

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

February 13, 2018
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from January 9th meeting)
4. Public Hearing
 - A. Variance Request: The Oaks at Shiloh Creek
5. Old Business
6. New Business
7. Other Business
 - A. Educational Training Opportunities
8. 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.

Anderson County Planning Commission
Tuesday, January 9, 2018
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Lonnie Murray

Staff Present: Michael Forman, Alesia Hunter, Jeff Parkey, Henry Copeland, Tim Cartee 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 the previous officers; Mr. Dutton seconded. The motion to election David Cothran, Chairman and Jane Jones, Vice-Chair was approved 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 12th regular Commission meeting. Hearing none, the minutes were approved 6-0, with a motion by Mr. Dutton and a second by Mrs. Jones.

Public Hearings:

Large-Scale Project: Arthrex Industrial Manufacturing

Ms. Alesia Hunter presented the staff report for Arthrex Industrial Manufacturing. She began by stating Mr. Burriss Nelson (Economic Development Director) was present to answer any questions the Commission may have. Arthrex will be location at 5500 Highway 76 at Millwee Creek Road and Blackman Road in the Sandy-Spring/Pendleton area. The group industrial project will consist of eight (8) phases. Phase I will consist of a 215,000 square foot office and warehouse; Central Services, including recruitment, IT Medical facility, commercial kitchen and maintenance; and a ball field with associated parking. Phase II through Phase V will include more manufacturing and warehouse space. The tentative plan for Phase VI consists of an early institutional learning center, K-12 school and daycare facility. Phase VII will provide institutional partnership with Tri-County Tech; and Phase VIII will offer future commercial development. The project will sit on +/-220.33 acres in District four and is zoned I-1 (Industrial). No variances were requested. Staff recommended approval, assuming all necessary permits and approvals are obtained. Chairman Cothran opened the public hearing and invited comments. Hearing none, 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.

Old Business: Chairman Cothran called for any old business. None was presented.

New Business: Chairman Cothran called for any new business. Mrs. Debbie Chapman asked to present an issue in the District seven area. She presented the Commission with photographs of campers popping up in the Piedmont/Williamston area, such as along Highway 8. She stated that she does not advocate banning the use of campers as dwellings, but there needed to be regulations. Mrs. Jones asked if these campers were on public or private land, and if residents had access to power, water and sewer. Mrs. Chapman responded that in many

cases, land owners will allow someone to rent a piece of their land. She added that power hook-up was sometimes available but not water or sewer. Mr. Forman informed the Commission that the Planning & Public Work Committee was actively looking into the situation. Deputy Ben Cothran (Code Enforcement Officer) and Mr. Leon Harmon (County Attorney) were working together to ensure compliance with current ordinances and if a strengthening of the ordinance was possible. Chairman Cothran stated that the Commission will receive the information and look for an update in the coming months.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:13 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
February 13, 2018
6:00 PM

Project Name: The Oaks at Shiloh Creek (Previously Approved by the Planning Commission)

Applicant: Chris McCurdy

Owner: Quickdraw Developments, LLC

Intended Use: Residential, Single-Family Home

Location: Shiloh Church Road (1,940' west of Hurricane Creek Road)

County Council District: Six (6)

Zoning: None (The property is un-zoned.)

Total Site Area: 50+ acres

Tax Map Number: 217-00-03-022

Extension of Existing Development: No

Existing Access Road: Vicksburg Drive

Water Supplier: Powdersville Water

Sewer: Anderson County

Variance: Yes

Request: Applicant is requesting a variance for a reduction of front yard setback from 20' from the road right of way to 10' from the road right of way for Lots #72, #73, and #74 due to poor soil conditions. These new parcels will access via the internal county road as shown on plat and as approved by the Planning Commission.

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-210. – Setbacks. – All buildings and structures shall meet or exceed the following minimum setback requirement, 20' from the road right of way for residential uses on local roads.

The staff recommends **APPROVAL** of this request for the following reasons and with the following conditions:

1. Applicant has demonstrated that extraordinary and exceptional conditions exists for these lots in question in terms of soil conditions.
2. Staff is recommending that the setbacks be reduced from 20' to 13' for Lots #72, #73, and #74 instead of the requested setback from 20' to 10' which will allow for adequate space for the placement of the home foot print.
3. Staff feels that reducing the setback to half of the requested setback will set a precedent. We feel that allowing for the reduction to 13' is a compromise considering the conditions that exist.
4. The fact that the density will remain the same and there will be no change in the overall subdivision plat approved by the Planning Commission.
5. The fact that reducing the setback is in line with the spirit and intent of the ordinance to grant a variance when a hardship exist.
6. Granting this variance will not alter the street or have a negative impact.
7. Should the Planning Commission approve this request, the staff will not be able to recommend approval to further reduce setbacks on these particular lots.



Subdivision Plat Application

January 8, 2018

The Oaks at Shiloh Creek

Date of Application Completion

Name of Project

Applicant's Information

Name: Chris McCurdy, Manual Olivier and / or Mario DiPietro (engineer)
 Mailing Address: 110 Halifax Road, Easley, SC 29342 (Mario DiPietro)
 Telephone and Fax: 864-498-5263 E-Mail: land.sc@outlook.com

Owner's Information

(If Different from Applicant)

Name: Quickdraw Developments, LLC and Lacombe Group USA, Inc
 Mailing Address: 127 Satinwood Lane; Palm Beach Gardens, FL 33410
 Telephone and Fax: 561-685-5171 or 561-801-2500 E-Mail: manuelolivier@AOL.com

Project Information

Project Location: Shiloh Church Road 1,940' west of Hurricane Creek Road

Parcel Number/TMS: ~~217-00-0322~~ 2170003022

County Council District: six (6) School District: one (1)

Total Acreage: 50 +/- Number of Lots: 3 of 158 total (i.e. lots 72,73 & 74)

Intended Development: single family residential Current Zoning: Residential

Surrounding Land Uses: North: industrial South: Ag East: residential West: residential

Water Supplier: Powdersville Water Sewer Supplier: Anderson County

Have any changes been made since this plat was last before the Planning Commission?: No

If so, please describe: _____

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

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

[Signature]
Applicant's Signature

1/8/18
Date

For Office Use Only: Scheduled Public Hearing Date: _____
 Application Received By: TC Date Complete Application Received: _____
 Amount of Fee Paid: 15.00 Check Number: 2667
 Staff Recommendation: _____ Planning Commission Decision: _____

To: County of Anderson

From: Christopher McCurdy for The Oaks at Shiloh Creek – a residential subdivision

Re: Variance Request - Three (3) single family lots within a platted subdivision

Date: January 8, 2018

I hereby request from the County of Anderson, permission for a variance for three (3) lots within the subdivision platted as The Oaks at Shiloh Creek.

Ryan Homes has been selling and building homes at a strong pace since commencing sales in 2016. They have found strong demand for their product line that includes a completed, under truss sun room built on the rear of each home. The builder thus requires and has demanded a building pad size deep enough to accommodate this demand for sales.

Upon completion of lot development and subsequent soil borings analyzed in December 2017, the general and specific report is that the soils suitable for the necessary building pad for Lots numbers 72, 73 and 74 do not extend (back) deep enough to accommodate the home builder's necessary home plan.

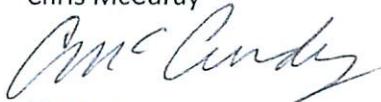
The engineer recommendation suggesting possible corrections would not be physically or financially feasible. Thus he recommended: **"Move the house footprints closer to the street to eliminate the issue with topsoil. We would anticipate this being approximately 5 to 7 feet from the current surveyed location. If a variance request were made here, this may be the simplest route"**

In consideration that most all driveways are currently 25' to 33' deep my belief that bringing three homes closer to the street by 5' to 7' should have little consequence other than to alter the street scape.

In light of the demands placed on me by Ryan Home Builders, I hereby request approval to reduce the front setback requirement by as much as but no more than ten feet (10') for lots 72, 73 and 74. This would exceed the recommendation as noted above but would allow flexibility in placing the home footprint. If only seven (7) feet were granted, this appears to be sufficient just the same.

I thank you in advance for your time and consideration in this matter.

Chris McCurdy



Manager

The Oaks at Shiloh Creek

864-498-5263

land.sc@outlook.com



- NOTES:**
1. CONTRACTOR SHALL VERIFY THAT PERMIT TO CONSTRUCT CONSTRUCTION PERMIT SHALL BE ON SITE AT ALL TIMES.
 2. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS COMPREHENSIVE CODEBOOK, LATEST EDITION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES 24 HOURS PRIOR TO COMMENCING CONSTRUCTION AND A CONSTRUCTION SCHEDULE SHALL ALSO BE SUBMITTED.
 4. CONTRACTOR SHALL OBTAIN THE WRITTEN SPECIFICATIONS PRIOR TO CONSTRUCTION.
 5. SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH RELATION TO VENTILATION TO TEN STATES STANDARDS IN PRIOR TO BEGINNING WORK.
 6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK.
 7. CONTRACTOR TO NOTIFY ANDERSON COUNTY SANITARY SEWER DISTRICT IN ACCORDANCE WITH SECTION 10-10-010.
 8. ALL SEWER LINES SHALL BE 5' MINIMUM OFF THE EDGE OF CURBLINE WITHIN STREET.
 9. ALL SEWER LINES SHALL HAVE 3" MINIMUM COVER UNLESS DUCTILE IRON PIPE.
 10. CONTRACTOR SHALL CONTACT THE ANDERSON COUNTY S.S.D. AND THE S.S.D. SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK.
 11. PAVEMENT ON ALL TOWARDY BORDERS SHALL BE 4" MINIMUM.
 12. ALL GRANTY SEWER LINES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED.
 13. ALL UTP, PPE SHALL BE CLASS 50 UN.
 14. NO UTP RIB PIPE SHALL BE USED.
 15. CONTRACTOR SHALL VERIFY ALL FIELD RELOCATIONS PRIOR TO BEGINNING WORK.
 16. CONTRACTOR SHALL MARK THE ENDS OF ALL SEWER SERVICES IN ACCORDANCE WITH SECTION 10-10-010.
 17. CONTRACTOR SHALL TEST SANITARY SEWER MAINS AND BRANCHES WITH TEST GIZMO (AIR PRESSURE) AND IN THE PRESENCE OF THE ENGINEER AND SANITARY SEWER DISTRICT REPRESENTATIVE. CONTRACTOR SHALL TEST VERTICAL SEWER SERVICE MAINS IN ACCORDANCE WITH ASSE 912.4. LATEST REVISION AND IN THE PRESENCE OF THE ENGINEER AND ANDERSON COUNTY S.S.D. PERSONNEL. CONTRACTOR SHALL MARK THE ENDS OF ALL SEWER SERVICES IN ACCORDANCE WITH SECTION 10-10-010.
 18. CONTRACTOR SHALL MARK THE ENDS OF ALL SEWER SERVICES IN ACCORDANCE WITH SECTION 10-10-010.
 19. CONTRACTOR SHALL MARK THE ENDS OF ALL SEWER SERVICES IN ACCORDANCE WITH SECTION 10-10-010.
 20. CONTRACTOR SHALL MARK THE ENDS OF ALL SEWER SERVICES IN ACCORDANCE WITH SECTION 10-10-010.
 21. ALL FIT TO BE PLACED AND COMPACTED PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER LINE WITHIN THE ROADWAY.

PHASE ONE - CONSTRUCTION

4,614 L.F. TOTAL SEWER MAIN
37 SEWER MANHOLES
100 SEWER SERVICES

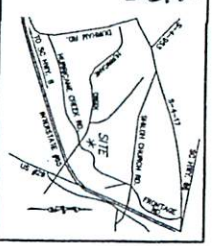
PHASE TWO - CONSTRUCTION

2,066 L.F. TOTAL SEWER MAIN
15 SEWER MANHOLES
58 SEWER SERVICES

SEWER SYSTEM CONSTRUCTION LINES

A1-A14 - 1,835 L.F.
B1-B9 - 1,740 L.F.
C1-C2 - 126 L.F.
D1-D5 - 785 L.F.
E1-E6 - 797 L.F.
F1-F3 - 1,169 L.F.
G1-G2 - 248 L.F.
6,700 L.F. TOTAL SEWER MAIN

LOCATION MAP



3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 1-800-922-0983
PALMETTO UTILITY PROTECTION SERVICE

NO.	DATE	DESCRIPTION	BY
1	5-17-10	FINAL	MJD
		DESIGN	BT

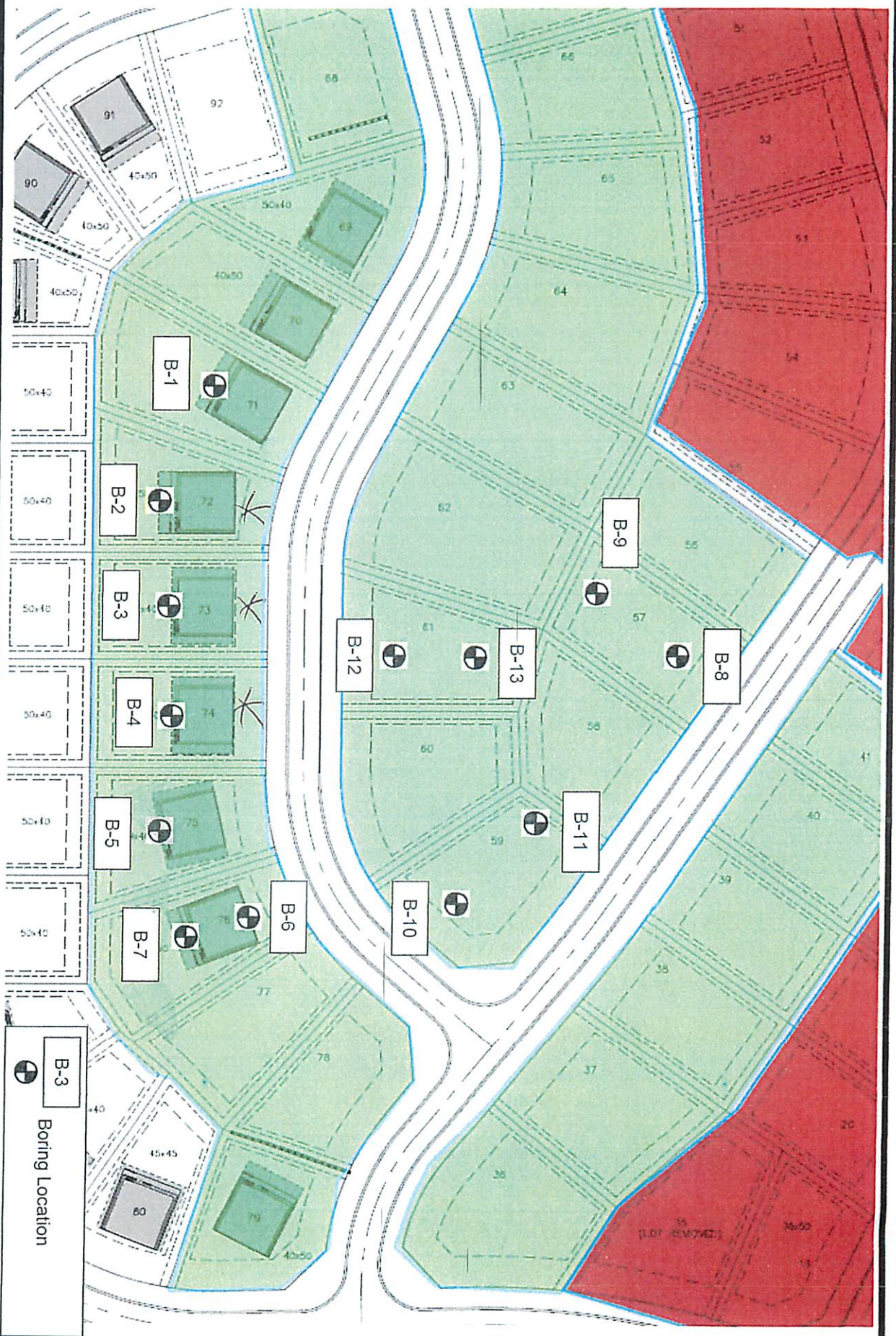


PROJECT NAME
THE OAKS AT SHILOH CREEK
SHILOH CHURCH ROAD
ANDERSON COUNTY, SOUTH CAROLINA

CLIENT
SHILOH CREEK, LLC
1435 BLOOMING ST.
ANDERSON, SOUTH CAROLINA 29620
TEL. NO. 864.265.2125 FAX NO. 864.222.6388

MDI ENGINEERING
P.O. BOX 2587
EASLEY, S.C. 29641-2587
864.655.5720 FAX 864.655.9171
PROJECT NO. 03149
DATE: 1-31-06
SCALE: 1" = 100'
DRAWN: MJD

OVERALL SEWER PLAN
SHEET No. 1 OF 7



BUNNELL-LAMMONS ENGINEERING, INC.

GEOTECHNICAL, ENVIRONMENTAL AND CONSTRUCTION MATERIALS CONSULTANTS

GEOPROBE BORING LOCATION PLAN

OAKS AT SHILOH CREEK
 PIEDMONT, SOUTH CAROLINA

BLE PROJECT NO. J17-9960-02



BUNNELL-LAMMONS ENGINEERING, INC.

GEOTECHNICAL, ENVIRONMENTAL AND CONSTRUCTION MATERIALS CONSULTANTS

January 30, 2018

Attention: Mr. Chris McCurdy
land.florida@gmail.com

Subject: **Report of Limited Subsurface Exploration
Oaks at Shiloh Creek
Piedmont, South Carolina
BLE Project No. J17-9960-02**

Mr. McCurdy:

Bunnell-Lammons Engineering, Inc. (BLE) is pleased to provide this Report of Limited Subsurface Exploration for the proposed Oaks at Shiloh Creek project located in Piedmont, South Carolina.

The intent of this exploration was to evaluate the occurrence of buried topsoil within the rear portions of select residential lots at the Oaks of Shiloh development. We understand that topsoil was placed within the back of lots 71 through 75. It is our understanding that the topsoil was placed approximately 8 to 10 feet away from the original proposed house footprint. The purpose of the exploration was to evaluate the extent of the topsoil within the new proposed house footprint. In addition; lots 57, 59, 61, and 76 were also drilled to evaluate subsurface soil conditions.

The site was explored by drilling 13 geoprobe borings with a Geoprobe 6620 DT track mounted drill rig at the approximate locations shown on the attached Boring Location Plan. The borings were drilled to depths ranging from 5 to 20 feet. The borings were located in the field by our Ms. Julieann Surma, E.I.T. by referencing the proposed site layout and identifiable site landmarks. The boring locations were based upon the newly proposed house footprint, which was staked in the field by Ryan Homes. Field exploration procedures are provided in the attachments.

Borings B-1 through B-5 (Lots 71 to 75) were drilled three feet outside of the staked house footprints, towards the back of the lot. If topsoil was encountered, the borings were offset five feet towards the inside house footprint (2 feet inside of the house footprint from the staked location on the first offset and 7 feet inside of the house footprint on the second offset). Topsoil was encountered in Lots 72 to 75. The topsoil within Lot 75 was encountered within the upper 3 to 4 feet of the existing ground surface. The main extent of the topsoil was encountered within Lots 72 to 74. The topsoil ranged in depths from 2 to 20 feet below the existing ground surface. The additional borings performed within Lots 57, 59, 61, and 76 encountered fill soils consisting of brown sandy fine to medium silt and red to brown clayey fine to medium sand. Residual soils within these lots consisted generally of red to brown silty fine to medium sand, clayey fine to medium sand and sandy clay. The following table indicates the conditions encountered in the borings:

Boring No.	Subsurface Conditions (depth in feet)
B-1 – Lot 71	Clayey Sand (Fill) 0 – 7; Silty Sand (Residual) 0 – 10
B-2 – Lot 72	Clayey Sand (Fill) 0 – 4; Topsoil 4 – 5; Silty Sand (Fill) 5 – 8; Topsoil (in intermittent layers and mixed with clayey sand) 8 – 20; Clayey Sand (Residual) 20 – 25
B-3 – Lot 73	Clayey Sand (Fill) 0 – 6; Topsoil (in intermittent layers and mixed with clayey sand) 6 – 17; Sandy Clay (Residual) 17 – 20
B-3 (offset #1) – Lot 73	Clayey Sand (Fill) 0 – 5; Topsoil (in intermittent layers and mixed with clayey sand) 5 – 18; Sandy Clay (Residual) 18 – 20
B-3 (offset #2) – Lot 73	Clayey Sand (Fill) 0 – 2.5; Topsoil 2.5 – 3; Clayey Sand (Fill) 3 – 10
B-4 – Lot 74	Clayey Sand (Fill) 0 – 2; Topsoil (in intermittent layers and mixed with clayey sand) 2 – 12; Clayey Sand (Fill) 12 – 15
B-4 (offset #1) – Lot 74	Silty Sand (Fill) 0 – 2; Topsoil (in intermittent layers and mixed with clayey sand) 2 – 10; Clayey Sand (Fill) 10 – 15
B-4 (offset #2) – Lot 74	Silty Sand (Fill) 0 – 5
B-5 – Lot 75	Topsoil mixed with clayey sand 0 – 5; Clayey Sand (Residual) 5 – 10
B-6 – Lot 76	Silty Sand (Residual) 0 – 5
B-7 – Lot 76	Clayey Sand (Fill) 0 – 3; Silty Sand (Fill) 3 – 5
B-8 – Lot 57	Sandy Silt (Fill) 0 – 5; Sandy Silt (Residual) 5 – 10
B-9 – Lot 57	Clayey Sand (Fill) 0 – 5; Sandy Silt (Residual) 5 – 10
B-10 – Lot 59	Sandy Silt (Residual) 0 – 5; Silty Sand 5 – 10
B-11 – Lot 59	Clayey Sand (Fill) 0 – 4; Clayey Sand (Residual) 4 – 7; Silty Sand 7 – 10
B-12 – Lot 61	Sandy Silt (Residual) 0 – 10
B-13 – Lot 61	Sandy Clay (Fill) 0 – 5; Sandy Clay (Residual) 0 – 10



Analysis and Recommendations:

The topsoil encountered in Lots 72, 73, 74, and 75 (borings B-2 through B-5) and the respective offsets is unsuitable for direct shallow foundation support of the houses. With the topsoil encountered within the upper 4 to 5 feet in Lot 75, the topsoil can be overexcavated and replaced with suitable materials (engineered fill, No. 57 stone or concrete) during excavation of the foundations. Following our email discussions, below are recommendations presented for Lots 72, 73, and 74.

- Move the house footprint closer to the street to eliminate the potential for topsoil within the foundations. Based upon the borings, it would be anticipated that the house footprint would be moved approximately 5 to 7 feet.
- Keep the original house footprint and sell the home without the additional extension.
- Remove and replace the topsoil with new engineered fill. This option could be costly and difficult due to the time of year and size of excavation. The excavation would need to extend approximately 15 to 20 feet deep.
- Install helical piles or screw piles into the backwall house foundations. The piles should extend through the fill and topsoil to a depth of approximately 20 feet. Upon request, BLE can provide additional information for Helical Piles.

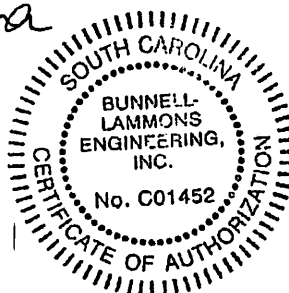
The borings located in Lots 57, 59, 61, and 76 did not encounter topsoil. These borings encountered fill and residual soils, which appear to be suitable for the planned residential construction based upon the visual classification of the soil types.

Once foundations have been excavated, BLE recommends the foundations be evaluated and tested to confirm that the soils exposed are similar to those encountered within the borings. This evaluation should include performing dynamic cone penetrometer tests (DCP) to evaluate the soil strength and density.

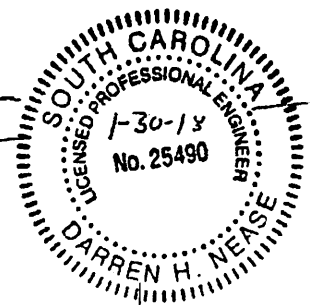
We appreciate the opportunity to provide our professional services on this project. If you have any questions concerning this report, or if we may be of further assistance to you, please do not hesitate to contact us.

Sincerely,
BUNNELL-LAMMONS ENGINEERING, INC.

Julieann M. Surma, E.I.T.
Staff Professional



Darren H. Nease, P.E.
Senior Engineer
Registered, S.C. #25490



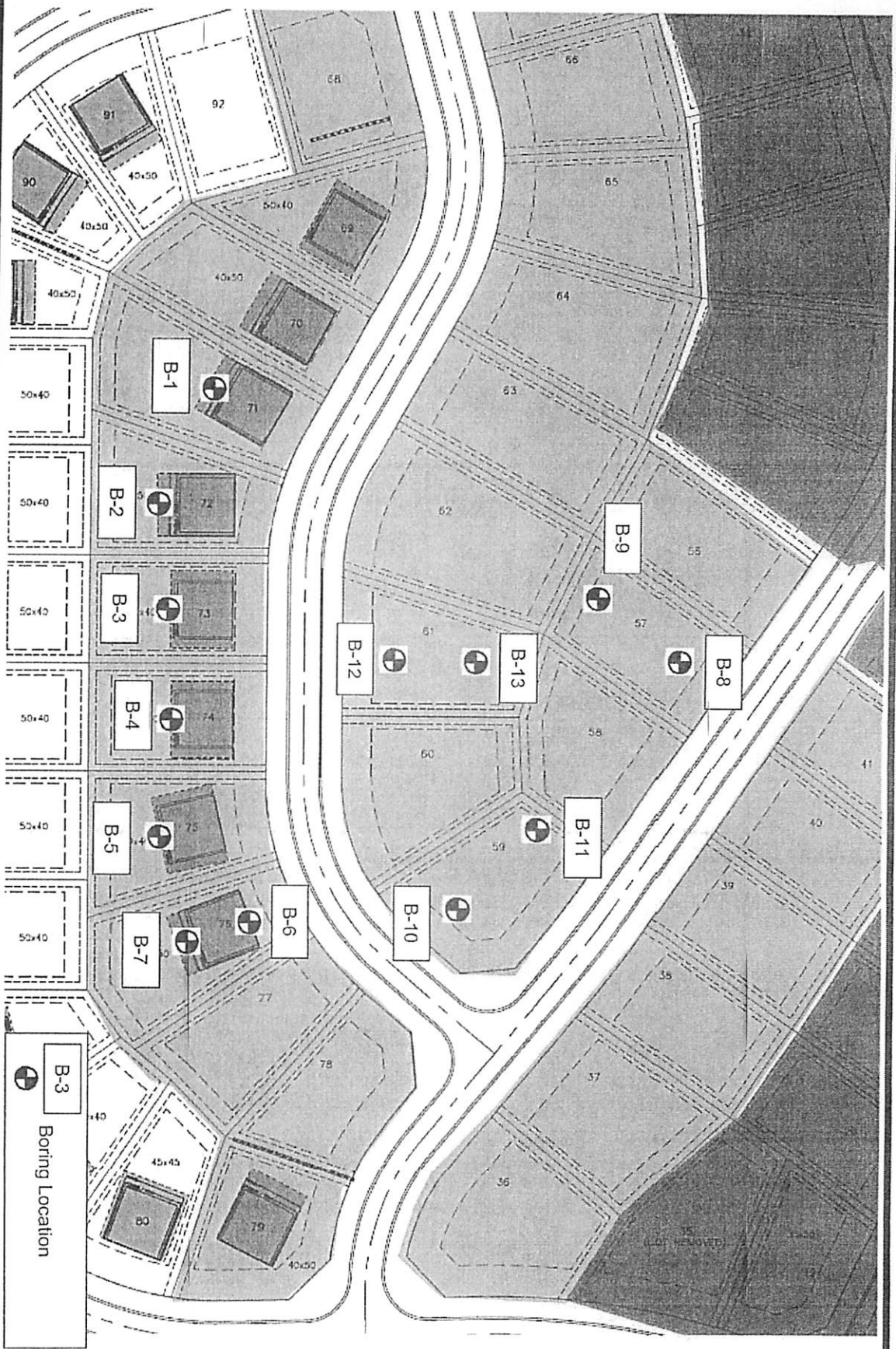


*Report of Subsurface Exploration
Oaks at Shiloh Creek*

*January 30, 2018
BLE Project No. J17-9960-02*

Attachments:

Boring Location Plan
Field Exploration Procedures

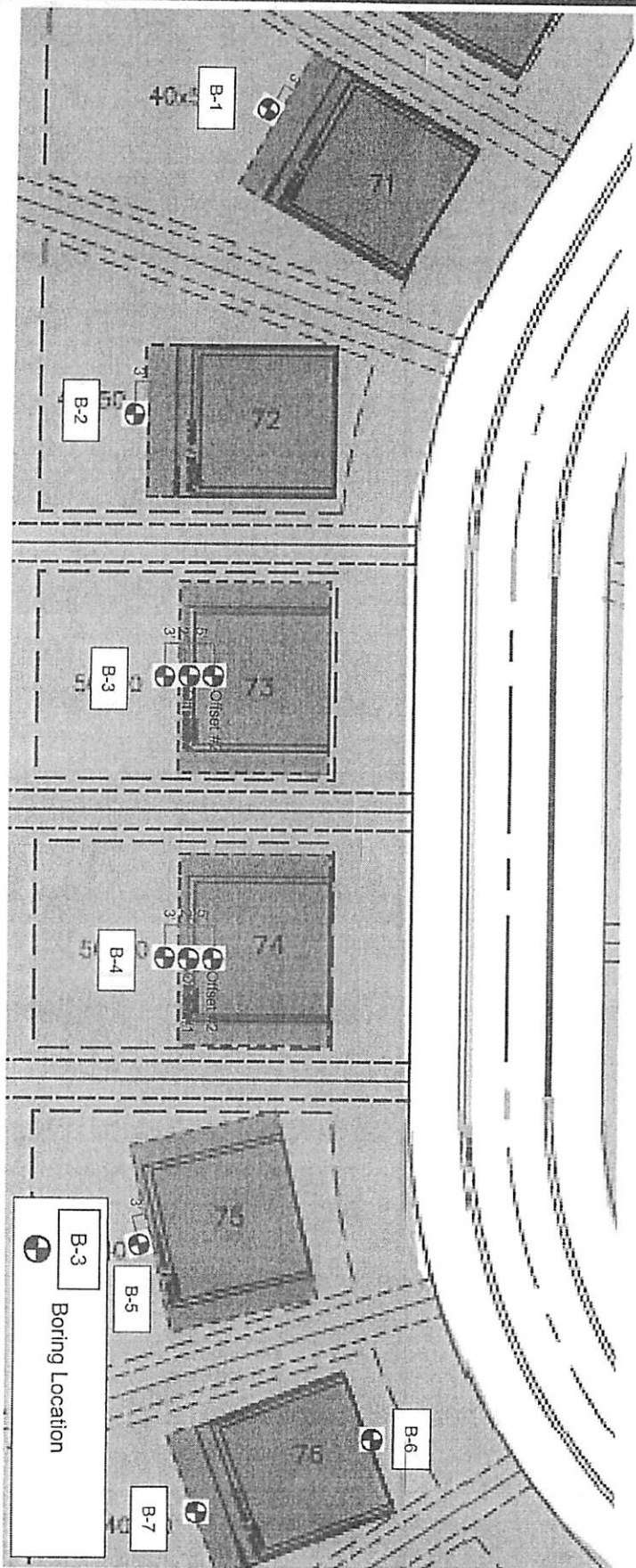


BUNNELL-LAMMONS ENGINEERING, INC.

GEOTECHNICAL, ENVIRONMENTAL AND CONSTRUCTION MATERIALS CONSULTANTS

GEOPROBE BORING LOCATION PLAN
 OAKS AT SHILOH CREEK
 PIEDMONT, SOUTH CAROLINA

BLE PROJECT NO. J17-9960-02



BUNNELL-LAMMONS ENGINEERING, INC.

GEOTECHNICAL, ENVIRONMENTAL AND CONSTRUCTION MATERIALS CONSULTANTS

GEOPROBE BORING LOCATION PLAN
 OAKS AT SHILOH CREEK
 PIEDMONT, SOUTH CAROLINA

BLE PROJECT NO. J17-9960-02

GEOPROBE® FIELD EXPLORATION PROCEDURES

Soil Sampling

Soil samples were collected using a GeoProbe® 6620 DT track-mounted drilling rig employed with a Macro-Core Soil Sampler. The assembled Macro-Core Soil Sampler was attached to the leading end of a probe rod and driven into the subsurface using the Geoprobe rig by static force and percussion. Additional probe rods were connected in succession to advance the sampler to depth in four-foot increments. The open-tube sampler was inserted back down the same hole to obtain the next core. The samples were removed from the Macro-Core Sampler by unscrewing the cutting shoe and pulling out the polyvinyl chloride (PVC) liner.