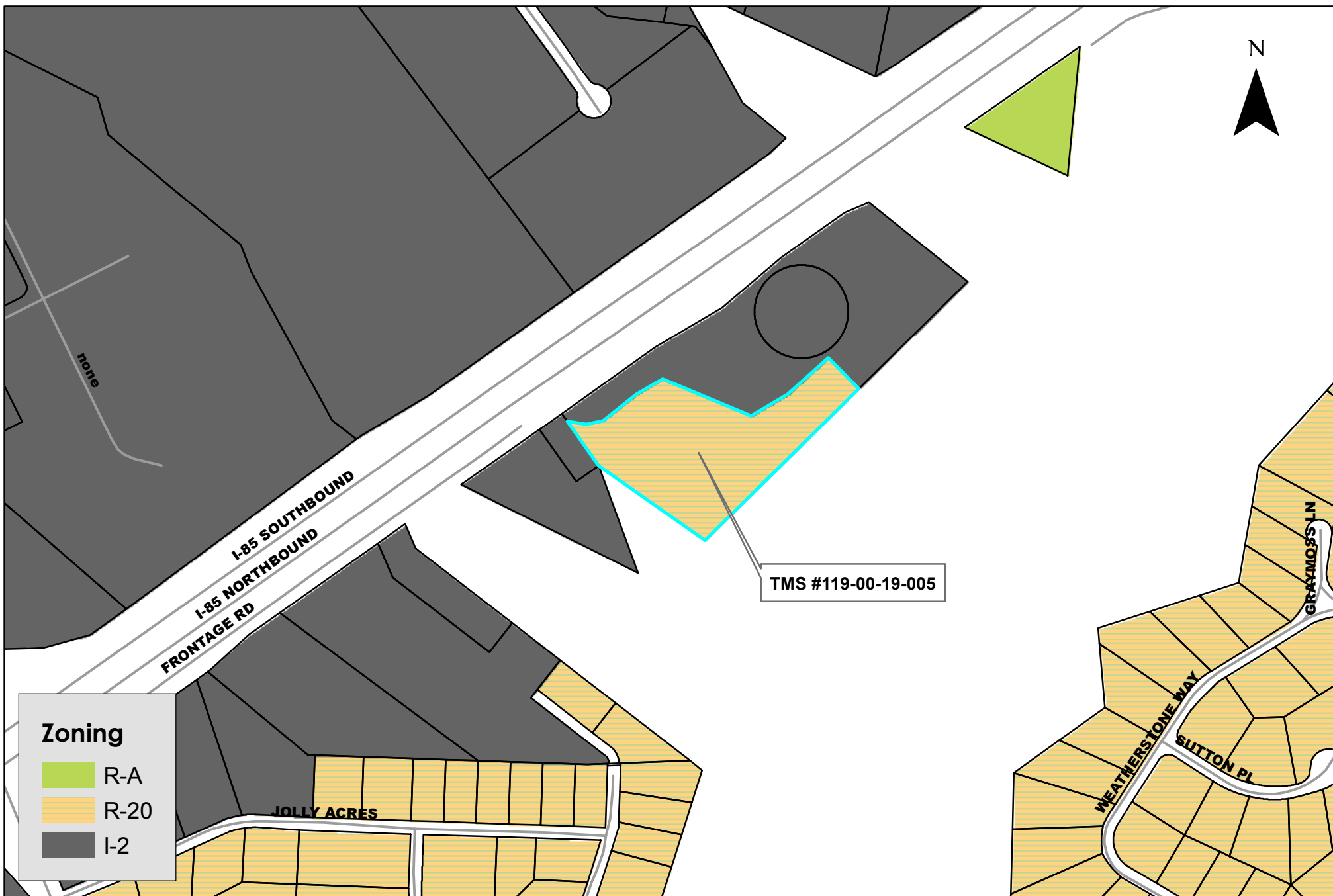
0 250 500 1,000 Feet



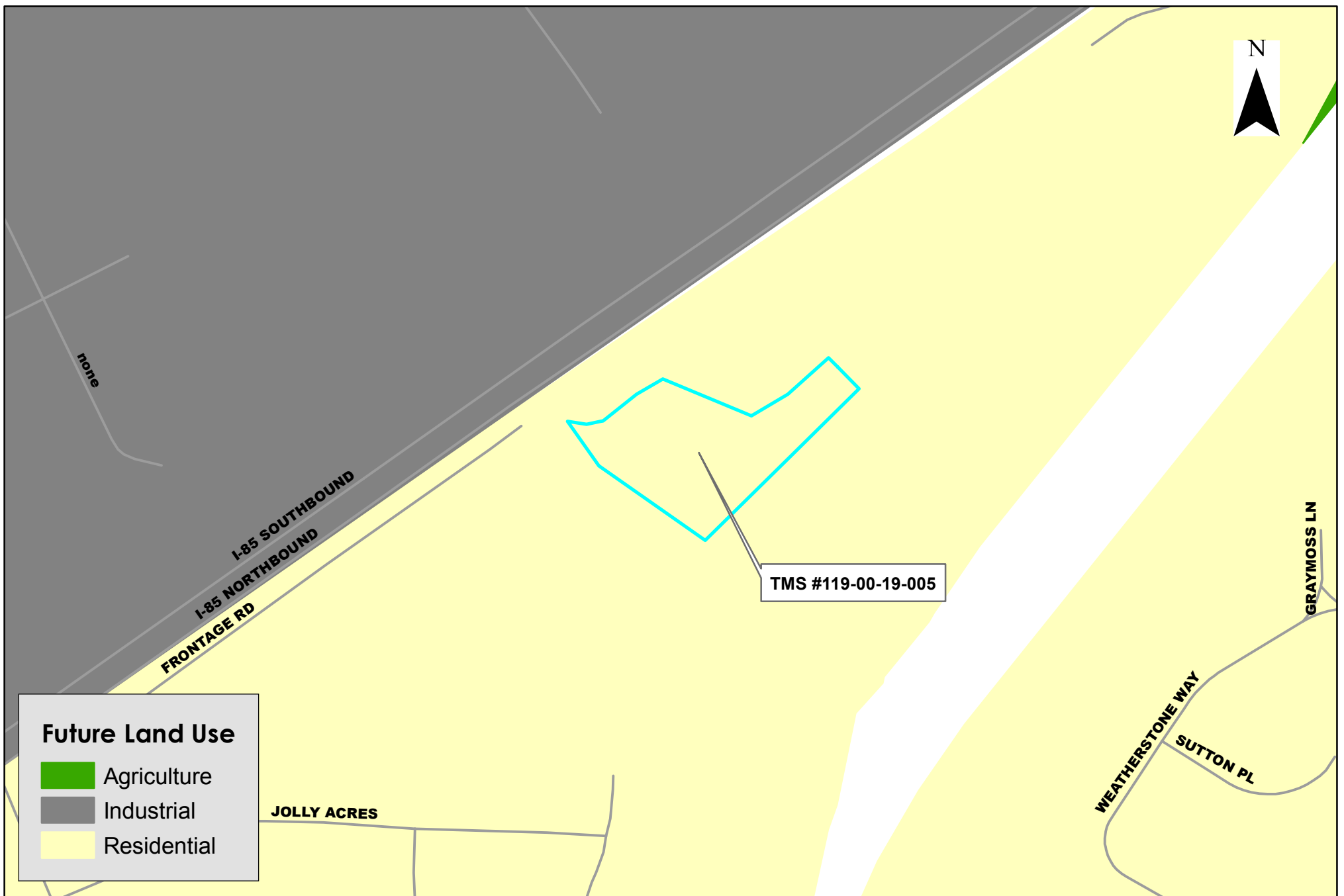
Aerial Photography

Rezoning Request
2062 Frontage Road
R-20 to IZD

0 500 1,000 2,000 Feet



Rezoning Request
2062 Frontage Road
R-20 to IZD



Rezoning Request

2062 Frontage Road

R-20 to IZD



ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
864-260-4720

1/24/19

GEORGIA COUNTY
COMMUNITY DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
604-260-4720

1/24/19

**Anderson County Planning Commission
Staff Report
February 12, 2019**

Applicant:	Habersham, Inc.
Current Owner:	Michael and Monica Grier
Property Address:	Corner of Long Road and Midway Road
Precinct:	Hopewell
Council District:	7
TMS #(s):	170-00-09-001
Acreage:	+/- 99.25
Current Zoning:	R-A (Residential - Agricultural)
Requested Zoning:	R-10 (Single-Family Residential)
Surrounding Zoning:	North: Unzoned South: R-A East: R-A West: R-A
Evaluation:	<p>This request is to rezone +/-99.25 acres for the development of a single-family subdivision. The R-10 zoning would allow for 10,000 square foot lots.</p> <p>The property is located at the corner of Long Road (County – Minor Rural Collector) and Midway Road (State – Minor Arterial). This site is serviced by the County Sheriff’s office, EMS Zone 4-2 and Hopewell Fire Station 20 for emergency services.</p> <p>A county served gravity sewer line runs along Big Beaverdam Creek, behind the property.</p> <p>The Future Land Use Map in the County’s Comprehensive Plan (2016) identifies the area as agricultural/residential.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- January 24: Rezoning notification postcards sent to 83 property owners within 2,000’ of the subject property;- January 24: Rezoning notification signs posted on subject property;

- January 25: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received 6 requests for more information.

Staff Recommendation: While facilities exist that could support a development that is denser, the applicant's request of R-10 is incompatible with the character of the surrounding area; therefore staff is compelled to recommend denial of this request.

Group Recommendation: The District 7 Zoning Advisory Group did not meet on February 6, 2019 due to lack of quorum. Pursuant to Chapter 70, Section 10.2 of the Anderson County Code of Ordinances, if the Zoning Advisory Group fails to submit a report and recommendation after their first scheduled meeting, it is deemed to have approved the request.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on February 12, 2019 and after a duly noted public hearing recommended _____ of a request for rezoning from R-A to R-10. The vote was ___ in favor, ___ opposed and ___ absent.



Rezoning Application

Jan. 4, 19
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Habersham, Inc.
Mailing Address: 1909 E. Main Street, Easley, SC 29640
Telephone and Fax: 864-417-4204 E-Mail: Deyoungblood@1@gmail.com

Owner's Information
(If Different from Applicant)

Name: Michael and Monica Frier
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

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

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

Michael Frier
Owner's Signature

12/18/18
Date

Project Information

Property Location: Corner of Long rd. & Midway rd.
Parcel Number(s)/TMS: 170-00-09-001
County Council District: 01 7 School District: 01
Total Acreage: 99.25 Current Land Use: Ag
Current Zoning: R-A Requested Zoning: R-10
Purpose of Rezoning: Proposed single family subdivision

Page 1 of 2

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓
If you indicated no, your signature is required.

[Signature]
Applicant's Signature

12/17/18
Date

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

Comments: _____

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

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

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

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

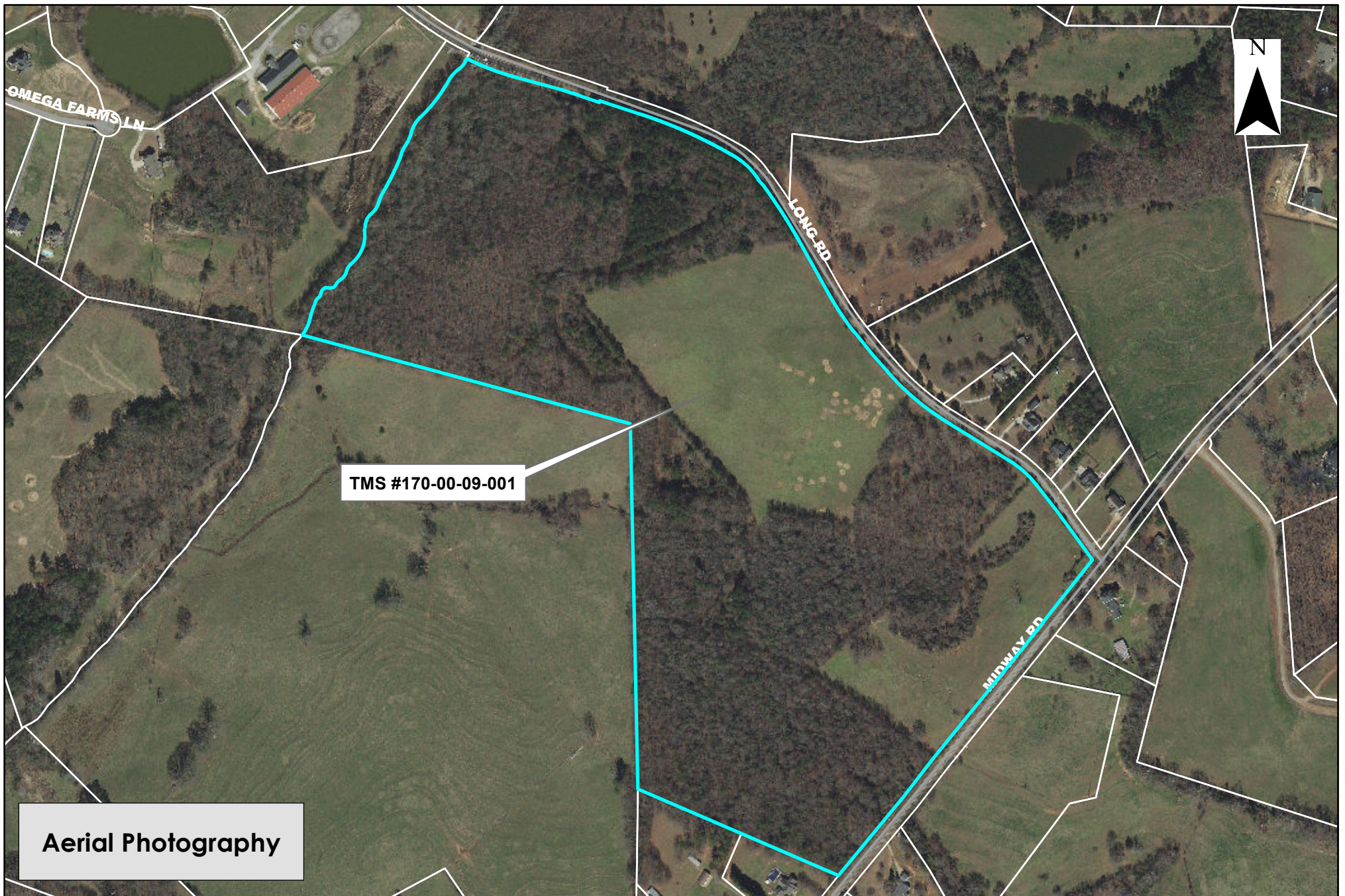
[Signature]
Applicant's Signature

12/17/18
Date

Page 2 of 2

For Office Use Only:

Application Received By: Jan. 4, 19 Date Complete Application Received: 1-4-19
Scheduled Advisory Public Meeting Date: 2-6-19 Zoning Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: 2-12-19 Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: 3-5-19 County Council Decision: _____



Rezoning Request

Corner of Long Road and Midway Road

R-A to R-10

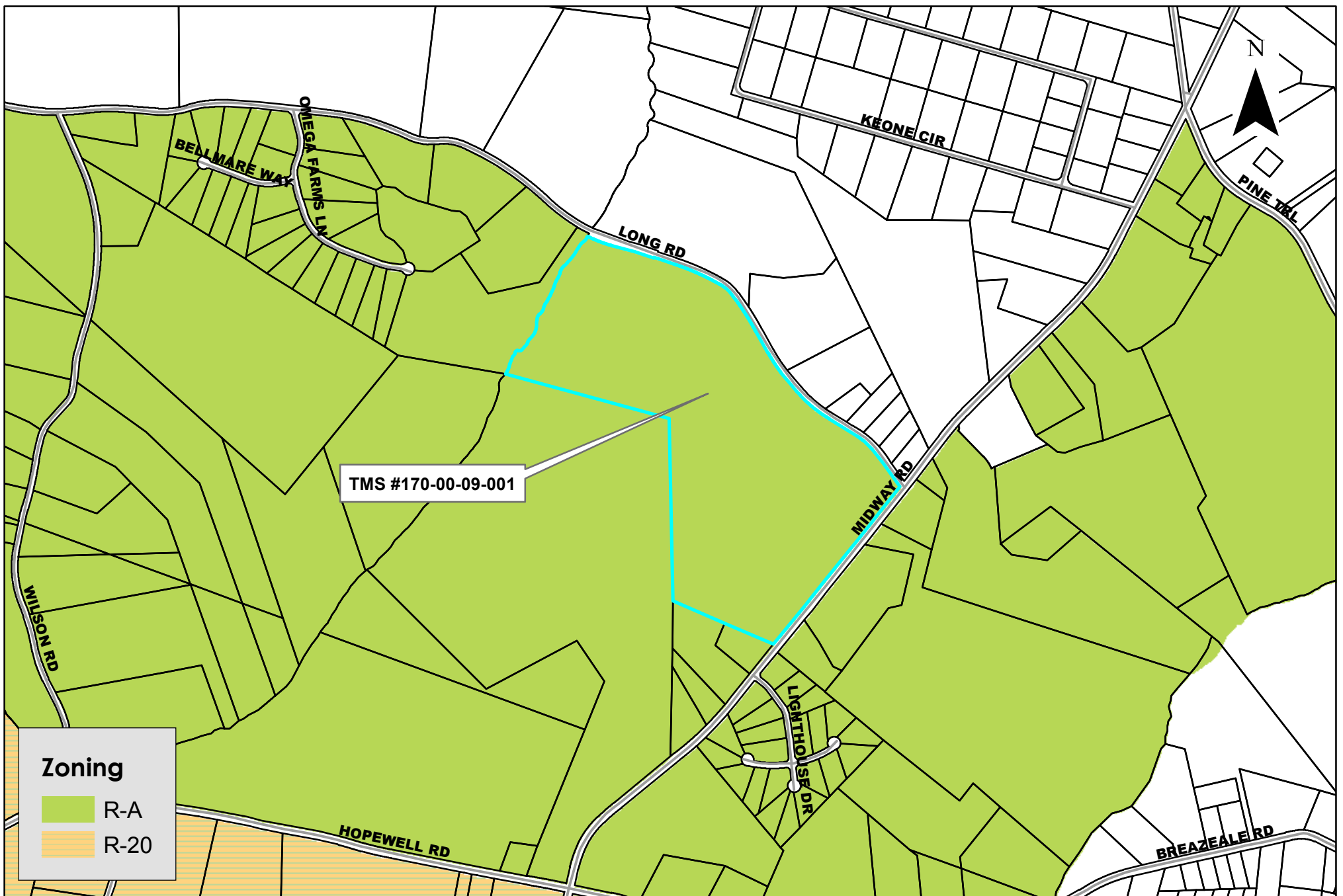


Rezoning Request

Corner of Long Road and Midway Road

R-A to R-10

0 1,000 2,000 4,000 Feet



Rezoning Request

Corner of Long Road and Midway Road

R-A to R-10



Rezoning Request
Corner of Long Road and Midway Road
R-A to R-10

0 1,000 2,000 4,000 Feet



1/24/19



NO PARKING
FIREWORKS
HOLDING NOTICE
1/24/19

1/24/19

Anderson County Planning Commission

February 12, 2019

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Chimney Hill (Previously Denied on 10-9-2018)
Resubmitted plat with one additional lot and second entrance

Intended Development: Single Family Residential

Applicant: Mark III Properties, Inc.

Surveyor/Engineer: Bluewater Civil Design

Location: Barr Circle & Robin Drive (County Maintained)

County Council District: 6

Surrounding Land Use:
North – SFR/Vacant
South – Commercial
East – Commercial/Vacant
West – Residential

Zoning: Property Unzoned

Tax Map Number: 236-00-02-026,-035,-037,-039,-078,-080

Extension of Existing Dev: No

Existing Access Road: Barr Circle & Robins Drive (County Maintained)

Number of Acres: +/- 25.22

Number of Lots: 78 (Previously 77)

Water Supplier: Powdersville

Sewer Supplier: Anderson

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 780 new trips per day along with 70 ADT for the residential homes that already exist for a total of 850 ADT. Barr Circle and Robin Drive is classified as a Major Local road with 1,600 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.

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: 2-12-19

Application Received By: TC

Date Application Received: 1-10-19 *Resub 1-22-19*

Amount of Fee Paid: 178.⁰⁰ Check # 3452

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 _____

DS Number _____ - _____

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

Proposed Subdivision Name: Chimney Hill1. Name of Applicant Mark III Properties, Inc. - John BeesonAddress of Applicant 170-C Camelot Drive, Spartanburg, SC 29301Telephone Number(s) 864-595-1735Email john@markiiiproperties.com2. Property Owner(s) Beeson Development, LLCOwner(s) Address 2156 River Road, Piedmont, SC 29673Telephone Number(s) 864-660-9689Email beesondevelopment@gmail.com**Project Information**3. Project Location: 6 Barr Circle, Powdersville, SC 29611Parcel Number/TMS: 2360002026, 035, 037, 039, 078, 080 County Council District: 06 School District: 01Total Acreage: 25.22 Number of Lots: 78 Intended Development: Single Family ResidentialCurrent Zoning: Unzoned Surrounding Land Uses: North: SFR/Vacant South: Commercial East: Comm./Vacant West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Powdersville Water Sewer Supplier: Anderson County Septic: _____Electric Company: Duke Power Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? YesIf so, please describe: Second full access added and one additional lot6. Is there a request for a variance? No if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

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

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

9. Site Analysis:

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

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1)Floodplains.
(2)Soils, with severe limitations to development.
(3)Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.

(a)Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b)The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

10. Proposed road names pre-approved by E-911 Addressing Office for the county.

11. Are there any current Covenants in effect for this proposed development? Yes____ No X If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Date

01/21/19

Signature of Owner

Date

1-21-19

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

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

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

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

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

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

Sec. 38-332. - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary
plat] was prepared using a survey of
the property prepared by

Justin Rupert, RLS, and dated
May 1, 2018; And further that the
proposed [subdivision] [development] meets
all requirements of the Anderson County
Development Standards Ordinance, as
applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: 

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 01/21/19

OWNER'S CERTIFICATION

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

Date: 1-21-19

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

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)**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: January 25, 2019

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Asst. Principal Engineer

CC: Thulasi Vinayagam
Principal Engineer

SUBJECT: Chimney Hill Subdivision
78 Single Family lots

I have reviewed the attached preliminary plat for Chimney Hill Subdivision. A traffic impact study is not required since there are only 78 single family units planned. The proposed access locations may be acceptable but I will need to review the final plans before an encroachment permit can be issued.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

TAX MAP NO.:	2360002026, 2037, 2039, 2078, & 2080
TOTAL AREA:	±25.22 ACRES
ZONING:	*UNZONED
LAND USE:	RESIDENTIAL/VACANT
TOTAL LOTS:	78 LOTS (60' WIDE TYP.)
PROPOSED ROADWAY:	±3.020 LF (50' R.O.W.)

SETBACKS	
BARR CIRCLE & ROBBINS DR:	20'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

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

ASPHALT PAVEMENT SECTION

OPEN SPACE

PROPERTY LINE (R, L, O, W)

PROPOSED BUILDING SETBACK LINE

PROPOSED LOT LINE

PROPOSED E.O.P./CURB LINE

EXISTING E.O.P.

PROPOSED C/L ROAD

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

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

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



Know what's below.
Call before you dig

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: 1/21/19

NAME: Jody AC Benson

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: _____

1) ACCORDING TO THE PANEL, 45007C0008E FOR ANDERSON
COUNTY, SOUTH C WITH AN N

OPEN CAROLINA RE
PLANE COORDINATE SYSTEM, MAD 83/2011, ALL PROPERTY
BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL
DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES

3 UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN
POSITION BASED UPON ABOVE GROUND EVIDENCE OR RECORD
ABSENCE THE SURVEYOR DOES WARRANT THE EXISTENCE OR
NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER

DESIGN PROFESSIONAL CERTIFICATION:

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS
PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY
Justin Rupert, RLS, AND DATED
May 1, 2018; AND FURTHER THAT THE
PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE
ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE,
AS APPLICABLE TO THE PROPERTY.

BY NAME: a J Harrison P
SIGNED: *J Harrison*
REGISTERED PROFESSIONAL NO.: 4224
ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607
TELEPHONE NUMBER:
DATE: 01/11/10

TRAFFIC N

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

R W. NOTE:

ALL WORK WITHIN THE EXISTING R. W. (BARR CIRCLE & ROBBINS DRIVE) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

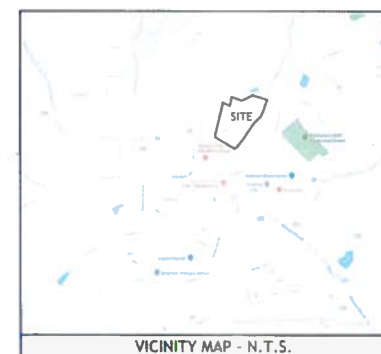
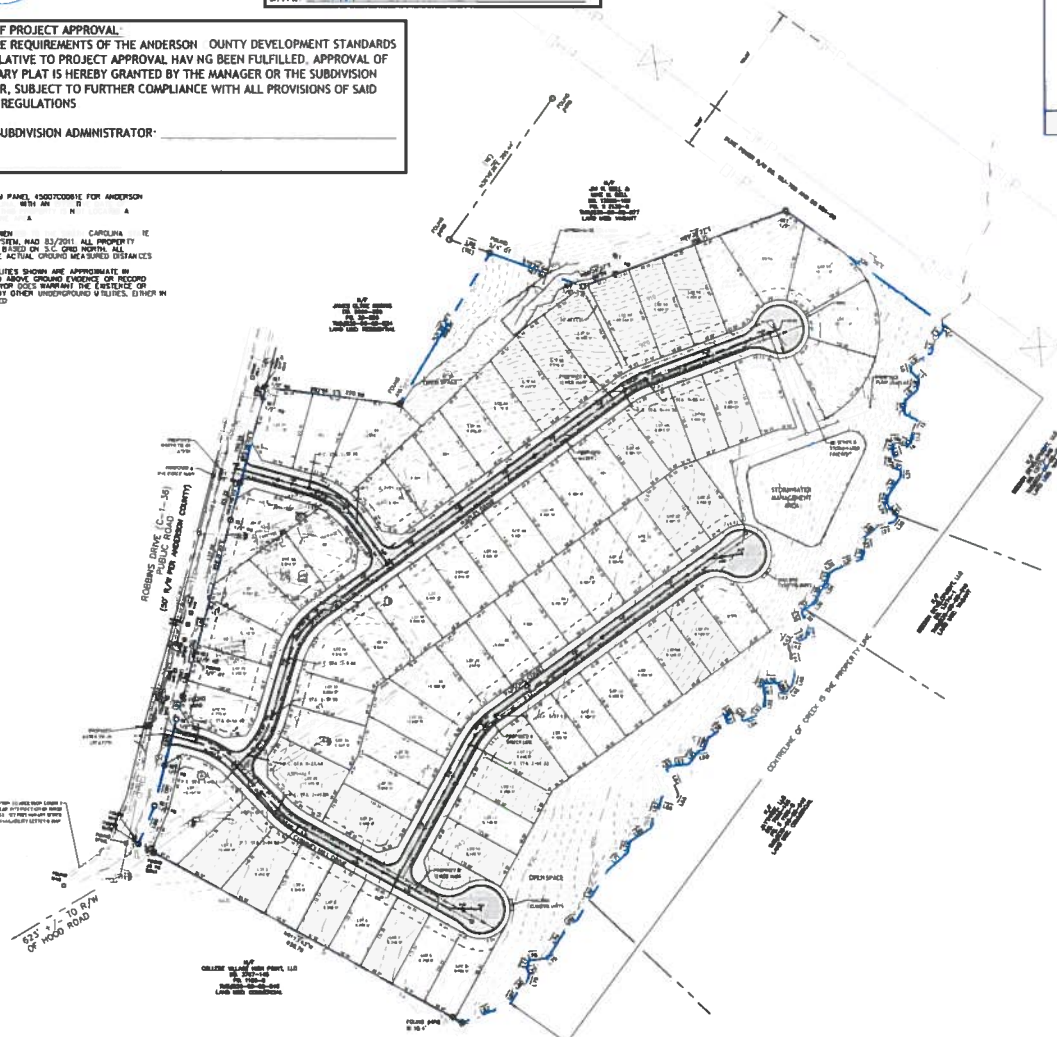


TABLE 1		CONTINUED	
Year	Age	Age	Age
1974	10.0	10.0	10.0
1975	10.0	10.0	10.0
1976	10.0	10.0	10.0
1977	10.0	10.0	10.0
1978	10.0	10.0	10.0
1979	10.0	10.0	10.0
1980	10.0	10.0	10.0
1981	10.0	10.0	10.0
1982	10.0	10.0	10.0
1983	10.0	10.0	10.0
1984	10.0	10.0	10.0
1985	10.0	10.0	10.0
1986	10.0	10.0	10.0
1987	10.0	10.0	10.0
1988	10.0	10.0	10.0
1989	10.0	10.0	10.0
1990	10.0	10.0	10.0
1991	10.0	10.0	10.0
1992	10.0	10.0	10.0
1993	10.0	10.0	10.0
1994	10.0	10.0	10.0
1995	10.0	10.0	10.0
1996	10.0	10.0	10.0
1997	10.0	10.0	10.0
1998	10.0	10.0	10.0
1999	10.0	10.0	10.0
2000	10.0	10.0	10.0
2001	10.0	10.0	10.0
2002	10.0	10.0	10.0
2003	10.0	10.0	10.0
2004	10.0	10.0	10.0
2005	10.0	10.0	10.0
2006	10.0	10.0	10.0
2007	10.0	10.0	10.0
2008	10.0	10.0	10.0
2009	10.0	10.0	10.0
2010	10.0	10.0	10.0
2011	10.0	10.0	10.0
2012	10.0	10.0	10.0
2013	10.0	10.0	10.0
2014	10.0	10.0	10.0
2015	10.0	10.0	10.0
2016	10.0	10.0	10.0
2017	10.0	10.0	10.0
2018	10.0	10.0	10.0
2019	10.0	10.0	10.0
2020	10.0	10.0	10.0
2021	10.0	10.0	10.0
2022	10.0	10.0	10.0
2023	10.0	10.0	10.0
2024	10.0	10.0	10.0
2025	10.0	10.0	10.0
2026	10.0	10.0	10.0
2027	10.0	10.0	10.0
2028	10.0	10.0	10.0
2029	10.0	10.0	10.0
2030	10.0	10.0	10.0
2031	10.0	10.0	10.0
2032	10.0	10.0	10.0
2033	10.0	10.0	10.0
2034	10.0	10.0	10.0
2035	10.0	10.0	10.0
2036	10.0	10.0	10.0
2037	10.0	10.0	10.0
2038	10.0	10.0	10.0
2039	10.0	10.0	10.0
2040	10.0	10.0	10.0
2041	10.0	10.0	10.0
2042	10.0	10.0	10.0
2043	10.0	10.0	10.0
2044	10.0	10.0	10.0
2045	10.0	10.0	10.0
2046	10.0	10.0	10.0
2047	10.0	10.0	10.0
2048	10.0	10.0	10.0
2049	10.0	10.0	10.0
2050	10.0	10.0	10.0
2051	10.0	10.0	10.0
2052	10.0	10.0	10.0
2053	10.0	10.0	10.0
2054	10.0	10.0	10.0
2055	10.0	10.0	10.0
2056	10.0	10.0	10.0
2057	10.0	10.0	10.0
2058	10.0	10.0	10.0
2059	10.0	10.0	10.0



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

OWNER
COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170 C CAMPTOT DRIVE
 SPARTANBURG, SC 29607
PHONE: 864-395-1735
CONTACT: JOHN BEESON
EMAIL: JENPHARMAC@PROPERTIES.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 TOWNSEND'S FARM ROAD
GREENVILLE, SC 29607
PHONE: 864-735-3068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: JO LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864 272 6274
CONTACT: JUSTIN HUPERT, P.L.S.
EMAIL: JUSTIN@JLS.NET

THIS DRAWING AND ASSOCIATED DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2019 BLUEWATER CIVIL DESIGN, LLC

Report Number 2018-047
 Project Name Cherry Hill PP dev
 Planning Area 1 - 100
 Date of Project (to) 2018
 Location of Report

Paul J. Harrison, P.E.
South Carolina #23324
North Carolina #24509

Water
design
c i

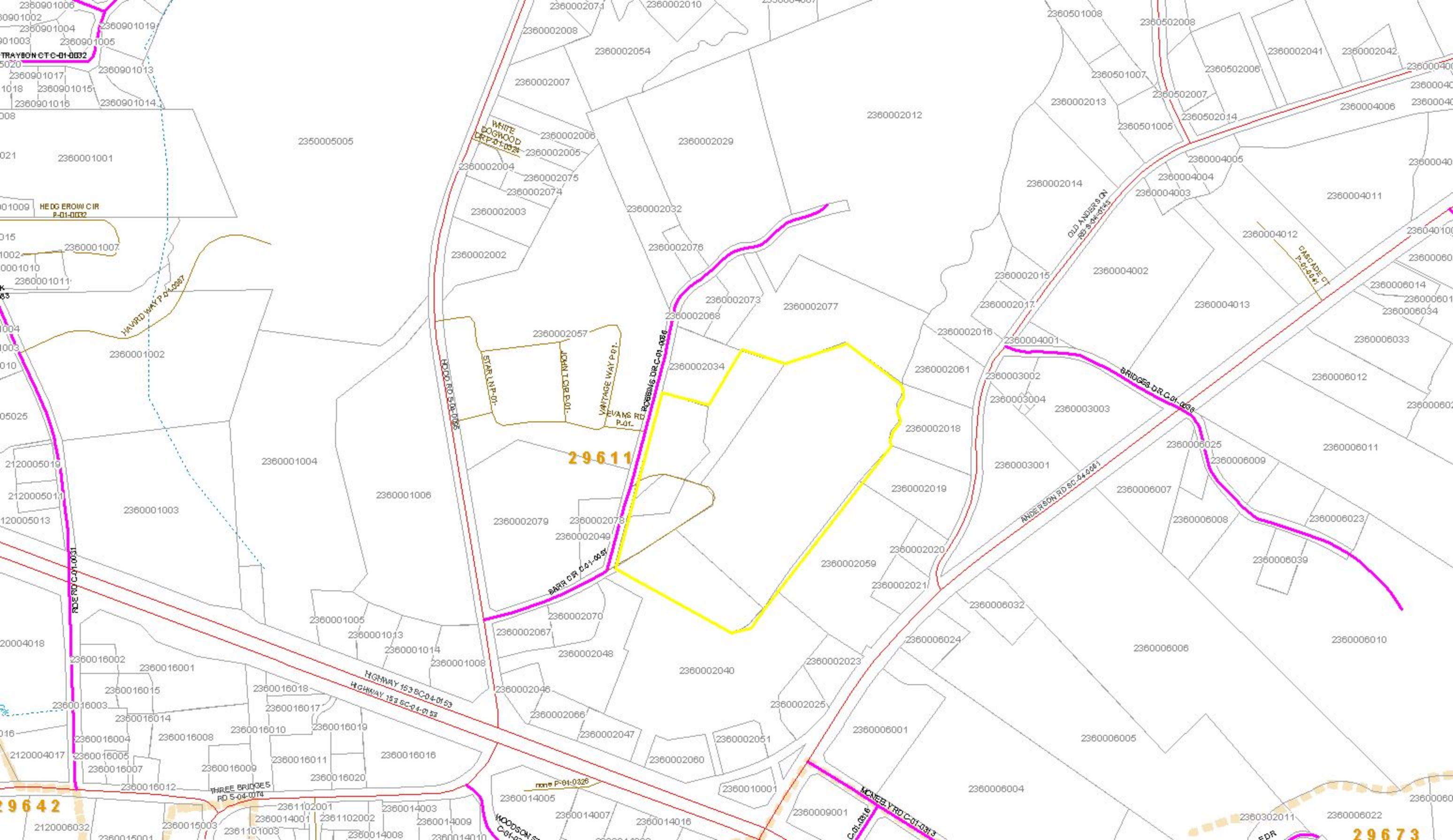
SE 04211 CA 91709066

CHIMNEY HILL
(SFR Subdivision - Preliminary)
Barr Circle & Rabbits Drive
Powdersville, SC 29611



PRELIMINARY PLAT

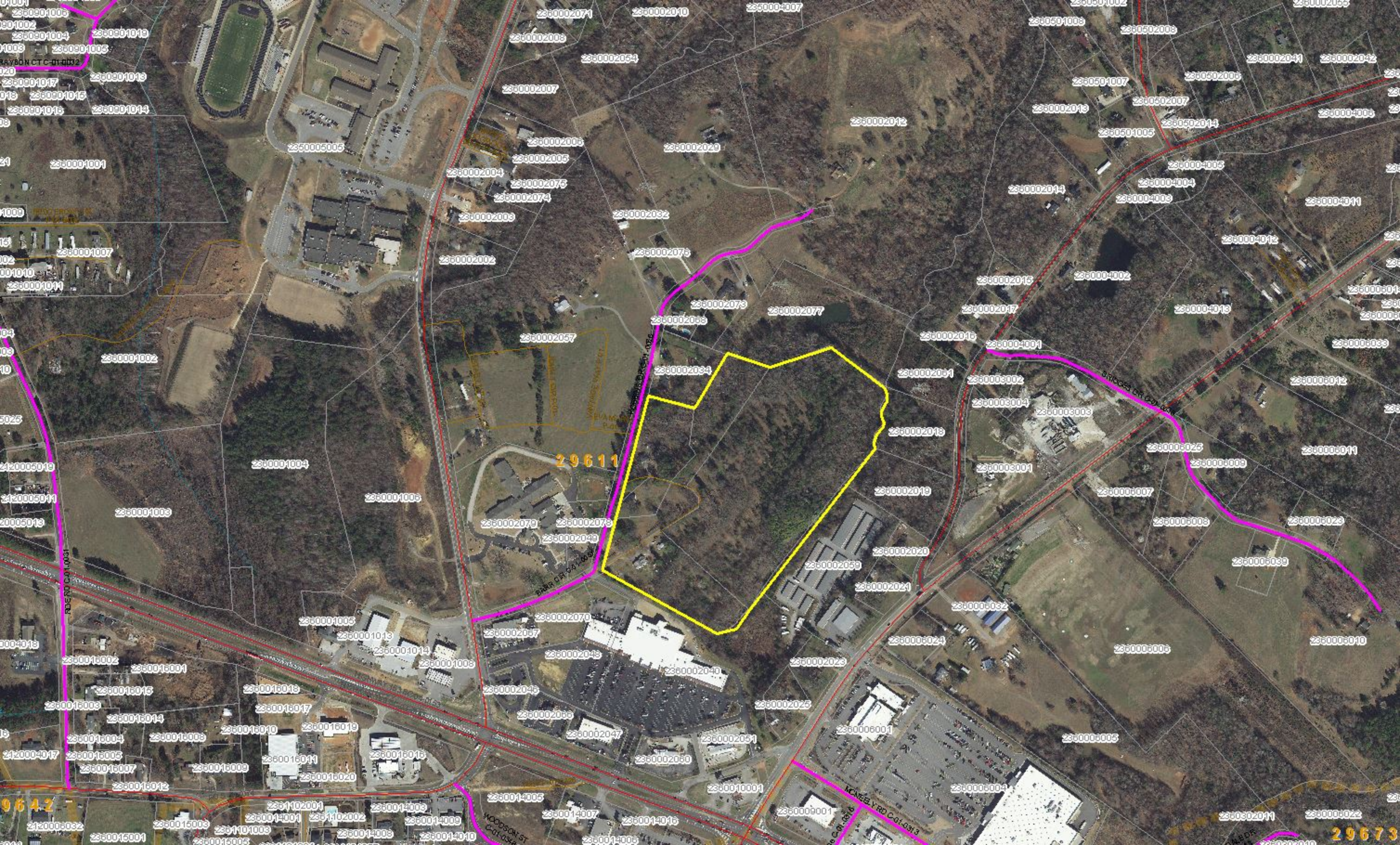
PP-1



29611

29642

29673



Anderson County Planning Commission

February 12, 2019

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Grove at Oak Trail

Intended Development: Residential

Applicant: VP Land Development, Land Acquisitions
Manager-Todd Sinclair

Surveyor/Engineer: Gray

Location: Powdersville Main (State)

County Council District: 6

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

Zoning: Property Unzoned

Tax Map Number: 237-00-01-011, -001

Extension of Existing Dev: No

Existing Access Road: Powdersville Main (State)

Number of Acres: +/- 43.62

Number of Lots: 99 (Sec. 38-359. Intensity Standards
One subdivision entrance is required for
every 100 lots of a proposed subdivision.)

Water Supplier: Powdersville

Sewer Supplier:

Anderson County

Anderson County does have sewer line capacity for the above-referenced project and the proposed approximate 99 residential lots. The Benton Park pump station may need to be upgraded in order to handle the additional capacity from the proposed subdivision, the developer will be responsible for all necessary upgrades. Anderson County sets aside capacity in its system on a "first come first served basis" as determined when all fees are paid. Capacity for this project will not be set aside until all paperwork is completed and fees paid to Anderson County Wastewater Management. All lines must be inspected and approved.

Developer will be required to obtain an easement right of way from the SRP 2012 3 LLC property owners.

Variance: No

Traffic Impact Analysis:

The Anderson County Roads & Bridges Department has reviewed the traffic impact study and is acceptable.

This new subdivision is expected to generate 990 new trips per day. Powdersville Main is classified as a collector road with no maximum average vehicle trips per day.

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

Staff Recommendation:

Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: 12-11-18

Application Received By: TC

Date Application Received: 11-7-18

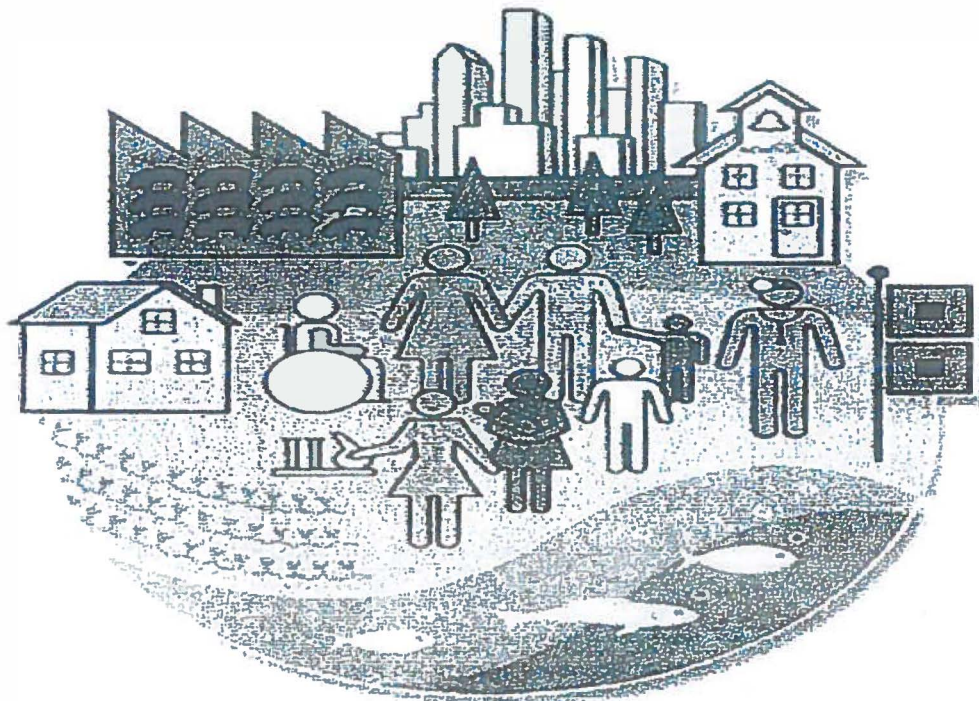
Amount of Fee Paid: 199.⁰⁰ Check # 10495

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 _____

DS Number _____

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE1. Name of Applicant VP Land Development, Land Acquisitions Manager - Todd SinclairAddress of Applicant 535 Brookshire Road Suite A Greer, SC 29651Telephone Number(s) 803-350-4000 Email tsinclair@mungo.com2. Property Owner(s) WOODSON J DAVID REVOCABLE LIVING TRUSTOwner(s) Address 558 POWDERSVILLE MAIN EASLEY SC 29642

Telephone Number(s) _____ Email _____

Project Information3. Project Location: Adjacent to Silbarn Road on the East side of HWY 86Parcel Number/TMS: 2370001011, 2370001001 County Council District: 6 School District: 01Total Acreage: 43.62 AC Number of Lots: 99 Intended Development: ResidentialCurrent Zoning: unzoned Surrounding Land Uses: North: Residential South: Residential East: Commercial West: Commercial

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

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Septic: _____Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T5. Have any changes been made since this plot was last before the Planning Commission? YESIf so, please describe: Added more L.F. of Road6. Is there a request for a variance? NO if so, please attach the description to this application.

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

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

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

8. Site Analysis:

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

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains.
(2) Soils, with severe limitations to development.
(3) Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, piling, 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: Carlecoy, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

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

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

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

☐ Two (2) 5 1/2 x 11 sized copies of the Preliminary Plat ☐ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

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

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

Sec. 38-312. - Preliminary plat

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant Murphy Homes Inc. By Todd Smith Date May 4, 2018.

Signature of Owner J. David Woodson Date May 4, 2018

Gail W. Keener June 17, 2018

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

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

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

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

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

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

Sec. 38-332 - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

DESIGN PROFESSIONAL
CERTIFICATION

It is hereby certified that this [preliminary
plat] was prepared using a survey of
the property prepared by
RICHARD BRUCE COOK, RLS. and dated
OCTOBER 16, 2017. And further that the
proposed [subdivision] [development] meets
all requirements of the Anderson County
Development Standards Ordinance, as
applicable to the property.

By Name: RICHARD BRUCE COOK, II

Signed: R. Bruce Cook

Registered Professional No. 17219

Address: 139 BEULAH CHURCH RD.

Telephone Number: 864-627-8461

Date: MAY 28, 2018

OWNER'S CERTIFICATION

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

Date: May 4 2018

[Owner] [Agent] [Name]:

Signed: J. David Woodson

Paul W. Keener

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)

November 27, 2018

Anderson County Planning Commission

Re: Proposed Oak Trail Subdivision – Powdersville Main

Dear sirs:

I have lived on Powdersville Main for 44 years on property that is directly across from the proposed 99-lot subdivision. This subdivision is being considered for property that is also directly across the street from Concrete Elementary School. Surely the Commission can see that this would be a bad idea just from a transportation standpoint. Hundreds of additional cars added to an already bad situation. Approval of this project will likely devalue my property and it will destroy the current character of our neighborhood. It must be stopped.

I ask that the Commission do the right thing and disapprove this subdivision until a proper transportation study can be conducted and then you will see that this is the wrong place for this project. It is time that the County Planning Department put ordinances in place to prevent this type of irresponsible development in our community. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles Chandler".

Charles Chandler

303 Powdersville Main

Powdersville, SC 29642



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: January 24, 2019

TO: **Tim Cartee**
Subdivision Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Thulasi Vinayagam**
Principal Engineer

SUBJECT: **The Grove at Oak Trail TIS review**

The traffic impact study dated January 2, 2019 is acceptable.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Tom Allen
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

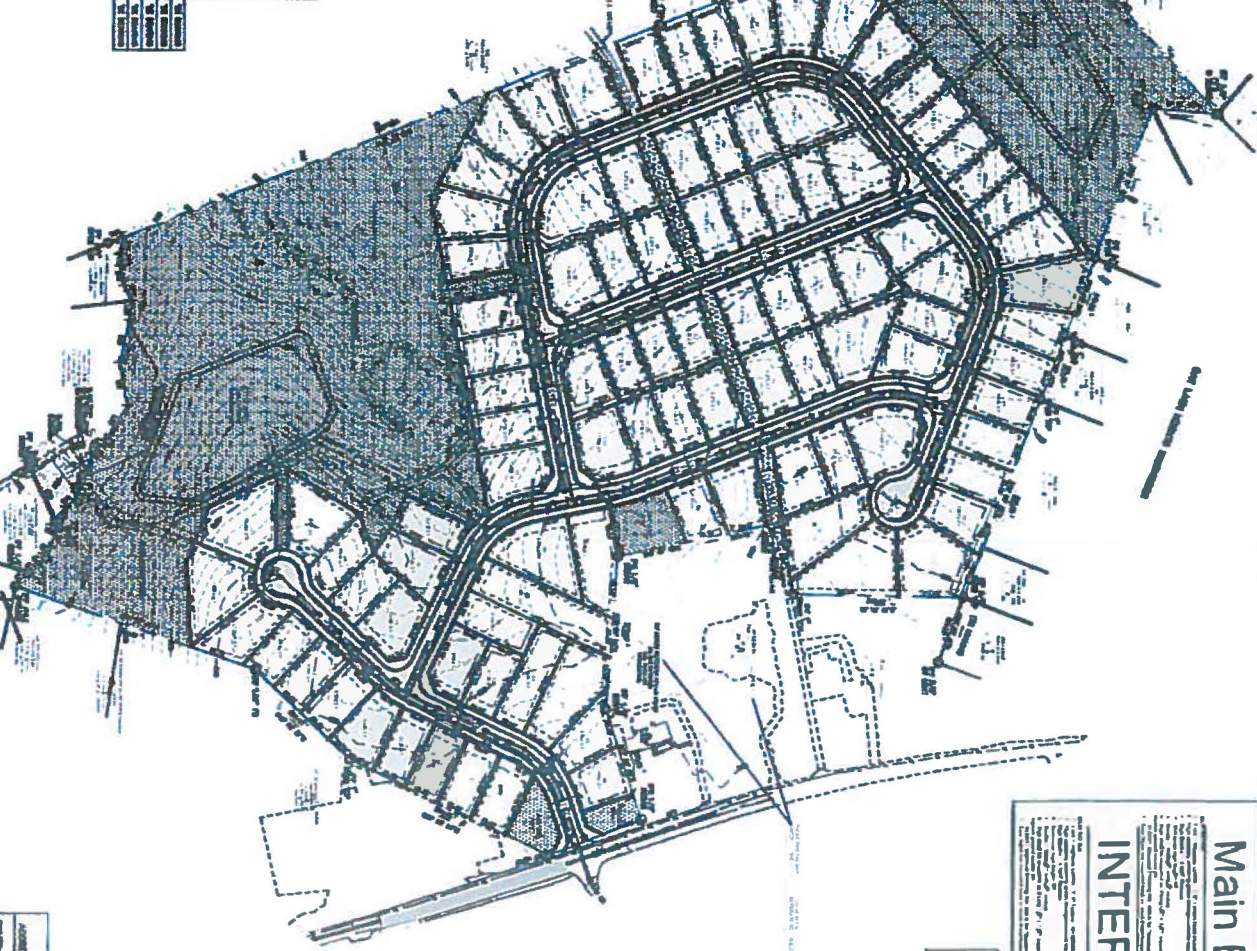
Ken Waters
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



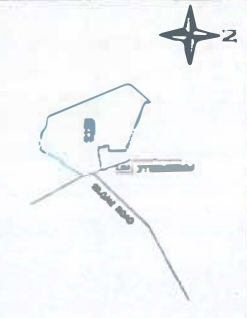
Proposed Lot Numbers	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96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



Main Entrance rd

INTERNAL

IRD



OWNER INFORMATION

NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [Zip]

PHONE: [Phone]

FAX: [Fax]

EMAIL: [Email]

GROVE AT OAK TRAIL

PRELIMINARY PLAN

SCALE: 1" = 40'

DATE: [Date]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

CV-1

DATE: [Date]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

PRELIMINARY

GROVE AT OAK TRAIL SUBDIVISION

POWDERVILLE HIGHWAY

ANDERSON COUNTY, SOUTH CAROLINA

GRAY ENGINEERING CONSULTANTS

140 PELCHER ROAD - GREENVILLE, SC 29615

TEL: (864) 336-1111 FAX: (864) 336-1112

WWW.GRAYENGINEERINGCONSULTANTS.COM

GRAY ENGINEERING CONSULTANTS

140 PELCHER ROAD - GREENVILLE, SC 29615

TEL: (864) 336-1111 FAX: (864) 336-1112

WWW.GRAYENGINEERINGCONSULTANTS.COM

GRAY ENGINEERING CONSULTANTS

140 PELCHER ROAD - GREENVILLE, SC 29615

TEL: (864) 336-1111 FAX: (864) 336-1112

WWW.GRAYENGINEERINGCONSULTANTS.COM

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

