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

January 10, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from December 13th meeting)
4. Public Hearing
    A. Text Amendment - Chapter 70, Section 5.30
5. Old Business
    A. Double D Farm
6. New Business
    A. Enclave at Airy Springs - Phase II Preliminary Subdivision
    B. Hunter's Crossing Preliminary Subdivision
7. Other Business
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.

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
Tuesday, December 13, 2016
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

Members Present: Ed Dutton, Lonnie Murray, Jerry Vickery and Debbie Chapman

Members Absent: Brad Burdette, David Cothran and Jane Jones

Staff Present: Michael Forman and Celia Myers

Call to Order: Planning Commissioner Ed Dutton, Acting Chairman called the meeting to order, with a quorum present to conduct the meeting. Mr. Dutton welcomed all present to the meeting.

Approval of Agenda: Mr. Dutton called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Mr. Dutton called for any changes to the minutes from the November 7th regular Commission meeting. Hearing none, the minutes were approved.

Public Hearings:

Zoning Map Amendment Request: +/- 3.89 acres at 3461 Highway 81 North from C-1N to POD (TMS #145-07-03-003)

Mr. Michael Forman presented the request from the Dominion Development Group along with staff's recommendation of approval. Mr. Dutton opened the Public Hearing and invited public comments. Hearing no comments, Mr. Dutton then closed the Public Hearing. Mrs. Chapman moved to recommend approval of the request, as presented. Mr. Vickery seconded the motion. The motion was approved unanimously.

New Business:

Amendment to Chapter 6 (Aviation), Article III of the Anderson County Code of Ordinances

Mr. Forman presented the proposed changes to Chapter 6, Article III, as recommendation by the SC Aeronautics Commission and the FAA. He asked for any comments or concerns prior to presentation before full Council. No comments were made.

Mr. Dutton called for any other business. Hearing no further business, Mr. Dutton adjourned the meeting at 6:09 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

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RESOLUTION No. 2016-049

A RESOLUTION REQUESTING THAT THE COUNTY ADMINISTRATOR INSTRUCT ANDERSON COUNTY PLANNING STAFF TO BEGIN THE PROCESS OF CREATING A NEW ZONING CLASSIFICATION TO ADDRESS INNOVATIVELY DESIGNED DEVELOPMENT THAT CAN NOT BE ACHIEVED THROUGH CONVENTIONAL ZONING METHODS; AND OTHER MATTERS RELATING THERETO.

WHEREAS, Anderson County Council is aware that conventional zoning districts have the potential to develop in ways not considered at the time a property is zoned or re-zoned; and

WHEREAS, Anderson County Council desires to reduce the uncertainty inherent within these conventional zoning classifications; and

WHEREAS, Anderson County Council wishes to promote development that is harmonious with surrounding communities whenever possible.

NOW, THEREFORE BE IT RESOLVED, in meeting duly assembled by the Anderson County Council as follows:

1. The Anderson County Administrator is directed to instruct Anderson County Planning staff to immediately begin the process of creating an Innovative Zoning District to address uncertainties with conventional zoning districts as described above.

2. This matter shall be submitted to the Anderson County Planning Commission for Public Hearing and recommendation as quickly as possible.

3. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.

4. Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.

5. This resolution shall take effect and be in force immediately upon enactment.

RESOLVED in meeting duly assembled this 6th day of December, 2016.

ATTEST:

Rusty Burns
Anderson County Administrator

FOR ANDERSON COUNTY:

Tommy Dunn, Chairman
Anderson County Council

Kimberly A. Poulin
Clerk to Council

APPROVED AS TO FORM:

Leon C. Harmon
County Attorney

Section 5:30 Innovative Zoning District (IZoD)

5:30.1 IZoD, intent. The IZoD District is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The Innovative Zoning District regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district.

It should be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in Chapter 70 of the Anderson County Code of Ordinances. The Innovative Zoning District is intended to provide characteristics that are harmonious with surrounding communities that could not be achieved through conventional zoning classifications.

Each application for IZoD zoning shall be reviewed based on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

5:30.2. Minimum site size. There is no minimum site size for the Innovative Zoning District.

5:30.3. Minimum lot area or minimum lot width. There is no minimum lot area or minimum lot width required for the Innovative Zoning District.

5:30.4. Minimum lot width, minimum yard requirements, maximum lot coverage, maximum height of structures. No structure shall be erected within 25 feet from any external lot line of any Innovative Zoning District. Each Innovative Zoning District may provide for unique regulations regarding minimum lot width, minimum yard sizes, maximum lot coverage, maximum height, and other requirements to accommodate innovation for the general purpose of promoting and protecting the public health, safety, and general welfare.

5:30.5. IZoD application and preliminary development plan approval.

A. Prior to submitting an IZoD application, the applicant is encouraged to meet with the Planning Department staff for a pre-application conference to avoid undue delay in the review process after the application is submitted.

B. Applications for an IZoD shall include the following:

1. Preliminary development plan. The applicant shall submit an electronic copy and a hard copy of the preliminary development plan which shall include the following:

a. A boundary survey with vicinity map, title block, scale, and north arrow.

b. Total number of acres of overall site, including the location and number of acres of various areas by type of use (e.g., single-family detached, recreation, office, commercial, etc.), as well as total number of acres of open space.

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c. Number of units of various residential types, such number to represent the maximum number of units.

d. Approximate square footage for each use.

e. Primary traffic circulation pattern, including major points of ingress and egress with approximate number of parking spaces for each use.

f. Proposed buffering and landscaping for the project.

g. An adequately designed drainage system for the project.

h. Any other information or descriptions as may be deemed reasonably appropriate for review.

2. Statement of intent. The applicant shall submit an electronic copy and a hard copy of a report setting forth the characteristics of the proposed IZoD including the following:

a. A description of the procedures of any proposed homeowners association or other group maintenance agreement.

b. A statement setting forth the proposed development schedule.

c. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

d. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed IZoD.

e. Any other information or descriptions as may be deemed reasonably appropriate for review.

C. A Planning Commission public hearing shall be held in accordance with procedures set forth in Chapter 70, Article 10.

D. Upon recommendations from the Planning and Community Development Department and the applicable Zoning Advisory Group, and following a duly held public hearing as described in item C above, the Planning Commission shall make a recommendation which shall be advisory to County Council.

E. County Council, after fulfilling all applicable requirements of this section and all applicable requirements of Chapter 70, Article 10, may act to approve, approve with modification, defer action, or disapprove the preliminary application for an Innovative Zoning District.

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F. Following County Council approval of a preliminary IZoD, the official zoning map shall be amended to reflect such approval. Approval of an IZoD shall constitute authority for the applicant to submit a final development plan to the Planning Commission for approval in accordance with the provisions of section 5:30.7.

5:30.6. Subdivision plats. Approval of a preliminary IZoD shall constitute authority for the applicant to prepare subdivision plats (if applicable) in accordance with procedures set forth in the Anderson County subdivision regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

5:30.7. Final development plan. All final development plans in the Innovative Zoning District will require a site plan review and approval by the Anderson County Planning Commission. Site plan requirements and procedures for the Innovative Zoning District are outlined in Section 38-173 of the Anderson County Code of Ordinances.

5:30.8. Changes to Innovative Zoning Districts. Changes to an approved preliminary or final Innovative Zoning District may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

A. Major changes. Changes to an Innovative Zoning District which would alter the basic concept and general characteristics of the IZoD may be approved by County Council in accordance with the procedures established by section 5:30.5. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with section 5:30.7. Examples of major changes may include, but are not limited to the following:

Outer boundary changes.

Decrease in open space.

Increase or decrease in number of access points.

Changes to more intensive land uses, e.g. residential to commercial.

Any change which the Zoning Administrator determines would significantly alter the character of the IZoD or be expected to have an adverse impact upon neighboring property owners.

B. Minor changes. Changes to an Innovative Zoning District which are of a design nature and which do not alter the original concept or use characteristics of the IZoD may be approved by the Zoning Administrator. No minor change may be approved by the Zoning Administrator which is in conflict with specific conceptual considerations previously approved by County Council.

Examples of minor changes may include, but are not limited to the following:

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Reductions in:

Density or total square footage.

Increases in:

Landscaping, open space, or setbacks.

Minor changes to:

Landscaping, lighting, location of land uses, parking, or signage.

Minor changes to site plan such as:

Reorientation of structures, realignment of approved access, or shift in approved density from one area of IZoD to another.

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Anderson County Planning Commission

January 10, 2017
6:00 PM

Staff Report – Large Scale Project

Preliminary Project Name:	Double D Poultry Farm
Property Owner of Record:	Don Burns
Authorized Representative:	Don Burns
Intended Development:	Poultry Farm
Location:	Dobbins Rd and Old Dobbins Bridge - Townville
Details of Development:	This application involves the location of a poultry raising operation featuring 4 buildings, each 27,000 square feet. Gravel area is proposed on the submitted plan.
Surrounding Land Use:	North – Unzoned Residential/agricultural South – Unzoned Residential/agricultural East – Unzoned Residential/agricultural West – Unzoned Residential/agricultural
Total Site Area:	77.2 Acres
County Council District:	Four
School District:	Four
Zoning:	Not Zoned
Tax Map Number:	18-00-08-007
Extension of Existing Dev:	No
Existing Access Roads:	Dobbins Road
Power Supplier:	Blue Ridge
Variance:	None requested

Traffic Impact Analysis:
Traffic impact will be limited because of the nature of this use. Only the owner and one other employee will access the site. Therefore, no traffic impact analysis is indicated.

Staff Recommendation:
This project was previously approved. An incorrect tax map number was submitted and the incorrect parcel was permitted. The plan has been resubmitted for approval by the Planning Commission.

Staff recommends APPROVAL of the overall development plan for this project.

Permits from all necessary agencies for storm water, road encroachment, Development Standards and Building Codes have been approved, permitted, and accepted.

Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Don Burns

Business Name (if applicable): Double d Farm

Mailing Address: 223 cromer Rd Townville S.C 29689

Telephone and Fax: 864-617-9293 E-Mail: Donwayne223@gmail

Authorized Representative's Information

Name: Same

Company Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Property Location: Corner Dobbis Rd + Doddins Bridge

Parcel Number(s)/TMS: 1800080007

County Council District: 4 School District: 4

Total Acreage: 77.4- Current Zoning: none

Proposed Land Use: poultry 27000#4 Current Land Use: Ag vs cant

Water Supplier: Pioneer Sewer Supplier: N/A Power Supplier: Blue Ridge

Private Covenants or Deed Restrictions on the Property: Yes No ✓

If you indicated no, your signature is required.

Applicant's Signature

12-7-2016
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.

Anderson County Planning Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4719 ✱ Fax: (864) 260-4795

Revision
April 2010

Comments: _____

_____

_____

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

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

_____ 12-7-2016
Applicant's Signature Date

_____ _____
Applicant's Signature Date

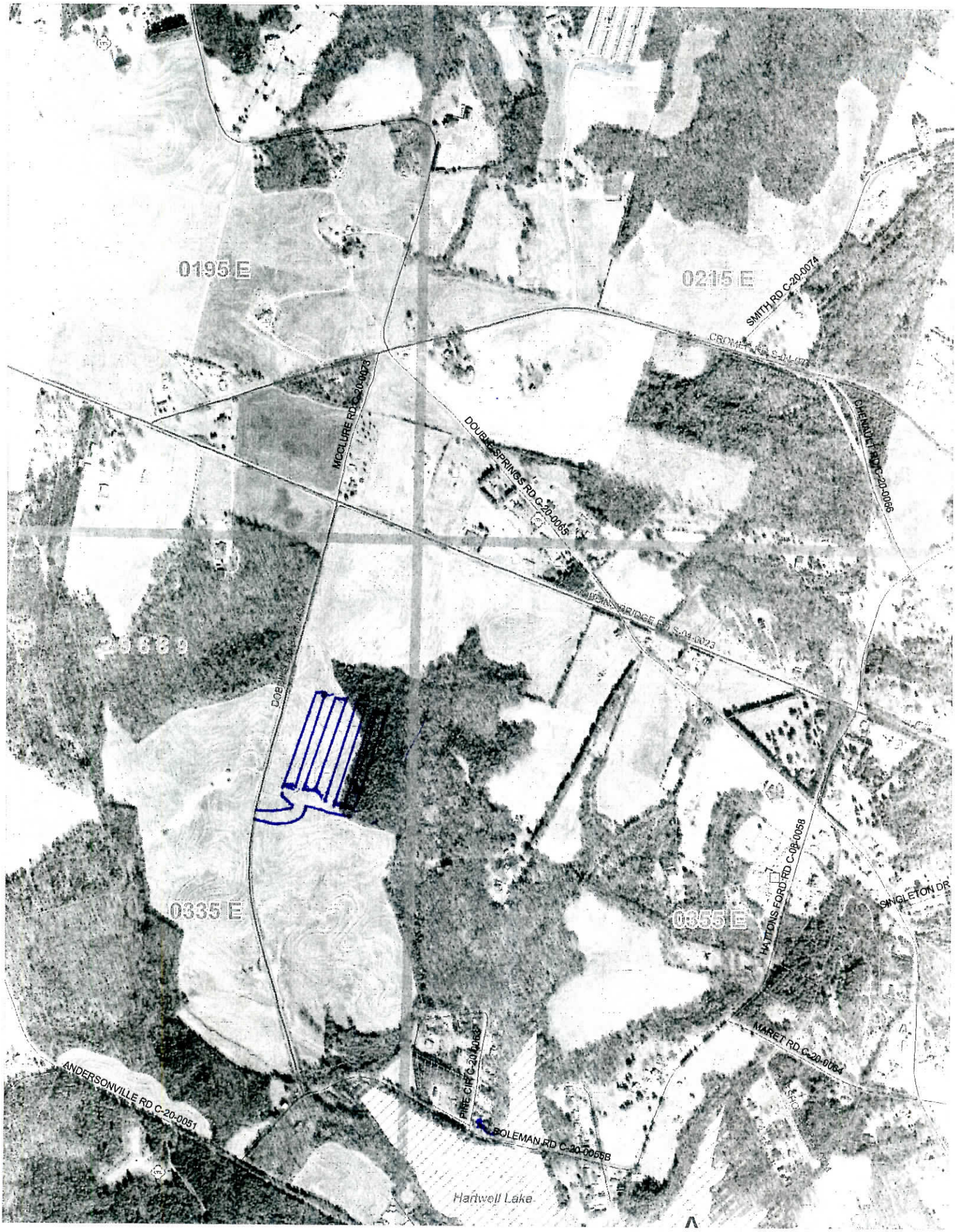
For Office Use Only:

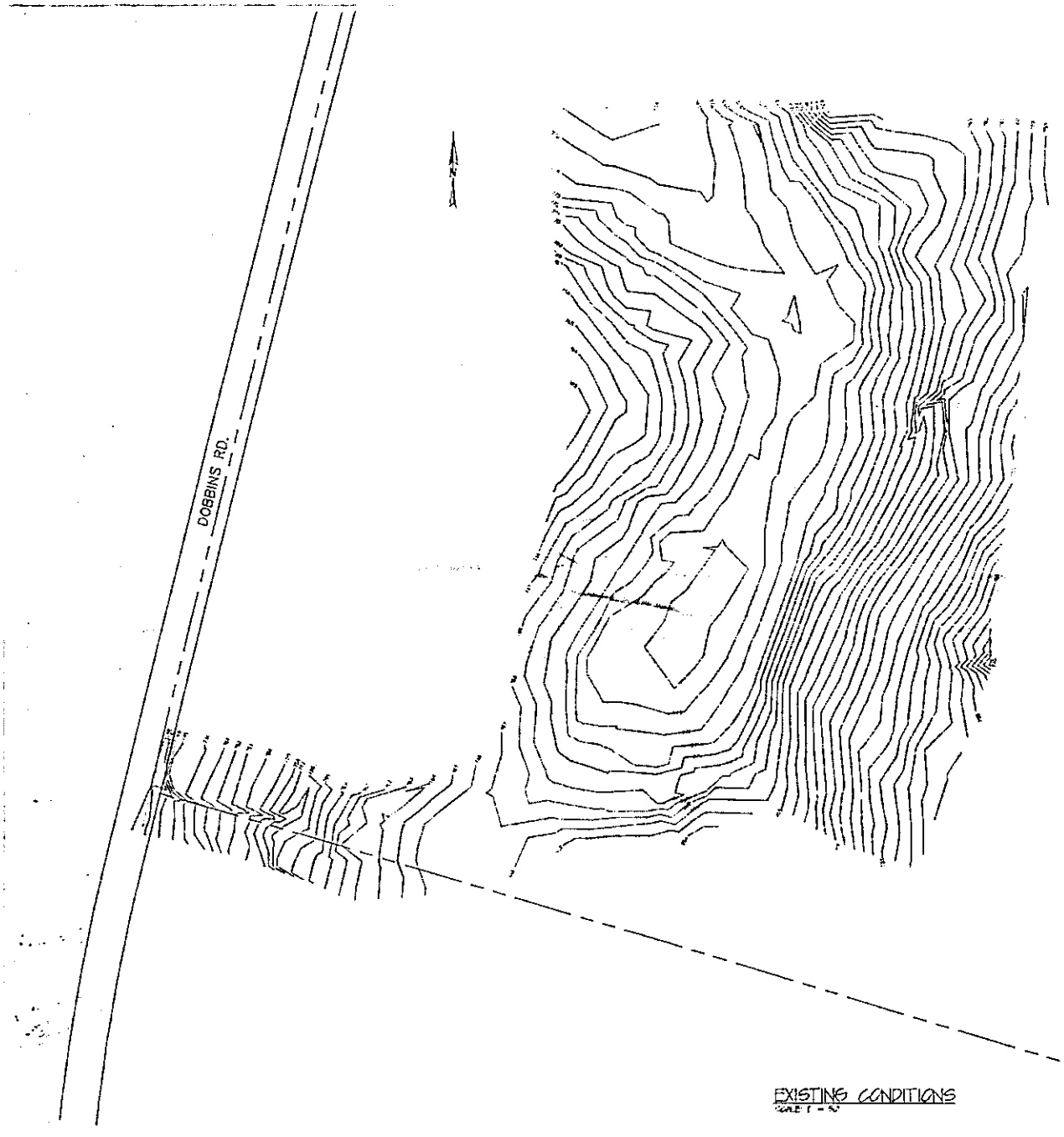
Application Received By: _____ Scheduled Public Hearing Date: _____

Application Fee Amount Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____


0195 E
0215 E
0335 E
0355 E
SMITH RD C-20-0074
MCCLURE RD C-20-0073
DOUBLE SPRINGS RD C-20-0065
CHENAULT RD C-20-0066
HATTONS FORD RD C-08-0058
SINGLETON DR
MARET RD C-20-0064
ANDERSONVILLE RD C-20-0051
BOLEMAN RD C-20-0055B
Hartwell Lake



EXISTING CONDITIONS

VICINITY MAP

STW0316-05

PROJECT: NEW POULTRY HOUSES

CLIENT: DOUBLE D. FARM

REVISIONS

NO.	DATE
1	4/18/16

DATE: 3/10/16

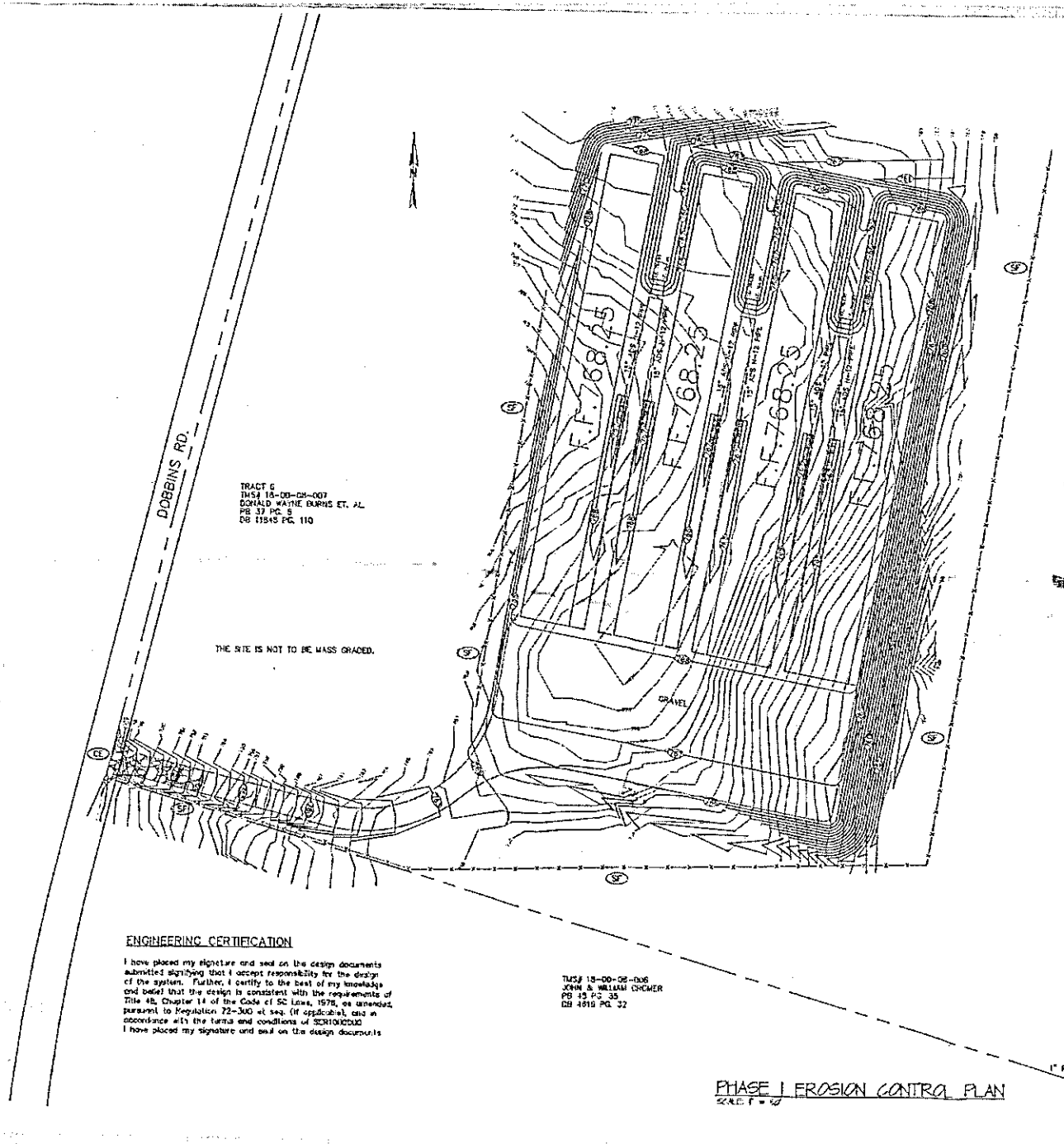
DESIGNED: MAA

DRAWN: MAA

JOB NO: 6m121

SHEET NO

1



TRACT 6
TMS# 18-00-08-007
DONALD WAYNE BURNS ET. AL.
PB 37 PG. 5
DB 11545 PG. 110

THE SITE IS NOT TO BE MASS GRADED.

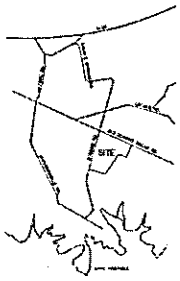
TMS# 18-00-08-006
JOHN & WILLIAM CROMER
PB 43 PG. 35
DB 4818 PG. 32

TMS# 18-00-08-004
HERBERT G. STEVENSON LIFE EST.
PB 86 PG. 349
DB 9337 PG. 145

ENGINEERING CERTIFICATION

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of SC Laws, 1976, as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000.
I have placed my signature and seal on the design documents

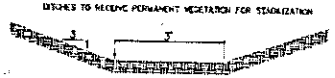
PHASE I EROSION CONTROL PLAN
SCALE: 1" = 60'



VICINITY MAP

PHASE I SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM DHEC
2. ON-SITE PRE-CONSTRUCTION MEETING WITH ANDERSON CO. STORMWATER DEPT.
3. NOTIFY ANDERSON COUNTY STORMWATER DEPARTMENT 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES
4. INSTALL CONSTRUCTION ENTRANCE
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALLATION OF PERIMETER EROSION CONTROLS



TYPICAL DITCH SECTION

LEGEND

CE — CONSTRUCTION ENTRANCE

SF — SILT FENCE

CAROLINA ENGINEERING CONSULTANTS & SURVEYORS
SERVICE, INC. 112 WILLS ST. ANDERSON, SC 29621
PH: 864-224-8511 FAX: 864-224-8511

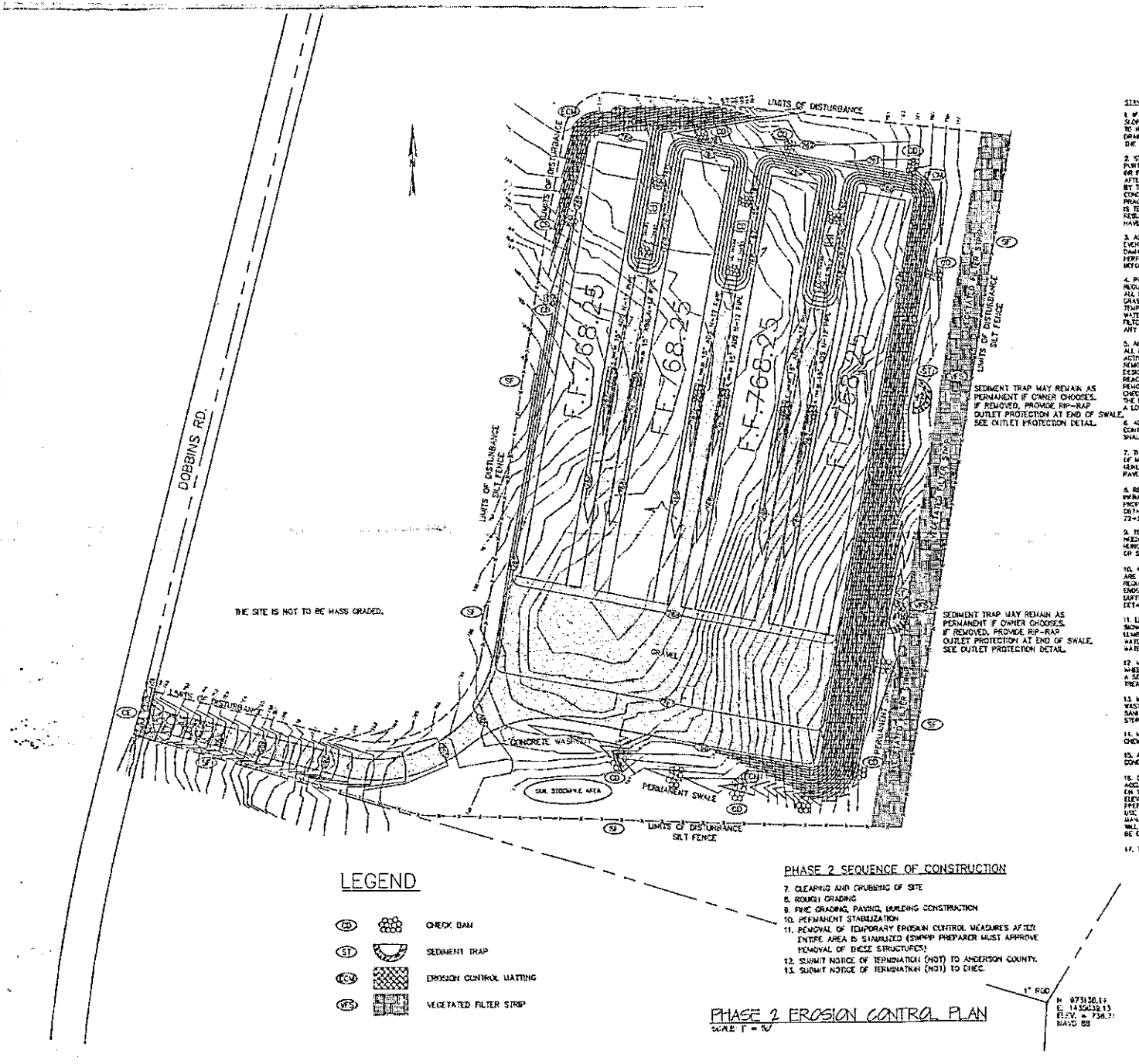
SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 11524
BRIAN A. JUNOD

PROJECT: NEW POULTRY HOUSES
CLIENT: DOUBLE D FARM

REVISIONS	
NO	DATE
1	4/28/16

DATE 3/22/16
DESIGNED MAA
DRAWN MAA
JOB NO. 6W221

SHEET NO
C-2
2 OF 9



LEGEND

- CD — CHECK DAM
- ST — SEDIMENT TRAP
- ECM — EROSION CONTROL MATTING
- VFS — VEGETATED FILTER STRIP

PHASE 2 SEQUENCE OF CONSTRUCTION

7. CLEARING AND GRUBBING OF SITE
8. ROUGH GRADING
9. FINE GRADING, PAVING, BUILDING CONSTRUCTION
10. PERMANENT STABILIZATION
11. REMOVAL OF TEMPORARY EROSION CONTROL MEASURES AFTER ENTIRE AREA IS STABILIZED (SWPPP PREPARER MUST APPROVE REMOVAL OF THESE STRUCTURES)
12. SUBMIT NOTICE OF TERMINATION (NOT) TO ANDERSON COUNTY.
13. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC.

1" ROD
N 973138.69
E 1456638.13
ELEV. = 736.71
NAVD 88

PHASE 2 EROSION CONTROL PLAN

SCALE 1" = 50'

STANDARD NOTES

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET OR EXCEEDS 3:1 SLOPE SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) DAYS. IF SITE INSPECTIONS IDENTIFY BMP'S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. REMOVE DEPOSITED SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OF THE SEDIMENT HAS REACHED THE CLEAN OUT POINT OF THE CLEANOUT STAGE (WHICHEVER OCCURS FIRST). REMOVE DEPOSITED SEDIMENT COLLECTED BY SEDIMENT CONTROL MEASURE (SILT FENCE, CHECK DAMS, SEDIMENT TUBES, ETC.) WHEN THE DEPOSITED SEDIMENT REACHES 1/3 THE HEIGHT OF THE ABOVE-GROUND PORTION OF THESE BMP'S, OR BEFORE IT REACHES A LONGER HEIGHT BASED ON THE MANUFACTURER'S SPECIFICATIONS.

6. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

7. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

8. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE, AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCNTOOOOO.

9. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPHILL RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

10. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS AND SURFACE WATERS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. PROVIDE THE REQUIRED UNDISTURBED CONSTRUCTION BUFFER BETWEEN THE OUTERMOST SEDIMENT AND EROSION CONTROLS AND THE SURFACE WATERS. WHEN A DISTURBED-CONSTRUCTION BUFFER CANNOT BE MAINTAINED, PROVIDE A MINIMUM 15-FT. MAINTENANCE BUFFER BETWEEN THE OUTERMOST SEDIMENT AND EROSION CONTROLS AND SURFACE WATERS.

11. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

12. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATERS, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

13. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.

15. ANDERSON COUNTY SMS4 STORMWATER COVERAGE IS EXCLUDED FOR ACTIVITIES CONDUCTED IN SCDOT AND/OR COUNTY RIGHTS OF WAY.

16. CONTRACTOR MUST FIELD VERIFY THAT THE EXISTING FIELD CONTOUR ELEVATIONS ARE ACCURATE WITHIN ONE-HALF (1/2) OF THE EXISTING CONDITION CONTOUR INTERVAL SHOWN ON THE PLANS. IF THE ELEVATIONS ARE NOT WITHIN ONE-HALF (1/2) OF THE CONTOUR ELEVATIONS, NO LAND DISTURBING ACTIVITY CAN CONTINUE ON THE SITE UNTIL THE PLAN PREPARER HAS BEEN INFORMED. THE PLAN PREPARER MUST APPROVE IN WRITING THE USE OF THE EXISTING SWPPP ELEVATIONS AND NOTIFY ANDERSON COUNTY STORMWATER MANAGEMENT OF THEIR APPROVAL PRIOR TO WORK CONTINUING. IF THE EXISTING SWPPP WILL NOT FUNCTION AS DESIGNED DUE TO THE ELEVATION CHANGE, A NEW SURVEY MUST BE CONDUCTED AND THE SWPPP MUST BE REVISED BY THE PLAN PREPARER.

17. THE FOLLOWING DISCHARGES ARE PROHIBITED:

WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;

FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND

SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

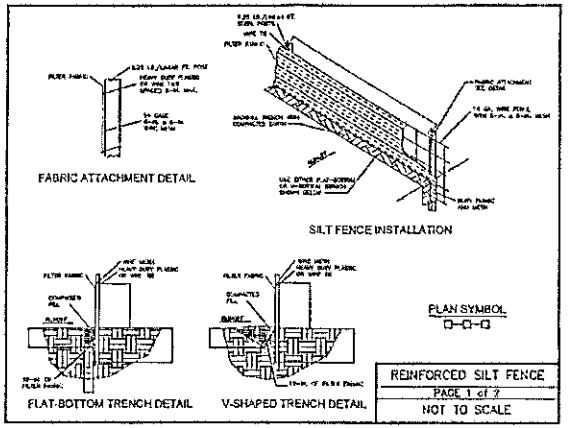
CARANA ENGINEERING CONSULTING ENGINEERS & SURVEYORS
GREENVILLE, S.C. SPARTANBURG, S.C.

PROJECT: NEW POULTRY HOUSES
CLIENT: DOUBLE D FARM

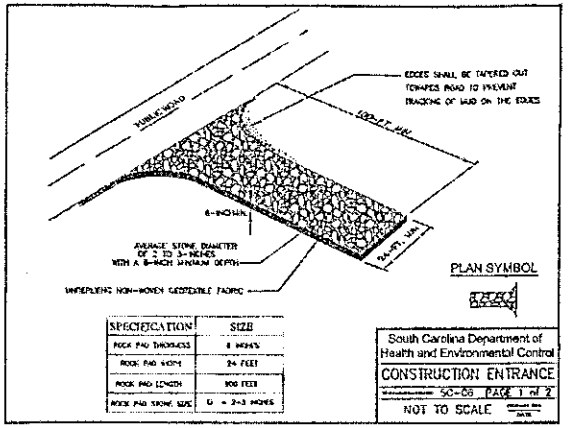
REVISIONS	DATE
-	4/28/14

DATE: 3/20/14
DESIGNED: MAA
DRAWN: MAA
JOB NO: 04031

SHEET NO
C-3
3 OF 5

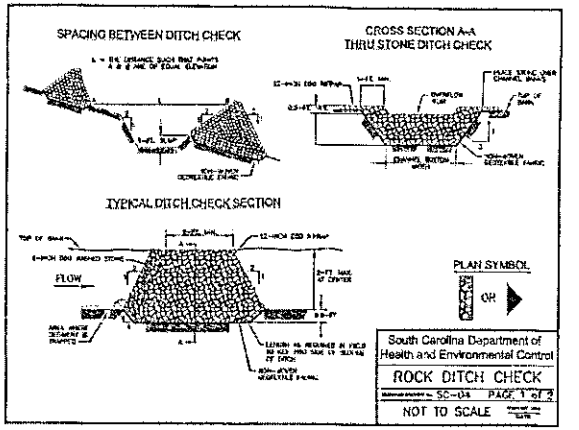


REINFORCED SILT FENCE
PAGE 1 of 2
NOT TO SCALE



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	2 - 3 INCHES

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
SC-06 PAGE 1 of 2
NOT TO SCALE



South Carolina Department of Health and Environmental Control
ROCK DITCH CHECK
SC-04 PAGE 1 of 2
NOT TO SCALE

SILT FENCE – GENERAL NOTES

1. Any soil eroded off-site by runoff or other activities is unacceptable. Remove this material before it dries, in such a manner that it will not wash into streams or drainage systems. The method used must be approved by the engineer.
2. Sediment must be removed from silt fence when it reaches one-half the height of the fence. This will prevent overloading and possible collapse of the fence.
3. Maximum slope steepness (perpendicular) to the fence line shall be 2:1.
4. Silt fence shall remain in place until the disturbed area is permanently stabilized with established vegetative cover. Silt fence must be removed before final inspection. Removed silt fence material shall be disposed of properly and the area stabilized.
5. Silt fence shall be inspected after each rainfall and repaired as necessary to maintain a continuous effective barrier.
6. Do not attach silt fence to trees unless approved by the engineer.
7. Fence posts shall be spaced a maximum of 10 feet apart.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, fabric shall be spliced together only at a support post, with a minimum 6-inch overlap, and securely sealed.
2. Geotextile fabric shall meet the following requirements for Geotextile Class F:

Property	Test Method	Minimum Average Roll Value
Grab Tensile Strength	ASTM D4632	100 lbs
Grab Tensile Elongation	ASTM D4632	15%
Trapezoid Tear Strength	ASTM D4533	40 lbs
Puncture Strength	ASTM D6241	100 lbs
Apparent Opening Size	ASTM D4751	0.84 mm max.
Permittivity	ASTM D4491	0.02 sec^{-1}
Ultraviolet Stability	ASTM D4355	70% after 500 hrs.

3. Fabric shall be purchased in widths of 36 inches minimum.
4. Fence posts shall be wood with a minimum cross-sectional area of 2.25 square inches, or steel with a minimum weight of 1.00 pound per linear foot.
5. Fence shall be constructed on the downslope side of the trees, where possible.
6. Silt fence may be placed on the contour in order to avoid concentrating flow, or perpendicular to the flow direction.
7. Fence shall be erected on a row of stakes with the fabric attached to the upslope side of the stakes.
8. Fence shall be installed to follow the contour of the land as closely as possible, with ends turned uphill to prevent runoff from going around the fence.
9. Fence shall be placed at the footprint of the disturbed area, with the fence located a minimum of 2 feet from the toe of the slope.
10. Other fabrics may be substituted or alternatives may be used with the approval of the engineer.

SILT FENCE – POST REQUIREMENTS

1. Silt fence posts must be hardwood, sawn, steel, posts, and should be of a dimension and strength sufficient to support the fence.
2. Steel posts shall have projections to aid in fastening of wire fabric.
3. Wood posts may be used for fence and shall have a minimum cross-sectional area of 2.25 square inches and a minimum length of 5 feet.
4. Posts shall be spaced a maximum of 10 feet apart, but closer spacing may be required depending upon the severity of the slope and the expected runoff. Posts shall be spaced a maximum of 6 feet apart where the fence is placed on the contour in order to avoid concentrating flow.
5. Posts shall be driven firmly into the ground, a minimum of 16 inches deep, where possible. When the fence is placed on the contour, the posts shall be driven deeper than 16 inches, if necessary, to prevent the fence from being undermined by the concentrated flow.
6. Where silt fence is placed on the contour, the fence shall be placed in a trench and backfilled with compacted soil to prevent undermining by concentrated flow.

SILT FENCE – INSPECTION & MAINTENANCE

1. Silt fence is considered temporary erosion control measure and should be removed when the site is permanently stabilized.
2. Regular inspections of silt fence shall be conducted once every calendar week and after each rainfall event. Any required repairs shall be made immediately.
3. Accumulated sediment deposits along the silt fence shall be removed when they reach one-half the height of the silt fence. Removed sediment shall be placed in an upslope area where it will not enter the silt fence and will be stabilized.
4. Damaged fabric or posts shall be repaired or replaced promptly as needed to maintain the proper function of the silt fence.
5. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has been pushed over by runoff. Repair any damage immediately.
6. Remove the fence when the site has been permanently stabilized. Remove any accumulated sediment deposits remaining upstream of the silt fence. Fill any resulting depressions with suitable soil material, bring to grade, and stabilize with seed and mulch.

REINFORCED SILT FENCE
PAGE 2 of 2
GENERAL NOTES

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will access/depart a construction site onto a public road or any impervious surface, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch DOT stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking of the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Immediately sweep any soil tracked off the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is timely inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each storm event that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stone as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or shoveling. Washing should only be used when the sediment can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has received final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless areas are to be converted to an impervious surface in the post-construction.

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
SC-06 PAGE 2 of 2
GENERAL NOTES

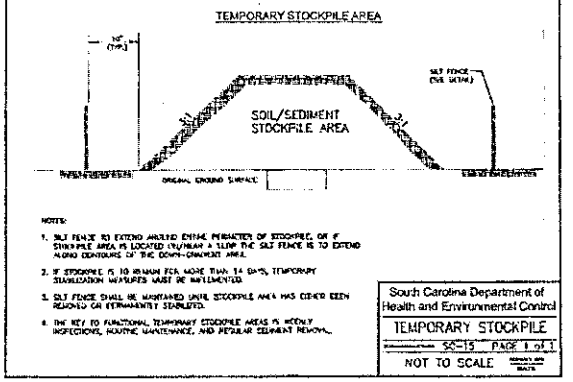
ROCK DITCH CHECK – GENERAL NOTES

1. Rock Ditch Check(s) should not be placed in waters of the State or USACE Non-tidal wetlands (unless approved by Federal Authorities).
2. Rock Ditch Checks should be installed as already stated, wherever where adequate vegetation cannot be established. Rock Ditch Checks should only be used to install open channels.
3. A non-woven geotextile fabric shall be installed over the soil surface where the rock ditch check is to be placed.
4. The body of the rock ditch check shall be composed of 12-inch D50 Riprap. The upstream face may be composed of 1-inch D50 washed stone.
5. Rock Ditch Checks should not exceed a height of 2-feet at the centerline of the channel.
6. Rock Ditch Checks should have a minimum top flow length of 2-feet.
7. Riprap should be placed down channel banks to prevent water from cutting around the ditch check.
8. The stone should be placed by hand or mechanical placement (no dumping of rock to form dam) to achieve complete coverage of the channel. Dump run will not ensure that the center of the check is lower than the edges.
9. The maximum spacing between the dams should be such that the toe of the upstream check is at the same elevation as the top of the downstream check.

ROCK DITCH CHECK – INSPECTION & MAINTENANCE

1. The key to functional rock ditch check is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of rock ditch checks shall be conducted once every calendar week and, as recommended, within 24-hours after each storm event that produces 1/2-inch or more of precipitation.
3. Alteration to sediment accumulations in front of the rock ditch check is essentially important. Accumulated sediment should be continuously monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the rock ditch check.
5. Removed sediment shall be placed in stockpile storage areas or spread evenly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Inspect Rock Ditch Checks' apron for scours and evidence of runoff bypassing the installed check. If evident repair promptly as necessary to prevent erosion and bypassing.
7. In the case of grass-lined ditches, channels, and swales, rock ditch checks should be removed when the grass has matured sufficiently to protect the ditch or swale (when the slope of the area is greater than 4%).
8. After construction is completed and final stabilization is reached, the setting of the rock ditch check should be removed if vegetation will be used for permanent erosion control measures. The ditch beneath the removed rock ditch check must be reblanketed with permanent stabilization measures.

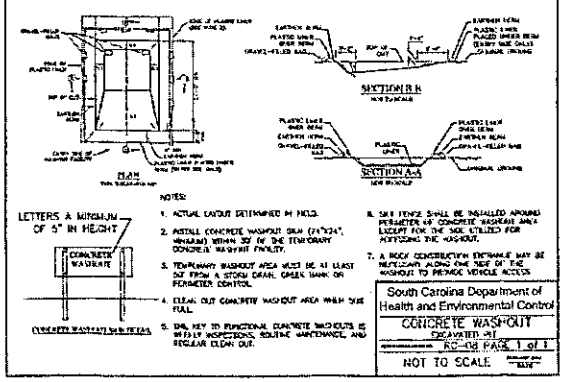
South Carolina Department of Health and Environmental Control
ROCK DITCH CHECK
SC-04 PAGE 2 of 2
GENERAL NOTES



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOPE THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

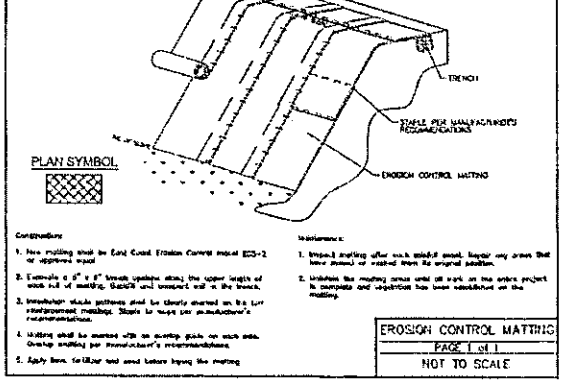
South Carolina Department of Health and Environmental Control
TEMPORARY STOCKPILE
SC-15 PAGE 1 of 1
NOT TO SCALE



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, OPEN DRAIN OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. SEE KEY TO FUNCTIONAL CONCRETE WASHOUTS IN FIELD INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
EXCAVATED PIT
SC-08 PAGE 1 of 1
NOT TO SCALE



Construction:

1. New matting shall be East Coast Erosion Control model ECS-2 or approved equal.
2. Example of 6" x 6" trench system along the upper length of each roll of matting. Staple and trench roll in the trench.
3. Installation should patterns shall be clearly marked on the turf reinforcement matting. Staple to slope per manufacturer's recommendations.
4. Matting shall be marked with an overlap guide on each side. Overlap matting per manufacturer's recommendations.
5. Apply Seed, fertilizer and seed before laying the matting.

Maintenance:

1. Inspect matting after each rainfall event. Repair any areas that have washed or washed when the original position.
2. Maintain the matting areas until all work on the entire project is complete and vegetation has been established on the matting.

EROSION CONTROL MATTING
PAGE 1 of 1
NOT TO SCALE

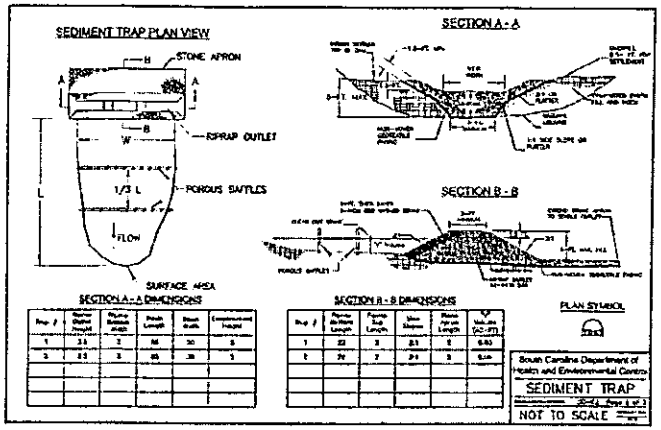
CAROLINA ENGINEERING CONSULTING ENGINEERS & SURVEYORS

PROJECT: NEW POULTRY HOUSES
CLIENT: DOUBLE D FARM

REVISIONS	
NO	DATE
1	4/20/16

DATE 3/30/16
DESIGNED MAA
DRAWN MAA
JOB NO 160701

SHEET NO
C-4
4 OF 5



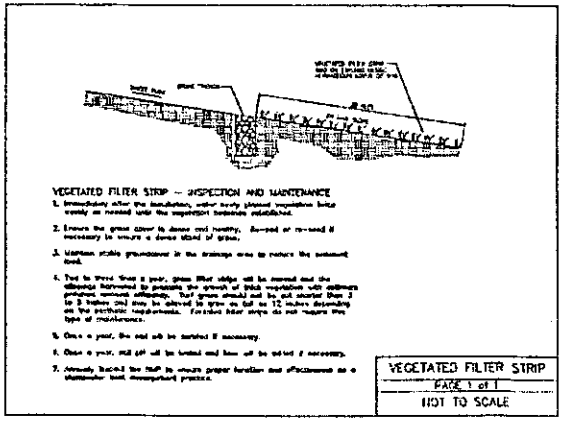
SEDIMENT TRAP – GENERAL NOTES

1. Sediment traps should not be placed in waters of the State or USACE jurisdictional streams (unless approved by Federal Authorities).
2. The rock outlet structure shall consist of 12-inch DSO riprap. The apron length of the outlet shall consist of a 1-foot thick layer of 2-inch DSO washed stone. The minimum dimensions of the rock outlet structure shall be 2:1.
3. Open the rock outlet and the stone apron shall have an underlying layer of non-woven geotextile filter fabric.
4. All interior side slopes of the sediment trap should be 3:1 or flatter.
5. A sediment cleanout stake should be installed and marked to remove sediment at 50% of the sediment storage volume.
6. At least two (2) porous baffles shall be installed across the sediment trap. There should be at least 10 linear feet between each baffle and between any one of baffles and any of the sediment trap's berm/outlets.
7. After construction of each sediment trap, the area disturbed to construct the trap should be promptly stabilized, including all berm slopes.
8. The following sediment trap requirements must be maintained:
   - Maximum embankment height shall be 3-feet;
   - Maximum riprap outlet height shall be 2.5-feet;
   - Minimum width at bottom of riprap outlet shall be 3-feet;
   - Minimum flow length of top of riprap outlet shall be 2-feet

SEDIMENT TRAP – INSPECTION AND MAINTENANCE

1. The key to a functional sediment trap is weekly inspections, routine maintenance and regular sediment removal.
2. Attention to sediment accumulations within the trap is extremely important. Accumulated sediment becomes less when it continually inundated in the trap and removed when necessary.
3. Remove accumulated sediment when it reaches 50% of the designed sediment storage volume as marked by the cleanout stake.
4. Removed sediment from the trap shall be placed in stockpile storage areas or spread thinly across the disturbed area. Stabilize the removed sediment after it is relocated.
5. Regular inspections of sediment traps should be conducted once every saturated week and, as recommended, within 24-hours after each rainfall event that produces 1-inch or more of precipitation.
6. Disturbed areas resulting from the removal of the sediment trap should be permanently stabilized and positioned RIPR, such as silt fence, should be utilized to trouble stormwater runoff from the disturbed area until final stabilization is reached.

South Carolina Department of Health and Environmental Control
SEDIMENT TRAP
GENERAL NOTES



VEGETATED FILTER STRIP – INSPECTION AND MAINTENANCE

1. Immediately after the installation, water newly planted vegetative buffer evenly as needed until the vegetation becomes established.
2. Ensure the grass cover is dense and healthy. Re-seed or re-sod if necessary to ensure a dense stand of grass.
3. Maintain stable groundcover in the drainage area to reduce the sediment load.
4. Two to three times a year, grass filter strips will be mowed and the clippings harvested to promote the growth of thick vegetation with optimum pollutant removal efficiency. Turf grass should not be cut shorter than 3 to 5 inches and may be allowed to grow as tall as 12 inches depending on the aesthetic requirements. Forested filter strips do not require this type of maintenance.
5. Once a year, the reel will be leveled if necessary.
6. Once a year, mid-pit will be leveled and lime will be added if necessary.
7. Annually inspect the BMP to ensure proper function and effectiveness as a stormwater best management practice.

VEGETATED FILTER STRIP
PAGE 1 of 1
NOT TO SCALE

EARTHWORK

1. THE CONTRACTOR SHALL CALL 811 UTILITY LOCATE SERVICE PRIOR TO START OF ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE LINES AND GRADES SHOWN AND SHALL PROOF ROLL AND TEST COMPACTION ON ALL AREAS.
3. THE CONTRACTOR SHALL RETAIN SERVICES OF A TESTING COMPANY TO TEST ALL AREAS TO ENSURE THEY MEET THE MINIMUM COMPACTION REQUIREMENTS AS NOTED IN THESE NOTES OR AS REQUIRED BY THE OWNER'S GEOTECHNICAL ENGINEER'S REPORT.
4. THE GRADING CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA. ALL SOFT SPOTS SHALL BE UNDERCUT AND RE-COMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL AND RE-TESTED. PROOF ROLLING SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR ENGINEERING TECHNICIAN.
5. ALL PROPOSED ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS AND THE GRADING CONTRACTOR SHALL DEDUCT DEPARTURES FROM THE FINISHED GRADES AS REQUIRED DUE TO DEPTH OF PAVEMENT SECTIONS, SIDEWALKS, TURF AREAS WITH TOPSOIL, BUILDING FOUNDATIONS, ETC. TO DEVELOP THE TRUE FINISHED SUB-GRADE.
6. ANY TOPSOIL IN THE CONSTRUCTION AREA SHALL BE STRIPPED TO A DEPTH AS REQUIRED PER GEOTECHNICAL REPORT FOR REMOVED (NOTED) AND STOCKPILED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE USED ON SITE UNLESS APPROVED OTHERWISE.
7. THE UPPER 24" OF FILL UNDER PAVEMENT OR BUILDINGS SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY (STANDARD PROCTOR) ASTM D-698. ALL OTHER STRUCTURAL FILL INCLUDING FILL SLOPES SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY (STANDARD PROCTOR). THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT FOR FURTHER COMPACTION REQUIREMENTS.
8. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
9. ALL EXCAVATION SHALL BE "CLASSIFIED EXCAVATION." EXCAVATION SHALL BE "CLASSIFIED" AS "COMMON EXCAVATION" OR "ROCK EXCAVATION." ROCK EXCAVATION IS REMOVING MATERIAL THAT HAS NOT BEEN PREVIOUSLY IN THE TESTING COMPANY TO DRILL OR REMOVED BY BLASTING OR WITH AN AIR HAMMER. COMMON EXCAVATION IS ALL MATERIALS NOT INCLUDED IN ROCK EXCAVATION. IN MOVING OF MATERIALS BY MEANS OF AMPING AND DO NOT FALL IN THE CATEGORY OF ROCK EXCAVATION AS DEFINED ABOVE (INCLUDES BOULDERS, TYPICAL WEATHERED ROCK, ETC.).
10. THE CLASSIFICATION OF SOILS INCLUDE: TOPSOIL, FILL MATERIAL, UNSTABLE MATERIAL, AND ROCK EXCAVATION. THE CLASSIFICATION OF SOILS IS THE RESPONSIBILITY OF THE GEOTECHNICAL SOIL TESTING FIRM.
11. ROCK EXCAVATION IS CLASSIFIED AS:

    11A. MASSIVE ROCK EXCAVATION - MATERIAL OF 1 C.Y. OR MORE UNABLE TO BE EXCAVATED WITH A SINGLE TOOTH RIPPER DRAWN BY A CRAWLER TRACTOR HAVING A MINIMUM DRAW BAR RATED AT NOT LESS THAN 95,000 POUNDS (CATERPILLAR D-8 OR EQUIVALENT).

    11B. TYPICAL EXCAVATION - MATERIAL OF 1/2 C.Y. OR MORE WHICH CANNOT BE EXCAVATED WITH A POWER SHOVEL HAVING THE CAPACITY OF AT LEAST THAT OF A CATERPILLAR 225.

12. FILL MATERIAL (INCLUDING OFF SITE BORROW) SHALL BE FROM A SOURCE APPROVED BY THE SOIL TESTING COMPANY AND SHALL BE FREE OF ROOTS, DEBRIS, ICE AND BOULDERS LARGER THAN 3 DIAMETER. FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED AS SPECIFIED. THE FILL SHALL MEET THE SPECIFICATIONS AS REQUIRED BY THE TESTING COMPANY OR AS INDICATED BY THE GEOTECHNICAL REPORT.
13. ALL EXISTING PAVEMENT TO BE LEFT IN ALL PAVE AREA SHALL BE SCARIFIED PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
14. ALL SLOPES STEEPER THAN 4:1 OR EXISTING FILL SHALL BE PLOWED AND SCARIFIED TO ENHANCE THE BONDING OF NEW FILL WITH EXISTING SLOPES.
15. THE GRADING CONTRACTOR SHALL INCLUDE IN CONTRACT PRICE THE TOTAL COST AND UNIT PRICE FOR ALL CUT/FILL NECESSARY FOR EARTHWORK BALANCE (INCLUDING IF NECESSARY UNIT PRICES FOR HAULING OFF MATERIAL.
16. THE WETTING / DRYING OR SCARIFYING TO ACHIEVE SPECIFIED COMPACTION SHALL BE INCLUDED IN THE GRADING CONTRACTOR'S CONTRACT PRICE.
17. ALL PRIVATE ROADS AND PARKING LOTS SHALL HAVE A MINIMUM 3'-0" WIDE GRASSED SHOULDER WITH A MAXIMUM 2.0% CROSS SLOPE. ALL PUBLIC ROADS SHALL HAVE A 8'-0" WIDE GRASSED SHOULDER WITH A MAXIMUM 2.0% CROSS SLOPE.
18. TOLERANCES FOR FINAL CONSTRUCTED GRADES SHALL BE PLUS OR MINUS 0.05 FEET. THE FINAL GRADED SURFACE UNDER ALL BUILDING SLABS SHALL BE WITHIN A TOLERANCE OF 3/4" WHEN MEASURED WITH A 10' STRAIGHT EDGE. ALL DESIGNATED ADA ACCESSIBLE PATHS SHALL HAVE A MAXIMUM 2.00% (1:50) CROSS-SLOPE AND MAXIMUM 5.00% (1:20) RUNNING SLOPE, NO EXCEPTIONS. ALL DESIGNATED ADA ACCESSIBLE PARKING SPACES AND LANDINGS (INCLUDING 4' AREA OUT FROM ALL DOORWAYS) SHALL HAVE A MAXIMUM 2.00% (1:50) SLOPE IN ANY DIRECTION, NO EXCEPTIONS. ALL DESIGNATED ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33% (1:12), NO EXCEPTIONS.

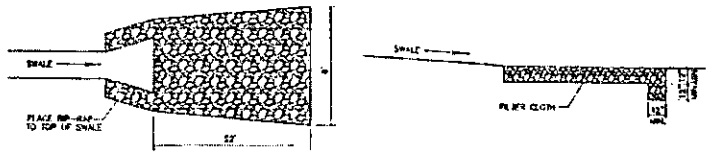
VEGETATION SPECIFICATIONS

1. LIME AND FERTILIZER TO BE INCORPORATED INTO THE TOP 4-6 INCHES OF THE SOIL BY DISCING OR BY OTHER MEANS.
2. LIME: 1 TON/ACRE (46 LBS / 1000 s.f.).
3. FERTILIZER: 1000 LBS. 10-10-10 / ACRE (23 LBS / 1000 s.f.).
4. APPLY SEED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, HYDROSEEDER, OR BY BROADCASTING ON A FIRM FRIABLE SEEDBED. MAXIMUM SEEDING DEPTH SHOULD BE 1". SEED PLANTED BY BROADCASTING SHOULD BE LIGHTLY COVERED BY ROLLING, HARROWING OR HAND.
5. SEEDING MIXTURE:

   TEMPORARY VEGETATION SEEDING SCHEDULE
   - ANNUAL SUDDAN GRASS – 40 LBS/ACRE – APRIL 1 THRU AUGUST 15
   - BROWN TOP MILLET – 30 LBS/ACRE – APRIL 1 THRU AUGUST 15
   - RYE GRAIN – 55 LBS/ACRE – AUGUST 16 THRU MARCH 31
   - ANNUAL RYEGRASS – 15 LBS/ACRE – AUGUST 16 THRU MARCH 31.

   PERMANENT VEGETATION SEEDING SCHEDULE
   - COMMON BERMUDA (HULLED) – 20 LBS/ACRE – MARCH 15 THRU AUGUST 14
   - SERICEA LESPEDEZA (SCARIFIED) – 50 LBS/ACRE – MARCH 15 THRU AUGUST 14
   - KENTUCKY 31 FESCUE – 80 LBS/ACRE – MARCH 15 THRU AUGUST 14
   - KENTUCKY 31 FESCUE – 40 LBS/ACRE – AUGUST 14 THRU MARCH 14
   - SERICEA LESPEDEZA (UNHULLED, UNSCARIFIED) 30 LBS/ACRE – AUGUST 15 THRU MARCH 14
   - COMMON BERMUDA (UNHULLED) – 30 LBS/ACRE – AUGUST 15 THRU MARCH 14.

6. ALL SEEDING SHOULD BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION



RIP--RAP OUTLET PROTECTION

CAROLINA ENGINEERING CONSULTING PROFESSIONAL & SURVEYING
CONTACT: PHIL BRANNON PHONE NO. 843-992-0

PROJECT: NEW POULTRY HOUSES
CLIENT: DOUBLE D FARM

NO.	DATE
1	4/28/16

DATE: 3/17/16
DESIGNED: MAA
DRAWN: MAA
JOB NO: 2402H

SHEET NO
C-5

Anderson County Planning Commission

January 10, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Enclave at Airy Springs -- Phase II
Intended Development:	Single Family Residential
Applicant:	Airy Springs Properties, LLC
Surveyor/Engineer:	Arbor Engineering
Location:	Highway 86 between Highway 81 and Airy Springs Road
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Residential West - Vacant
Zoning:	Un-Zoned
Tax Map Number:	190-00-05-002
Extension of Existing Dev:	New Residential
Existing Access Road:	Highway 86
Number of Acres:	20.2 acres
Number of Lots:	63 Total (Phase II – 29)
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County
Variance:	None Requested

Traffic Impact Analysis:
With Phase II, this subdivision is expected to generate 290 trips per day, for a total of 630 ADT (Average Daily Trips). Highway 86 is classified as an arterial road and is maintained by SCDOT. There are no maximum average vehicle trips per day requirement for this roadway.

History:
This project was approved in March 2013 with this layout. Since phasing of the project was not determined at that time, the developer now requests approval as presented.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges for roadway construction.
6. An approval letter for encroachment(s) from SCDOT.
7. An approval letter from Anderson County for wastewater services.
8. Approval from Powdersville Water District for services.
9. SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
10. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

DECEMBER 8, 2016
Date of Application Completion

THE ENCLAVE @ AIRY SPRINGS
Name of Project

Applicant's Information

Name: Airy Springs Properties, LLC

Mailing Address: 123 Kiowa Lane, Piedmont, SC 29603

Telephone and Fax: 864-269-9255 E-Mail: bsextondev@att.net
864-295-8936

Owner's Information

(If Different from Applicant)

Name: Same as Above

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: Highway 86 between Highway 81 and Airy Springs Road

Parcel Number/TMS: 1900005002

County Council District: Council District 6 School District: Anderson County District 1

Total Acreage: 20.2 Number of Lots: 63 Total (29 - Phase 2)

Intended Development: Residential Subdivision Current Zoning: Unzoned

Surrounding Land Uses: North: Residential South: Residential East: Vacant West: Residential

Water Supplier: Powedersville Water Sewer Supplier: Anderson County

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

If so, please describe: The project has been developed in 2 phases as shown

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

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

Applicant's Signature

12/8/16
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

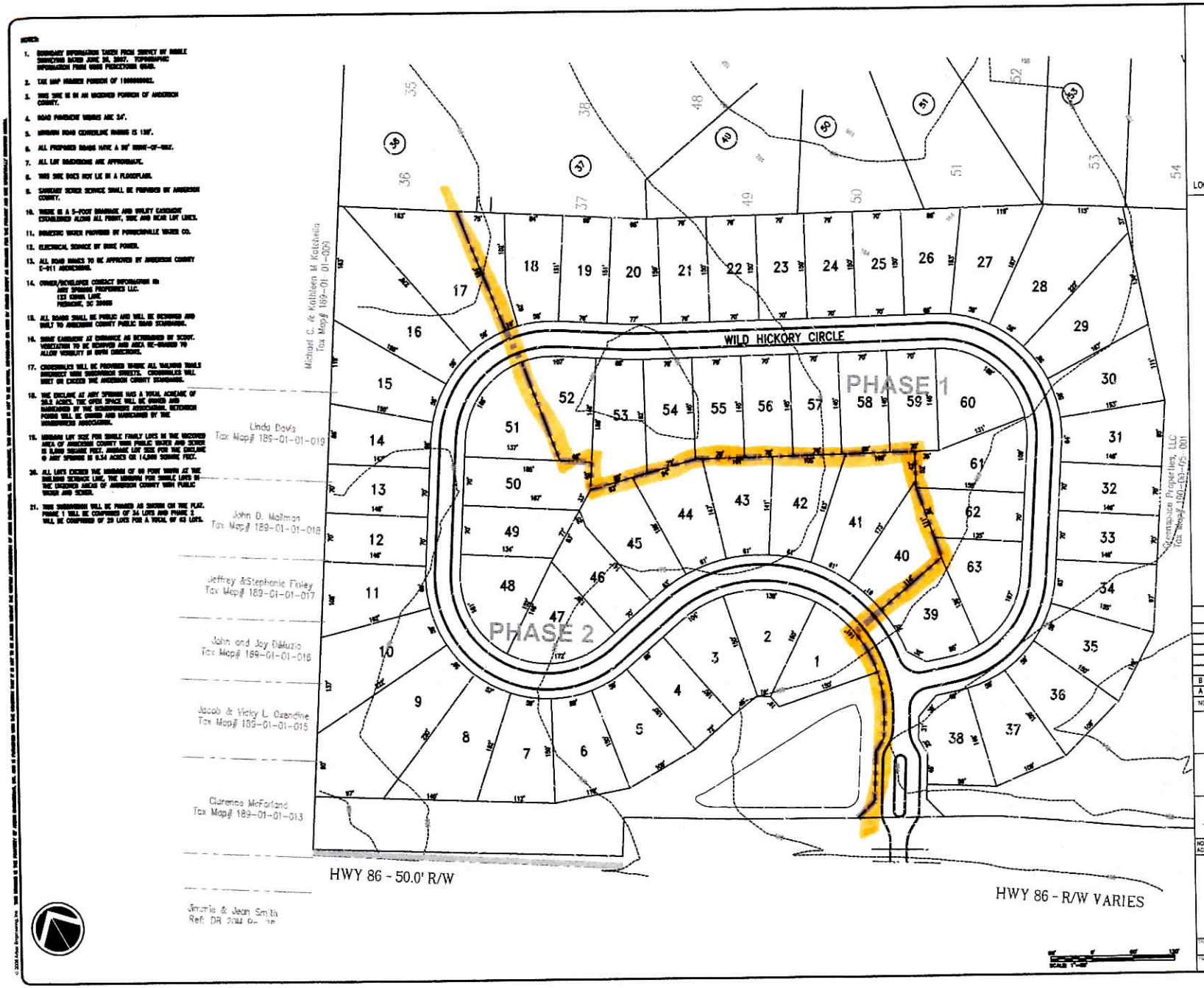
Staff Recommendation: _____ Planning Commission Decision: _____

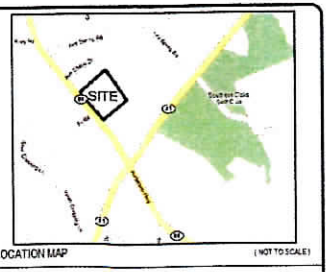
Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4352 ✸ Fax: (864) 260-4795

Revision
April 2012

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM SURVEY BY NOBLE SURVEYING DATED JUNE 26, 2007. TOPOGRAPHIC INFORMATION FROM USGS PENDLETON QUAD.
2. TAX MAP NUMBER PORTION OF 189-00-00-002.
3. THIS SITE IS IN AN UNZONED PORTION OF ANDERSON COUNTY.
4. ROAD PAVEMENT WIDTHS ARE 24'.
5. MINIMUM ROAD CENTERLINE RADIUS IS 130'.
6. ALL PROPOSED ROADS HAVE A 50' RIGHT-OF-WAY.
7. ALL LOT DIMENSIONS ARE APPROXIMATE.
8. THIS SITE DOES NOT LIE IN A FLOODPLAIN.
9. SANITARY SEWER SERVICE SHALL BE PROVIDED BY ANDERSON COUNTY.
10. THERE IS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL FRONT, SIDE AND REAR LOT LINES.
11. DOMESTIC WATER PROVIDED BY PONDEROSA WATER CO.
12. ELECTRICAL SERVICE BY DUKE POWER.
13. ALL ROAD NAMES TO BE APPROVED BY ANDERSON COUNTY E-911 ADDRESSING.
14. OWNER/DEVELOPER CONTACT INFORMATION IS:
    AIRY SPRINGS PROPERTIES LLC.
    123 KIOWA LANE
    PIEDMONT, SC 29695
15. ALL ROADS SHALL BE PUBLIC AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
16. SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY SCDOT. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
17. CROSSWALKS WILL BE PROVIDED WHERE ALL WALKING TRAILS INTERSECT NEW SUBDIVISION STREETS. CROSSWALKS WILL MEET OR EXCEED THE ANDERSON COUNTY STANDARDS.
18. THE ENCLAVE AT AIRY SPRINGS HAS A TOTAL ACREAGE OF 20.2 ACRES. THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. RETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE UNZONED AREA OF ANDERSON COUNTY WITH PUBLIC WATER AND SEWER IS 10,000 SQUARE FEET. MINIMUM LOT SIZE FOR THE ENCLAVE @ AIRY SPRINGS IS 0.34 ACRES OR 14,800 SQUARE FEET.
20. ALL LOTS EXCEED THE MINIMUM OF 80 FOOT WIDTH AT THE BUILDING SETBACK LINE, THE MINIMUM FOR SINGLE LOTS IN THE UNZONED AREAS OF ANDERSON COUNTY WITH PUBLIC WATER AND SEWER.
21. THIS SUBDIVISION WILL BE PHASED AS SHOWN ON THE PLAT. PHASE 1 WILL BE COMPRISED OF 34 LOTS AND PHASE 2 WILL BE COMPRISED OF 29 LOTS FOR A TOTAL OF 63 LOTS.





LOCATION MAP (NOT TO SCALE)

REVISIONS

NO	DATE	DESCRIPTION	BY
B	12.06.16	DELINEATION OF PHASES PER ANDERSON COUNTY	JM3
A	02.13.13	SUBMITTED FOR REVIEW	BRS

PRELIMINARY PLAN

THE ENCLAVE @ AIRY SPRINGS

OWNER	ENGINEER
AIRY SPRINGS PROPERTIES, LLC	ARBOR ENGINEERING, INC.

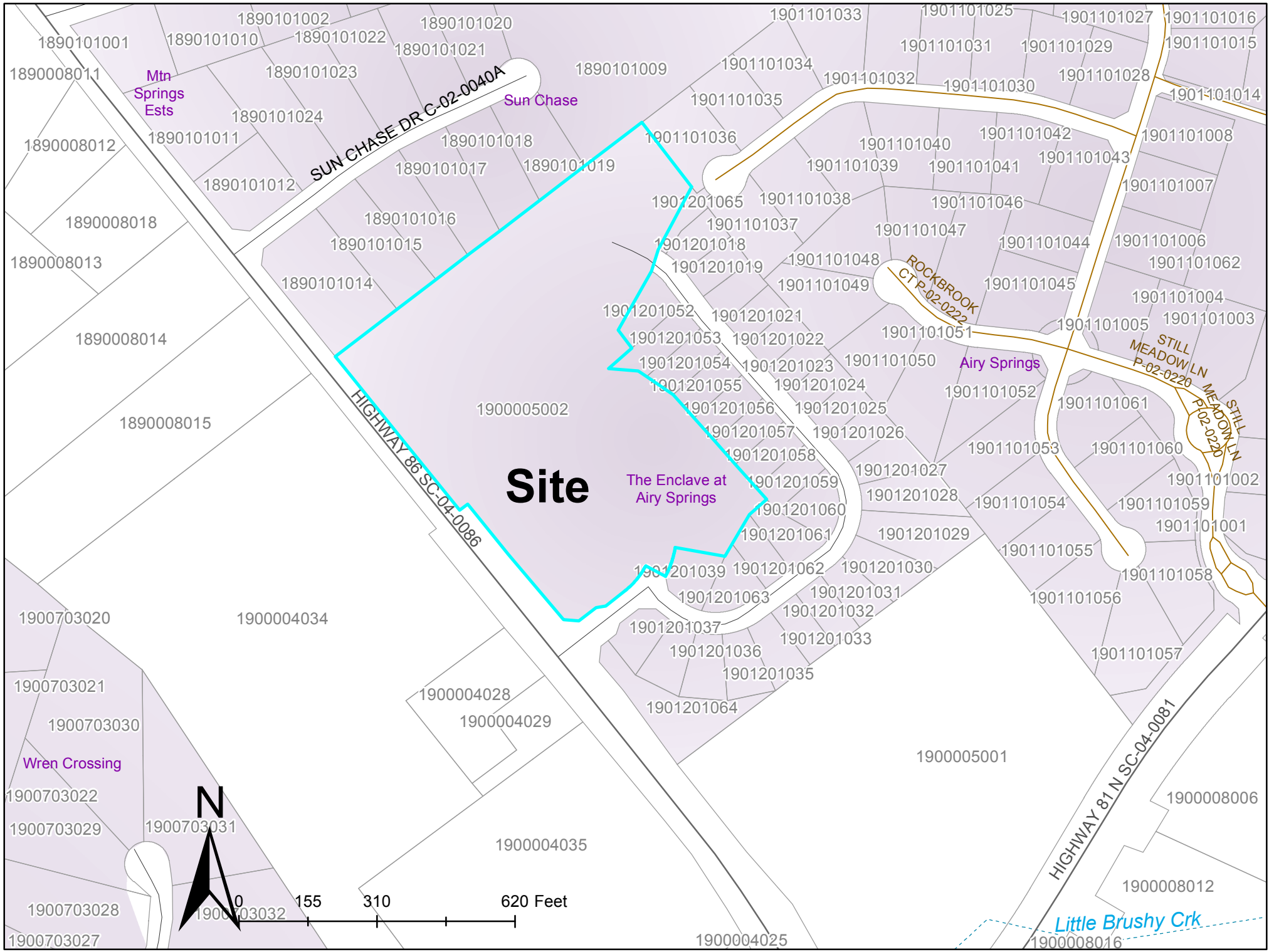
NO OF ACRES	20.2	MILES OF NEW ROAD	0.53	NO OF LOTS	63

Arbor Engineering, Inc.
Box 253 Greenville, S.C. 29602
Telephone: (864) 235-3589
Fax: (864) 233-0274
Email:arbor@arborengineering.com
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYING
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN	CHECKED	APPROVED	DATE
MMS	JCA	JCA	02-13-13

FILE: 12064.PLM.DWG JOB NO: 12064

© 2004 Arbor Engineering, Inc. THIS DRAWING IS THE PROPERTY OF ARBOR ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ARBOR ENGINEERING, INC.


Site
The Enclave at Airy Springs
Mtn Springs Ests
Sun Chase
Airy Springs
Wren Crossing
SUN CHASE DR C-02-0040A
HIGHWAY 86 SC-04-0086
HIGHWAY 81 N SC-04-0081
ROCKBROOK CT P-02-0222
STILL MEADOW LN P-02-0220
STILL MEADOW LN P102-0220
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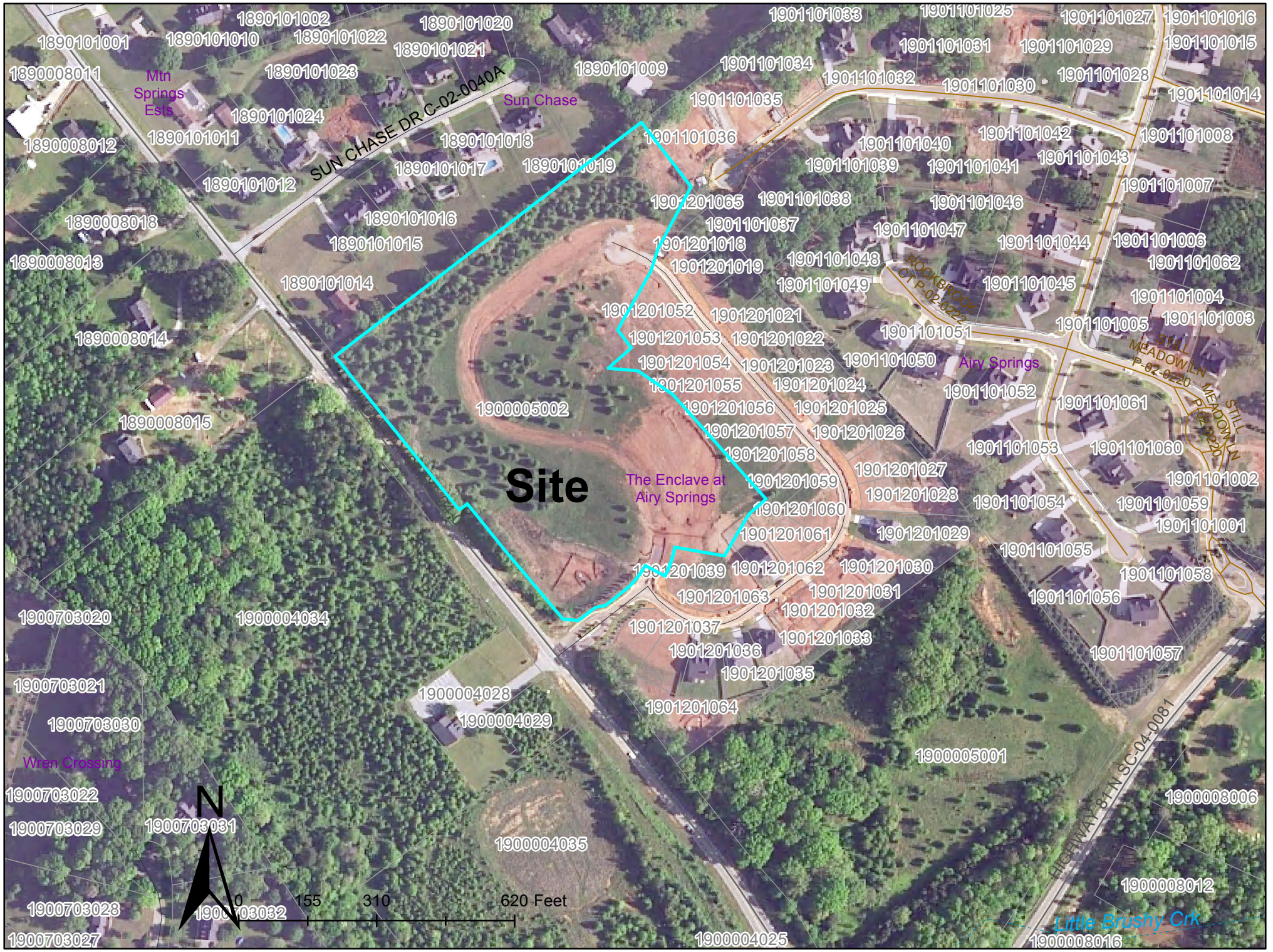
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Anderson County Planning Commission

January 10, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Hunters Crossing
Intended Development:	Single Family Residential
Applicant:	CM and Associates, LLC
Surveyor/Engineer:	Gray Engineering Consultants
Location:	Old Pendleton Rd and Powdersville Rd.
County Council District:	6
Surrounding Land Use:	North - Industrial East – Undeveloped West and South - Residential
Zoning:	Un-Zoned
Tax Map Number:	211-00-08-001
Extension of Existing Dev:	New Residential
Existing Access Road:	Powdersville Road
Number of Acres:	20.6 acres
Number of Lots:	24 lots
Water Supplier:	Powdersville Water
Sewer Supplier:	Individual On-site Wastewater
Variance:	None Requested

Traffic Impact Analysis:
This subdivision is expected to generate a total of 240 trips per day. Powdersville Road is classified as a rural collector road and is maintained by Anderson County. Old Pendleton Road is a state maintained road. There is not a maximum average vehicle trips per day requirement for this roadway.

Anderson County – Pickens County:
Approximately just less than two acres of this property lies in Pickens County. The Anderson County Assessors office has been in communication with Pickens County to address how to handle these individual lots. Anderson County will provide E-911 addressing.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. All lots must meet minimum lot sizes for parcels in the un-zoned areas of the county that have public water and individual onsite wastewater systems. The minimum requirement is 25,000 square feet.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges for road construction.
7. An approval letter for encroachment(s) from Anderson County.
8. Approval from Powdersville Water District for services.
9. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
10. SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
11. Setbacks are required to be shown on the Final Plat.
12. All lots lying within Pickens County will require approval from the Pickens County Planning Commission for permitting.

Subdivision Plat Application

December 7, 2016
Date of Application Completion

Hunters Crossing
Name of Project

Applicant's Information

Name: CM AND ASSOCIATES, LLC

Mailing Address: P.O.25368 Greenville, SC 29616

Telephone and Fax: 864-346-9888 E-Mail: lmcnairsc@gmail.com

Owner's Information

(If Different from Applicant)

Name: Wilson Shirley Edens

Mailing Address: 102 Arbor Ct. Dublin, GA 31021

Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: Old Pendleton Rd. and Powdersville Rd.

Parcel Number/TMS: 2110008001

County Council District: CCD 6 School District: 01

Total Acreage: 20.6 AC Number of Lots: ~~25~~ 34

Intended Development: Resedential Subdivision Current Zoning: Unzoned

Surrounding Land Uses: North: Industrial South: Residential East: Un-Developed West: Residential

Water Supplier: Powdersville Water Sewer Supplier: Septic

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

If so, please describe:

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

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

Applicant's Signature

December 7, 2016
Date

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

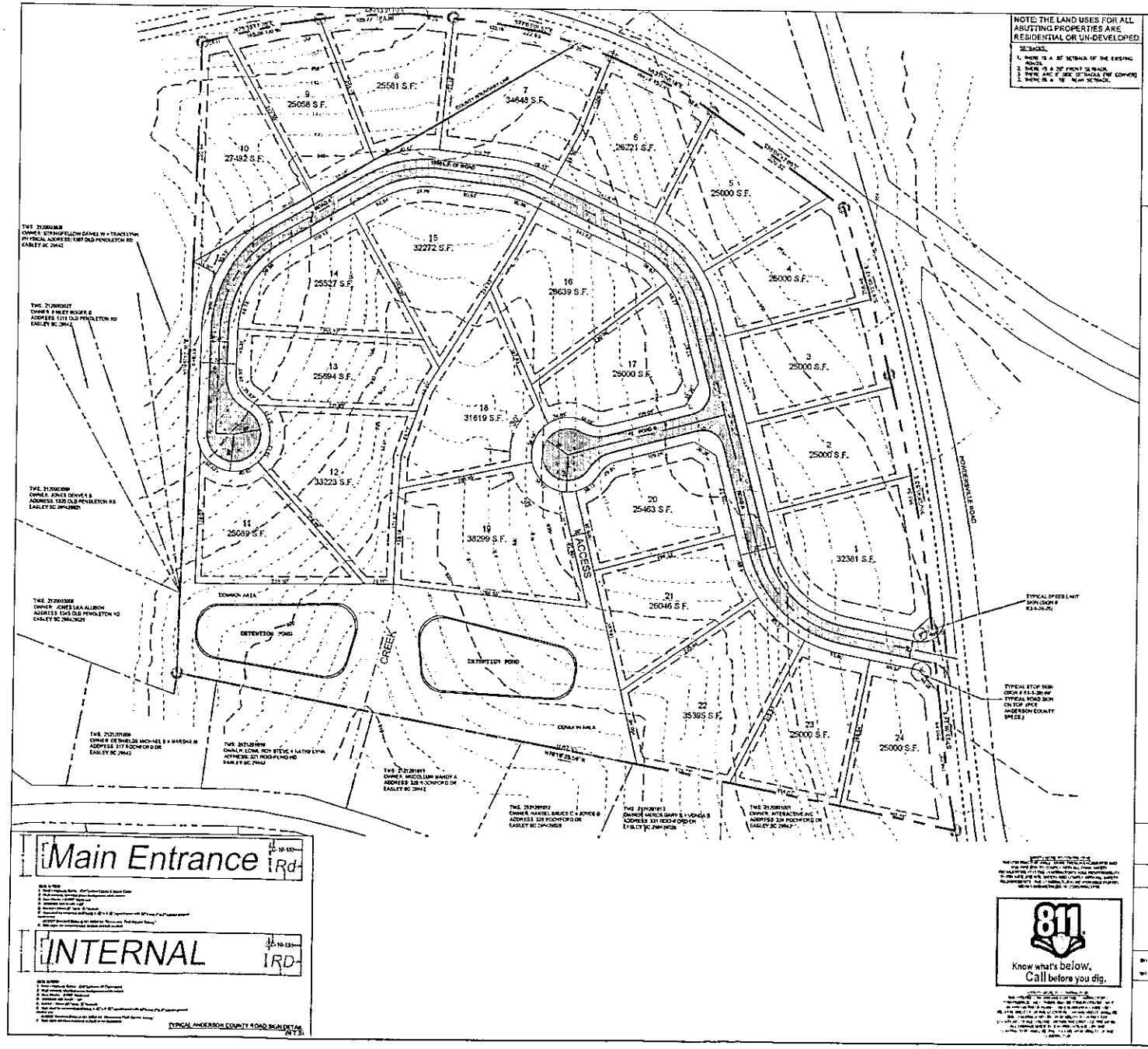
Check Number:

Staff Recommendation:

Planning Commission Decision:

Anderson County Public Works Division – Development Standards ✷ 401 East River Street ✷ Post Office Box 8002
Anderson, South Carolina 29624 ✷ Phone: (864) 260-4352 ✷ Fax: (864) 260-4795

Revision
April 2012



NO. | BY | REVISION

GRAY
ENGINEERING CONSULTANTS
133 PILGRIM ROAD • GREENVILLE, SC 29607
PH (864) 297-0400 • FAX (864) 297-0497
WWW.GRAYENGINEERING.COM
• NC COA # Pending • SC COA # Pending • GA COA # Pending • TN COA # Pending •

STAKEOUT PLAN

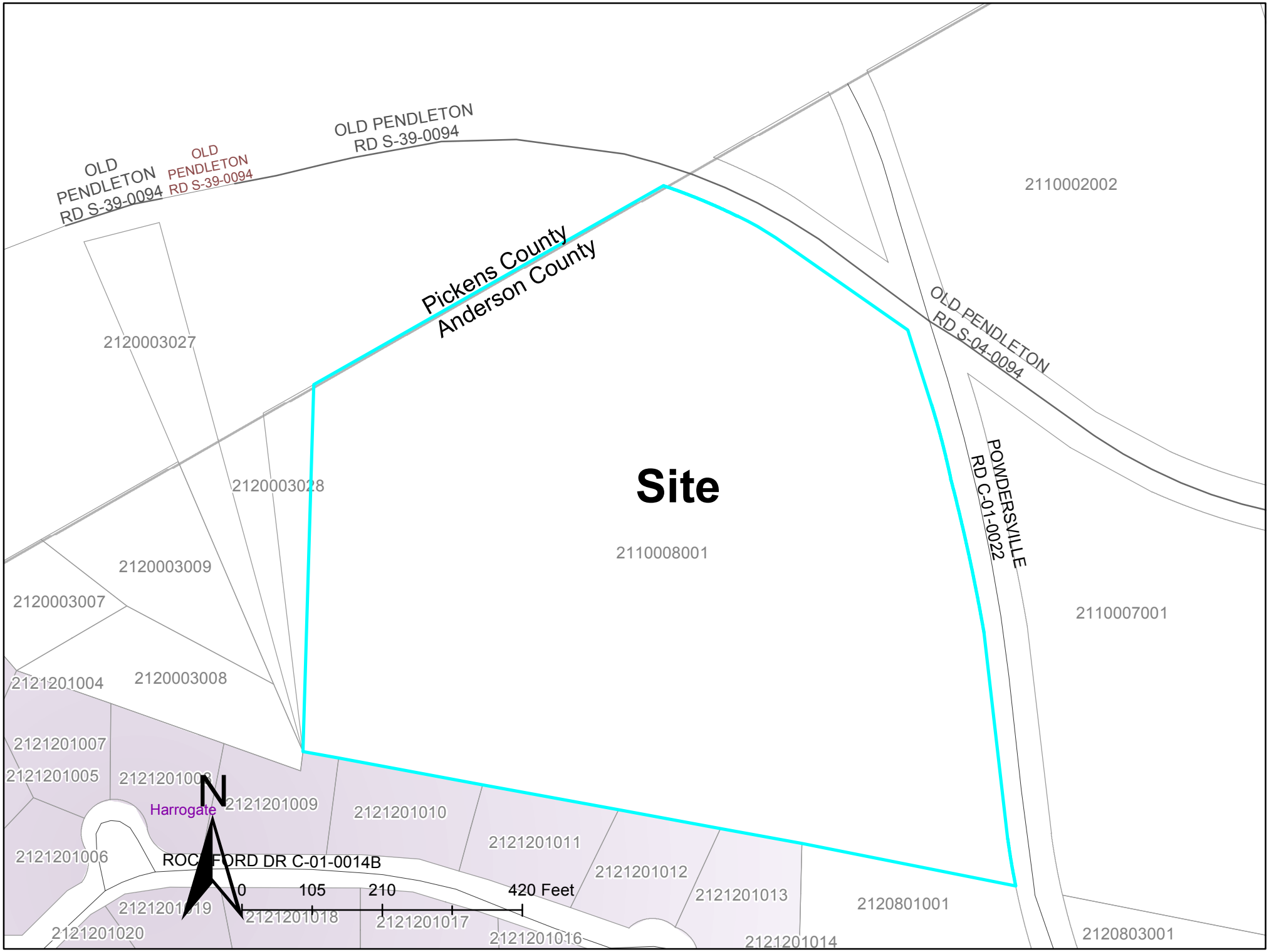
HUNTERS CROSSING

OLD PENDLETON ROAD
ANDERSON & PICKENS COUNTY, SC

PROJECT MANAGER:	REC
DRAWN BY:	CJR
PROJECT DATE:	1/29/16
SCALE:	1"=60'
JOB No.:	2015200 - R
PLOT DATE:	1/5/17

SHEET
CV-1

2015200R-P1.dwg


OLD PENDLETON RD S-39-0094
OLD PENDLETON RD S-39-0094
OLD PENDLETON RD S-39-0094
Pickens County
Anderson County
OLD PENDLETON RD S-04-0094
POWDERSVILLE RD C-01-0022
Site
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2120803001
Harrogate
ROCKFORD DR C-01-0014B
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420 Feet

OLD PENDLETON RD S-39-0094
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OLD PENDLETON RD S-39-0094
OLD PENDLETON RD S-04-0094
Pickens County
Anderson County
Site
POWDERSVILLE RD C-01-0022
ROCKFORD DR C-01-0014B
Harrogate
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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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	February 8, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	February 14, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday**, **February 14, 2017** at 6:00 PM in Council Chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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 14, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Election of Officers
3. Approval of Agenda
4. Approval of Minutes (from January 10th meeting)
5. Public Hearing
    A. Land Use Permit - Dudley RV Park
6. Old Business
7. New Business
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
Tuesday, January 10, 2016
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 and Jane Jones

Members Absent: Lonnie Murray and Debbie Chapman

Staff Present: Michael Forman, Alesia Hunter, Bryan Shumpert and Celia 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.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the December 13th regular Commission meeting. Hearing none, the minutes were approved.

Public Hearings:

Text Amendment – Chapter 70, Section 5.30

Mr. Michael Forman presented the proposed new zoning district, Innovative Zoning District (IZOD) along with the Resolution from County Council. The proposed IZOD district would function similarly to a Planned Development with a Statement of Intent; however, it would not require multiple land uses and a PD does. Chairman Cothran opened the Public Hearing and invited public comments. Hearing no comments, Chairman Cothran then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Mr. Dutton seconded the motion. The motion was approved unanimously.

Old Business:

Double D Farm

Mr. Bryan Shumpert presented the revised large-scale project. The agriculture use was previously approved three years ago; however, an incorrect TMS number was given. All permits have been approved. Mr. Vickery moved to approve this request; and Mr. Dutton seconded the motion. The motion was approved 5-0.

New Business:

Enclave at Airy Springs – Phase II Preliminary Subdivision

Mr. Shumpert stated that he had a conflict of interest, as he was previously employed by the developer, Arbor Engineering. As such, Ms. Alesia Hunter was responsible for the staff report and presented the findings. Ms. Hunter the presented the staff report for Phase II of the Enclave at Airy Springs subdivision. This phase would consist of 29 lots on ~20.3 acres. The request included no variances and the location is unzoned. Mr. Dutton moved to accept staff's recommendation and approve this request. Mr. Vickery seconded; and the motion was approved.

DRAFT

Hunter's Crossing Preliminary Subdivision

Mr. Shumpert presented the staff's report for the proposed preliminary subdivision, located in Council district #6 at Powdersville Road and Old Pendleton Road. The project consists of 24 lots on ~20.6 unzoned acres. The request included no variances. As the project crosses county lines into Pickens County, coordination between offices occurred. Anderson County E911 Addressing will be responsible for all lots and the Pickens County Planning Commission also approved the proposed subdivision project. Mr. Vickery then moved to accept staff's recommendation for approval; and Mr. Dutton seconded. The motion to approve was unanimous.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:11 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission Meeting

February 14, 2017
6:00 PM

Staff Report – Certain Land Uses for Recreational Vehicle Park

Preliminary Project Name:	Dudley R. V. Park
Property Owner of Record:	James R. Dudley
Authorized Representative:	James R. Dudley
Intended Development:	Recreational Vehicle Park
Location:	Clearwater Shores at Ledford Farm Road
Details of Development:	44 slip- RV Park
Surrounding Land Use:	North – Un-zoned Residential South – Road; Un-zoned Residential East – Un-zoned Agricultural West – Un-zoned Residential
Total Site Area:	62.16 acres
County Council District:	4
Zoning:	Not Zoned
Tax Map Number:	Parent Number – 11-00-01-001
Extension of Existing Dev:	No
Existing Access Roads:	Old Dobbins Bridge, Ledford Farm, and Clearwater Shores
Sewer Supplier:	SCDHEC Regulations Compliance
Water Supplier:	Pioneer Rural Water District
Power Supplier:	Duke Energy
Variance:	None requested

Traffic Impact Analysis:
Ledford Farm Road and Clearwater Shores Road are both local roads. Local County roads have a 500 trips per day maximum. New encroachment permits may be required although most access points are pre-existing driveways.

Staff Recommendation:
Based upon the site plan, appropriate landscape buffers are proposed for adjacent land uses and a waste disposal station is located for the convenience of all slips for disposal of sewage. SCDHEC has been provided a copy of the site plan. Development Standards will follow up on waste disposal system prior to issuing a commercial land use permit Staff recommends **APPROVAL** with the following conditions:

- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and with Building and Codes for electrical permits.
- If new roadway encroachments are required, developer shall provide a copy of encroachments from Anderson County Roads and Bridges.
- All recreational vehicles must have self-contained wastewater systems but are subject to SCDHEC regulations for disposal.
- Developer must comply with SCDHEC requirements, which states: The RV park will have to have either water and sewer hook up for each site at 120 gal per day per site or a centralized collection septic system sized at 50 gal per day per site and a bathhouse sized at 40 gal per day per site. With 44 proposed RV sites, both of these options would require the applicant to have an engineer to design the septic systems.

Land Use Permit Application

RECEIVED
NOV 9 2016
Development Standards

11/9/16
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: James R. Dudley

Business Name (if applicable): N/A

Mailing Address: 107 Muskhogean rd. Fair Play SC 29643

Telephone and Fax: 770-842-4135 E-Mail: jrdudley26@gmail.com

Authorized Representative's Information

Name: Kristinaarogers1@gmail.com
Kristina Rogers

Company Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Property Location: Ledford farm rd + Clearwater Shores

Parcel Number(s)/TMS: attached 010-01-04-004-

County Council District: 004 School District: District 4

Total Acreage: Current Zoning:

Proposed Land Use: RV Park Current Land Use: Agriculture

Water Supplier: Pioneer Sewer Supplier: existing septics Power Supplier: Blue Ridge

Private Covenants or Deed Restrictions on the Property: Yes No ✓

If you indicated no, your signature is required.

James R Dudley
Applicant's Signature

11/07/16
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.

Anderson County Planning Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4719 ✱ Fax: (864) 260-4795

Revision
April 2010

Comments: _____

_____

_____

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

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

_____ 11-9-16
Applicant's Signature Date

_____ _____
Applicant's Signature Date

Page 2 of 2

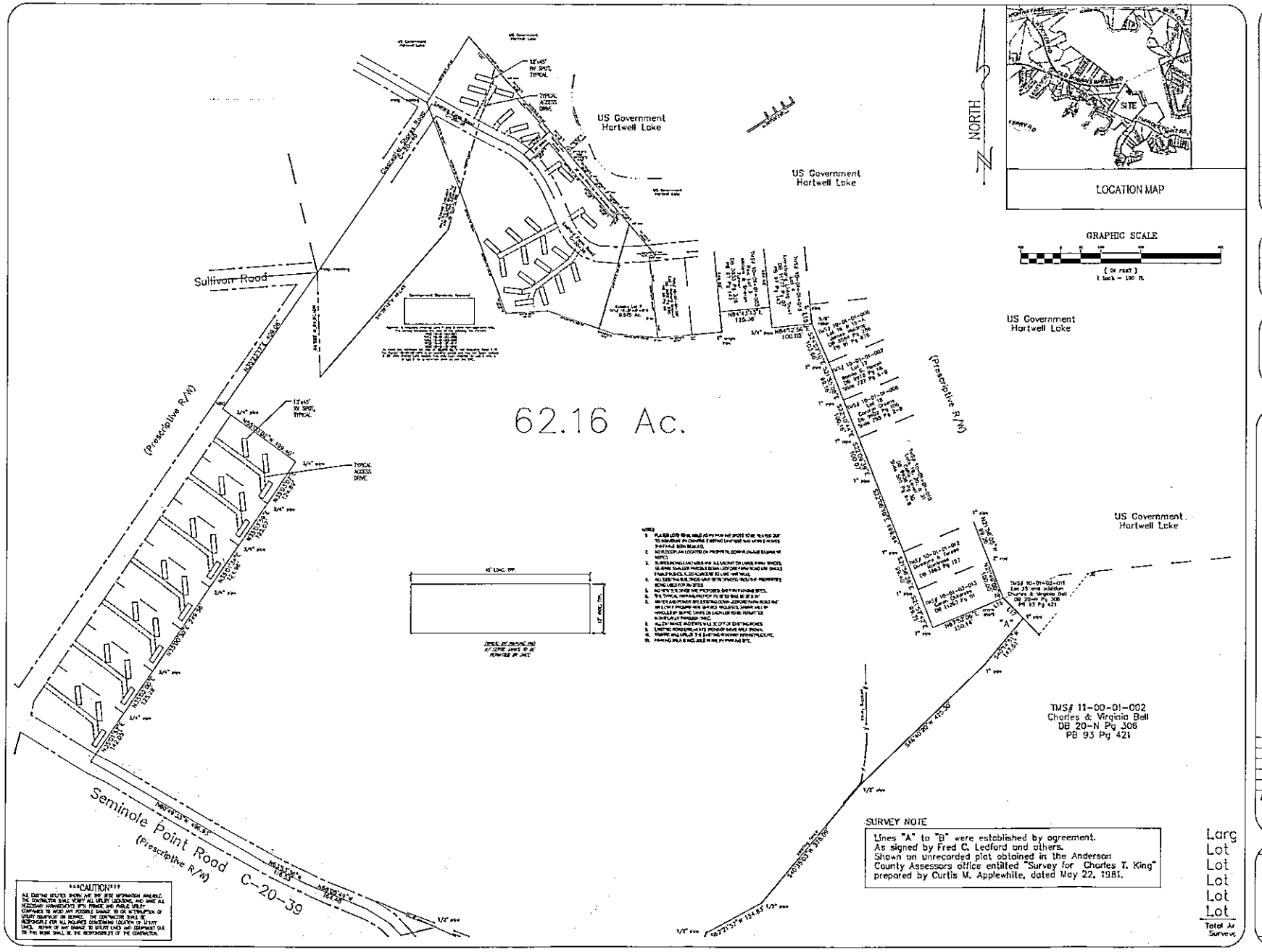
For Office Use Only:

Application Received By: dlagroone Scheduled Public Hearing Date: 12/13/16

Application Fee Amount Paid: $200.00 Date Complete Application Received: 11/9/16

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____



JW WHITE CONSULTING, LLC
PO BOX 805
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

DUDLEY RV PARK
ANDERSON COUNTY SOUTH CAROLINA

DRAWN BY: JWW
CHECKED: JWW
DATE: 2/7/17
JOB NUMBER: 16082
REVISIONS: 1
ISSUE FOR REVIEW

SHEET
C-1
OVERALL SITE PLAN

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	March 10, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	March 14, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday**, **March 14, 2017** at 6:00 PM in Council Chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

March 14, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from February 14th meeting)
4. Public Hearing
    A. Variance Request - 1146 and 1150 GW Stevens Road, Belton
5. Old Business
6. New Business
    A. Capital Improvement Requests
7. Other Business
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.

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
Tuesday, February 14, 2016
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: Brad Burdette, Jerry Vickery, David Cothran and Jane Jones

Members Absent: Ed Dutton, Lonnie Murray and Debbie Chapman

Staff Present: Alesia Hunter, Bryan Shumpert, Jeff Parkey and Celia 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: The Commissioners voted unanimously to reappoint David Cothran as Chairman and Jane Jones as Vice-Chairman. Additionally, Celia Myers will remain as Secretary.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the January 10th regular Commission meeting. Hearing none, the minutes were approved.

Public Hearings:

Land Use Permit – Dudley RV Park

Mr. Bryan Shumpert presented the request for a recreational vehicle park at Clearwater Shores and Ledford Farm Road. The proposal includes 44 slips in an unzoned area of Council District #4. Staff recommended approval with the appropriate permits and approval from other agencies, such as SCDHEC. Chairman Cothran opened the Public Hearing and invited public comments. Hearing no comments, Chairman Cothran then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Mr. Burdette seconded the motion. The motion was approved unanimously.

Old Business: None

New Business: None

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran wished everyone a Happy Valentine's Day and adjourned the meeting at 6:05 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Staff Report

Application for a Variance – to Subdivide Existing Lot to Allow Creation of Two Smaller Non-Conforming Lots

Anderson County Planning Commission Meeting - District 3

Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers

Anderson, South Carolina

March 14, 2017

6:00 PM

Applicant: Sandra F. Rogers and Patricia F. Townsend (representing Trust of Vera F. Pulliam)

Owner of Property: Vera F. Pulliam Trust

Property Location: 1146 and 1150 G.W. Stevens Road, Belton, SC 29627

Council District: Three (3)

Tax Map Number: TMS # 251-00-07-012

Acreage of Property: Total: 1.61 Acres

Current Zoning: The property is zoned (R-A) Residential Agricultural District. The Anderson County Citizens Advisory Committee met on March 1, 2017, at 6:30 pm and voted unanimously in support of the request.

Land Use: Residential with two residences on one parcel, including a site-built (c.1960) and a single-wide mobile home (c.1981). (Both structures existed prior to the implementation of zoning or land use standards.)

Requested Variance: Applicant is requesting a Variance subdivide an existing lot that conforms to minimum size within the R-A zoning district. This request is to allow the separation of two residential home sites and to be distributed separately in accordance with the terms of a will.

Findings of Fact: Anderson County Code of Ordinances, Chapter 70, Article 5, Section 5:2.1 – R-A, Residential Agricultural District, in the Zoning Ordinance allows for a single-family detached dwelling or a manufactured single-section home. Section 5:2.3., relating to R-A zoned properties, establishes that the minimum lot area shall be one acre.

Staff Recommendation: APROVAL. Staff recommends approval to subdivide a lot which conforms to create two non-conforming lots. This recommendation for the approval of the request is based on the follow reasons and conditions:

A. The applicant has demonstrated that additional land area is not available through negotiations with adjacent land owners in order to meet the minimum lot requirements should the property be divided.
B. To allow the subdivision of an otherwise conforming lot in order to accommodate each of the existing two residences on a separate, though smaller non-conforming lot, would establish a future precedent for minimum lot standards throughout the county.
C. A hardship has been demonstrated through a final court order through Probate Court.
D. Based upon the information submitted on the application, staff can support a variance.
E. Staff has researched the same or similar variance requests in zoned and unzoned properties and have found this recommendation is consistent with rulings made by the Planning Commission in the past.
F. Probate Court documentation is attached for reference.

Variance Application

February 9, 2017
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Sandra F. Rogers + Patricia F. Townsend { Representatives of Trust of Vera F. Pulliam

Mailing Address: 2328 Wright School Rd., Anderson, SC 29621

Telephone and Fax: 864-296-2798 E-Mail: patriciat@hughes.net

Owner's Information

(If Different from Applicant)

Name: Vera F. Pulliam Trust

Mailing Address: 2328 Wright School Rd., Anderson, SC 29621

Telephone and Fax: 864-296-2798 E-Mail: patriciat@hughes.net

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

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

Owner's Signature Date

Project Information

Property Location: 1146 and 1150 G.W. Stevens Rd., Belton, SC 29627

Parcel Number(s)/TMS: 251-00-07-012

County Council District: #3 School District: #2

Total Acreage: .83 + .78 = 1.61 Current Zoning: RA - 1 acre

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

Requested Variance: minimum lot size variance

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

Purpose of Variance: divide existing lot with two separate structures into two lots due to hardship situation

Private Covenants or Deed Restrictions on the Property: Yes ____ No ✓

Anderson County Planning Division – Development Standards ❋ 401 East River Street ❋ Post Office Box 8002
Anderson, South Carolina 29624 ❋ Phone: (864) 260-4719 ❋ Fax: (864) 260-4795

Revision
April 2010

If you indicated no, your signature is required.

Sandra J. Rogers Patricia J. Townsend — 2-9-17

Applicant's Signature — Date

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

Hardship - See attached explanation.

Conditions do not generally apply to other properties in vicinity, as shown by:

two home structures on one lot

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

unable to sell house separately from mobile home

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

neighbors agree with variance (see attached). Two homes have existed on the property for over 30 years.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Hardship explanation and neighbors signed consent form

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Sandra J. Rogers Patricia J. Townsend — 2-9-17

Applicant's Signature — Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Attachment for Vera F. Pulliam Trust Property
Parcel Number TMS 251-00-07-012
1146 & 1150 G. W. Stevens Road, Belton, SC 29621
Submitted by Sandra F. Rogers and Patricia F. Townsend, Representatives of the Trust

Hardship Explanation

Vera F. Pulliam and her first husband Marvin Gambrell purchased the above referenced 1.61 acre lot around 1960 and built a home on the property. The couple had one son, Marlee Gambrell. After Marvin's death in 1981 and Marlee's marriage to Ann Davies Gambrell in 1984, Vera purchased a mobile home for Marlee and Ann and set it up on her property next door to her home. This was done for both Vera's security and her ability to be able to care for Marlee, who suffered from birth disabilities and heart problems. Vera died in 2015, and Marlee and Ann continued to live in their mobile home until Marlee's death on November 20, 2016. Now Ann resides in the mobile home alone.

The 1.61 acre property, on which the two homes exist, is now owned by the Vera F. Pulliam Trust. Vera's will charges Sandra F. Rogers and Patricia F. Townsend, trust representatives, to settle the trust and distribute proceeds to beneficiaries named in her will. This would entail selling Vera's house which cannot be done presently without selling the land that Ann Gambrell's home (which she owns) is on. Ann has lived in this home for over thirty years and has become a valued part of this community and does not desire to move nor is she financially able to relocate. Additionally, she has multiple health issues that require special assistance from family and neighbors.

In order to sell Vera's house, the 1.61 property needs to be divided into two lots with a home on each lot, and a survey has been done to accomplish this. The resulting lot with Vera's house is .83 acres, and the lot with Ann's home is .78 acres.

Due to the reasons above, we request a variance from the current zoning requirement that lots be one acre, so that the lot with Vera's house can be sold without affecting the lot where Ann Gambrell lives. This appeal is made due to hardship on Ann's part and with our family's love, compassion, and concern for Ann's well-being and happiness.

Attached is a signed statement that neighbors understand the situation and consent to the approval of a variance.

Sandra F. Rogers

Patricia F. Townsend

OPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY,
NTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING
HER LAND USE REGULATIONS, RESTRICTIONS OF RECORD,
Y OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
MAY DISCLOSE.
E ABSTRACT, TITLE COMMITMENT, OR RESULTS OF A TITLE
WERE FURNISHED TO THIS FIRM. ALL DOCUMENTS OF RECORD
ERE REVIEWED ARE NOTED HEREON. OTHER DOCUMENTS, RECORDED
RECORDED, MAY EXIST WHICH MAY AFFECT THE SURVEY OF
OPERTY.

TIFICATION HEREON IS MADE ONLY TO THE PERSON OR PERSONS
CH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
OF THIS PLAT WITHOUT AN EMBOSSED SEAL AND ORIGINAL
RE ARE NOT VALID.
PIN SET ARE #4 REBARS UNLESS OTHERWISE NOTED.
T IS PROTECTED BY COPYRIGHT © DUNN & DUNN, INC.
WING WAS CREATED FOR THE EXCLUSIVE USE OF DUNN & DUNN, INC.
PARTY FOR WHOM THIS PLAT WAS MADE.
MAY BE COPIED, STORED, OR TRANSMITTED BY ANY MEANS
THE WRITTEN PERMISSION OF BARRY K. DUNN, SR.

PROPERTY DESCRIPTION

S#: 251-00-07-012

N: 1146 & 1150 G.W. STEVENS ROAD (C-18-107)
BELTON, S.C.

S: P.B. 46/163

SON COUNTY | STATE SOUTH CAROLINA

SURVEY FOR

VERA F. PULLIAM
TRUST

GRAPHIC SCALE
0 25 50 10
(IN FEET)
1 inch = 50 ft.

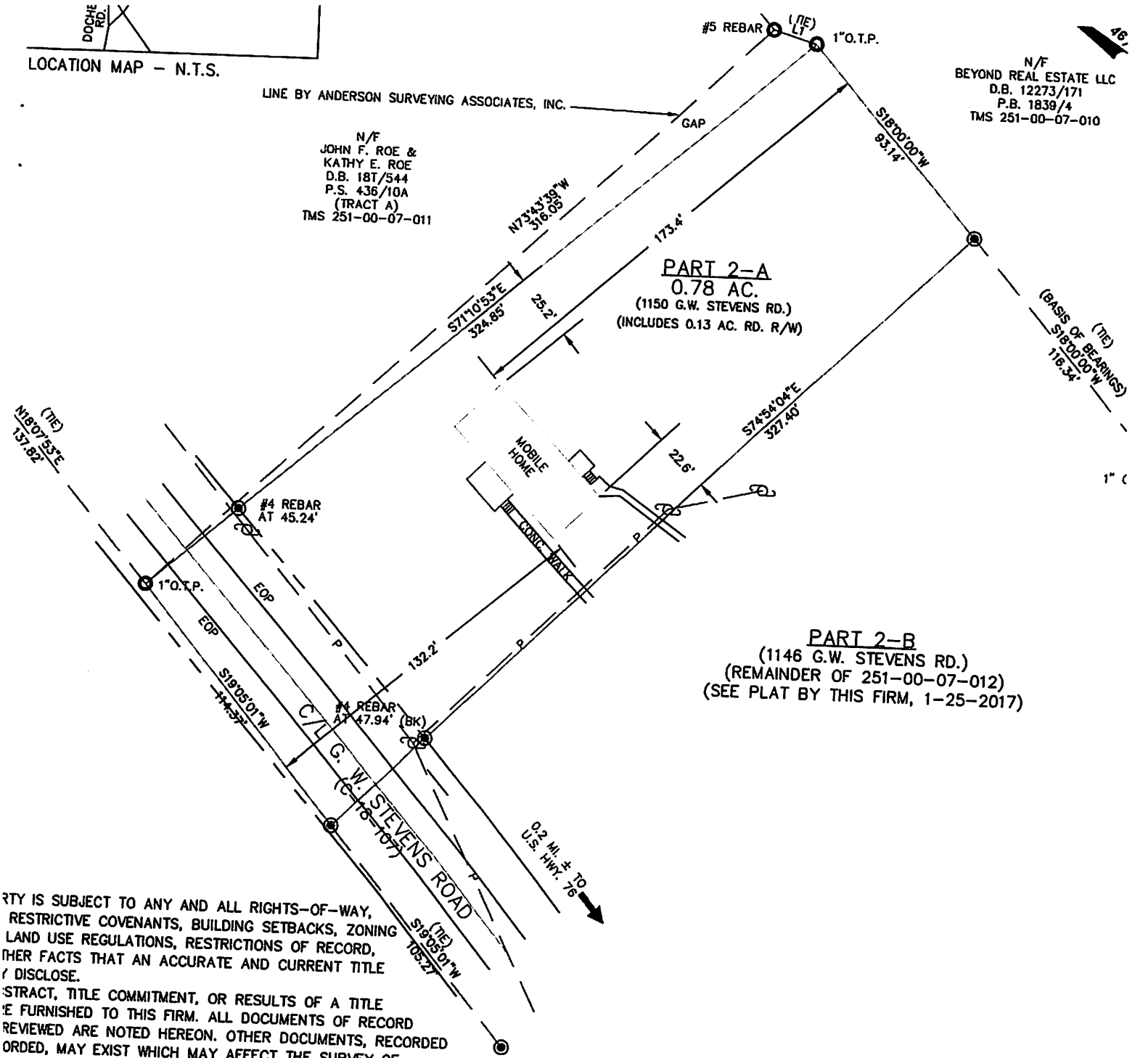
SEAL

CAROLIN
ESSION

SOUTH CAROLIN

DUNN & DUNN, INC
LAND SURVEYING & CIVIL ENGINEERING

LEGEND
OLD IRON PIN
NEW IRON PIN
OLD N/C; OLD MAG



RTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING LAND USE REGULATIONS, RESTRICTIONS OF RECORD, THER FACTS THAT AN ACCURATE AND CURRENT TITLE / DISCLOSE.
STRACT, TITLE COMMITMENT, OR RESULTS OF A TITLE E FURNISHED TO THIS FIRM. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. OTHER DOCUMENTS, RECORDED ORDED, MAY EXIST WHICH MAY AFFECT THE SURVEY OF TY.

ATION HEREON IS MADE ONLY TO THE PERSON OR PERSONS HIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
HIS PLAT WITHOUT AN EMBOSSED SEAL AND ORIGINAL RE NOT VALID.
SET ARE #4 REBARS UNLESS OTHERWISE NOTED.
PROTECTED BY COPYRIGHT © DUNN & DUNN, INC.
WAS CREATED FOR THE EXCLUSIVE USE OF DUNN & DUNN, INC.
TY FOR WHOM THIS PLAT WAS MADE.
Y BE COPIED, STORED, OR TRANSMITTED BY ANY MEANS WRITTEN PERMISSION OF BARRY K. DUNN, SR.

PROPERTY DESCRIPTION

251-00-07-012

1150 G.W. STEVENS ROAD (C-18-107)

BELTON, S.C.

P.B. 46/163

COUNTY

STATE SOUTH CAROLINA

SEAL

SURVEY FOR

VERA F. PULLIAM TRUST

GRAPHIC SCALE

0 25 50

(IN FEET)

1 inch = 50 ft.

LEGEND

STATE OF SOUTH CAROLINA
COUNTY OF: ANDERSON

IN THE PROBATE COURT

INVENTORY AND APPRAISEMENT: PROBATE PROPERTY

☒ ORIGINAL
☐ SUPPLEMENTAL , AMENDED OR CORRECTED #
(must restate the unchanged information from the original inventory)

RECEIVED MAY 28 2015 FILED ANDERSON CO PROBATE COURT

IN THE MATTER OF:
PULLIAM, VERA F.
(Decedent)

CASE NUMBER: 2015ES0400487

File the original Inventory and Appraisement with the Probate Court within ninety (90) days following the fiduciary appointment. A copy shall be sent to each interested person who has demanded it. A Proof of Delivery must be filed with the Court. The gross fair market value of all probate assets, regardless of location (whether in this state or elsewhere), should be listed as of the date of death. Continue on additional sheets if necessary. A Supplementary, Amended, or Corrected Inventory should be utilized for correcting, adjusting or adding to an original inventory, and must restate the unchanged information from the original Inventory. A qualified and disinterested appraiser may be employed to ascertain the value of any asset. If an appraiser is employed, his/her name and address must be indicated with the item or items he/she appraised.

RECAPITULATION

Schedule A - Real Estate .....
Schedule B - Stocks and Bonds .....
Schedule C - Notes Due Decedent and Cash .....
Schedule D - Insurance on Decedent's Life - Payable to the Estate .....
Schedule E - Jointly Owned Property .....
Schedule F - Other Miscellaneous Assets .....
Schedule G - Transfers During Decedent's Life Payable to the Estate .....
Schedule H - Powers of Appointment Payable to the Estate .....
Schedule I - Annuities and Retirement Accounts Payable to the Estate .....
TOTAL GROSS VALUE OF PROBATE ESTATE .....

The undersigned, being sworn, states: That the following schedules contain a complete and accurate inventory and appraisement of all probate real and personal property of this estate so far as the undersigned is informed; that he/she has estimated and/or appraised all listed property at its fair market value, according to the best of his/her knowledge and ability.

SWORN to before me this 28th day of May, 2015
Notary Public for South Carolina
My Commission Expires: 8/23/16

Personal Representative Signature: Patricia F. Townsend
Print Name: PATRICIA F. TOWNSEND
Address: 2328 WRIGHT SCHOOL RD. ANDERSON SC 29621
Telephone(Work): 864-296-2798
(Home):
(Cell): 864-314-9627
(E-Mail): patricia+@hughes.net

Attorney:
Address:
Telephone:
E-Mail:

Co-Personal Representative Signature: Sandra F. Rogers
Print Name: SANDRA F. ROGERS
Address: 626 WILLINGHAM RD. WILLIAMSTON SC 29697
Telephone(Work): NA
(Home): 864-847-4618
(Cell): 864-356-3243
(E-Mail): sandrajones2@gmail.com

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF ANDERSON

ACCOUNTING

IN THE MATTER OF
PULLIAM, VERA F.

CASE NUMBER 2015ES0400487

(Decedent)

RECEIVED
MAR 14 2016
FILED
ANDERSON CO
PROBATE COURT

[X] FINAL
[ ] INTERIM #

The undersigned Personal Representative(s) submits this accounting, which covers the period from APRIL 16TH, 2015 through March 14, 2016.

The documentation on the following page(s) of this form sets forth a complete accounting for the period specified, which is summarized as follows:

Beginning Balance from Inventory(ies) or prior interim Accounting, if applicable	
Plus: Receipts (Rent, Refunds, Dividends, Interest, etc.)	
Subtotal	
Less: Disbursements and Distributions	
Ending Balance	

The Personal Representative(s) declares that this account has been examined and that its contents represent a correct statement of all receipts; and disbursements and are true to the best knowledge and belief of the Personal Representative(s).

SWORN to before me this 14 day of March, 2016

Samantha M Graw

Notary Public for South Carolina

My Commission Expires: 10/14/2025

Signature: Patricia F Townsend

Print Name: PATRICIA F. TOWNSEND

Address: 2328 WRIGHT SCHOOL RD.
ANDERSON SC 29621

Telephone(Work):

(Home):

(Cell):

Email:

Sandra F. Rogers

Co-Personal Representative Signature: SANDRA F. ROGERS

Name: 626 WILLINGHAM RD.
WILLIAMSTON SC 29697

Address:

Telephone(Work):

(Home):

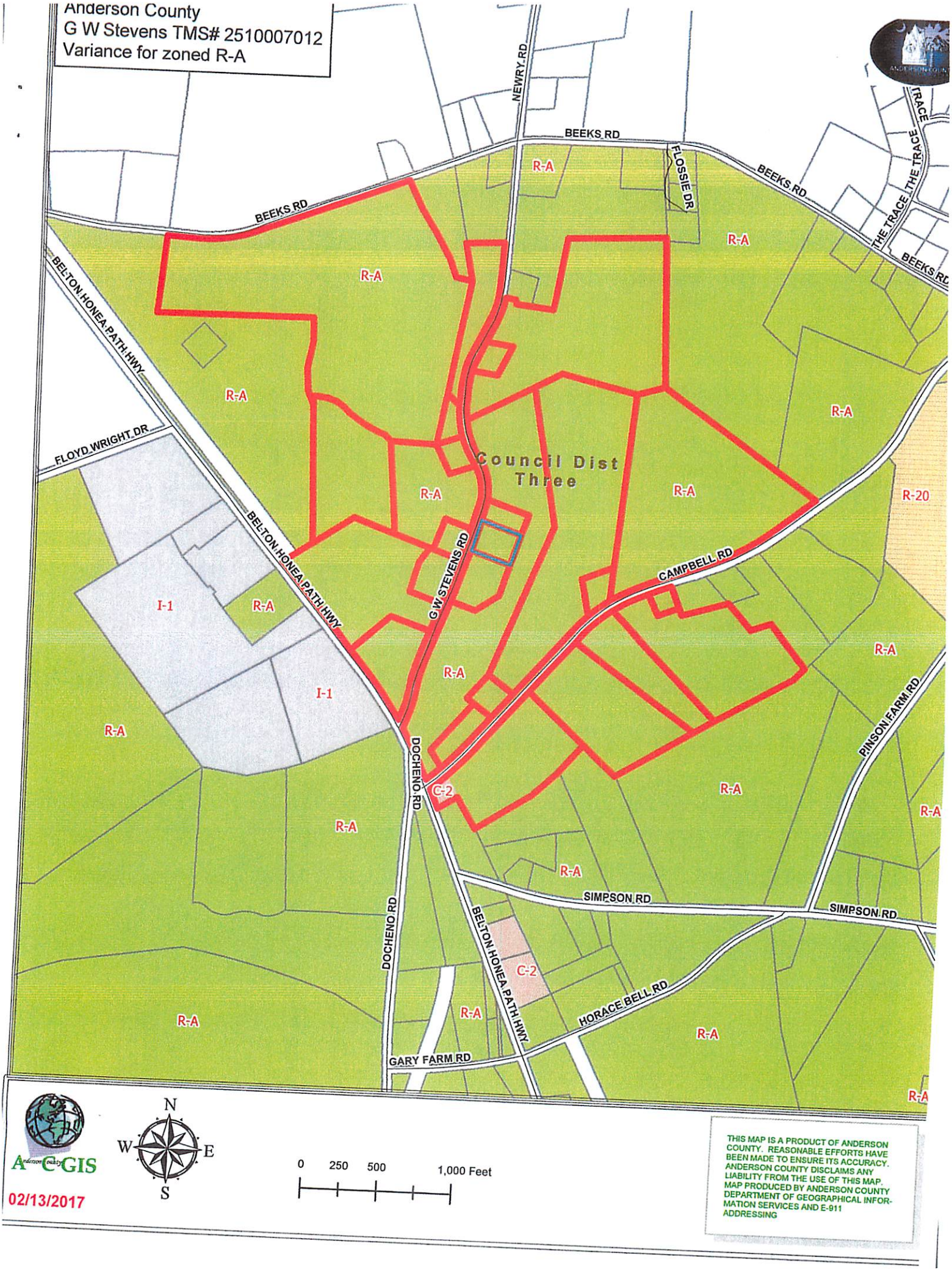
(Cell):

Email:

PETITION FOR VARIANCE REQUEST

I live and own property in the immediate area of the property contained in the trust of Vera F. Pulliam at 1146 and 1150 G. W. Stevens Road, Belton, SC. As a neighbor I support granting the variance requested by the trustees of her trust. I understand that failure to grant this variance will cause a hardship for Mrs. Ann Gambrell, daughter-in-law of Vera F. Pulliam and widow of Marlee F. Gambrell.

Signature	Address	Phone Number	Date
Kathy Roe	1158 G.W. Stevens Rd Belton SC	8643533746	2-7-17
Judith F. Roden	1158 G.W. Stevens Rd Belton SC	864-353-3747	2-7-17
Shannon B Beeks	1131 G.W. Stevens Rd Belton SC	864-338-5169	2-7-17
Alan W Stein	1300 GW Stevens Rd Belton	864-933-1708	2-7-17
Pamela B. Wright	1265 G.W. Stevens Rd. Belton, SC	864-338-5565	2-8-17


Anderson County
G W Stevens TMS# 2510007012
Variance for zoned R-A
NEWRY RD
BEEKS RD
FLOSSIE DR
THE TRACE
BELTON HONEA PATH HWY
FLOYD WRIGHT DR
Council Dist Three
G W STEVENS RD
CAMPBELL RD
DOCHENO RD
PINSON FARM RD
SIMPSON RD
HORACE BELL RD
GARY FARM RD
R-A
R-20
I-1
C-2
N
S
E
W
0 250 500 1,000 Feet
02/13/2017
THIS MAP IS A PRODUCT OF ANDERSON COUNTY. REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY. ANDERSON COUNTY DISCLAIMS ANY LIABILITY FROM THE USE OF THIS MAP. MAP PRODUCED BY ANDERSON COUNTY DEPARTMENT OF GEOGRAPHICAL INFORMATION SERVICES AND E-911 ADDRESSING

Anderson County
Planning & Community Development

401 E. River Street, Anderson, SC 29624 • (864) 260-4720 • Fax (864) 260-4795

Tommy Dunn
Chairman
Council District 5

Ray Graham
Vice-Chairman
Council District 3

Craig Wooten
Council District 1

Gracie S. Floyd
Council District 2

Thomas F. Allen
Council District 4

Mr. Ken Waters
Council District 6

M. Cindy Wilson
Council District 7

Kim A. Poulin
Clerk to Council

Rusty Burns
County Administrator

March 10, 2017

Attn: Planning Commission

Re: Capital Improvement Requests

As per SC 6-29-340(2)(e), the Anderson County Planning Commission is tasked with preparing a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget.

In accordance to this statute, the capital improvement requests for all County departments over the next five years are enclosed for your review.

If you have any questions, please contact me.

Thank you,

Michael Forman
Planning & Community Development Manager

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: New Courthouse Flat Roofs	**Address/ Location:** New Courthouse	**Area Served:**	**Council District:**
			CIP No.: 5021-16-01
Description: Replace all four flat roofs			**DRAFT**
Justification: Flat roof areas are 25+ years old and coutinue to leak even after extensive repairs			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify): Contractor	900,000						900,000
Total Allocations	**900,000**	**0**	**0**	**0**	**0**	**0**	**900,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Ag. Building Roof	**Address/ Location:** Agriculture Building	**Area Served:**	**Council District:**
			CIP No.: 5021-16-02
Description: Replace roof			**DRAFT**

Justification:
Roof is 20+ years old and continues to leak after repairs

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify): Contractor	400,000						400,000
Total Allocations	**400,000**	**0**	**0**	**0**	**0**	**0**	**400,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project:	**Address/ Location:**	**Area Served:**	**Council District:**
Old Armory Roof	Old Armory/Sheriff's Office		**CIP No.: 5021-16-03**
Description: Replace roof			**DRAFT**

Justification:
Roof has deteriorated and has numerous leaks causing structural damage

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	**TOTAL**
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor	350,000						350,000
Total Allocations	**350,000**	**0**	**0**	**0**	**0**	**0**	**350,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: CCC Roof	**Address/ Location:** Community Culture Center Gym	**Area Served:**	**Council District:**
			CIP No.: 5021-16-04
Description: Replace Roof			**DRAFT**

Justification:
Roof is failing and has multiple leaks

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify): Contractor	160,000						160,000
Total Allocations	**160,000**	**0**	**0**	**0**	**0**	**0**	**160,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Historic Courthouse Boiler	**Address/ Location:** Historic Courthouse	**Area Served:**	**Council District:**
			CIP No.: 5021-16-05
Description: Replace Boiler			**DRAFT**

Justification:
Boiler is aged and may soon fail inspection

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor	80,000						80,000
Total Allocations	**80,000**	**0**	**0**	**0**	**0**	**0**	**80,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Fire Alarm	**Address/ Location:** New Courthouse	**Area Served:**	**Council District:**
			CIP No.: 5021-16-06
Description: Replace fire alarm system in New Courthouse			**DRAFT**
Justification: 25+ years old and faulty			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor	150,000						150,000
Total Allocations	**150,000**	**0**	**0**	**0**	**0**	**0**	**150,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Fire Pump	**Address/ Location:** Museum	**Area Served:**	**Council District:**
			CIP No.: 5021-16-06
Description: Replace fire pump in New Courthouse			**DRAFT**
Justification: Unit is25+ years old and faulty			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor	35,000						35,000
Total Allocations	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Revamp Exterior	**Address/ Location:** Historic Courthouse	**Area Served:**	**Council District:**
			CIP No.: 5021-16-10
Description: Replace metal trim and repaint exterior			**DRAFT**

Justification:
Metal is starting to rust and mortar is failing and falling out

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor		800,000					800,000
Total Allocations	**0**	**800,000**	**0**	**0**	**0**	**0**	**800,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: HVAC	**Address/ Location:** Museum	**Area Served:**	**Council District:**
			CIP No.: 5021-16-06
Description: Replace all rooftops HVAC units			**DRAFT**

Justification:
Units are 20+ years old and fail continously

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor		60,000					60,000
Total Allocations	**0**	**60,000**	**0**	**0**	**0**	**0**	**60,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Boiler	**Address/ Location:** Agriculture Building	**Area Served:**	**Council District:**
			CIP No.: 5021-16-07
Description: Replace Boiler, Pumps, and Control System			**DRAFT**
Justification: Boiler 30+ years old and will soon fail inspection			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor		80,000					80,000
Total Allocations	**0**	**80,000**	**0**	**0**	**0**	**0**	**80,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Demo	**Address/ Location:** Community Culture Center	**Area Served:**	**Council District:**
			CIP No.: 5021-16-08
Description: Demo vacant wing of Building			**DRAFT**

Justification:
Roof was not replaced and building is falling in

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor		300,000					300,000
Total Allocations	**0**	**300,000**	**0**	**0**	**0**	**0**	**300,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Roof	**Address/ Location:** Old Public Safety Building	**Area Served:**	**Council District:**
			CIP No.: 5021-16-09
Description: Replace roof			**DRAFT**

Justification:
Roof will nearing end of life cycle

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):Contractor			300,000				300,000
Total Allocations	**0**	**0**	**300,000**	**0**	**0**	**0**	**300,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Switch Gear	**Address/ Location:** PAWS	**Area Served:**	**Council District:**
			CIP No.: 5021-16-11
Description: Replace switch gear on emergency generator system			**DRAFT**

Justification:
Manual switch gear was installed when building was built. An automatic switch gear needs to be installed allowing the building to switch automatically to emergency power

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor			30,000				30,000
Total Allocations	**0**	**0**	**30,000**	**0**	**0**	**0**	**30,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: HVAC	**Address/ Location:** Historic Courthouse	**Area Served:**	**Council District:**
			CIP No.: 5021-16-12
Description: Replace interior fan coil units in offices			**DRAFT**
Justification: Units are aging and becoming obselete			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor				50,000			50,000
Total Allocations	**0**	**0**	**0**	**50,000**	**0**	**0**	**50,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Roof	**Address/ Location:** Community Culture Center	**Area Served:**	**Council District:**
			CIP No.: 5021-16-13
Description: Replace roof on office space area			**DRAFT**

Justification:
Low grade rollout roof was installed and will be nearing the end of life span

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor				300,000			300,000
Total Allocations	**0**	**0**	**0**	**300,000**	**0**	**0**	**300,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Roof	**Address/ Location:** Public Defender	**Area Served:**	**Council District:**
			CIP No.: 5021-16-14
Description: Replce roof			**DRAFT**

Justification: Roof will be nearing end of life cycle

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor				20,000			20,000
Total Allocations	**0**	**0**	**0**	**20,000**	**0**	**0**	**20,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Roof	**Address/ Location:** Powdersville Library	**Area Served:**	**Council District:**
			CIP No.: 5021-16-15
Description: Replace Flat and pitched roof			**DRAFT**
Justification: Roof will be nearing end of life cycle			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor					40,000		40,000
Total Allocations	**0**	**0**	**0**	**0**	**40,000**	**0**	**40,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5021** -- **Building & Grounds**

Project: Roof	**Address/ Location:** DHEC Building	**Area Served:**	**Council District:**
			CIP No.: 5021-16-16
Description: Replace Roof system			**DRAFT**

Justification:
Roof on original part of building will be nearing the end of life cycle

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):contractor					200,000		200,000
Total Allocations	**0**	**0**	**0**	**0**	**200,000**	**0**	**200,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **ASSESSOR / GIS E911**

Project:
ANDERSON COUNTY ASSESSOR / GIS E911 ORTHO-PHOTOGRAPHY PROJECT

Description:
Project to acquire 3 Band Color Digital Aerial Ortho-Photo Images of Anderson County. Multi-County Project. One foot (1) resolution SID compress imagery

Justification:
County Depts., other government agencies, utilities, business community and the general public. Specifically, they are very usefully to our Mappers, Appraisers, GIS/E911 staff, Planners, Transportation staff, Emergency Services, Sheriff. Our current images are dated February 2011.Update photos are esssential.

Address/ Location:
ASSESSOR / GIS E911
401 EAST RIVER STREET
ANDERSON, SC 29624

Area Served: 5044
ENTIRE COUNTY

Council District:

CIP No.: 5044-16-01

DRAFT

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition		35,000		40,000			75,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**35,000**	**0**	**40,000**	**0**	**0**	**75,000**
Source of Funds							
General Fund County Assessor / GIS E911 Budget		35,000		40,000			75,000
							0
							0
Total Funds	**0**	**35,000**	**0**	**40,000**		**0**	**75,000**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Ramps/Courtesy Docks/ Lake Hartwell	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District:** Countywide
			CIP No.: 5065-16-01
Description: Repairs and/or replacement of existing ramps and docks throughout County parks to ensure safe use.			**DRAFT**

Justification:
To maintain safe and useful facilities for the citizens and visitors of Anderson County. Lake Hartwell docks are reaching the end of their lifespan.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	25,000	20,000	20,000				65,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**25,000**	**20,000**	**20,000**	**0**	**0**	**0**	**65,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Green Pond Landing & Event Center	**Address/ Location:** 470 Green Pond Rd, Anderson 29625	**Area Served:** Countywide	**Council District: #5**
			CIP No.: 5065-16-02
			DRAFT

Description:
Phased projects including: turn around; 3 launch lanes and courtsey dock; bathrooms; power, secuirty, internet, amphitheatre; weigh in drive thru; stage; expo space space and satelitte office, etc.

Justification:
Green Pond is one of the most visible & visited attraction on Lake Hartwell. Maintenance and build out will continue to bring in visitors and citizens alike to a world renown venue.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	25,000	25,000	25,000	25,000	25,000		125,000
Construction	1,780,000	1,000,000	1,000,000	1,000,000	100,000		4,880,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**1,805,000**	**1,025,000**	**1,025,000**	**1,025,000**	**125,000**	**0**	**5,005,000**
Source of Funds							
PCB							0
Possible Sportfish							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
Economic impact to area $15 - 25 million per year							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project:	**Address/ Location:**	**Area Served:**	**Council District:**
Farmer's Market	402 N. Murray Ave., Anderson 29621	Countywide	**CIP No.: 5065-16-03**
			DRAFT

Description:
Various repairs and upgrades including: a new sign, repairs to building, bathrooms, door replacement, roof replacement, etc…

Justification:
The Farmers Market is a community hub and venue for both special events and gateway to providing fresh, healthy and local foods to the community. These upgrades will help maintain this service.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	**TOTAL**
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	32,000	100,000	150,000				282,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**32,000**	**100,000**	**150,000**	**0**	**0**	**0**	**282,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Master Park and Recreation Plan Update (Update to 2009 Comprehensive Master Plan)	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District:** Countywide
			CIP No.: 5065-16-04
Description: Hire a consultant to assist in the update the 2009 Anderson County Comprehensive Master Park and Recreation Plan			**DRAFT**

Justification:
This is a major undertaking and help is needed to devote on this project. Staff will remain involved in the recommendations and goals aspect. This plan is needed prior to further recommendations to County parks, apart for safety and previously approved designs.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	50,000						50,000
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**50,000**	**0**	**0**	**0**	**0**	**0**	**50,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: ADA Review	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District: Countywide**
			CIP No.: 5065-16-05
Description: Hire a consultant for a full ADA (Americans with Disabilities Act) audit with recommendations for bringing sites into compliance.			**DRAFT**
Justification: This is a major undertaking and help is needed to devote on this project. Park staff and the ADA Coordinator will remain fully involved in the recommendations phase of the project.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	200,000	40,000	40,000	40,000	40,000		360,000
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**200,000**	**40,000**	**40,000**	**40,000**	**40,000**	**0**	**360,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Haynie Park	**Address/ Location:** 105 Pauls Landing, Anderson 29621	**Area Served:** Countywide	**Council District: #2**
			CIP No.: 5065-16-06
Description: Repairs and build out including: courtesy dock, swim area, restrooms, kayak launch, pedestrian/vehicle circulation, amphitheatre, etc…			**DRAFT**
Justification: Repairs and replacement needed to provide safe facilities to the users of Haynie Park.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	100,000	15,000	15,000				130,000
Construction	750,000	250,000	250,000				1,250,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**850,000**	**265,000**	**265,000**	**0**	**0**	**0**	**1,380,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Wellington Park	**Address/ Location:** 4010 Calvert St. Anderson 29621	**Area Served:** Countywide	**Council District: #5**
			CIP No.: 5065-16-07
Description: Various renovations and repairs including, paving, accessible route to playground, fence repair, ballfields and lighting of fields, etc..			**DRAFT**
Justification: Renovation of park/ballfields to users			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design		5,000	5,000				10,000
Construction	55,000	40,000	40,000				135,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**55,000**	**45,000**	**45,000**	**0**	**0**	**0**	**145,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Dolly Cooper Master Plan	**Address/ Location:** 170 Spearman Circle, Powdersville	**Area Served:** Countywide	**Council District: #6**
			CIP No.: 5065-16-08
Description: Hire a consultant to assist in the creation of a master plan for the Dolly Cooper complex			**DRAFT**

Justification:
This is a major undertaking and help is needed to devote on this project. Staff will remain involved in the recommendations and goals aspect. This plan is needed prior to further recommendations to facility, apart from safety and previously approved designs.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	35,000						35,000
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Broadway Lake Dam	**Address/ Location:** 105 Pauls Landing & Broadway Lake Rd., Anderson 29621	**Area Served:** Countywide	**Council District: #2**
			CIP No.: 5065-16-09
Description: Repair/replace dam			**DRAFT**

Justification:
This is a safety risk and need repairs.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	4,500						4,500
Design		25,000					25,000
Construction		250,000					250,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**4,500**	**275,000**	**0**	**0**	**0**	**0**	**279,500**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Saluda River Corridor	**Address/ Location:** Saluda River - between Saluda Lake Dam and Holliday Dam	**Area Served:** Countywide	**Council District: #6 & #7**
			CIP No.: 5065-16-10
Description: Provide kayak access points along the Saluda River and overall Saluda River Corrridor Plan			**DRAFT**
Justification: Provide kayak access points along the Saluda River and prepare an overall Saluda River Corrridor Plan coordinating with multiple jurisdictions			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	20,000	25,000	25,000	25,000	25,000		120,000
Construction	120,000	150,000	150,000	150,000	150,000		720,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**140,000**	**175,000**	**175,000**	**175,000**	**175,000**	**0**	**840,000**
Source of Funds							
Water Rec Funds							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Dolly Cooper Park Lighting of Ballfield	**Address/ Location:** 170 Spearman Circle, Powdersville	**Area Served:** Countywide	**Council District: #6**
			CIP No.: 5065-16-11
Description: Provide lighting to the ballfields			**DRAFT**

Justification:
Provide lighting to the ballfields

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	225,000						225,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**225,000**	**0**	**0**	**0**	**0**	**0**	**225,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Equinox Park Improvements	**Address/ Location:** 2301 Standridge Rd, Anderson	**Area Served:** Countywide	**Council District: #5**
			CIP No.: 5065-16-12
Description: Park Improvements and replacement of shelters			**DRAFT**

Justification:
Current shelters are in disrepair and are in need of replacement for safe use.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		20,000					20,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**20,000**	**0**	**0**	**0**	**0**	**20,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- | **Parks/Recreation**

Project: Muldrow Park	**Address/ Location:** 235 Serena Circle, Anderson 29621	**Area Served:** District 2	**Council District: #2**
			CIP No.: 5065-16-13
Description: Replacement of shelters, courtesy dock & retaining wall.			**DRAFT**

Justification:
Current shelters, dock and retaining walls are in disrepair and are in need of replacement for safe use.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	80,000	30,000	40,000				150,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**80,000**	**30,000**	**40,000**	**0**	**0**	**0**	**150,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: McFalls Landing	**Address/ Location:** 1625 Broadway Lake Rd, Anderson	**Area Served:** Countywide	**Council District: #2**
			CIP No.: 5065-16-14
Description: Wall Replacement, ramp replacement, boardwalk & shoreline improvements			**DRAFT**

Justification:
Repairs and/or redesign are needed to ensure safe use of the ramp and shoreline at McFalls Landing.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		40,000	40,000				80,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**40,000**	**40,000**	**0**	**0**	**0**	**80,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Safety Improvements	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District:**
			CIP No.: 5065-16-15
Description: Repairs and/or redesign of all county owed and leased parks.			**DRAFT**
Justification: To maintain safe & useful facilities for the citizens & visitors of Anderson County.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	60,000	80,000	100,000	100,000	100,000		440,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**60,000**	**80,000**	**100,000**	**100,000**	**100,000**	**0**	**440,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5065** -- **Parks/Recreation**

Project: Ramps/Courtesy Docks/ Broadway Lake	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District: 2**
			CIP No.: 5065-16-16
Description: Repairs and/or replacement of existing ramps and docks on Broadway Lake to ensure safe use.			**DRAFT**

Justification:
To maintain safe and useful facilities for the citizens and visitors of Anderson County. Broadway Lake courtesy docks are 75 years old. One has failed completely, others are deteriating and unsafe.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	80,000	40,000					120,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**80,000**	**40,000**		**0**	**0**	**0**	**120,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #	Department Name
5081 --	**Voter Registration/Elections**

Project:
Replace voting system. This is a statewide project.

Address/ Location:
Countywide

Area Served:
Countywide

Council District:

CIP No.:

DRAFT

Description:
SEC is tasked with procuring the voting system; however, County Board Offices may or may not have to have matching funds, but will have to implement.

Justification:
SC Code of Laws Section 7-13-1655 (B)(4) requires the State Election Commission to comply with the provisions of Chapter 35 of Title 11 in procuring a voting system or systems

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	24,000	24,000	24,000	24,000	24,000	24,000	144,000
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**144,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	40,000,000						40,000,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):		50,000	50,000	50,000	50,000		200,000
Total Allocations	**40,000,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**40,200,000**
Source of Funds							
Purchased using state appropriated funds.	40,000,000						40,000,000
Federal funds are not available.							0
County Funding	24,000	24,000	24,000	24,000	24,000		120,000
County Funding		50,000	50,000	50,000	50,000		200,000
Total Funds	**40,024,000**	**0**	**0**	**0**	**0**	**0**	**40,024,000**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5092** -- **Information Technology**

Project: Capitial Requests	**Address/ Location:** County Wide	**Area Served:**	**Council District:**
			CIP No.: 5092-16-01
Description: Hardware purchases for technology related needs			**DRAFT**

Justification: Totals for fiscal year are estimates for planning purposes

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	145,000	95,000	95,000	95,000	95,000		525,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**145,000**	**95,000**	**95,000**	**95,000**	**95,000**	**0**	**525,000**
Source of Funds							
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5092** -- **Information Technology**

Project: Upgrade IBM iSeries Systems	**Address/ Location:** County Wide	**Area Served:**	**Council District:**
			CIP No.: 5092-16-01
Description: IBM AS/400 Production and High Availability Systems			**DRAFT**

Justification:
IBM issued end of service support for systems as of 1/31/19

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition		136,000					136,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**136,000**	**0**	**0**	**0**	**0**	**136,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- | **PAWS**

Project: Dog Park Renovation	**Address/ Location:** 1320 Highway 29 South	**Area Served:** ALL	**Council District:**
			CIP No.: 5111
			DRAFT

Description:
Renovate existing dog park to increase safety and usability of the area.

Justification:
Currently, the dog park does not provide a safe, effective place for volunteers and potential new owners to meet and exercise animals.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
	Fiscal Year Planned Appropriations						
Acquisition							0
Design	15,000						15,000
Construction	70,000						70,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**85,000**	**0**	**0**	**0**	**0**	**0**	**85,000**
Source of Funds							
General Fund - Capital Fund Request	85,000						85,000
							0
							0
							0
Total Funds	**85,000**	**0**	**0**	**0**	**0**	**0**	**85,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- **PAWS**

Project: Floor Repair	**Address/ Location:** 1320 Highway 29 South	**Area Served:** ALL	**Council District:**
			CIP No.: 5111
Description: Repair floors in two rooms.			**DRAFT**

Justification:
The current floors have bubbled and the coating pealed off. The uneven floors cause trip hazards and general safety concerns. The floors were not meant to be bare and therefore need to be repaired.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
	Fiscal Year Planned Appropriations						
Acquisition							0
Design							0
Construction	30,000						0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**
Source of Funds							
General Fund - Capital Fund Request	30,000						30,000
							0
							0
							0
Total Funds	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- | **PAWS**

Project:
X-Ray Machine Repair

Address/ Location:
1320 Highway 29 South

Area Served: **ALL**

Council District:

CIP No.: 5111

DRAFT

Description:
X-Ray machine repair for the surgery suite/clinic.

Justification:
The current x-ray machine was donated in 2000 and is out of date. In order to provide the best care possible, the machine needs to be updated with a new computer and software. The table and components are still functioning properly.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs	150	150	150	150	150	150	900
Capital Outlay							0
Operating Costs							0
Total	**150**	**150**	**150**	**150**	**150**	**150**	**900**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	35,000						35,000
Other (please specify):							0
Total Allocations	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**
Source of Funds							
General Fund - Capital Fund Request	35,000						35,000
							0
							0
							0
Total Funds	**35,000**	**0**	**0**	**0**	**0**	**0**	**35,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- | **PAWS**

Project:
AC/Fan System in Receving Garage

Address/ Location:
1320 Highway 29 South

Area Served: **ALL**

Council District:

CIP No.: 5111

DRAFT

Description:
Fan and air conditioning system in garage used for receiving and intake.

Justification:
The garage is used to house animals temporarily during intake or after hours. Because there is no AC or fans in the room, the temperature can climb to dangerous levels for animals temporarily housed in the garage.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
	Fiscal Year Planned Appropriations						
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	10,000						10,000
Other (please specify):							0
Total Allocations	**10,000**	**0**	**0**	**0**	**0**	**0**	**10,000**
Source of Funds							
General Fund - Capital Fund Request	10,000						10,000
							0
							0
							0
Total Funds	**10,000**	**0**	**0**	**0**	**0**	**0**	**10,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- | **PAWS**

Project:
Guillotine Doors

Address/ Location:
1320 Highway 29 South

Area Served: **ALL**

Council District:

CIP No.: 5111

DRAFT

Description:
Guillotine Doors in each of the large dog pods.

Justification:
The current cage configuration is not ideal for the safety of employees and animals. The guillotine doors will allow staff to close animals in one half of the cage while cleaning. Additionally, each cage will be larger for animals inhabiting.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	18,000	11,000	13,000	14,000	14,000		70,000
Other (please specify):							0
Total Allocations	**18,000**	**11,000**	**13,000**	**14,000**	**14,000**	**0**	**70,000**
Source of Funds							
General Fund - Capital Fund Request	70,000						70,000
							0
							0
							0
Total Funds	**70,000**	**0**	**0**	**0**	**0**	**0**	**70,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5111** -- **PAWS**

Project:
Cat Portals

Address/ Location:
1320 Highway 29 South

Area Served: **ALL**

Council District:

CIP No.: 5111

DRAFT

Description:
installation of portals in cat cages

Justification:
The portals will make the cat cages larger and more in line with generally accepted standards. Currently, cats live in a cage with their food and litter boxes very close. This allows the cats to have one cage with a litter box and one with food, decreasing contamination. This configuration also allows staff to clean with less danger of being scratched or harming the animal.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	4,000						4,000
Other (please specify):							0
Total Allocations	**4,000**	**0**	**0**	**0**	**0**	**0**	**4,000**
Source of Funds							
General Fund - Capital Fund Request	4,000						4,000
							0
							0
							0
Total Funds	**4,000**	**0**	**0**	**0**	**0**	**0**	**4,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5161** -- **Sheriff's Office**

Project: New Detention Facility	**Address/ Location:** 305 Camson Road	**Area Served:** Countywide	**Council District:** All **CIP No.:** 5161-17-01 **DRAFT**

Description:
Replace current detention with a new facility

Justification:
The current facility is over capacity and yearly repairs have risen to an unjustifiable limit. Life and safety concerns are high. **TO BE ADDRESSED BY COUNCIL**

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	50,000						50,000
Construction		15,000,000	15,000,000	15,000,000	15,000,000		60,000,000
Equipment/ Furnishings					2,000,000		2,000,000
Other (please specify):							0
Total Allocations	**50,000**	**15,000,000**	**15,000,000**	**15,000,000**	**17,000,000**	**0**	**62,050,000**
Source of Funds							
Bonds?							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5161** -- **Sheriff's Office**

Project: Record Management System Zuercher Technologies	**Address/ Location:** 305 Camson Road	**Area Served:** Countywide	**Council District:** All **CIP No.:** 5161-17-02 **DRAFT**

Description:
New software system to connect E911 dispatch through the courts system. This can also lead to a paperless system.

Justification:
Currently different offices cannot "communicate" with each other with multiple software systems. This is coordinate numerous offices, such as dispatch, detention, solicitor and the courts.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel		50,000	50,000	50,000	50,000	50,000	250,000
Supplies							0
Contractual Costs		10,000	10,000	10,000	10,000	10,000	50,000
Capital Outlay							0
Operating Costs		1,000	1,000	1,000	1,000	1,000	5,000
Total	**0**	**61,000**	**61,000**	**61,000**	**61,000**	**61,000**	**305,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	500,000	352,925	352,930	352,930	352,930		1,911,715
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify): Estimated Reimbursable from E9	-500,000						-500,000
Total Allocations	**0**	**352,925**	**352,930**	**352,930**	**352,930**	**0**	**1,411,715**
Source of Funds							
E911 Tariffs							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Please see attached quote from Zuercher Technologies

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5161** -- **Sheriff's Office**

Project: Vehicle and Body Cameras	**Address/ Location:** 305 Camson Road	**Area Served:** Countywide	**Council District:** All **CIP No.:** 5161-17-03 **DRAFT**

Description:
Body cams for officers and vehicles Quote submitted by Watch Guard.

Justification:
SC State Code requirement

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	226,332	226,332	226,332				678,995
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):				`			0
Total Allocations	**226,332**	**226,332**	**226,332**	**0**	**0**	**0**	**678,995**
Source of Funds							
Possible Grant Funding Available							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:
System does integrate with Zuercher Technologies RMS System for In Car and Dispatch View.

* There will be additional charges as related to data to communicate with the system. At this time we do not have an estimate of data costs and need.

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5161** -- **Sheriff's Office**

Project: Vehicle Fleet Estimates	**Address/ Location:** 305 Camson Road	**Area Served:** Countywide	**Council District:** All
			CIP No.: 5161-17-04
Description: Regular rotation and upkeep of the sheriff's fleet			**DRAFT**

Justification:
Ensure safety and reliability of the sheriff's fleet and help control excessive yearly repair costs.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	2,500,000	1,500,000	1,500,000	1,500,000	1,500,000		8,500,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**2,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**0**	**8,500,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **Dept #** -- | **Dept Name**

Project: Uniform Re-Brand for all Certified Officers including Detention, Animal Control, Courthouse Etc.	**Address/ Location:**	**Area Served:**	**Council District:**
			CIP No.:
Description:			**DRAFT**

Justification:

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	398,820	72,224					471,044
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**398,820**	**72,224**	**0**	**0**	**0**	**0**	**471,044**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Road Asphalt Surface Repair	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District:**
			CIP No.: 5221-16-01
			DRAFT

Description:
Asphalt Surface Repair of County Roads - TBD Annually

Justification:
County's 1500+ miles of roads have deteriorated and need regular asphalt repairs, including full-depth patching, single-treatment, fog seal, crack sealing, rejeuvenators, and other repairs

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	5,000,000	6,000,000	7,500,000	7,500,000	7,500,000		33,500,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**5,000,000**	**6,000,000**	**7,500,000**	**7,500,000**	**7,500,000**	**0**	**33,500,000**
Source of Funds							
C-Funds (ACTC)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		5,000,000
Council District Funds	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000		7,500,000
General Funds	2,500,000	3,500,000	5,000,000	5,000,000	5,000,000		21,000,000
Infrastructure							0
Total Funds	**5,000,000**	**6,000,000**	**7,500,000**	**7,500,000**	**7,500,000**	**0**	**33,500,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project:
Shiloh Church Road West Bridge Replacement (990114000100)

Address/ Location:
Shiloh Church Road (C-01-0140)

Area Served:
Wren

Council District: 6

CIP No.: 5221-16-03

DRAFT

Description: Reconstruct existing bridge on Shiloh Church Road. Widen/reconstruct approx. 1000 ft of Shiloh Church Road near intersection of Hwy 17. Construction to start in April, 2017

Justification:
Existing road and bridge near Hwy 17 is too narrow for the volume of trucks using the road

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	3,000						3,000
Construction	130,000						130,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**133,000**	**0**	**0**	**0**	**0**	**0**	**133,000**
Source of Funds							
Infrastructure	133,000						133,000
							0
							0
							0
Total Funds	**133,000**	**0**	**0**	**0**	**0**	**0**	**133,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Walker Road Bridge (0490210100100)	**Address/ Location:** Walker Road (C-03-0052)	**Area Served:** Piercetown	**Council District:** 4 **CIP No.:** 5221-16-02 **DRAFT**

Description:
Bridge replacement and approach. Construction is to begin in April 2018.

Justification:
Bridge has settled; load posted for 4 tons/axle and 9 tons gross.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	5,000						5,000
Design							0
Construction	355,000	240,000					595,000
Equipment/ Furnishings							0
Other (please specify):				`			0
Total Allocations	**360,000**	**240,000**	**0**	**0**	**0**	**0**	**600,000**
Source of Funds							
C-Funds (ACTC)							0
District Funding							0
Infrastructure (176-5914-051-401)	360,000	240,000					600,000
							0
Total Funds	**360,000**	**240,000**	**0**	**0**	**0**	**0**	**600,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project:
Parker Bowie Road Bridge Replacement (0490083900300)

Address/ Location:
Parker Bowie Road (C-16-0109)

Area Served:
Grove / Iva

Council District: 3

CIP No.: 5221-16-05

DRAFT

Description:
Bridge replacement and approach work. Construction is scheduled to begin in April, 2019.

Justification:
Previously a Federal Earmark request. Load posted to 6 tons/axle and 13 tons gross

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	15,000						15,000
Design	15,000						15,000
Construction		130,000	126,000				256,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	30,000	130,000	126,000	0	0	**0**	**286,000**
Source of Funds							
Infrastructure (176-5914-014-401)	30,000	130,000	126,000				286,000
							0
							0
							0
Total Funds	30,000	130,000	126,000	0	0	**0**	**286,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	0	0	0	0	0	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Cheddar Road Bridge Replacement (990703100200)	**Address/ Location:** Cheddar Road (C-07-0031)	**Area Served:** Cheddar	**Council District:** 7 **CIP No.:** 5221-16-04 **DRAFT**

Description:
Bridge replacement and approach work. Construction is scheduled to begin in April 2020

Justification:
Existing bridge is narrow and guardrail system cannot be upgraded due to utility conflict.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition		15,000					15,000
Design	25,000	500					25,500
Construction			131,500	126,000			257,500
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**25,000**	**15,500**	**131,500**	**126,000**	**0**	**0**	**298,000**
Source of Funds							
Infrastructure	25,000	15,500	131,500	126,000			298,000
							0
							0
							0
Total Funds	**25,000**	**15,500**	**131,500**	**126,000**	**0**	**0**	**298,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Taylor Road Bridge Replacement (0490098900100)	**Address/ Location:** Taylor Road (C-19-0010)	**Area Served:** Friendship	**Council District:** 7 **CIP No.:** 5221-16-06 **DRAFT**

Description:
Bridge replacement and approach work

Justification:
Previously a Federal Earmark request; load posted 5 tons/axle, 12 tons gross; sufficiency rating 35.5 out of 100

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition			50,000				50,000
Design		50,000					50,000
Construction				250,000	250,000		500,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**50,000**	**50,000**	**250,000**	**250,000**	**0**	**600,000**
Source of Funds							
Infrastructure		50,000	50,000	250,000	250,000		600,000
							0
							0
							0
Total Funds	**0**	**50,000**	**50,000**	**250,000**	**250,000**	**0**	**600,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project:
Shackleburg Road Bridge Replacement (0490027600200)

Address/ Location:
Shackleburg Road (C-06-0086)

Area Served:
Hopewell

Council District: 4

CIP No.: 5221-16-07

DRAFT

Description:
Bridge replacement, relocation and approach work

Justification:
Previously submitted for Federal Earmark; exsiting bridge is load posted for 5 tons/axle, 12 tons gross; floods often and has a sufficiency rating of 39.6 out of 100

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition			20,000				20,000
Design		40,000					40,000
Construction					500,000	300,000	800,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**40,000**	**20,000**	**0**	**500,000**	**300,000**	**860,000**
Source of Funds							
Infrastructure		40,000	20,000		500,000	300,000	860,000
							0
							0
							0
Total Funds	**0**	**40,000**	**20,000**	**0**	**500,000**	**300,000**	**860,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Hooper Drive Bridge Replacement (0419128500100)	**Address/ Location:** Hooper Drive (C-15-0176)	**Area Served:** Flat Rock	**Council District:** 5 **CIP No.:** 5221-16-08 **DRAFT**

Description:
Bridge replacement and approach work

Justification:
Previously a Federal Earmark request; 2 tons/axle, 3 tons gross; sufficiency rating 21.9 out of 100

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition					20,000		20,000
Design					50,000		50,000
Construction						350,000	350,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**0**	**70,000**	**350,000**	**420,000**
Source of Funds							
Infrastructure					70,000	350,000	420,000
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**70,000**	**350,000**	**420,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Large Culvert Projects	**Address/ Location:** Countywide	**Area Served:** Countywide	**Council District:**
			CIP No.: 5221-16-11
Description: Replacement of culverts, 60" RCP and larger			**DRAFT**

Justification:

FY17-18: Generostee Church Rd, Winfred Brock Rd, Lewis Dr.

FY18-19: Briarcreek Ln

FY19-20: TBD

FY20-21: Beaverdam Rd

FY21-22: Lester Ashley Rd, Johnny Long Rd

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	RESERVED	Total
Acquisition							0
Design							0
Construction	75,000	25,000	30,000	30,000	55,000		215,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**75,000**	**25,000**	**30,000**	**30,000**	**55,000**	**0**	**215,000**
Source of Funds							
General Fund							0
C-Funds							0
Infrastructure	75,000	25,000	30,000	30,000	55,000		215,000
							0
Total Funds	**75,000**	**25,000**	**30,000**	**30,000**	**55,000**	**0**	**215,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project:
Lolis Road Culvert Replacement (C-14-0011)

Address/ Location:
Lollis Road (C-14-0011)

Area Served:
Cheddar

Council District: 7

CIP No.: 5221-16-13

DRAFT

Description:
Replace existing 72" culvert with 10 x 6 box culvert (by County crew)

Justification:
Existing drainage structure is failing. Outlet end of pipe is sinking because of erosion. Pipe joints are damaged/coming apart.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	125,000						125,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**125,000**	**0**	**0**	**0**	**0**	**0**	**125,000**
Source of Funds							
C-Funds (ACTC)							0
District Funding							0
Infrastructure (176-5914-048-401)	125,000						125,000
							0
Total Funds	**125,000**	**0**	**0**	**0**	**0**	**0**	**125,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project:
Shiloh Church Road East Bridge Replacement (990114000200)

Address/ Location:
Shiloh Church Road (C-01-0140)

Area Served:
Wren

Council District: 6

CIP No.: 5221-16-14

DRAFT

Description:
Replace existing bridge with 10 x 10 box culvert (by Contractor)

Justification:
Bridge is functionally obsolete and has concrete issues; foundation has settled and caused a large bump at the bridge.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	282,000						282,000
Equipment/ Furnishings							0
Other (please specify): Utility relocation	10,000						10,000
Total Allocations	**292,000**	**0**	**0**	**0**	**0**	**0**	**292,000**
Source of Funds							
Infrastructure	292,000						292,000
							0
							0
							0
Total Funds	**292,000**	**0**	**0**	**0**	**0**	**0**	**292,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Simpson Road Bridge Replacement (991006400100)	**Address/ Location:** Simpson Road (C-10-0064)	**Area Served:** Broadway	**Council District:** 1 **CIP No.:** 5221-16-12 **DRAFT**

Description:
Replace existing bridge with 3-sided box culvert

Justification:
Bridge is functionally obsolete and has concrete issues; foundation is settling

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		185,000	70,000				255,000
Equipment/ Furnishings							0
Other (please specify): Utility relocation	20,000						20,000
Total Allocations	**20,000**	**185,000**	**70,000**	**0**	**0**	**0**	**275,000**
Source of Funds							
Infrastructure	20,000	185,000	70,000				275,000
							0
							0
							0
Total Funds	**20,000**	**185,000**	**70,000**	**0**	**0**	**0**	**275,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Howard McGee Road Culvert Replacement	**Address/ Location:** Howard McGee Road (C-17-0011)	**Area Served:** Ebenezer / Rock Springs	**Council District:** 3 **CIP No.:** 5221-16-15 **DRAFT**

Description:
Replace 72" RCP with 8 x 6 box culvert

Justification:
Culvert is too small; floods frequently. Several joints are damaged or separated

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction				100,000			100,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**100,000**	**0**	**0**	**100,000**
Source of Funds							
C-Funds (ACTC)							0
District Funding							0
Infrastructure (176-5914-043-401)				100,000			100,000
							0
Total Funds	**0**	**0**	**0**	**100,000**	**0**	0	**100,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Hopewell Road Improvement	**Address/ Location:**	**Area Served:** Hopewell	**Council District:** 7
			CIP No.:
			DRAFT

Description:
Relocate the curve on Hopewell Road at the church (by contractor)

Justification:
A review of the accident history shows 11 accidents between years 2010 and 2015. The existing curve alignment is substandard according to AASHTO guidelines. A larger curve and wider shoulders would make the road safer.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	210,000						210,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**210,000**	**0**	**0**	**0**	**0**	**0**	**210,000**
Source of Funds							
Infrastructure	210,000						210,000
							0
							0
							0
Total Funds	**210,000**	**0**	**0**	**0**	**0**	**0**	**210,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Boyce Street Conversion	**Address/ Location:** Boyce Street (C-09-0268)	**Area Served:** Centerville	**Council District:** 2
			CIP No.: 5221-16-17
Description: Convert to urban section with sidewalk facilities.			**DRAFT**
Justification: Existing roadway narrow, with deep ditches. Urban section with sidewalk needed to accommodate traffic and pedestrian travel.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		30,000					30,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**
Source of Funds							
Infrastructure (176-5914-041-401)		30,000					30,000
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**30,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Spearman Drive Widening Project	**Address/ Location:** Spearman Drive (C-06-0065)	**Area Served:** Piercetown	**Council District:** 4
			CIP No.: 5221-16-18
Description: Widen approx. 800 feet of Spearman Drive near intersection of SC Hwy 8 for school buses. Construction to start June, 2019			**DRAFT**
Justification: The existing road, from the intersection SC Hwy 8 to the bus driveways at Spearman Elementery, is too narrow.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	7,000						7,000
Design	5,000						5,000
Construction		70,000					70,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**12,000**	**70,000**	**0**	**0**	**0**	**0**	**82,000**
Source of Funds							
Infrastructure	12,000	70,000					82,000
							0
							0
							0
Total Funds	**12,000**	**70,000**	**0**	**0**	**0**	**0**	**82,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Welpine Road / Clemson Boulevard Intersection	**Address/ Location:** S-60 / US-76	**Area Served:** Sandy Springs	**Council District:** 4 **CIP No.:** 5221-16-19 **DRAFT**

Description:
Relocate and widen roadway at Clemson Boulevard; add turn lanes and signal on Clemson Boulevard

Justification:
Future economic development of this area requires roadway adjustments and improvements.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design				100,000			100,000
Construction					1,400,000		1,400,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**100,000**	**1,400,000**	**0**	**1,500,000**
Source of Funds							
Infrastructure (176-5914-010-401)				100,000	1,400,000		1,500,000
							0
							0
							0
Total Funds	**0**	**0**	**0**	**100,000**	**1,400,000**	**0**	**1,500,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Bowen Road Reconstruction	**Address/ Location:** Bowen Road (C-10-0099)	**Area Served:** Hopewell	**Council District:** 7
			CIP No.: 5221-16-20
			DRAFT

Description:
Reconstruct roadway to higher road standard to accommodate residential and pedestrian traffic.

Justification:
Existing roadway is too narrow to accommodate increased subdivision traffic. Sidewalks needed from SC 81 to subdivisions.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition				50,000			50,000
Design				50,000			50,000
Construction					1,500,000		1,500,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**100,000**	**1,500,000**	**0**	**1,600,000**
Source of Funds							
Infrastructure (176-5914-013-401)				200,000	1,500,000		1,700,000
							0
							0
							0
Total Funds	**0**	**0**	**0**	**200,000**	**1,500,000**	**0**	**1,700,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5221** -- **Roads & Bridges**

Project: Mt. Airy Church Road Reconstruction	**Address/ Location:** Mt Airy Church Road (C-02-0029)	**Area Served:** Powdersville	**Council District:** 6 **CIP No.:** 5221-16-21 **DRAFT**

Description:
Major improvements to intersection with Three Bridges Road, minor road realignment, bridge replacement and widening of pavement and shoulders

Justification:
Existing roadway is narrow, winding, and has severe drop-off. Subdivision growth in the area has increased travel on roadway, requiring significant roadway improvements

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition					35,000		35,000
Design					315,000		315,000
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**0**	**350,000**	**0**	**350,000**
Source of Funds							
Infrasturcture					350,000		350,000
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**350,000**	**0**	**350,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5226** -- **Fleet Services**

Project: New Fleet Services Building	**Address/ Location:** 739 Michelin Blvd. Anderson SC 29626	**Area Served:** Whole County	**Council District:**
			CIP No.: 5226-16-1
Description: Preliminary estimates of all aspects of the project.			**DRAFT**

Justification:
The present facility is inadequate in size and lacks quality equipment to maintain and repair the fleet.The builings age and design is not adequate to conduct day to day operations efficiently and does not meet ADA requirements.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	50,000						50,000
Construction	4,973,085						4,973,085
Equipment/ Furnishings	500,000						500,000
Other (please specify): New Fuel Island	1,200,000						1,200,000
Total Allocations	**6,723,085**	**0**	**0**	**0**	**0**	**0**	**6,723,085**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes: Estimates do not include grading and or site prep costs.
Basic Drawing and Verbal Construction Estimate has been given by Architectural Firm

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5226** -- **Fleet Services**

Project: New Public Works Complex	**Address/ Location:** Airport Property- Tax ID 970004002 and 970004018 in that area	**Area Served:** Whole County	**Council District:**
			CIP No.: 5226-16-2
Description: At this point a complete guess as to true cost, Drawing and scope of site estimated at 25,000. Figures to come after completion of above.			**DRAFT**
Justification: To accommodate the new Fleet Services Facility and allow a site for future Public Works Facilities to be built over the years as needed. Current facilities are outdated and inefficient for our modern daily operations.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	100,000		100,000		100,000		300,000
Construction	13,385,202		11,431,595		9,630,864		34,447,661
Equipment/ Furnishings	500,000		100,000		150,000		750,000
Other (please specify):							0
Total Allocations	**13,985,202**	**0**	**11,631,595**	**0**	**9,880,864**	**0**	**35,497,661**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:
Estimates/design from the architectural firm, does not include land purchase or grading cost.

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5226** -- **Fleet Services**

Project: Fleet Replacement Plan (excluding Sheriff)	**Address/ Location:** 739 Michelin Blvd Anderson SC 29626	**Area Served:** Whole County	**Council District:**
			CIP No.: 5226-16-3
			DRAFT

Description:
This is a plan to replace vehicles and equipment on a routine schedule. Prices are estimates.

Justification:
Routine and on time replacement of vehicles/equipment is critical to our mission and holding down repair cost.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	2,200,000	2,200,000	2,000,000	2,000,000	2,200,000		10,600,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**2,200,000**	**2,200,000**	**2,000,000**	**2,000,000**	**2,200,000**	**0**	**10,600,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5226** -- **Fleet Services**

Project:	**Address/ Location:**	**Area Served:**	**Council District:**
Fleet Services Equipment Upgrades	739 Michelin Blvd. Anderson SC 29626	Whole County	**CIP No.: 5226-16-4**
			DRAFT

Description:
To replace and or upgrade shop equipment. Future tooling and shop upgrades on equipment projection of needs.

Justification:
All the listed above are to upgrade Fleet Services functionality.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	**TOTAL**
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	30,000	20,000	30,000	25,000	35,000		140,000
Other (please specify):							0
Total Allocations	**30,000**	**20,000**	**30,000**	**25,000**	**35,000**	**0**	**140,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5226** -- **Fleet Services**

Project: Fleet Services Facility Upgrades	**Address/ Location:** 739 Michelin Blvd. Anderson SC 29626	**Area Served:** Whole County	**Council District:**
			CIP No.: 5226-16-5
			DRAFT

Description:
To make needed repairs to current faciility due to water/wind damage. Also adding a work room additional stalls with awning and closing in a drive through door.

Justification:
If the new facility is not approved to begin we need to make some changes to help with our functionality and gain work space.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	20,000						20,000
Construction	250,000						250,000
Equipment/ Furnishings	50,000						50,000
Other (please specify):							0
Total Allocations	**320,000**	**0**	**0**	**0**	**0**	**0**	**320,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Children's area - Main Library	**Address/ Location:** Anderson County Library, 300 N. McDuffie St, Anderson, SC 29621	**Area Served:**	**Council District: 1**
			CIP No.: 5323-16-01
Description: Fix the floor in the Children's area, will have to take the floor out and repour, possibly need new footers.			**DRAFT**
Justification: The floor has stabilized somewhat but it still needs to be repaired			

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay		200,000					200,000
Operating Costs							0
Total	**0**	**200,000**	**0**	**0**	**0**	**0**	**200,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		200,000					200,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**200,000**	**0**	**0**	**0**	**0**	**200,000**
Source of Funds							
Fund Balance		200,000					200,000
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Painting of Main Library and branches	**Address/ Location:** All library locations	**Area Served:** entire county	**Council District: all** **CIP No.: 5323-16-02** **DRAFT**

Description:
The interiors of all our locations need to be repainted over the next five years.

Justification:
Walls are becoming dingy and dirty looking, there are marks and scratched areas. We will start with the Main Library and then move to the branches.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs	10,000	5,000	5,000	5,000	5,000	5,000	35,000
Total	**10,000**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**35,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify): Painting	10,000	5,000	5,000	5,000	5,000		30,000
Total Allocations	**10,000**	**5,000**	**5,000**	**5,000**	**5,000**	**0**	**30,000**
Source of Funds							
General Budget	10,000	5,000	5,000	5,000	5,000		30,000
Total Funds	**10,000**	**5,000**	**5,000**	**5,000**	**5,000**	**0**	**30,000**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Bookmobile	**Address/ Location:** Anderson County Library, 300 N. McDuffie St, Anderson, SC 29621	**Area Served:** entire county	**Council District: all**
			CIP No.: 5323-16-03
Description: Purchase of new bookmobile			**DRAFT**

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	**TOTAL**
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay			200,000				200,000
Operating Costs							0
Total	**0**	**0**	**200,000**	**0**	**0**	**0**	**200,000**
FTE (new)							**0**

Justification:
Our current bookmobile is 11 years old. We replaced the generator in July of 2015, so it should last a few more years unless we have other major repairs or issues.

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition			200,000				200,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**200,000**	**0**	**0**	**0**	**200,000**
Source of Funds							
Request from County Council			200,000				200,000
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project:
Vehicles

Address/ Location:
Anderson County Library, 300 N. McDuffie St, Anderson, SC 29621

Area Served:

Council District: 1

CIP No.: 5323-16-04

DRAFT

Description:
We will need to replace our delivery van in FY 17-18. We will also need to replace the 2004 vehicle in 2018-19. We'll need to replace another vehicle in 20-21.

Justification:
The delivery van travels to all library locations 5 days a week and needs to be reliable. The 2004 vehicle is showing its age and we only use within the county in case it breaks down. We also need to replace vehicles in a more timely manner.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay		24,000	22,000		22,000		68,000
Operating Costs							0
Total	**0**	**24,000**	**22,000**	**0**	**22,000**	**0**	**68,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition		24,000	22,000		22,000		68,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**24,000**	**22,000**	**0**	**22,000**	**0**	**68,000**
Source of Funds							
Fund Balance		24,000	22,000		22,000		68,000
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

2015-2020 CAPITAL IMPROVEMENT PLAN						Dept#	--	Anderson County Library
Project: Re-carpeting different library locations	**Address/ Location:** 300 N. McDuffie Street, Anderson, 318 N. Shirley Ave., Honea Path, & 925 Greenville Drive, Williamston			**Area Served:**			**Council District:** 1 & 7	
							CIP No.: 5323-16-05	
Description: Carpet for Main - replacing high traffic areas; Carpet for Lander Branch, Carpet for Honea Path							**DRAFT**	
Justification: High traffic area at Main needs carrpet replaced. The same goes for our Honea Path and Lander Branches. Carpet is in bad shape	**Operational and Maintenance Costs: ($ Thousands)**							
		FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	**TOTAL**
	Personnel							0
	Supplies							0
	Contractual Costs							0
	Capital Outlay	10,000	25,000	15,000	10,000	10,000		70,000
	Operating Costs							0
	Total	**10,000**	**25,000**	**15,000**	**10,000**	**10,000**	**0**	**70,000**
	FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	10,000	25,000	15,000	10,000	10,000		70,000
Other (please specify):							0
Total Allocations	**10,000**	**25,000**	**15,000**	**10,000**	**10,000**	**0**	**70,000**
Source of Funds							
Millage	10,000	25,000	15,000	10,000	10,000		70,000
							0
Total Funds	**10,000**	25,000	15,000	10,000	10,000	**0**	**70,000**
Revenue Expected to be Generated from Project							
None							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2015-2020 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Upgrade/replace sound system in meeting rooms at Main Library and branches. Add projectors at Branches	**Address/ Location:** 300 N. McDuffie Street, Anderson, SC 29621	**Area Served:** entire county	**Council District:** all **CIP No.: 5323-16-06** **DRAFT**

Description:
The Sound system in the large conference room at Main needs to be replaced as well as the projector and sound system in the Children's Meeting Room. We also need to add projectors to our Pendleton, Belton

Justification:
The sound system in the large conference room is outdated and we are having problems with repairs. The same for the projector and sound system in the children's meeting room. We also need to add projectors at 3 of our branches for their meeting rooms.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay	5,000	5,000	5,000	5,000	5,000		25,000
Operating Costs							0
Total	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**0**	**25,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	5,000	5,000	5,000	5,000	5,000		25,000
Other (please specify):							0
Total Allocations	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**0**	**25,000**
Source of Funds							
Millage, grants, etc.	5,000	5,000	5,000	5,000	5,000		25,000
							0
Total Funds	**5,000**	**0**	**0**	**0**	**0**	**0**	**5,000**
Revenue Expected to be Generated from Project							
None							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2015-2020 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Replacement of tables in Main library meeting room	**Address/ Location:** 300 N. McDuffie Street, Anderson, SC 29621	**Area Served:** Anderson	**Council District:** 1
			CIP No.: 5323-16-07
Description: Replace tables in Main meeting room.			**DRAFT**

Justification:
The tables in the meeting rooms are failing and are not easy to set up by patrons. We are having to use staff to set tables up for meetings. We want to purchase tables that patrons can set up, saving staff time for other work.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay	4,000	4,000	4,000	9,000	9,000		30,000
Operating Costs							0
Total	**4,000**	**4,000**	**4,000**	**9,000**	**9,000**	**0**	**30,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	4,000	4,000	4,000	9,000	9,000		30,000
Other (please specify):							0
Total Allocations	**4,000**	**4,000**	**4,000**	**9,000**	**9,000**	**0**	**30,000**
Source of Funds							
Fees from Meetings	1,000	1,000	1,000	1,000	1,000		5,000
Millage	3,000	3,000	3,000	8,000	8,000		25,000
Total Funds	**4,000**	**4,000**	**4,000**	**9,000**	**9,000**	**0**	**30,000**
Revenue Expected to be Generated from Project							
Meeting room fees - will pay to replace chairs/tables	1,000	1,000	1,000	1,000	1,000		5,000
Total Revenue	**1,000**	**1,000**	**1,000**	**1,000**	**1,000**	**0**	**5,000**

Review Notes:

ANDERSON COUNTY

2015-2020 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project:	**Address/ Location:**	**Area Served:**	**Council District:**
New Branch	West side of County	Western portion of County	**CIP No.: 5323-16-08**
			DRAFT

Description:
Build a new branch or rent a small building if necessary - would need to renovate.

Justification:
The western/lake side of the county is growing rapidly and there is not a branch close to that area.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	**TOTAL**
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay					2,000,000		2,000,000
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**2,000,000**	**0**	**2,000,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction					2,000,000		2,000,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**0**	**2,000,000**	**0**	**2,000,000**
Source of Funds							
Bonds, grants					2,000,000		2,000,000
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2015-2020 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Staffing for New Branch	**Address/ Location:** West side of County	**Area Served:** Western portion of County	**Council District:**
			CIP No.: 5323-16-09
Description: We will need staff for a new branch on the west side of the county.			**DRAFT**
Justification: The western/lake side of the county is growing rapidly and there is not a branch close to that area.			

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel					175,000	175,000	350,000
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**175,000**	**175,000**	**350,000**
FTE (new)					4		**4**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition					175,000	175000	350,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**0**	**175,000**	**175,000**	**350,000**
Source of Funds							
Millage					175,000	175,000	350,000
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2015-2020 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Anderson County Library**

Project: Williamston (Lander) Branch	**Williamston, SC**	**Area Served:** **5323** Williamston, Pelzer, Piedmont, W. Pelzer	**Council District:** 7
			CIP No.: 5323-16-10
Description: Renovation of Williamston (Lander) Branch or new facility for Williamston			**DRAFT**

Justification:
The Williamston Branch is in a rented facility and is out of space, especially for computers. We would like to replace it with a building built for a library, but at a minimum renovate the interior of the current building. This would include computers and furnishings. Estimate $350,000 for renovations, $2 million for new

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay		350,000		2,000,000			2,350,000
Operating Costs							0
Total	**0**	**350,000**	**0**	**2,000,000**	**0**	**0**	**2,350,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings		350,000		2,000,000			2,350,000
Other (please specify):							0
Total Allocations	**0**	**350,000**	**0**	**2,000,000**	**0**	**0**	**2,350,000**
Source of Funds							
Grants, Bonds, millage		350,000		2,000,000			2,350,000
$350,000 for renovation; $2,000,000 for new build -							0
would do only one.							0
Total Funds	**0**	**0**	**0**	**0**	**0**	0	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Dept Name**

Project: New Roof for Main Library	**Address/ Location:** Anderson County Library, 300 N. McDuffie St, Anderson, SC 29621	**Area Served:**	**Council District: 1** **CIP No.: 5323-16-12** **DRAFT**
Description: To replace aging roof			
Justification: We've done repairs to the roof but at some point in the near future we are going to have to replace it.			

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay					200,000		200,000
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**200,000**	**0**	**200,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction					200,000		200,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**0**	**200,000**	**0**	**200,000**
Source of Funds							
Request for capital outlay funds					200,000		200,000
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Dept Name**

Project: New Roof for Pendleton Branch Library	**Address/ Location:** 650 S. Mechanic Street, Pendleton, SC	**Area Served:** Pendleton	**Council District: 4** **CIP No.: 5323-16-13**
Description: To replace aging roof			**DRAFT**
Justification: We've done repairs to the roof but at some point in the near future we are going to have to replace it.			

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay					200,000		200,000
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**200,000**	**0**	**200,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	\	200,000					200,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**200,000**	**0**	**0**	**0**	**0**	**200,000**
Source of Funds							
Request for capital outlay funds		200,000					200,000
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2016-2021 CAPITAL IMPROVEMENT PLAN | **Dept#** -- **Dept Name**

Project: HVAC for Main Library and branches	**Address/ Location:** 300 N. McDuffie Street Anderson, SC 29621	**Area Served:** all	**Council District: all** **CIP No.: 5323-16-14** **DRAFT**

Description:
HVAC for Main is 16 years old, will need to be replaced soon. The branches also have aging HVAC systems.

Justification:
We continue to do repairs to all units, but they will have to be replaced in the upcoming years. We'd like to replace units each year.

Operational and Maintenance Costs: ($ Thousands)

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay		15,000	15,000	150,000	15,000		195,000
Operating Costs							0
Total	**0**	**15,000**	**15,000**	**150,000**	**15,000**	**0**	**195,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 16-17	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**RESERVED**	**Total**
Acquisition		15,000	15,000	150,000	15,000		195,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**15,000**	**15,000**	**150,000**	**15,000**	**0**	**195,000**
Source of Funds							
Request for capital outlay funds		15,000	15,000	150,000	15,000		195,000
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #		Department Name
5612	--	**wastewater**

Project: 5-mile	**Address/ Location:** Clemson Blvd and Hwy 28 Bypass	**Area Served:**	**Council District:**
			CIP No.: 5612-16-01
Description: Replace gravity sewer trunk line			**DRAFT**
Justification: Replace sewer trunk line installed in 1977 to prevent sewer overflows and allocate for future growth.			

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	250,000	300,000		300,000	400,000		1,250,000
Construction	1,644,384	800,000	900,000	1,500,000	2,500,000		7,344,384
Equipment/ Furnishings	750,000	500,000		700,000	1,100,000		3,050,000
Other (please specify):							0
Total Allocations	**2,644,384**	**1,600,000**	**900,000**	**2,500,000**	**4,000,000**		**11,644,384**
Source of Funds							
Budgeted Sewer Funds							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #		Department Name
5612	--	**wastewater**

Project:
Leeward Landing Pump Station Replacement

Address/ Location:
Leeward Landing Sub.

Area Served:

Council District:

CIP No.: 5612-16-02

DRAFT

Description:
Replace 27 year old pump staion

Justification:
Duplex pump station with only one pump in operation currently, control panels are outdated and in major need of upgrading

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	40,000						40,000
Equipment/ Furnishings	168,000						168,000
Other (please specify):							0
Total Allocations	**208,000**	**0**	**0**	**0**	**0**		**208,000**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #		Department Name
5612	--	**wastewater**

Project:
Welpine Gravity Sewer Design

Address/ Location:
Liberty Hwy Area

Area Served:

Council District:

CIP No.: 5612-16-03

DRAFT

Description:
Install Gravity sewer line

Justification:
Install Gravity sewer line to replace the Glenn Raven pump station built in 1993. Pump station is near full capacityand the instalation of gravity sewer will allow us to continue to allocate sewer for this area along with providing sewer for Welpine RD.

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		750,000					750,000
Equipment/ Furnishings		750,000					750,000
Other (please specify):							0
Total Allocations	**0**	**1,500,000**	**0**	**0**	**0**		**1,500,000**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #	Department Name
5612 --	**wastewater**

Project:
6 & 20 WWTP Upgrade Design

Address/ Location:
1500 Dalrymple RD.

Area Served:

Council District:

CIP No.: 5612-16-07

DRAFT

Description:
WWTP upgrade Design

Justification:
To increase WWTP from .5 to 1.5 MGD for growth in the Hwy 81 N. area

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	800,000						800,000
Construction							
Equipment/ Furnishings							
Other (please specify):							
Total Allocations	**800,000**	**0**	**0**	**0**	**0**		**800,000**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #	Department Name
5612 --	**wastewater**

Project:
86 #2 Pump Station replacement

Address/ Location:
Shilo Church Rd.

Area Served:

Council District:

CIP No.: 5612-16-11

DRAFT

Description:
Remove pump station that has been in operation for 20 years and install gravity sewer line

Justification:
remove pump station that has been in operation for 20 years and install gravity sewer line that will reduce O&M cost and increase capacity

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design		150,000					150,000
Construction			750,000				750,000
Equipment/ Furnishings			250,000				250,000
Other (please specify):							
Total Allocations			**1,000,000**				**280,000**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #		Department Name
5612	--	**wastewater**

Project:
Huricane Creek Pump Station Upgrade

Address/ Location:
Hwy 76

Area Served:

Council District:

CIP No.: 5612-16-12

DRAFT

Description:
Pump Station Upgrade

Justification:
Install new and larger wet well for holding capacity for future allocation

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design		100,000					100,000
Construction			3,000,000	3,000,000			6,000,000
Equipment/ Furnishings			1,500,000	1,500,000			3,000,000
Other (please specify):							
Total Allocations	**0**	**0**	**4,500,000**	**4,500,000**			**9,000,000**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN

Dept #	Department Name
5612 --	**wastewater**

Project:
Betsy Tucker project

Address/ Location:
Orange Way

Area Served:

Council District:

CIP No.: 5612-16-11

DRAFT

Description:
Install 3052 fett of 18" and 2346 feet of 8" gravity sewer

Justification:
Install gravity sewer for TTI project and also to serve Betay Tucker site

Operational and Maintenance Costs

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	RESERVED	Total
Acquisition							0
Design	200,000						200,000
Construction	1,631,050						1,631,050
Equipment/ Furnishings							
Other (please specify):							
Total Allocations			**0**				**1,831,050**
Source of Funds							
Budgeted Sewer Funds							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5613** -- **Stormwater Management**

Project: Bailey Creek & Cox Creek Continous Monitoring Station	**Address/ Location:** Old Williamston Rd & Trammell Rd	**Area Served:** Northeast Anderson	**Council District:** 1
			CIP No.: 5613-16-01
Description: Continous Water Quality Monitoring Station			**DRAFT**

Justification:
Water quality monitoring is a requirement of the county's SMS4 permit. Continous monitoring will assist in the detection of spills and leaks and provide more meaningful data to plan how pollutants will be reduced.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies			2,000	4,000	4,000		10,000
Contractual Costs			1,000	2,000	2,000		5,000
Capital Outlay			3,000	3,000	3,000		9,000
Operating Costs			13,500	27,000	27,000		67,500
Total			**19,500**	**36,000**	**36,000**	**0**	**91,500**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition			4,000				4,000
Design			3,000				3,000
Construction			10,000				10,000
Equipment/ Furnishings			17,500				17,500
Other (please specify): Consultant Expenses			500				500
Total Allocations	**0**	**0**	**35,000**	**0**	**0**	**0**	**35,000**
Source of Funds							
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5613** -- **Stormwater Management**

Project:
Big Generostee Creek Continous Monitoring Station

Address/ Location:
Pearman Dairy Rd at the old animal shelter

Area Served:
West Anderson

Council District: 2 & 5

CIP No.: 5613-16-02

DRAFT

Description:
Continous Water Quality Monitoring Station

Justification:
Water quality monitoring is a requirement of the county's SMS4 permit. Continous monitoring will assist in the detection of spills and leaks and provide more meaningful data to plan how pollutants will be reduced.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies				2,000	4,000		6,000
Contractual Costs				1,000	2,000		3,000
Capital Outlay				3,000	3,000		6,000
Operating Costs				13,500	27,000		40,500
Total	**0**	**0**	**0**	**19,500**	**36,000**	**0**	**55,500**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition				4,000			4,000
Design				3,000			3,000
Construction				10,000			10,000
Equipment/ Furnishings				17,500			17,500
Other (please specify):				500			500
Total Allocations	**0**	**0**	**0**	**35,000**	**0**	**0**	**35,000**
Source of Funds							
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5613** -- **Stormwater Management**

Project: Cely Rd Continous Monitoring Station	**Address/ Location:** Cely Road Crossing of Tributary of Big Brushy Creek	**Area Served:** Powdersville	**Council District:** 6
			CIP No.: 5613-16-03
Description: Continous Water Quality Monitoring Station			**DRAFT**

Justification:
Water quality monitoring is a requirement of the county's SMS4 permit. Continous monitoring will assist in the detection of spills and leaks and provide more meaningful data to plan how pollutants will be reduced.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies				4,000	8,000		12,000
Contractual Costs				2,000	4,000		6,000
Capital Outlay				3,000	6,000		9,000
Operating Costs				27,000	54,000		81,000
Total	**0**	**0**	**0**	**36,000**	**72,000**	**0**	**108,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition				6,000			6,000
Design				6,000			6,000
Construction				20,000			20,000
Equipment/ Furnishings				35,000			35,000
Other (please specify):				1,000			1,000
Total Allocations	**0**	**0**	**0**	**68,000**	**0**	**0**	**68,000**
Source of Funds							
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- | **Airport**

Project:
Runway 23 Approach - Acquire Avigation Easements (Phase 2) and Obstruction Removal (Phase 1: 11 Parcels) ***FY 2016 Update***

Address/ Location:
Anderson Regional Airport

Area Served:

Council District: 5

CIP No.: 5775-16-01

DRAFT

Description:
To acquire the properties that have trees threatening the safety of aircraft during takeoff and landing.

Justification:
Safeguard the travelers arriving into Anderson Regional Airport and mitigate hazards surrounding the airport.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	237,630						237,630
Design							0
Construction	497,112						497,112
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**734,742**	**0**	**0**	**0**	**0**	**0**	**734,742**
Source of Funds							
Entitlements	469,427						469,427
Discretionary	191,841						191,841
Eligible State Share (5%)	36,737						36,737
Sponsor Share (5%)	36,737						36,737
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**734,742**
Revenue Expected to be Generated from Project							
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project:
Runway 23 Approach - Acquire Avigation Easements (Phase 3)

Address/ Location:
Anderson Regional Airport

Area Served:

Council District: 5

CIP No.: 5775-16-01

DRAFT

Description:
To acquire the properties that have trees threatening the safety of aircraft during takeoff and landing.

Justification:
Safeguard the travelers arriving into Anderson Regional Airport and mitigate hazards surrounding the airport.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	300,000						300,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**
Source of Funds							
Entitlements							0
Discretionary	270,000						270,000
Eligible State Share (5%)	15,000						15,000
Sponsor Share (5%)	15,000						15,000
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**300,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project:
Master Plan Update

Address/ Location:
Anderson Regional Airport

Area Served:

Council District: 5

CIP No.: 5775-16-02

DRAFT

Description:
Engineering cost for updating an outdated version of the Master Plan

Justification:
The Master Plan has not been updated since 1988

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition	300,000						300,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**
Source of Funds							
Entitlements							0
Discretionary	270,000						270,000
Eligible State Share (5%)	15,000						15,000
Sponsor Share (5%)	15,000						15,000
Total Funds	**300,000**			**0**	**0**	**0**	**300,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project:
Airfield Pavement Rehabilitation

Address/ Location:
Anderson Regional Airport

Area Served:

Council District: 5

CIP No.: 5775-16-03

DRAFT

Description:
Runway 5-23 (Design, Bid, & Construct)

Justification:
The primary runway at the Anderson Regional Airport is falling into disrepair.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	214,414						214,414
Construction	4,854,500						4,854,500
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**5,068,914**	**0**	**0**	**0**	**0**	**0**	**5,068,914**
Source of Funds							
Entitlements	150,000						150,000
Discretionary	4,412,022						4,412,022
Eligible State Share (5%)	253,446						253,446
Sponsor Share (5%)	253,446						253,446
Total Funds	**5,068,914**	**0**		**0**	**0**	**0**	**5,068,914**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project: Taxiway B & C Lighting Rehabilitation (Design, Bid, Construct)	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District: 5**
			CIP No.: 5775-16-04
Description: Install and Replace Airfield Lighting so that the entire taxiway system could be utlized during darkness.			**DRAFT**
Justification: Travelers and tenants are currently unable to utlize the parts of the airfield during periods of darkness			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction		523,500					523,500
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**523,500**	**0**	**0**	**0**	**0**	**523,500**
Source of Funds							
Entitlements		150,000					150,000
Discretionary		321,150					321,150
Eligible State Share (5%)		26,175					26,175
Sponsor Share (5%)		26,175					26,175
Total Funds				**0**	**0**	**0**	**523,500**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project: Parallel Taxiways Rehabilitation (Design, Bid, Construct)	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District: 5**
			CIP No.: 5775-16-05
Description: Rehab the parallel taxiways that lead from the Runways to the rest of the airfield.			**DRAFT**
Justification: Deteroraiting pavement conditions after years of utlization.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	**TOTAL**
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design		90,000					90,000
Construction			1,200,000				1,200,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**90,000**	**1,200,000**	**0**	**0**	**0**	**1,290,000**
Source of Funds							
Entitlements			150,000				150,000
Discretionary		81,000	930,000				1,011,000
Eligible State Share (5%)		4,500	60,000				64,500
Sponsor Share (5%)		4,500	60,000				64,500
Total Funds	**0**	90,000	**1,200,000**	**0**	**0**	**0**	**1,290,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- | **Airport**

Project: Land Acqusition for BRL - Divver Property (8 Acres)	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District: 5**
			CIP No.: 5775-16-06
Description: Acquire the Divver property for future airside development			**DRAFT**
Justification: Acqusiition of this property would help increase the airport's security, safety, and capacity.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition				50,000			50,000
Design							0
Construction							0
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**50,000**	**0**	**0**	**50,000**
Source of Funds							
Entitlements							0
Discretionary				45,000			45,000
Eligible State Share (5%)							0
Sponsor Share (5%)				5,000			5,000
Total Funds	**0**	**0**	**0**	**50,000**	**0**	**0**	**50,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project: Hangar Development- Phase II	**Address/ Location:** Anderson Regional Airport	**Area Served:**
Description: Four 70 x 70 corporate hangars and 20 T-hangar units		**Council District: 5**
		CIP No.: 5775-16-07
		DRAFT

Justification:
Increasse capacity and revenue stream at the Anderson Regional Airport.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction				4,406,030			4,406,030
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**4,406,030**	**0**	**0**	**4,406,030**
Source of Funds							
Carryover				300,000	0		300,000
Entitlements				150,000	150,000		300,000
State/Discretionary				70,573	243,120		313,693
Sponsor (Anderson County)				29,021	29,730		58,751
Total Funds	**0**	**0**		**549,594**	**422,850**	**0**	**972,444**
Revenue Expected to be Generated from Project							
Rental fees for corporate hangars at 100% occupancy				144,000			144,000
Rental fees for T-hangars at 100% occupancy				72,000			72,000
Total Revenue	**0**	**0**	**0**	**216,000**	**0**	**0**	**216,000**

Review Notes: ***This project will need to be reviewed and take into consideration current conditions in FY 18/19 before moving forward.***

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- | **Airport**

Project: New Airport Terminal	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District:**
			CIP No.: 5775-16-08
Description: New facility to house the Airport Adminstration and FBO Offices			**DRAFT**
Justification: Current building was built in 1970, currently falling into disrepair, and is not ADA compliant			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	50,000						50,000
Construction	2,450,000						2,450,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**2,500,000**
Source of Funds							
Entitlements							0
Discretionary	500,000						500,000
Eligible State Share	1,000,000						1,000,000
Sponsor Share	1,000,000						1,000,000
Total Funds	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**2,500,000**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes: *** As this project becomes for viable, we will investigate all possible revenue sources for funding opportunties ***

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project: Vehicle Request (1 Truck: $45K & 1 SUV: $30K)	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District:**
			CIP No.: 5775-16-09
			DRAFT

Description:
Vehicles would be utlized to conduct operations on the airfield and meet FAA mandated daily inspections.

Justification:
Necessary to maintain continual operations at the Anderson Regional Airport. Vehicles would also be replacing others in the current Airport fleet that are older and have high mileage.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	**TOTAL**
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	75,000						75,000
Other (please specify):							0
Total Allocations	**75,000**				**0**	**0**	**75,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**			**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project:
Storage Building for Airport Equipment

Address/ Location:
Anderson Regional Airport

Area Served:

Council District:

CIP No.: 5775-16-10

DRAFT

Description:
40'x41'x11' Steel Vertical Roof Garage with (3) 10'x10' Garage Doors as well as one 36"x80" Walk In Door.

Justification:
We have stored equipment necessary to perform airport operations in vacant Aircraft T-Hangars. The Airport has only a few Aircraft T-Hangars left and we need a secure locations to store the $100,000+ of equipment we utlize daily.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	35,000						35,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**35,000**				**0**	**0**	**35,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**			**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5775** -- **Airport**

Project: Aircraft Maintenance Avionics Investment	**Address/ Location:** Anderson Regional Airport	**Area Served:**	**Council District:**
			CIP No.: 5775-16-11
			DRAFT

Description:
Acquisition of equipment, training, and tools necessary to perform the inspections and certifications necessary for an official Avionics Shop

Justification:
In 2015, the Avionics Shop P.F. Flyers departed the Anderson Regional Airport limiting our capabilities. Consequently, our ability to offer previous services has been crippled. This will be considered a revenue generating investment and will have the expertise of the

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel	630,000	642,000	655,000	668,000	682,000	696,000	3,973,000
Supplies	162,000	165,000	169,000	172,000	175,000	178,000	1,021,000
Contractual Costs	145,000	148,000	151,000	154,000	157,000	160,000	915,000
Capital Outlay	160,000	163,000	166,000	170,000	173,000	176,000	1,008,000
Operating Costs	1,325,000	1,351,000	1,379,000	1,406,000	1,434,000	1,462,000	8,357,000
Total	**2,422,000**	**2,469,000**	**2,520,000**	**2,570,000**	**2,621,000**	**2,672,000**	**15,274,000**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction							0
Equipment/ Furnishings	20,000						20,000
Other (please specify):							0
Total Allocations	**20,000**				**0**	**0**	**20,000**
Source of Funds							
							0
							0
							0
							0
Total Funds	**0**	**0**			**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
	12,000	15,000	18,000	21,000			66,000
Total Revenue	**12,000**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes: *** The FAA is requiring all aircraft upgrade to ADS-B Equipment by 2020. As 2020 draws nearer, it is expected that demand will increase.
A

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- **Solid Waste**

Project: White Street Covenience Center	**Address/ Location:** 2151 White Street Extension Anderson, SC	**Area Served:** Anderson County	**Council District: 2 & 5**
			CIP No.: 5954-001
Description: Convenience/Recycling Center			**DRAFT**
Justification: Install 2 new trash compactors due to high traffic volume. Installing new roof, asphalt, walls and lighting in the facility to correct safety issues.			

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	175,000	230,000					405,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**175,000**	**230,000**	**0**	**0**	**0**	**0**	**405,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- **Solid Waste**

Project: Whitefield Convenience Center	**Address/ Location:** 3520 Hwy 29 North Belton, SC	**Area Served:** Whitefield	**Council District: 7**
			CIP No.: 5954-002
Description: Convenience/Recycling Center			**DRAFT**

Justification:
Whitefield Convenience Center needs 2 trash compactors replaced due to age and poor condition of . the equipment in FY 17-18. This project will add 2 extra bays for diposal in FY 18-19 due to volume and traffic at the site.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	30,000						30,000
Construction	100,000						100,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**130,000**	**0**	**0**	**0**	**0**	**0**	**130,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- **Solid Waste**

Project: Parker Bowie Convenience Center	**Address/ Location:** 1300 Old Bell Rd Iva, SC	**Area Served:** Starr-Iva	**Council District: 3**
			CIP No.: 5954-003
Description: Convenience/Recycling Center			**DRAFT**

Justification:
This is a replacement for this site. It is poor condition and needs to be updated to OSHA and Anderson County saftey standards.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design			90,000				90,000
Construction			600,000				600,000
Equipment/ Furnishings			25,000				25,000
Other (please specify):							0
Total Allocations	**0**	**0**	**715,000**	**0**	**0**	**0**	**715,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0+AD4K36**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- | **Solid Waste**

Project: Civic Center Recycling Center	**Address/ Location:** 590 Woodcrest Dr Anderson, SC	**Area Served:** Anderson County	**Council District: 1**
			CIP No.: 5954-004
Description: Recycling Center			**DRAFT**

Justification:
1 compactor for cardboard and plastics to help with high volume of recycables coming into the site.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	10,000						10,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**10,000**	**0**	**0**	**0**	**0**	**0**	**10,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- | **Solid Waste**

Project: Powdersville Convenience Center	**Address/ Location:** Powdersville	**Area Served:** Anderson County	**Council District: 3**
			CIP No.: 5954-005
Description: Convenience Center			**DRAFT**

Justification:
Due to increasing population in Powdersville area and request from residents in the area.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition				500,000			500,000
Design				100,000			100,000
Construction					1,400,000		1,400,000
Equipment/ Furnishings				90,000			90,000
Other (please specify):							0
Total Allocations	**0**	**0**	**0**	**690,000**	**1,400,000**	**0**	**2,090,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- | **Solid Waste**

Project: Starr Landfill	**Address/ Location:** 390 Roy Arnold Rd Starr, SC	**Area Served:** Anderson County	**Council District: ALL**
			CIP No.: 5954-006
Description: Construction of Class I (LCD) and Class II (C&D) Landfill in Starr, SC			**DRAFT**

Justification:
To serve Anderson County residents with a proper, regulated landfill to handle their land clearing debris (LCD) and construction and debris (C&D) waste. Engineering, permitting, operational site improvements to increase capacity.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Project Allocation	**Fiscal Year Planned Appropriations**						
	FY 17-18	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design	75,000	75,000	75,000	75,000	75,000		375,000
Construction	165,000	125,000	125,000	125,000	125,000		665,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**240,000**	**200,000**	**200,000**	**200,000**	**200,000**	**0**	**1,040,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

ANDERSON COUNTY

2017-2022 CAPITAL IMPROVEMENT PLAN | **5954** -- | **Solid Waste**

Project: Anderson Regional Materials Recovery Facilty (MRF)	**Address/ Location:** 104 Landfill Rd, Belton	**Area Served:** Anderson County	**Council District: ALL**
			CIP No.: 5954-007
Description: Sorting recycling			**DRAFT**

Justification:
MRF is in need of better lighting and renovations to help with safety issues in the facilty.

Operational and Maintenance Costs: ($ Thousands)

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Personnel							0
Supplies							0
Contractual Costs							0
Capital Outlay							0
Operating Costs							0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
FTE (new)							**0**

Fiscal Year Planned Appropriations

Project Allocation	**FY 17-18**	**FY 18-19**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**RESERVED**	**Total**
Acquisition							0
Design							0
Construction	20,000	200,000					220,000
Equipment/ Furnishings							0
Other (please specify):							0
Total Allocations	**20,000**	**200,000**	**0**	**0**	**0**	**0**	**220,000**
Source of Funds							
TBD							0
							0
							0
							0
Total Funds	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Revenue Expected to be Generated from Project							
							0
							0
Total Revenue	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Review Notes:

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	April 6, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	April 11, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, April 11, 2017** at 6:00 PM in Council Chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

April 11, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from March 14th meeting)
4. Old Business
5. New Business
    A. Preliminary Subdivision: Northville
6. Other Business
    A. Special Called Meeting - Tuesday, April 25, 2017 at 6PM
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, March 14, 2016 • 6:00 PM
County Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: David Cothran

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

Call to Order: Vice-Chair Jones called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Vice-Chair called for any changes to the minutes from the February 14th regular Commission meeting. Hearing none, the minutes were approved.

Public Hearings:

Variance Request –

Ms. Alesia Hunter presented the request for a variance at 1146 and 1150 GW Stevens Road in Belton. The request is to allow the separation of two residential home sites and to be distributed separately in accordance with terms of a will. Vice-Chair Jones opened the Public Hearing and invited public comments. Hearing no comments, Vice-Chair Jones then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Mr. Dutton seconded the motion. The motion was approved unanimously.

Old Business: None

New Business:

Capital Improvement Requests –

Mrs. Celia Myers presented the County's FY 2018-2022 capital improvement requests. She explained the requests were compiled from each county office and will be forwarded to the Finance department for review pending the Commission's recommendation. County Council will determine final approval and funding. Mr. Vickery moved to recommend that the requests be forwarded to the Finance department and included as an appendix to the Comprehensive Plan's CIP (Capital Improvement Plan). Mr. Dutton seconded. The motion carried 4-2, with Mr. Murray and Mr. Burdette opposing.

Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 6:15 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Anderson County Planning Commission

April 11, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Northville
Intended Development:	Residential
Applicant:	Nu-South Surveying
Surveyor/Engineer:	Nu-South Surveying
Location:	Reidville Road
County Council District:	7
Surrounding Land Use:	North – Agricultural South – Road East – Agricultural West – Agricultural
Zoning:	**The property is un-zoned**
Tax Map Number:	169-00-16-002
Extension of Existing Dev:	No
Existing Access Road:	Reidville Road
Number of Acres:	8.10
Number of Lots:	11
Water Supplier:	Big Creek Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 110 new trips per day. Reidville Road is classified as a major rural local road with 1,600 maximum average vehicle trips per day requirement. The developer will be required to reserve the proper sight easement on the adjacent property. The easement must be recorded before construction plans are approved by Roads and Bridges. In addition, a sight easement will also need to be recorded for Lot#1 when the Final Plat is completed. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- Developer must comply with applicable utility requirements for overhead power lines, where applicable.
- Developer will be responsible for making all site improvements as required and listed above.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- Developer must complete the subdivision application for SCDHEC for septic approval.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- Approval from Big Creek Water for potable water and fire protection.

Subdivision Plat Application

3/07/2017
Date of Application Completion

NORTHVILLE
Name of Project

Applicant's Information

Name: NU-SOUTH SURVEYING

Mailing Address: 117 E. MALLOW ST. ANDERSON, SC 29621

Telephone and Fax: 864-224-2754 E-Mail: nusouthsc@gmail.com
864-225-2344

Owner's Information
(If Different from Applicant)

Name: T. WALTER BRASHIER REV. TRUST

Mailing Address: P.O. BOX 17859 GREENVILLE, SC 29606

Telephone and Fax: 864-918-5015 E-Mail: twbrashier@yahoo.com

Project Information

Project Location: NE OF THE INTERSECTION OF HWY 81 & TWS. 85

Parcel Number/TMS: 169-00-16-002

County Council District: 7 School District: 1

Total Acreage: 8.1 Number of Lots: 11

Intended Development: RES. SINGLE FAMILY Current Zoning: NONE

Surrounding Land Uses: North: AG South: ROAD East: AG West: AG

Water Supplier: BIG CREEK Sewer Supplier: NONE

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?: NO If so, please attach the description to this application.

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

Applicant's Signature

03/08/2017
Date

Page 1 of 1

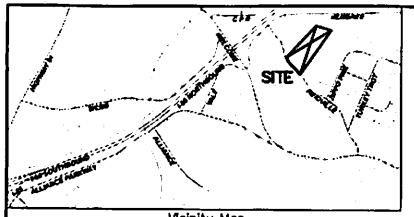
For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____



Vicinity Map
(NTS)

Bearing Base See Ref. Plat

TMS# 194-00-13-003
Thrift Brothers, Inc
DB 913 Pg 28
Slide 100 Pg 04
(Agricultural Land Use)

TMS# 169-00-16-001
Arthur & Florence Reid
DB 1044 Pg 286
PB 89 Pg 824
(Agricultural Land Use)

TMS# 169-00-16-008
Gwendolyn Owens & Ruthena Johnson
DB 5707 Pg 294
(Agricultural Land Use)

S82°04'00"E 274.70'

N36°28'00"E 868.97'

N35°17'58"E 370.85'

S24°37'00"W 1099.30'

N35°49'00"E 204.04'

N35°28'00"W 140.55'

N57°11'00"W 327.00'

Lot 1 25,100 Sq.Ft.
Lot 2 25,100 Sq.Ft.
Lot 3 25,000 Sq.Ft.
Lot 4 25,100 Sq.Ft.
Lot 5 25,000 Sq.Ft.
Lot 6 25,300 Sq.Ft.
Lot 7 25,300 Sq.Ft.
Lot 8 25,000 Sq.Ft.
Lot 9 25,000 Sq.Ft.
Lot 10 25,100 Sq.Ft.
Lot 11 25,100 Sq.Ft.

DETENTION AREA

DETENTION AREA

Northville Lane 50' R/W
650' +/- New Road

800' +/- to Fairview Road

Reidville Road
County Road
C-6-30A

UTILITIES
There is overhead power on Reidville Road.
There is an existing waterline approx. 900' each way down Reidville Road but it does not reach this property. Additional waterline will need to be installed.

ALL LOTS SHOWN MEET OR EXCEED MINIMUM STANDARDS

NOTES:
1) Parent TMS#'s 169-00-16-002
2) Reference Deed: DB 12071 Pg 126
3) Reference Plats: PB 89 Pg 824
4) There are NO Designated Flood Hazard Areas on this property.
5) There is a 5' drainage & utility easement on all front, back and side lot lines.
6) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Legend
(Old) (New)
● O Iron Pin
■ □ Nail
△ Computed Pt.

Nu-South Surveying Inc.
111 Anderson Ave.
Anderson S.C. 29625
(864) 224-2754

SOUTH CAROLINA
Nu-South Surveying, Inc.
No. C00351
CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent and that I(we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

CERTIFICATE OF ACCURACY FOR PRELIMINARY SUBDIVISION

All Lots shown on this proposed layout meet the minimum size standards.

_____ DATE

_____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 10755

NO. OF ACRES: 8.1 MILES OF NEW ROADS: 0.81

NO. OF LOTS: 11 DATE: Mar.08,2017

ZONE: None

Scale 1"=100'

Anderson County South Carolina

100' 0 100' 200'

Map #	Surveyed By	Drawn By	Checked By
walt-reidville	N/A	EBO	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPOERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

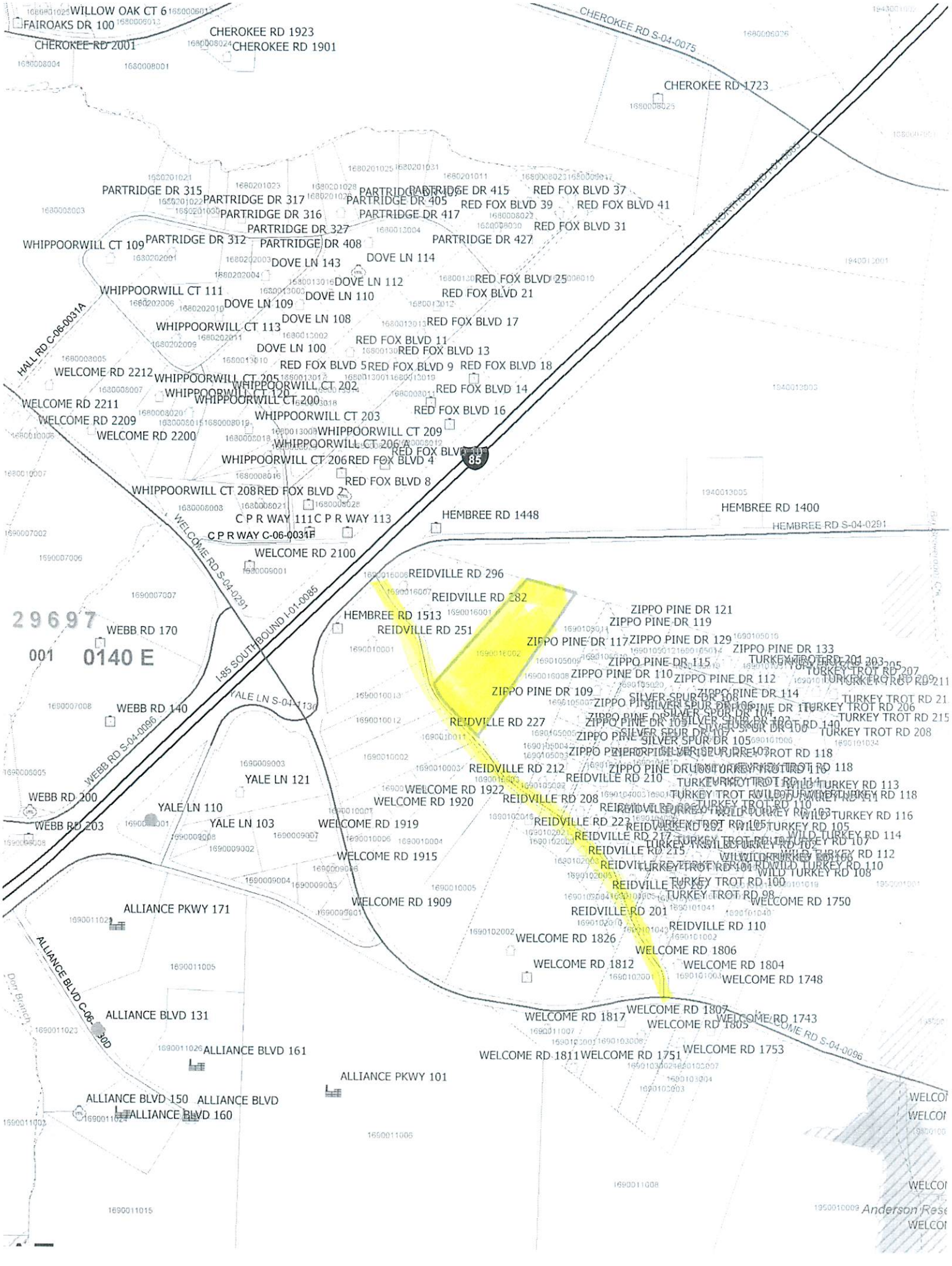
FILE NUMBER

Preliminary Plat

Northville Subdivision

T. Walter Brashier Rev. Trust
PO Box 17859
Greenville, SC 29606
OWNER

Nu-South Surveying Inc.
111 Anderson Ave.
Anderson SC 29625
ENGINEER OR SURVEYOR


WILLOW OAK CT 6
FAIROAKS DR 100
CHEROKEE RD 2001
CHEROKEE RD 1923
CHEROKEE RD 1901
CHEROKEE RD S-04-0075
CHEROKEE RD 1723
PARTRIDGE DR 315
PARTRIDGE DR 317
PARTRIDGE DR 316
PARTRIDGE DR 327
PARTRIDGE DR 312
PARTRIDGE DR 408
PARTRIDGE DR 405
PARTRIDGE DR 417
PARTRIDGE DR 415
PARTRIDGE DR 427
RED FOX BLVD 37
RED FOX BLVD 39
RED FOX BLVD 41
RED FOX BLVD 31
WHIPPOORWILL CT 109
DOVE LN 143
DOVE LN 114
DOVE LN 112
DOVE LN 110
DOVE LN 109
DOVE LN 108
DOVE LN 100
WHIPPOORWILL CT 111
WHIPPOORWILL CT 113
RED FOX BLVD 25
RED FOX BLVD 21
RED FOX BLVD 17
RED FOX BLVD 13
RED FOX BLVD 11
RED FOX BLVD 9
RED FOX BLVD 5
RED FOX BLVD 18
RED FOX BLVD 14
RED FOX BLVD 16
HALL RD C-06-0031A
WELCOME RD 2212
WHIPPOORWILL CT 205
WHIPPOORWILL CT 202
WHIPPOORWILL CT 120
WHIPPOORWILL CT 200
WELCOME RD 2211
WELCOME RD 2209
WELCOME RD 2200
WHIPPOORWILL CT 203
WHIPPOORWILL CT 209
WHIPPOORWILL CT 206A
WHIPPOORWILL CT 206
WHIPPOORWILL CT 208
RED FOX BLVD 4
RED FOX BLVD 8
RED FOX BLVD 2
85
HEMBREE RD 1400
HEMBREE RD 1448
HEMBREE RD S-04-0291
C P R WAY 111
C P R WAY 113
C P R WAY C-06-0031F
WELCOME RD 2100
WELCOME RD S-04-0291
I-85 SOUTHBOUND I-01-0085
REIDVILLE RD 296
REIDVILLE RD 282
HEMBREE RD 1513
REIDVILLE RD 251
29697
001
0140 E
WEBB RD 170
WEBB RD 140
WEBB RD S-04-0096
YALE LN S-04-1130
ZIPPO PINE DR 121
ZIPPO PINE DR 119
ZIPPO PINE DR 117
ZIPPO PINE DR 129
ZIPPO PINE DR 133
ZIPPO PINE DR 115
ZIPPO PINE DR 110
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REIDVILLE RD 227
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WELCOME RD 1750
WELCOME RD 1743
WELCOME RD 1753
WELCOME RD 1751
WEBB RD 200
WEBB RD 203
YALE LN 121
YALE LN 110
YALE LN 103
ALLIANCE PKWY 171
ALLIANCE BLVD C-06-0030
ALLIANCE BLVD 131
ALLIANCE BLVD 161
ALLIANCE PKWY 101
ALLIANCE BLVD 150
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Anderson County Planning Commission

David Cothran, Chair, District #5
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Brad Burdette, District #3
Debbie Chapman, District #7
Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Jerry Vickery, District #4

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	April 20, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	April 25, 2017 Special Called Commission Meeting

The Anderson County Planning Commission is scheduled to hold a **SPECIAL CALLED** meeting on **Tuesday**, **April 25, 2017** at 6:00 PM in Council Chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & Community Development Department
401 East River Street
Post Office Box 8002
Anderson, South Carolina 29622
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Anderson County Planning Commission

David Cothran, Chair, District #5
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Debbie Chapman, District #7
Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Jerry Vickery, District #4

April 25, 2017
Special Called Meeting
6:00 PM

AGENDA

1. Call to Order
2. Public Hearing
    A. Weems Creek Cattle Company
3. 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-Special Called Meeting

April 25, 2017
6:00 PM

Staff Report – Supplemental Development Standards for Certain Uses (Section 38.179 of the Land Use Ordinance)

Preliminary Project Name:	Weems Creek Cattle Company
Property Owner of Record:	Gary Alexander
Authorized Representative:	Gary Alexander
Intended Development:	Poultry Farm
Location:	Hughes Road
Details of Development:	This application involves the location of a poultry raising operation featuring 6 buildings with 31,000 birds per house. The facility will accommodate approximately 1,023,000 birds per year. South Carolina DHEC has approved a construction permit for this activity. A copy of the permit is attached.
Surrounding Land Use:	North – Un-zoned Residential/Agricultural South – Un-zoned Residential/Agricultural East – Un-zoned Residential/Agricultural West – Un-zoned Public Service Authority Use
Total Site Area:	891 Acres
County Council District:	Three
School District:	Three
Zoning:	Not Zoned
Tax Map Number:	77-00-01-001
Extension of Existing Dev:	No
Existing Access Roads:	Hughes Road

Sewer Supplier: Starr/Iva

Power Supplier: Little River

Variance: None requested

Traffic Impact Analysis:
Hughes Road is a collector road with no maximum AVT (Average Vehicle Trips per day) Access will be limited to Hughes Road small group of employees and the occasional transfer truck coming on site for loading and delivery.

Staff Recommendation:
Staff recommends APPROVAL of the overall development plan for this project, with the following conditions:

- Applicant has received approval from all necessary agencies for Anderson County Storm water, SCDHEC NPDES Coverage, Road encroachment/SCDOT, State of South Carolina Agricultural Permit from Bureau of Ag and Water.
- Grading Permit must be issued by Development Standards prior to land disturbance activity.
- Developer must not disturb or erect any buildings within the 100 year floodplain without the proper floodplain development permit. Floodplain show at the rear of the property.
- Development will meet all land use and engineering standards without variances
- The preliminary plan indicates that the poultry houses will be located over 400' from the property line. All setbacks must be adhered to.
- The Division 6 Performance Standards contained in Section 38-196 of the Land Use Ordinance must be met. This section covers noise, pollution, glare, and lighting.
- Bufferyard and landscaping requirements must be delineated on the complete development site plan and implemented. All bufferyards must be installed prior to the issuance of a Certificate of Occupancy.

Land Use Permit Application

3/17/2017
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Gary Alexander

Business Name (if applicable): Weems Creek Cattle Co.

Mailing Address: P.O. Box 452 Starr, SC 29684

Telephone ~~and Fax~~: 864-483-4669 E-Mail: gary@alexanderfarms.com

Authorized Representative's Information

Name: Gary Alexander

Company Name: Georgia Poulty

Mailing Address: P.O. Box 452 Starr, SC 29684

Telephone ~~and Fax~~: 864-483-4669 E-Mail: gary@alexanderfarms.com

Project Information

Property Location: 125 Hughes Road

Parcel Number(s)/TMS: 77-00-01-001

County Council District: 3 School District: 3

Total Acreage: 11.4 Impact Current Zoning: HOME

Proposed Land Use: AG. Current Land Use: AG.

Water Supplier: Starr Iva Sewer Supplier: None Power Supplier: Little River

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓

If you indicated no, your signature is required.

Applicant's Signature

3/17/2017
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.

Anderson County Planning Division – Development Standards ❋ 401 East River Street ❋ Post Office Box 8002
Anderson, South Carolina 29624 ❋ Phone: (864) 260-4719 ❋ Fax: (864) 260-4795

Revision
April 2010

Comments: _____

_____

_____

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

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

_____ 3/17/2017

Applicant's Signature Date

_____ _____

Applicant's Signature Date

For Office Use Only: Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Construction Plans (C-SWPPP)

For

Weems Creek Cattle Company Poultry House

In Anderson County, SC

Prepared For

Weems Creek Cattle Company

539A Smith Dairy Road, Westminster, South Carolina 29693

Telephone: (864) 972-0010

Email: gary@alexanderfarms.com

by:

Chao & Associates, Inc.

Consulting Engineers

C & A #: 390924-16

0

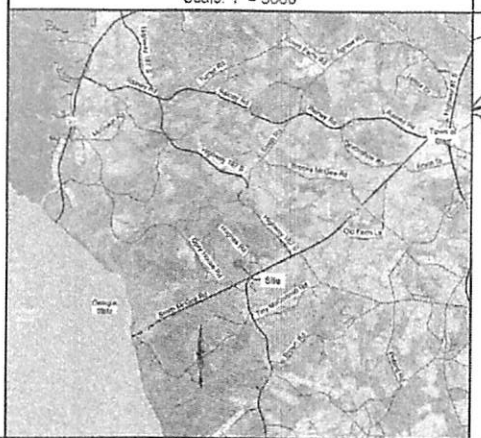
iates, Inc.
l - Survey
Court
: 29210
72-8420
2-9120
haoinc.com

Drawing Index

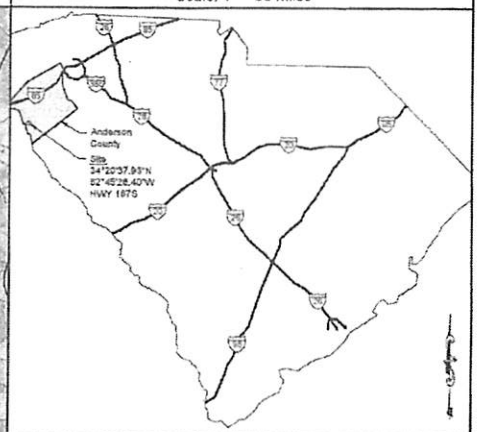
C1.0 - Existing Condition & Demolition Plan
C2.0 - Site Layout, Grading & Drainage Plan
C3.0 - Sediment & Erosion Control Plan - Phase 1 (Initial Land Disturbance)
C3.1 - Sediment & Erosion Control Plan - Phase 2 (Construction)
C3.2 - Sediment & Erosion Control Plan - Phase 3 (Stabilization)
C4.0 - Construction Details
C4.1 - Construction Details
C4.2 - Construction Details

Location Map

County of Anderson
Scale: 1" = 5000'



State of South Carolina
Scale: 1" = 30 Miles



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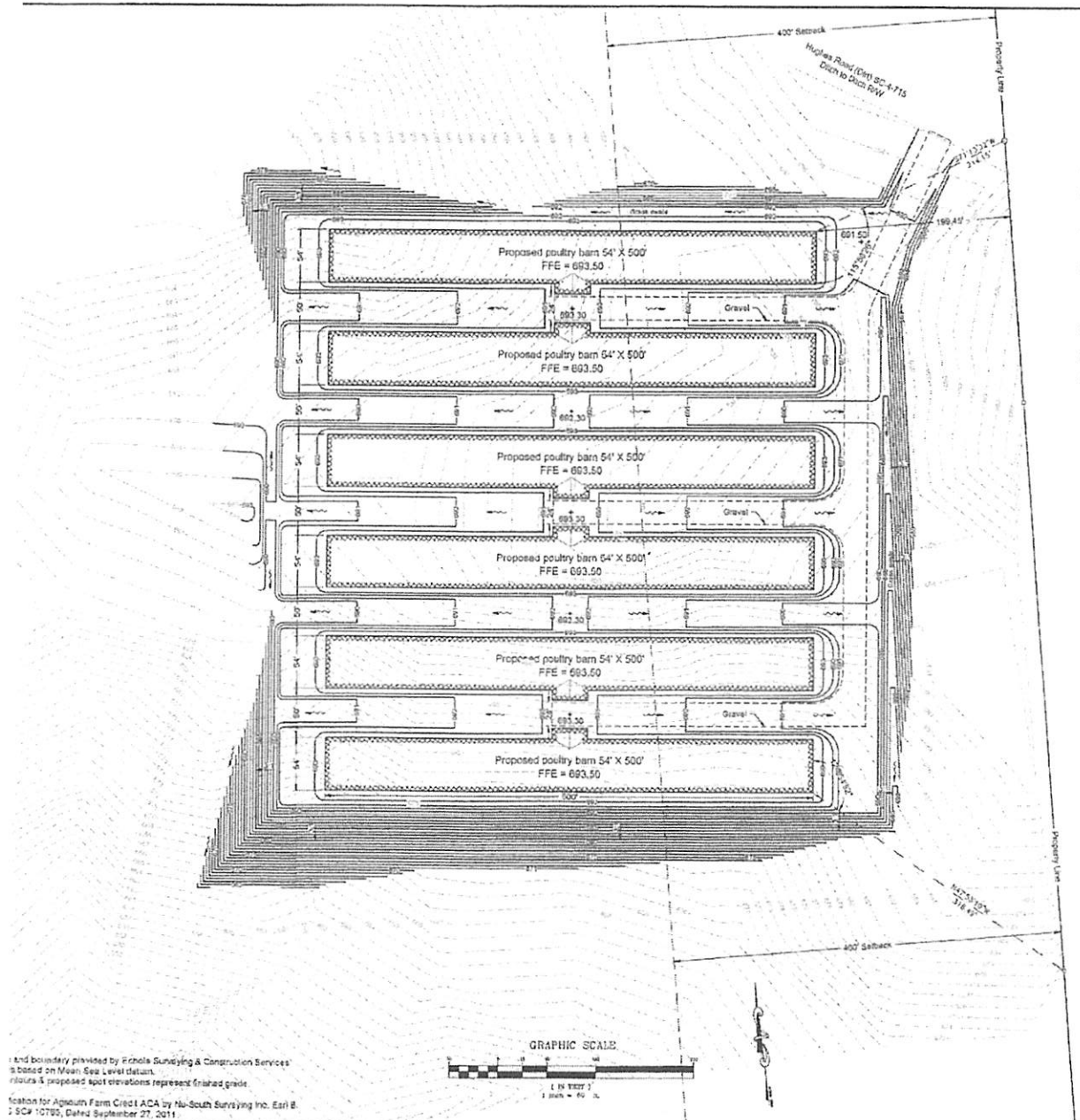

and boundary provided by Echols Surveying & Construction Services
is based on Mean Sea Level datum.
ntours & proposed spot elevations represent finished grade.

fication for Agsouth Farm Credit ACA by Nu-South Surveying Inc. Earl B.
SC# 10795, Dated September 27, 2011

Construction Notes:

1. Contractor is cautioned that the location and/or elevation of existing utilities shown herein are based on records provided by the utility company and information obtained from the field. Contractor shall verify all existing field conditions and utilities prior to beginning work.
2. Contractor is required to contact Palmetto Utility Protection Service (811) three days prior to any digging or commencing construction.
3. Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after completion of construction in the area.
4. Contractor shall repair any damage caused to any existing site features to remain including, but not limited to, buildings, pavement, curb and gutter, storm drains, underground utilities, fencing, etc. in their entirety. Repairs shall be at the contractor's expense.
5. Seeding shall be provided in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated.
6. If necessary, slopes which exceed four vertical feet or 4:1 slopes should be stabilized with an approved turf reinforcing mat in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed daily until slope is brought to grade.
7. Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mud/soil from pavement as required.
8. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized to the satisfaction of Anderson County and SCDHEC.
9. Contractor shall abide by all provisions of the applicable city and or county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
10. All excavation is unclassified. Excess material is to be removed from the site and disposed of in a legal manner.
11. All construction staking shall be provided at the contractor's expense.

Project Summary
Site of property: 691.60 acres
Site of project site:11.4 acres
Tax map reference: Anderson County TMS NO. 770001001
Type of development: Poultry house
Owner:
Weems Creek Cattle Company
538A Smith Dairy Road
Westminster, South Carolina 29693
(864) 972-0010
gary@alexanderfarms.com

Flood Certification
I hereby certify that I have consulted the National Flood Insurance Program, "Flood Insurance Rate Map", map number 45007C0465E, panel number 485 of 600, effective date September 29, 2011, I have determined that the above site lies within an unshaded zone "X".

Earl

Gerald A. Lee, P.E.
SC Reg. Professional Engineer #21629

"I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of The Code of Laws Of SC, 1976 as amended, pursuant to regulation 72-300 ET SEQ. (if applicable), and in accordance with the terms and conditions of SCR100000."

CHAO
Chao & Associates, Inc.
Civil • Structural • Survey
17 Chastain Court
Columbia, SC 29212
Voice: (803) 772-4500
Fax: (803) 772-9133
Email: consult@chaoinc.com

Site Layout, Grading & Drainage Plan

Prepared for:
Weems Creek Cattle Company
Hughes Rd, Iva, SC 29655

Drawn: HAC Checked: GAL
Revised:
01/23/2017 Revised per Anderson County's comments
File: 3903AC-01.dwg Project No.: 3903-16

C2.0
Sheet Number
December 15, 2016
Date

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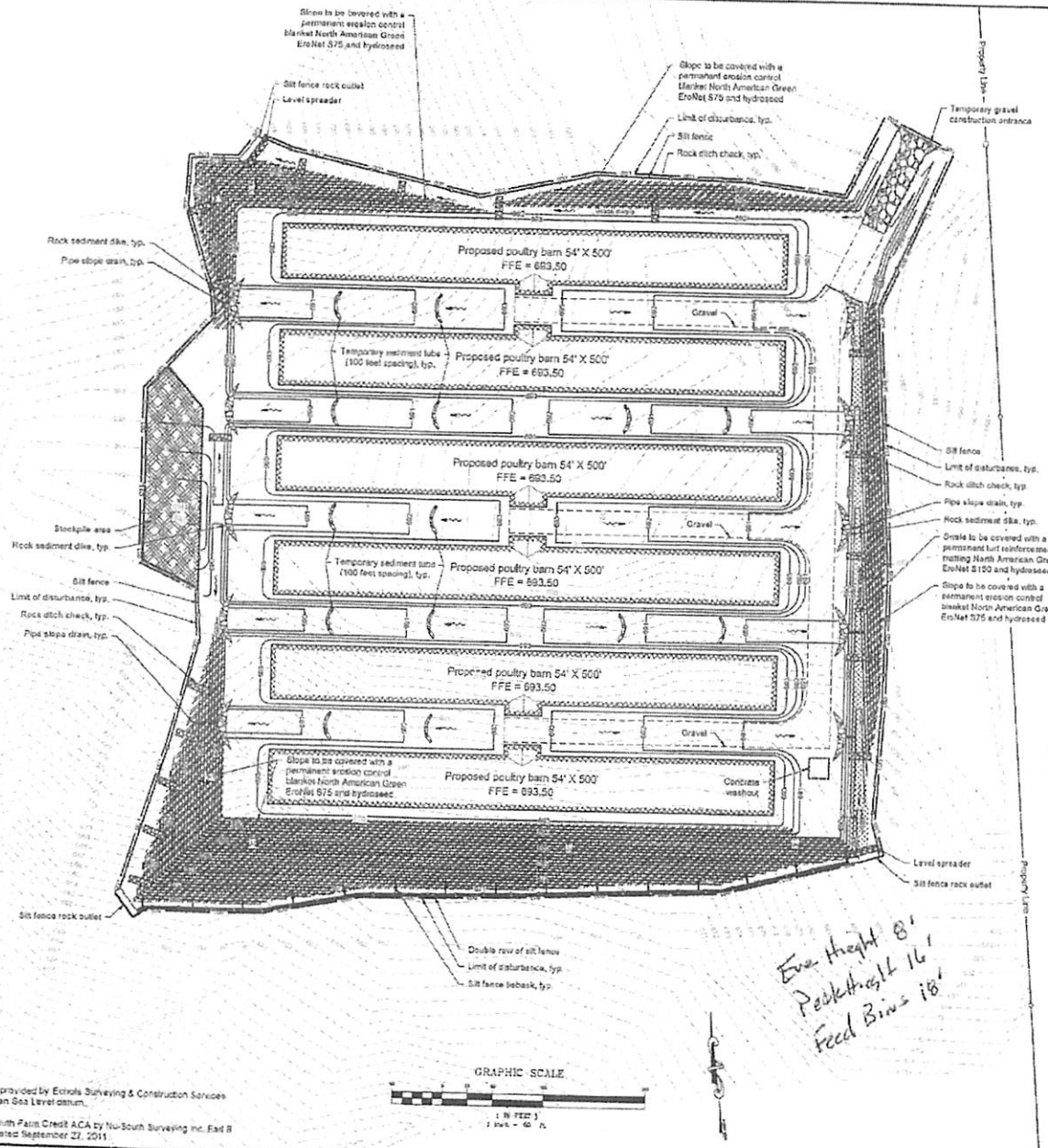

Construction Sequence (Phase 3)

1. *Begin installation of building foundation.
2. Complete fine grading.
3. Perform as-built surveys for all new improvements and submit to the engineer for acceptance.
4. Installation of turf reinforcement matting (TRM) and erosion control blanket (ECB) for channel and slope.
5. Perform site stabilization such as permanent seeding.
6. Remove temporary sediment & erosion control measures including silt fence and sediment tubes after entire area draining to device is stabilized.
7. Submit notice of termination (NOT) to SCDHEC and Anderson County.

* Vertical construction of buildings to continue during the remaining construction activities

Grading Note:

1. During mass grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and drainage to adjacent properties.
2. Do not place cuts or fills close to property, endangering adjoining property without adequately protecting such properties against erosion, sedimentation, slippage, settlement, subsidence, or other damages.
3. Do not place fill material where it can slide or wash onto another property.
4. No obstruction of natural water courses shall be permitted.
5. All existing drainage courses and storm drain facilities shall continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
6. No fill shall be placed on existing ground until the ground has been cleared of weeds, topsoil and other deleterious material.
7. All slopes should be stabilized with synthetic or vegetative erosion control blanket and all channels should be stabilized with synthetic or vegetative turf reinforcement matting. In addition to hydroseeding, it may be necessary to install temporary slope drains during construction. Temporary berms may be needed daily until the slope is brought to grade.
8. Vegetated finished cut and fill slopes should not be steeper than 3H:1V, unless an erosion control blanket or turf reinforcement matting is used.
9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, unless activity in that portion of the site will resume within twenty-one (21) days.
10. All sediment and erosion control devices shall be inspected every seven (7) days and after each rainfall occurrence that exceeds one-half (0.5) inch. Damaged or ineffective devices shall be repaired or replaced, as necessary.
11. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after the utility installation.
12. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized, additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
13. The contractor must take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. The contractor shall remove mud/soil from pavement on a daily basis, or as may be required.
14. Dust control shall be controlled by watering or other approved methods.
15. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpile of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.

Mass Grading Statement:

Mass grading shall be within the limit of disturbance and meet the requirement of Anderson County and SCDHEC.

NF
CLINKSCALES BRIAN K + RITA
T7000101D

d boundary provided by Eckels Surveying & Construction Services
ased on Mean Sea Level datum.

tion for Agsouth Farm Credit ACA by Nu-South Surveying Inc. Ref #
C# 10756, Dated September 27, 2011

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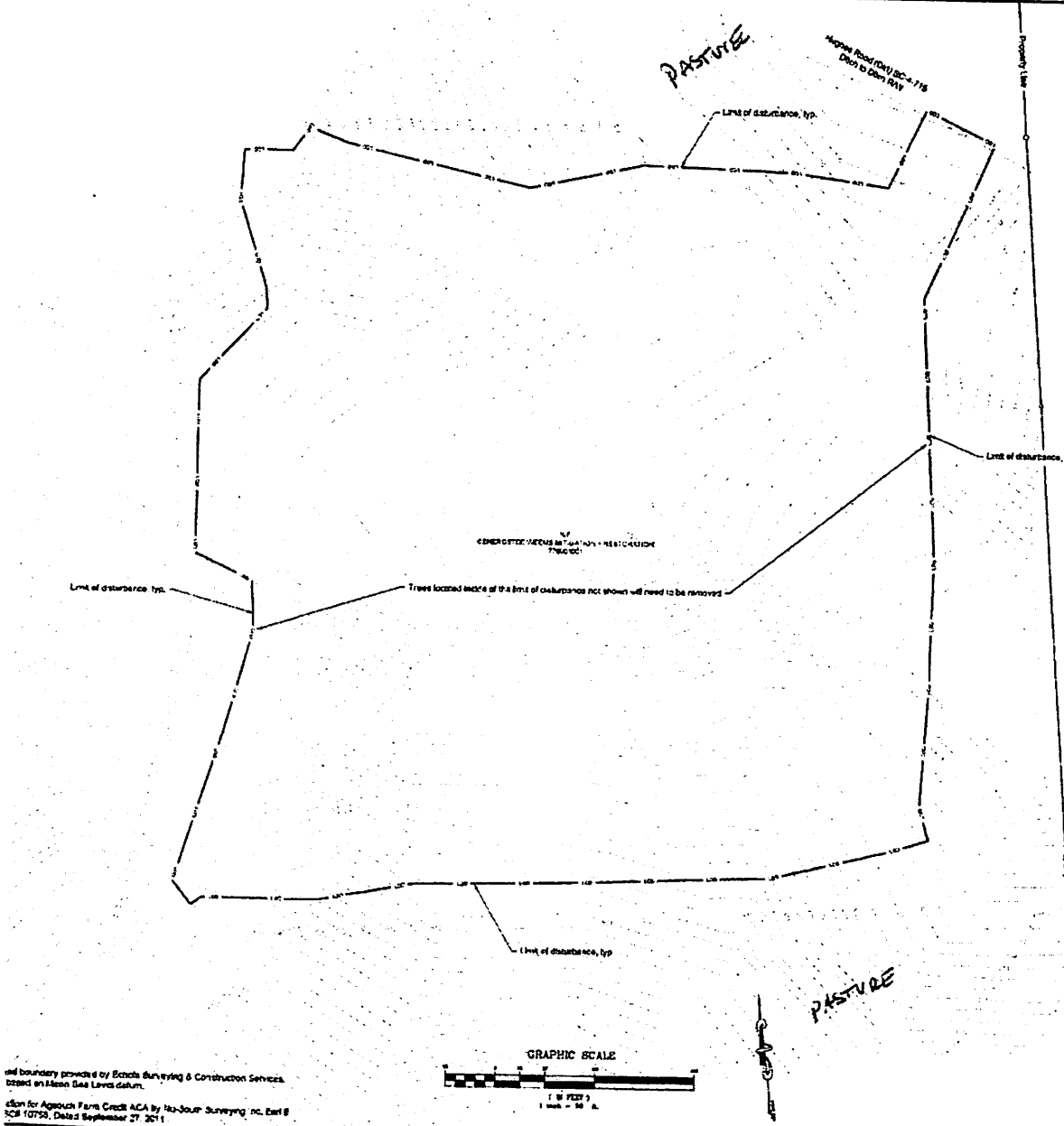
Chao & Associates, Inc.
Civil - Structural - Survey
7 Cleckers Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

Sediment & Erosion Control Plan - Phase 3
Stabilization
Prepared for:
Weems Creek Cattle Company
Hughes Rd, Iva, SC 29655

Drawn: HMC Checked: GAL
Revised:
12/23/2017 Revised per Anderson County's comments
File: 3503X40-R1.dwg Project No.: 3503X40-16

C3.2
Sheet Number
December 15, 2015
Date



Construction Notes:

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2. Contractor is required to contact Palmetto Utility Protection Service (811) three days prior to any digging or commencing construction.
3. Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleared graded and stabilized with grassing immediately after completion of construction in the area.
4. Contractor shall repair any damage caused to any existing site features to remain including, but not limited to, buildings, pavement, curb and gutter, storm drains, underground utilities, fencing, etc. in area entirely. Repairs shall be at the contractor's expense.
5. Seeding shall be provided in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated.
6. If necessary, slopes which exceed four vertical feet or 4:1 slopes should be stabilized with an approved soil reinforcing mat in addition to hydroseeding. It may be necessary to install temporary slope drains during construction.
7. Temporary berms may be needed daily until slope is brought to grade.
8. Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mudmat from pavement as required.
9. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or silt to sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized to the satisfaction of Anderson County and SCDHEC.
10. Contractor shall abide by all provisions of the applicable city and or county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
11. All excavation is unclassified. Excess material is to be removed from the site and disposed of in a legal manner.
12. All construction staking shall be provided at the contractor's expense.

sed boundary provided by Eckels Surveying & Construction Services.
based on Mean Sea Level datum.

dition for Agsouth Farm Credit ACA by Hu-Sour Surveying, Inc. Earl S
SCS 10750, Dated September 27, 2011

Chao & Associates, Inc.
Civil - Structural - Survey
7 Clarkson Court
Columbia, SC 29210
Voice: (803) 772-9420
Fax: (803) 772-9120
Email: contact@chaoinc.com

Existing Condition & Demolition Plan

Prepared for:
Weems Creek Cattle Company
Hughes Rd, Iva, SC 29655

Drawn: HHC Checked: CAL
Revised: 01/22/2019 Revised per Anderson County's comments
File: 3600342-EX1.dwg Project No: 3600342-10

C1.0
Sheet Number
December 19, 2018
Date

THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHAO & ASSOCIATES, INC. AND MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CHAO & ASSOCIATES, INC.

Permission is hereby granted to:

Gary Alexander
Weems Creek Cattle Company
539-A SMITH DAIRY ROAD
WESTMINSTER, SC 29693

for the construction and operation of a **NO-DISCHARGE** agricultural manure and animal by-products treatment and storage system in accordance with the construction plans, specifications, engineering report, Comprehensive Nutrient Management Plan and Construction Permit Application prepared by Gerald A. Lee, PE, Chao & Associates, Inc..

COUNTY: Anderson

Project Description:
1. Construction of six (6) new broiler houses.
2. Housed broilers raised on a compacted clay pad - covered with wood shavings.
3. Contract disposal of the manure with a permitted manure broker per plans and specifications.
4. Other conditions as stated in animal facility management plan.
5. Treat a total of 1,135 tons of manure generated as follows:

6 houses X 31,000 birds per house X 5.5 flocks/year	= 1,023,000 birds per year
186,000 broilers X 3.45 Lbs. Ave. Live Wt.	= 641,700 Lbs. normal production live weight
186,000 broilers X 6.1 tons/year/1000 bird spaces	= 1,135 tons/year waste production

Special Conditions: (See attachments).

Permit Number: 19,875-AG

Date of Issue: November 15, 2016 **Effective Date**: November 30, 2016

Expiration Dates: Unless construction begins prior to November 28, 2018, and is completed prior to November 27, 2019 this permit will expire. In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

Treatment Plant Classification: Group 0

WRITTEN AUTHORIZATION TO PLACE THIS SYSTEM INTO OPERATION MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO PLACING ANIMALS IN THE FACILITY.

Charles J. Williams, Manager
Groundwater Protection & Ag Permitting
Bureau of Water

RJD/BWM/el

cc: Nichole Veasey, Upstate BEHS Anderson EA office
Gerald A. Lee, PE, Chao & Associates, Inc, Columbia, SC

dhec
Healthy People. Healthy Communities.

BUREAU OF WATER
Agricultural Permit
ND0089389

Permission is hereby granted to:

Gary Alexander
Weems Creek Cattle Company
539-A Smith Dairy Road
Westminster, SC 29693

for the construction and operation of a **NO-DISCHARGE** agricultural manure and animal by-products treatment and storage system in accordance with the construction plans, specifications, engineering report, Comprehensive Nutrient Management Plan and Construction Permit Application prepared by Gerald A. Lee, PE, Chao & Associates, Inc..

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Charles J. Williams, Manager
Groundwater Protection & Ag Permitting
Bureau of Water

RJD/BWM/el

cc: Nichole Veasey, Upstate BEHS Anderson EA office
Gerald A. Lee, PE, Chao & Associates, Inc, Columbia, SC

D H E C
PROMOTE PROTECT PROSPER
Catherine E. Heigel, Director
Promoting and protecting the health of the public and the environment

March 28, 2017

GARY ALEXANDER
WEEMS CREEK CATTLE CO
2416 SMITH MCGEE RD
STARR SC 29684

RE: WEEMS CREEK CATTLE COMPANY POULTRY HOUSE, Anderson County
File number: 04-17-03-04
NPDES Coverage Number: SCR10BI81

Dear Gary Alexander:

The Department of Health and Environmental Control (Department or DHEC) has received approval of and the Notice of Intent for the above-referenced project from **ANDERSON COUNTY STORMWATER DEPARTMENT**. Based on your submission of this documentation and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP on **March 28, 2017**. This project's general permit coverage number is **SCR10BI81**. The total disturbed area for this site is **11.4 acres.**

Because this project disturbs 10 or more acres, a pre-construction meeting must be held onsite with all co-permittees and contractors who are not co-permittees (contractors) prior to that co-permittee or contractor performing construction related work intended to disturb soils at the above-referenced site. Please refer to SCR100000, mainly Section 3.2, for information about requirements for pre-construction meetings and certification of those meetings.

An as-built survey(s), signed and sealed by a S.C. Licensed Land Surveyor or Professional Engineer, should be submitted to **ANDERSON COUNTY STORMWATER DEPARTMENT** for all detention structure(s) on this site. The survey(s) should show grades, contours, and depths for all structure(s) and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the structure(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the project's S.C. Registered Engineer indicating that the structure, as built, will function as shown in approved calculations. A new analysis of the structure (routing) may be necessary. The as-built survey and/ or analysis must be accepted by **ANDERSON COUNTY STORMWATER DEPARTMENT** before a Notice of Termination (NOT) can be submitted to the Department.

The CGP can be downloaded at the following website: http://www.scdhec.gov/Environment/docs/CGP-permit.pdf or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal

Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify this DHEC EQC Regional Office prior to starting any land-disturbing activity. The address and telephone number of the EQC office are as follows:

Anderson EQC Office
220 MCGEE RD
ANDERSON SC 29625-2147
864-260-5569

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the Stormwater Pollution Prevention Plan (SWPPP) that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by **ANDERSON COUNTY STORMWATER DEPARTMENT.** The Department must be notified in writing by **ANDERSON COUNTY STORMWATER DEPARTMENT** of the approval of major modifications if the disturbed area changes. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Stormwater Permitting Section at (803) 898-4300.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc), NOI, and CGP coverage letter from DHEC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)896-4261 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 803-898-4005.

Sincerely,

Isiah Glover
Stormwater Permitting

CC: Region 1, Anderson EQC Office
Gerald A Lee PE—CHAO & ASSOCIATES INC
Chip Polk - ANDERSON COUNTY STORMWATER DEPARTMENT

Anderson County
Stormwater Department
731 Michelin Boulevard Anderson, SC 29626 • (864) 716-3620 • Fax (864) 260-1002

March 15, 2017

Gerald A Lee PE
Chao and Associates Inc
7 Clusters Court
Columbia, SC 29210

INTENT TO ISSUE

Tommy Dunn
Chairman
District 5

Ray Graham
Vice-Chairman
District 3

Craig Wooten
District 1

Gracie Floyd
District 2

Thomas F. Allen
District 4

Ken Waters
District 6

M. Cindy Wilson
District 7

Kimberly A. Poulin
Clerk to Council

Rusty Burns
County Administrator

RE: Weems Creek Cattle Company Poultry House
Stormwater Management and Sediment Control /NPDES Application
Permit No STW1216-44

Gerald A Lee PE:

After review of the above-referenced revised application it has been determined that it is in general accordance with the Anderson County stormwater design standards for land disturbing activities.

A copy of the NOI application form along with this document has been electronically sent to SCDHEC for NPDES coverage. It is our understanding that you will make arrangement directly with DHEC concerning the fee.

We are requesting an immediate three (3) complete sets of revised plans for distribution at the pre-construction conference.

The NPDES permit from DHEC and the Grading Permit issued by Anderson County Development Standards must be obtained prior to scheduling a pre-construction conference. This document should allow you to apply to Development Standards for the Grading Permit. The permit approval for land disturbing activity and the Grading permit will be delivered at the pre-construction conference. Land disturbing activity cannot begin prior to the pre-construction conference. **This document does not constitute Stormwater Permit coverage by Anderson County.**

Sincerely,

Chip Polk, Anderson County Stormwater
CSW Plan Review and Permitting

CC: Jon Batson, Stormwater Manager
Alesia Hunter, Development Standards Manager

Accredited by the American Public Works Association

Member of the Anderson County Public Works Division

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
Encroachment Permit

Permit No : 201499
Permit Decision Date : 3/29/2017
Expiration Date : 3/29/2018

Type Permit :DRIVEWAY - COMMERCIAL

Location:

District	Work County	Type	Route	Aux	Begin MP	End MP
2	Anderson, SC	S-	715	None	0.284	0.311

Contact Information

Applicant: GaryAlexanderGenerosteeWeemsMitigation Phone:
Contact: Gary Alexander
Address: 539A Smith Dairy Rd.,
City: Westminster State: SC Zip: 29693

Comments

Located on southwest shoulder of S-4-715, approx. 1500' northeast from intersection of SC 181.

Special Provisions:

0004 - SCDOT SHALL BE NOTIFIED WHEN WORK DEFINED IN THE PERMIT STARTS AS WELL AS WHEN THE WORK IS COMPLETED. REFERENCE SHALL BE MADE BY PERMIT NUMBER.

0005 - APPLICANT SHALL PROVIDE TO THE DEPARTMENT THE OPPORTUNITY OF ATTENDING ANY PRE-CONSTRUCTION MEETING PRIOR TO THE BEGINNING OF WORK.

0301 - THE DITCHES AND/OR SHOULDERS DISTURBED DURING THE INSTALLATION SHALL BE RE-ESTABLISHED TO PROPER GRADE, ORIGINAL CROSS SECTION, STABILIZED, AND ALL DRAIN PIPES CLEARED.

0302 - NO EXCAVATION SHALL BE LEFT OPEN ALONG HIGHWAY.

0306 - TRAFFIC CONTROL, LIGHTS, SIGNS AND FLAG-MEN WILL BE FURNISHED BY APPLICANT AND WILL CONFORM TO PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

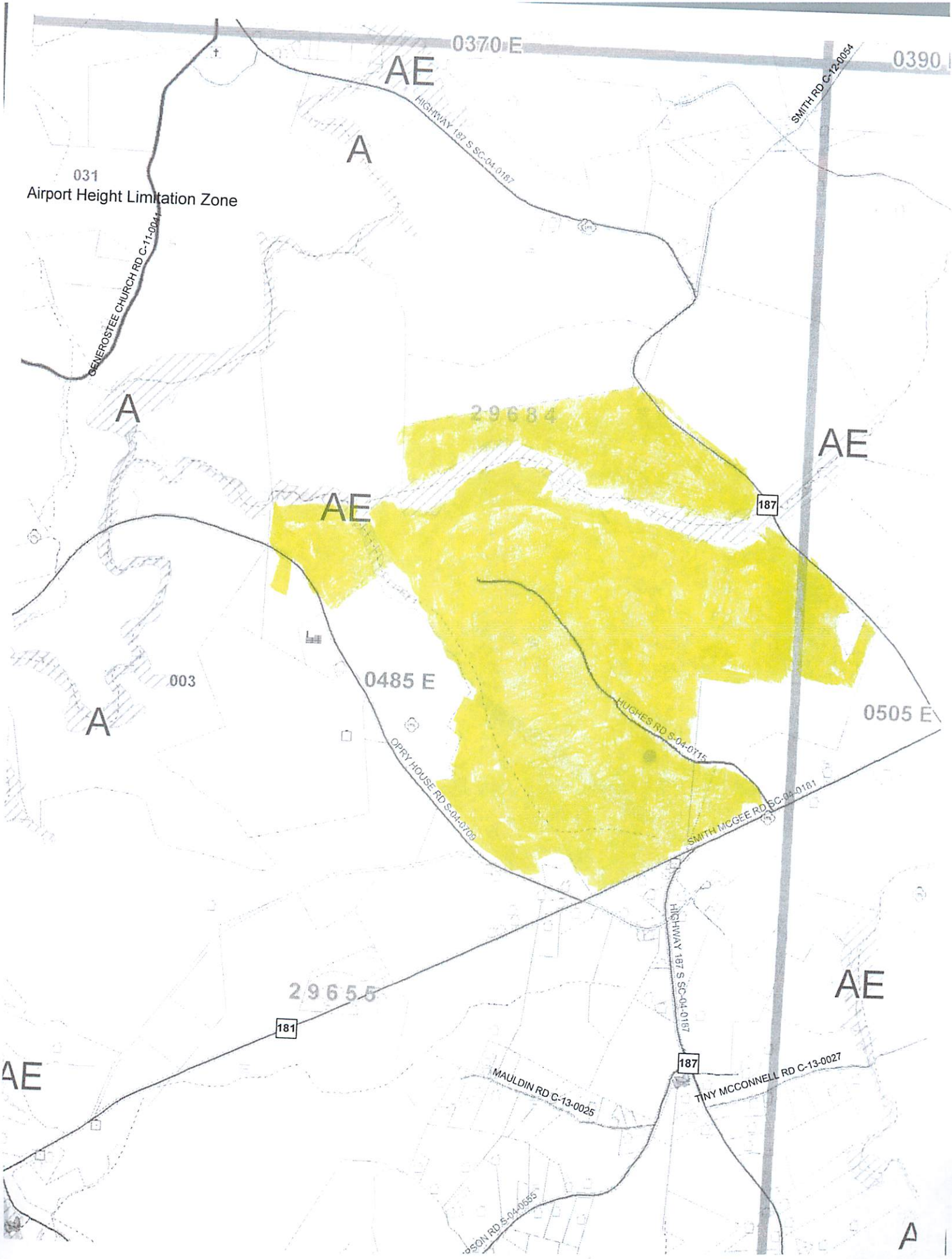
0310 - FIELD CHANGES, IF NECESSARY, MUST BE APPROVED IN WRITING BEFORE ACTUAL CONSTRUCTION OF PROPOSED CHANGES.

0311 - SEDIMENT AND EROSION CONTROL DEVICES SHALL BE USED TO MINIMIZE THE MOVEMENT OF SEDIMENT.

0312 - THE PERMITTEE SHALL HOLD THE DEPARTMENT HARMLESS FOR DAMAGES TO BOTH UPSTREAM AND DOWNSTREAM PROPERTIES.

0318 - THE APPLICANT SHALL BE RESPONSIBLE FOR IMMEDIATE REMOVAL OF SUCH TRAFFIC HAZARDS AS MUD, DEBRIS, LOOSE STONE, AND TRASH AS MAY BE WASHED OR SPILLED ON THE TRAVELED ROADWAY AS A RESULT OF THE PROPOSED WORK.

0320 - ALL DEBRIS TO BE CLEARED FROM THE RIGHTS-OF-WAY WITHIN TEN (10) DAYS.


031
Airport Height Limitation Zone
0370 E
0390
AE
A
HIGHWAY 187 S SC-04-0187
SMITH RD C-12-0054
GENEROSTEE CHURCH RD C-11-0041
29684
187
003
0485 E
0505 E
HUGHES RD S-04-0715
OPRY HOUSE RD S-04-0709
SMITH MCGEE RD SC-04-0181
29655
181
MAULDIN RD C-13-0025
TINY MCCONNELL RD C-13-0027

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	May 4, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	May 9, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, May 9, 2017** at 6:00 PM in 2nd floor conference room of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

May 9, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from April 11th and April 25th meeting)
4. Public Hearings
    A. Request to rezone +/- 4.7 acres at 11412 Belton Honea Path Highway from I-1 (Industrial) to R-A (Residential - Agricultural)
    B. Request to rezone +/- 2.84 acres at 110 East Church Road from C-2 (Highway Commercial) to R-D (Residential - Duplex)
    C. Request to rezone +/- 35.53 acres on Highway 77 from C-2 (Highway Commercial) to R-20 (Single-Family Residential - 20,000 sq ft lot minimum)
    D. Large Scale Project: Vantage@Powdersville Apartments
5. Old Business
6. New Business
    A. Preliminary Subdivision: Inlet Pointe, Phase II
    B. Preliminary Subdivision: Raven Hills, Phase II
    C. Summary Plat: Leland Property
7. Other Business
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.

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
Tuesday, April 11, 2017 • 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: David Cothran, Ed Dutton, Brad Burdette, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: Lonnie Murray

Staff Present: Alesia Hunter, Michael Forman and Jeff Parkey

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.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 14th regular Commission meeting. Hearing none, the minutes were approved.

Old Business: None

New Business:

Preliminary Subdivision - Northville

Ms. Alesia Hunter presented the request for Northville Subdivision. The +/- 8.10 acres are located in District 7 off Reidville and are unzoned. The proposed subdivision would hold 11 lots using Big Creek Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously.

Old Business:

Special Called Meeting – Tuesday, April 25, 2017 at 6PM

Ms. Hunter explained the need for this special called meeting. After discussion among the Commissioners, the Commission chose to hold a special called meeting on April 25th for the Weems Cattle Company request for a poultry farm.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:09 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Anderson County Planning Commission
Special Called Meeting
Tuesday, April 25, 2017 • 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 and Debbie Chapman

Members Absent: Lonnie Murray, David Cothran and Jane Jones

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

Call to Order: Acting Chair Ed Dutton called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Public Hearings:

Large Scale Project – Weems Creek –

Ms. Alesia Hunter presented the request for a poultry farm on Hughes Rd south of Starr. The Operations would feature 6 buildings with ~31,000 birds per house. Staff recommended approval of the request and indicated the applicant had received approval from SCDHEC, SCDOT and the Bureau of Ag and Water. Mr. Dutton opened the Public Hearing and invited public comments. The applicant Mr. Gary Alexander, approached and stated that the State had granted a 200ft variance. Ms. Hunter stated that it would be determined prior to issuance of the permit. Hearing no further comments, Mr. Dutton then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Ms. Chapman seconded the motion. The motion was approved unanimously.

Mr. Dutton called for any other business. Hearing no further business, Mr. Dutton adjourned the meeting at 6:06 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Anderson County Planning Commission
Staff Report
May 2017

Applicant:	Tonya Robinson
Current Owner:	Tonya Robinson
Property Address:	11412 Belton Honea Path Highway, Honea Path
Precinct:	High Point
Council District:	Three (3)
TMS #(s):	266-00-14-002
Acreage:	+/- 4.7
Current Zoning:	I-1 (Industrial)
Requested Zoning:	R-A (Residential Agricultural)
Surrounding Zoning:	North: I-1 South: I-1 East: Right of Way for BHP Highway, then I-1 West: I-1, then R-A

Evaluation:

This request is to rezone the parcel of property described above from I-1 (Industrial) to R-A (Residential Agricultural). The applicant's stated purpose for rezoning is to replace an existing single wide manufactured home with a double-wide manufactured home.

The property has been in use as non-conforming since the time of initial zoning of the High Point precinct (2001). The County Zoning Administrator has determined that the requested use would not be allowable under the current I-1 (Industrial) zoning classification. As such, a change to the use as defined in Chapter 70 of the Anderson County Code of Ordinances would necessitate the relinquishment of the property's non-conformance status.

Belton Honea Path Highway is classified as a principal arterial roadway.

Most of the property scored highest quality core habitat as per the 2016 Green Infrastructure Plan.

Staff Recommendation:	Due to the property's compatibility with the Future Land Use map in the Anderson County Comprehensive Plan, staff recommends **APPROVAL** of this request.
Zoning Advisory Group Recommendation:	The District 3 Zoning Advisory Group met on May 3rd, 2017, and recommended **APPROVAL** of a request to rezone from I-1 to R-A. The vote was 3 in favor, 1 opposed, and 1 abstention.
Planning Commission Recommendation:	The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from I-1 to R-A. The vote was _ in favor, _ opposed, and _ absent.

Rezoning Application

3/16/17
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Tonya Robinson

Mailing Address: 311 Mahaffey Rd Belton SC 29627

Telephone and Fax: 864-276-1980 E-Mail: tonyabltn@aol.com

Owner's Information

(If Different from Applicant)

Name: Tonya Robinson

Mailing Address: 311 Mahaffey Rd Belton SC 29627

Telephone and Fax: 864-276-1980 E-Mail: tonyabltn@aol.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.

Tonya Robinson
Owner's Signature

3-16-17
Date

Project Information

Property Location: 11412 Belton-Honea Path Hwy Honea Path SC 29654

Parcel Number(s)/TMS: 266-00 14002

County Council District: 3 School District: 2

Total Acreage: 4.7 Current Land Use: Residential

Current Zoning: I1 Requested Zoning: RA

Purpose of Rezoning: I am waiting to have a bigger home on this land to rais my kids on/in. Previously a single-wide mobile home occupied the property. and prior to that a log cabin

Anderson County Planning Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2010

RECEIVED
MAR 16, 2017
Development Standards

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

Sonya Robinson — 3-16-17
Applicant's Signature — Date

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

Comments: This land has been in my family for many years. I want to have a bigger home on this land in order to raise my kids here. The land means a lot to me and my kids.

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

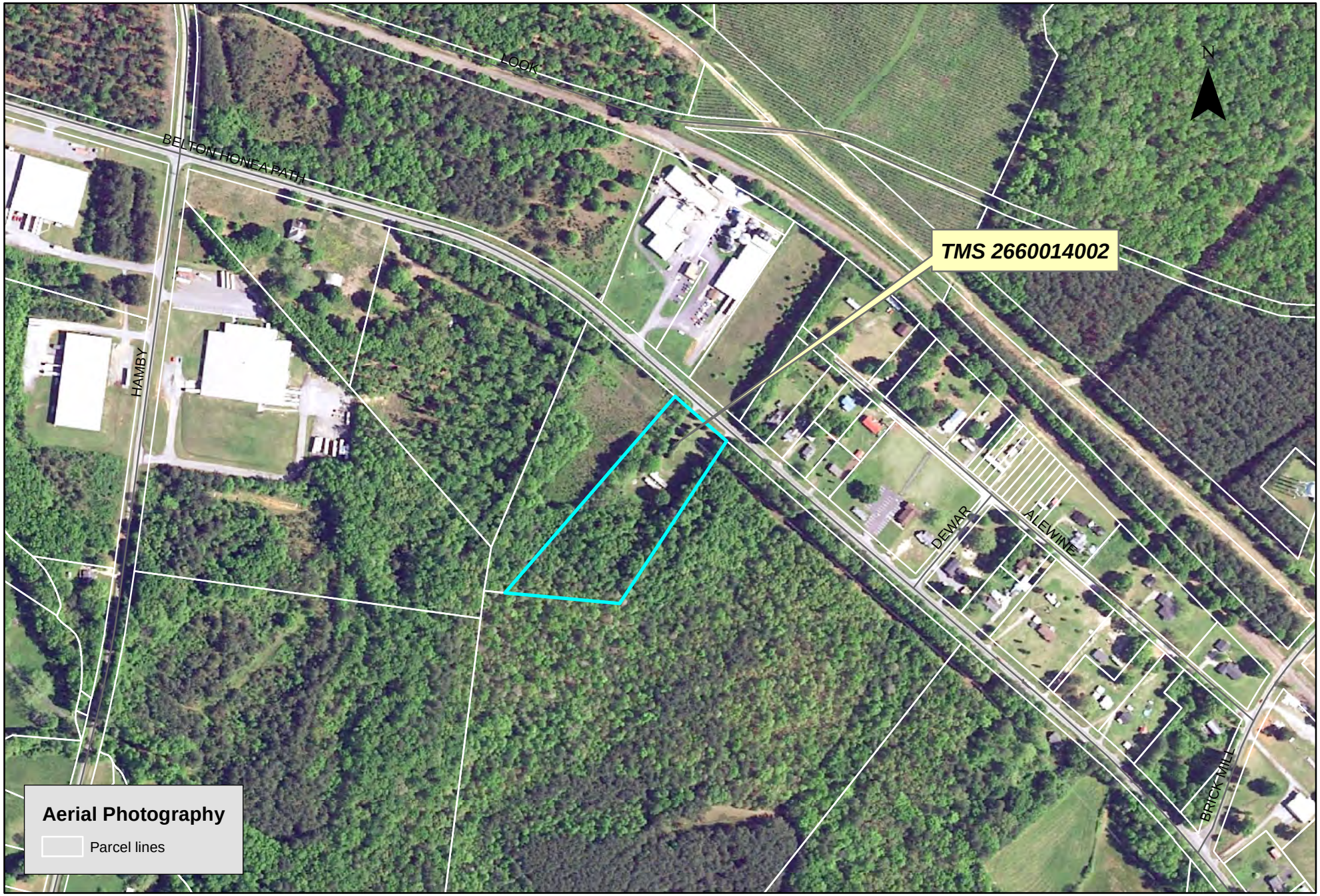
✸A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council.✸

Please refer to the Anderson County Planning Division – Development Standards' Fee Schedule for amount due.

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

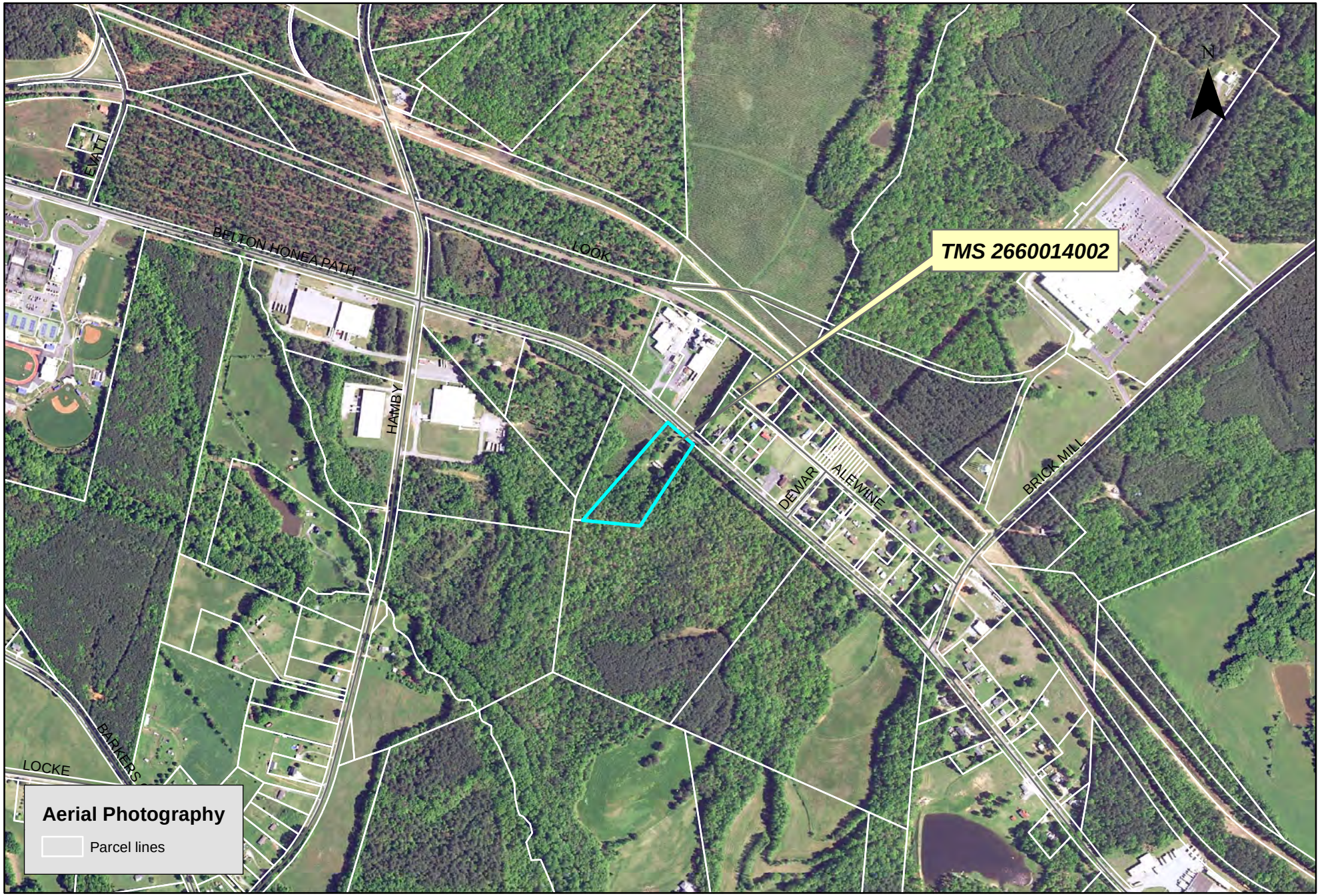
Sonya Robinson — 3-16-17
Applicant's Signature — Date

For Office Use Only:
Application Received By: J. Parkey — Date Complete Application Received: 3/16/17
Application Fee Amount Paid: $150.00 — Check Number: CASH
Scheduled Advisory Public Hearing Date: 4/5/17 — Citizens' Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: 4/11/17 — Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: _____ — County Council Decision: _____



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 325 650 1,300 Feet



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 650 1,300 2,600 Feet

Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 325 650 1,300 Feet

Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 650 1,300 2,600 Feet

Apr 21, 2017

Apr 21, 2017

Apr 21, 2017

TRI COUNTY

Anderson County Planning Commission
Staff Report
May 2017

Applicant:	Hardin Investments, LLC/Andrew Hardin
Current Owner:	William C. Caudell, Jr. and Jill Kimberlyn Caudell
Property Address:	110 East Church Road near Pelzer Highway
Precinct:	Three and Twenty
Council District:	Six (6)
TMS #(s):	162-00-03-014
Acreage:	+/- 2.84
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-D (Residential Duplex)
Surrounding Zoning:	North: C-2, R-20 South: C-2 and Right of Way for East Church Road, then C-2 East: C-2 and Right of Way for Pelzer Highway, then unzoned West: R-20

Evaluation:

This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-D (Residential Duplex). The applicant's verbally stated purpose for this map amendment is to build single family and/or duplex dwellings.

Pelzer Highway 8 is classified as an urban minor arterial roadway. East Church Rd. is classified as a minor urban collector roadway.

There are no core habitat areas located on the property as per the 2016 Green Infrastructure Plan.

A recorded property restriction, dated 12/06/1999, was provided to staff subsequent to the application deadline which indicates the property is subject to private restrictions which would disallow duplexes and multi-family usage, among other uses. As such, this deed restriction runs contrary to the intent of the R-D zoning classification.

As of the date of this staff report, no confirmation of a release from the property restriction has been provided to staff.

Staff Recommendation:	Staff recommends DENIAL of this request for a zoning map amendment from C-2 to R-D, due to the aforementioned deed restriction.
Zoning Advisory Group Recommendation:	The District 6 Zoning Advisory Group met on May 3rd, 2017, and recommended **DENIAL** of a request to rezone from C-2 to R-D. The vote was 3 in favor, 0 opposed, and 0 absent.
Planning Commission Recommendation:	The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from C-2 to R-D. The vote was _ in favor, _ opposed, and _ absent.

Rezoning Application

4/12/17
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Hardin Investments, LLC / Andrew Hardin

Mailing Address: 600 E. Washington St., Ste. 614, Greenville, SC 29601

Telephone and Fax: 864-616-5060 E-Mail: ajhardin1@yahoo.com

Owner's Information

If Different from Applicant

Name: William C Caudell, Jr. + Jill Kimberlyn Caudell

Mailing Address: 523 Broadwater Circle, Anderson, SC 29626

Telephone and Fax: 864-752-7539 E-Mail: caudellbill@aol.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.

William C Caudell, Jr. Jill Caudell
Owner's Signature

04/06/2017
Date

Project Information

Property Location: Near the intersection of E. Church Rd. and Pelzer Highway

Parcel Number(s)/TMS: 1620003014

County Council District: 06 School District: 01

Total Acreage: 2.84 Current Land Use: Vacant

Current Zoning: C-2 Requested Zoning: R-D

Purpose of Rezoning: This property has residential on 3 sides, commercial is not appropriate the best use is residential.

RECEIVED
April 12, 2017
Development Standards

Anderson County Planning and Community Development • 101 East River Street
Post Office Box 8002 • Anderson, South Carolina 29622 • Phone: 864-260-4721 • Fax: 864-260-4193

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

Applicant's Signature

04/06/2017
Date

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

Comments: _____

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

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

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

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

Applicant's Signature

04/06/2017
Date

For Office Use Only

Application Received By dlagrone — Date Complete Application Received _____

Application Fee Amount Paid $200.00 — Check Number 2291

Scheduled Advisory Public Hearing Date 5/3/17 — Citizens' Advisory Recommendation _____

Scheduled Commission Public Hearing Date 5/9/17 — Planning Commission Recommendation _____

Scheduled Council Public Hearing Date 6/6/17 — County Council Decision _____

Rezoning Application Supplement
Planning Commission Review Criteria

Date of Application Completion

Application Status (Approved or Denied)

Project Information

Property Location: Near the intersection of E. Church Rd. and Pelzer Highway

County Council District: 06 School District: 01

Total Acreage: Current Land Use: Vacant

Current Zoning: C-2 Requested Zoning: R-D

Purpose of Rezoning: The is residential property on 3 borders of this property. This area is well suited to remain residential.

How will this proposal be compatible with surrounding properties? Yes, three sides are residential currently.

How will this proposal affect the use and value of the surrounding properties? This proposal will complement the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, there is a residential home in the middle of the front of the lot. The lot is odd shaped.

What would be the increase to population and traffic, if the proposal were approved? If resdences are built then the traffic increase would be limited to residents.

Anderson County Planning and Community Development ✸ 401 East River Street
Post Office Box 8002 ✸ Anderson, South Carolina 29622 ✸ Phone: (864) 260-4720 ✸ Fax: (864) 260-4795

Revision
June 2015

What would be the impact to schools and utilities, if the proposal were approved? yes, the people who inhabit the homes would need utilities and possibly schools depending on age.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? YES - Future land use for this parcel and surrounding parcels is Residential.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Only the fact that its surrounded by residential homes currently.

Additional Comments:

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

For Office Use Only:

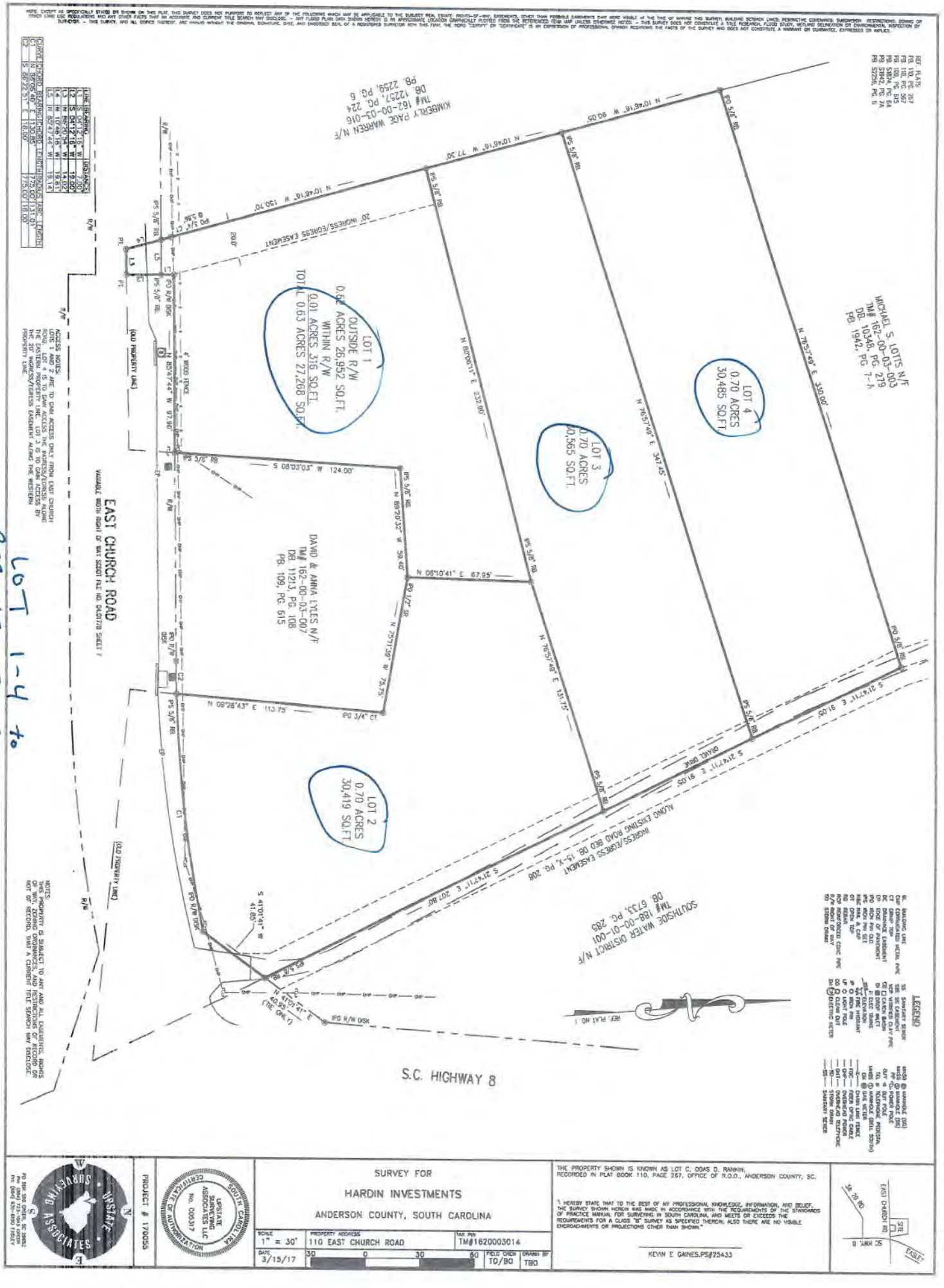
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

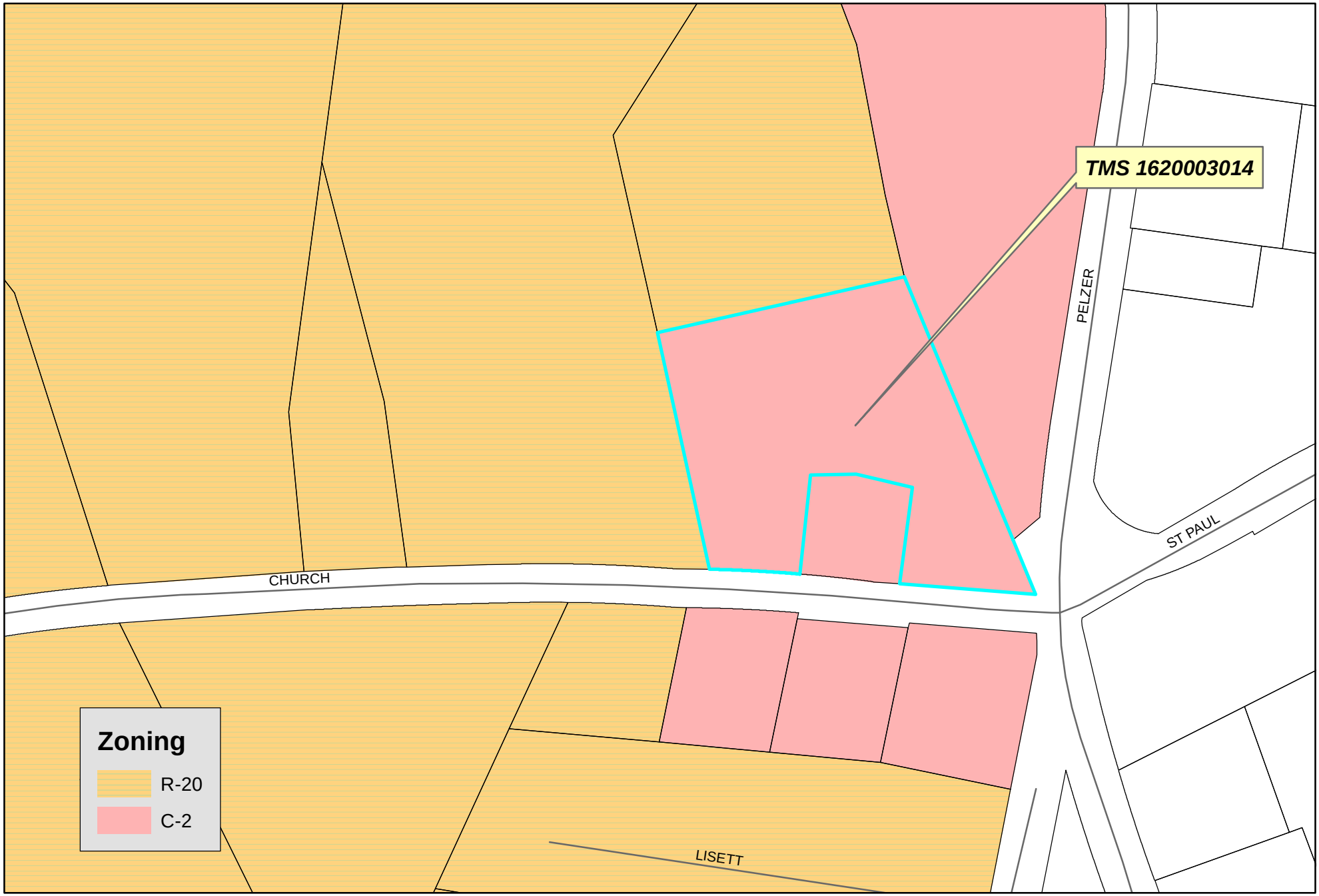

LOT 1
0.62 ACRES 26,952 SQ.FT.
WITHIN R/W
0.01 ACRES 316 SQ.FT.
TOTAL 0.63 ACRES 27,268 SQ.FT.
LOT 2
0.70 ACRES
30,419 SQ.FT.
LOT 3
0.70 ACRES
30,565 SQ.FT.
LOT 4
0.70 ACRES
30,485 SQ.FT.
EAST CHURCH ROAD
VARIABLE WIDTH RIGHT OF WAY SCDOT FILE NO. 04.0178 SHEET 7
S.C. HIGHWAY 8
DAVID & ANNA LYLES N/F
TM# 162-00-03-007
DB. 1213, PG. 108
PB. 109, PG. 615
MICHAEL S. LOTTS N/F
TM# 162-00-03-003
DB. 10348, PG. 279
PB. 1942, PG. 7-A
KIMBERLY PAGE WARREN N/F
TM# 162-00-03-016
DB. 12257, PG. 224
PB. 2259, PG. 6
SOUTHSIDE WATER DISTRICT N/F
TM# 188-00-01-001
DB. 5733, PG. 285
20' INGRESS/EGRESS EASEMENT
ALONG EXISTING ROAD BED DB. 15-X, PG. 208
20' INGRESS/EGRESS EASEMENT
4' WOOD FENCE
OVERHEAD POWER
IPS 5/8" RB
IPO 3/4" CT
IPO R/W DISK
N 10°46'16" W 90.05'
N 10°46'16" W 77.30'
N 10°46'16" W 150.70'
N 76°57'49" E 339.00'
N 76°57'49" E 341.45'
N 76°57'49" E 131.75'
N 88°06'11" E 232.90'
S 03°03'03" W 124.00'
N 89°20'32" W 59.40'
N 06°10'41" E 67.95'
N 85°47'44" W 97.90'
N 09°26'43" E 113.75'
S 21°47'11" E 91.05'
S 21°47'11" E 207.80'
S 41°01'41" W 41.85'
N 41°01'41" E 40.95' (TIE ONLY)
LOT 1-4 to R-D
RELONE TO
NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
ACCESS NOTES:
LOTS 1 AND 2 ARE TO GAIN ACCESS ONLY FROM EAST CHURCH ROAD. LOT 4 IS TO GAIN ACCESS THE INGRESS/EGRESS ALONG THE SOUTHERN PROPERTY LINE OF LOT 3 THEN ACCESS BY THE 20' INGRESS/EGRESS EASEMENT ALONG THE WESTERN PROPERTY LINE.
LEGEND
SURVEY FOR
HARDIN INVESTMENTS
ANDERSON COUNTY, SOUTH CAROLINA
PROPERTY ADDRESS 110 EAST CHURCH ROAD
TAX PIN TM#1620003014
SCALE 1" = 30'
DATE 3/15/17
FIELD CREW TO/BO
DRAWN BY TBO
PROJECT # 170053
THE PROPERTY SHOWN IS KNOWN AS LOT C, ODAS D. RANKIN, RECORDED IN PLAT BOOK 110, PAGE 267, OFFICE OF R.O.D., ANDERSON COUNTY, SC.
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."
KEVIN E. GAINES, PS# 25433
SURVEYING ASSOCIATES
UPSTATE SURVEYING ASSOCIATES, LLC
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
No. 005317
PO BOX 566 ORTEN, SC 29652
PH (864) 322-1980 FAX (864) 322-1981
EAST CHURCH RD
SITE
SC HWY. 8
EAST

Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D

0 140 280 560 Feet

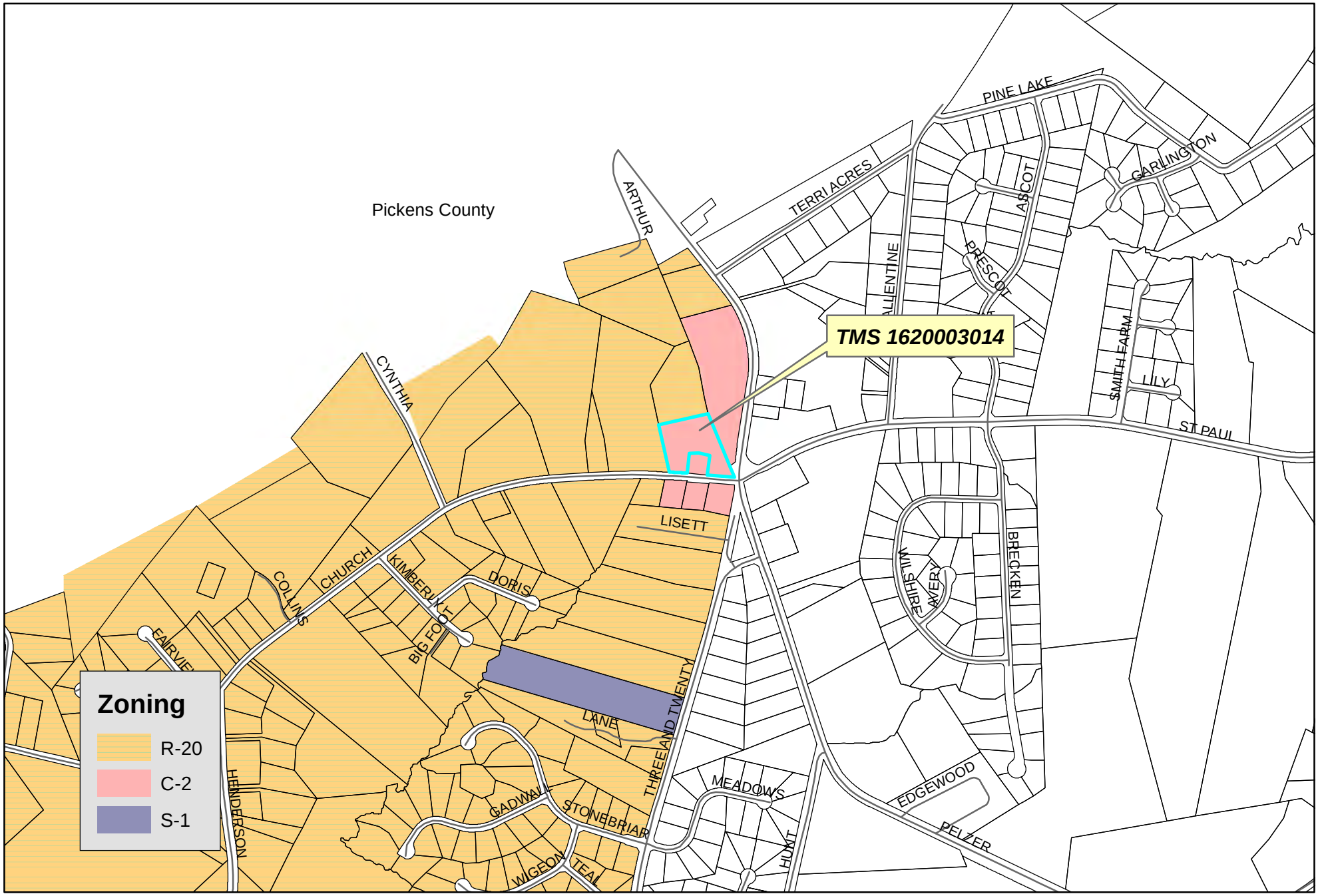
Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D

0 700 1,400 2,800 Feet

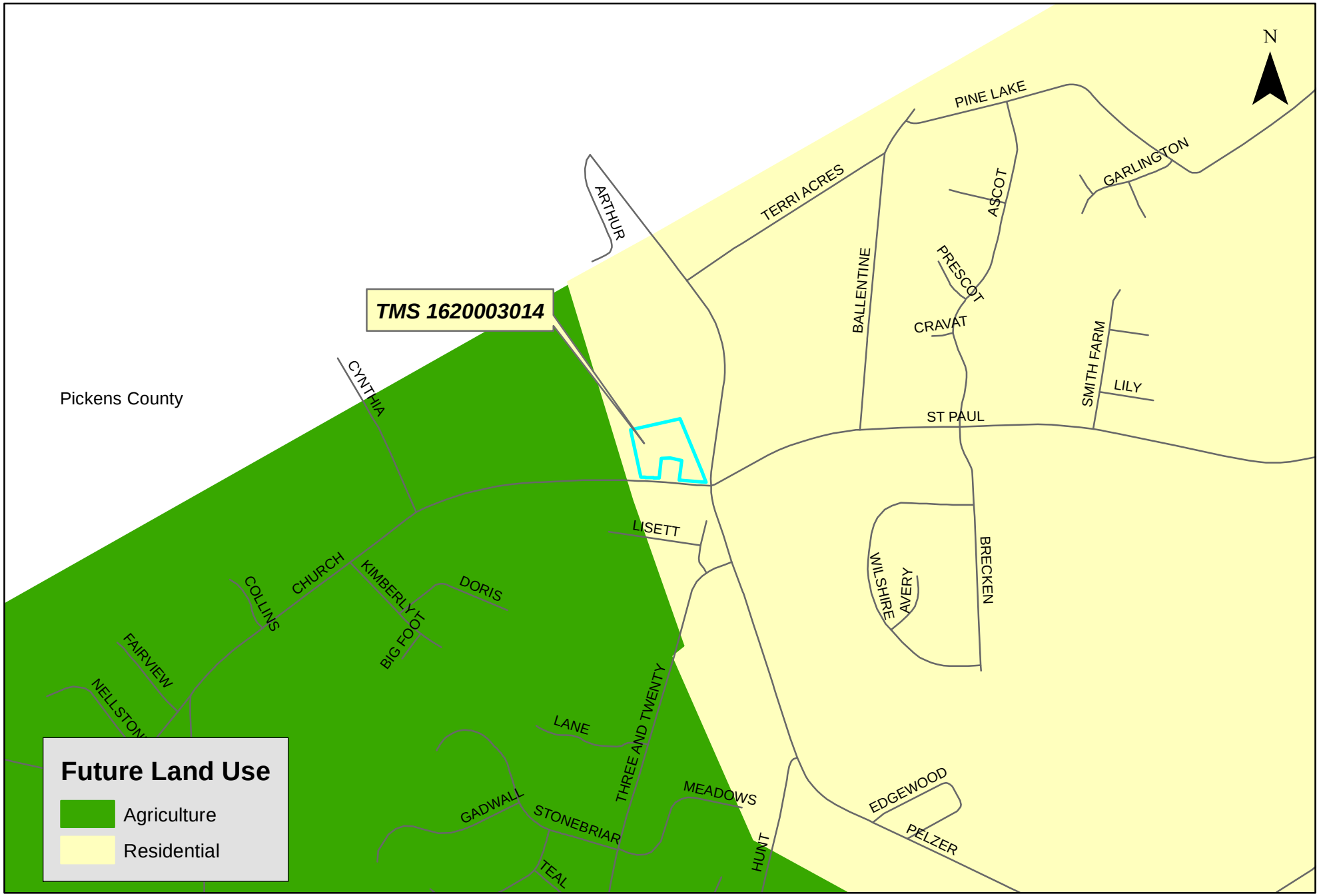


Rezoning Request
E. Church Rd. and Pelzer Highway
I-1 to R-A

0 145 290 580 Feet



Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D



Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D

HEARING PUBLIC
HEARING NOTICE

REZONING PUBLIC
HEARING NOTICE

100
ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
HEARING NOTICE
864-260-4720

Anderson County Planning Commission
Staff Report
May 2017

Applicant:	Tony Cirelli
Current Owner:	Kidco Land Company, LLC
Property Address:	Highway 77, Williamston
Precinct:	Williamston Mill
Council District:	Seven (7)
TMS #(s):	221-00-09-005
Acreage:	+/- 35.53
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-20 (Single Family Residential - 20,000 sf lots)
Surrounding Zoning:	North: R-A and C-2 South: R-A East: Right of Way for Highway 77, then C-2 West: Williamston Commons PD (Single Family at 1.32 units/acre)
Evaluation:	This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-20 (Single Family Residential). The applicant's stated purpose for rezoning is to build a single family subdivision. This property was zoned R-A (Residential-Agricultural) at the time of initial zoning for the Williamston Mill Voting Precinct in 2001. The property was re-zoned to C-2 in 2001. Highway 77 is classified as a principal arterial roadway. Most of the property scored higher quality core habitat as per the 2016 Green Infrastructure Plan.
Staff Recommendation:	Due to the property's compatibility with the Future Land Use map in the Anderson County Comprehensive Plan, staff recommends **APPROVAL** of this request.

Zoning Advisory Group Recommendation:	The District 7 Zoning Advisory Group met on May 3rd, 2017, and recommended **APPROVAL** of a request to rezone from C-2 to R-20. The vote was 4 in favor, 0 opposed, and 1 absent.
Planning Commission Recommendation:	The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from C-2 to R-20. The vote was _ in favor, _ opposed, and _ absent.

Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: TONY CIRELLI

Mailing Address: 148 HARPER ROAD, PENDLETON SC 29670

Telephone and Fax: (864) 245-0523 E-Mail: anthonycirelli@bellsouth.net

Owner's Information

(If Different from Applicant)

Name: KIDCO LAND COMPANY LLC.

Mailing Address: P.O. BOX 17859, GREENVILLE, S.C. 29606

Telephone and Fax: (864) 271-7485 E-Mail:

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

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

Owner's Signature

Date 4/12/17

Project Information

Property Location:

Parcel Number(s)/TMS: 221-00-09-005

County Council District: #7 School District: #1

Total Acreage: 35.53 Current Land Use: VACANT

Current Zoning: C-2 Requested Zoning: R-20

Purpose of Rezoning: Single Family Subdivision

Anderson County Planning and Community Development ✸ 401 East River Street
Post Office Box 8002 ✸ Anderson, South Carolina 29622 ✸ Phone: (864) 260-4720 ✸ Fax: (864) 260-4795

Revision
June 2015

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

Applicant's Signature _____ Date _____

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

Comments: _____

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

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

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

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

Applicant's Signature _____ Date 4/13/17

For Office Use Only:

Application Received By: Jeff Parkey Date Complete Application Received: _____

Application Fee Amount Paid: 250.00 Check Number: _____

Scheduled Advisory Public Hearing Date: 5/3/17 Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: 5/9/17 Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: 6/6/17 County Council Decision: _____

Anderson County Planning and Community Development ✸ 401 East River Street
Post Office Box 8002 ✸ Anderson, South Carolina 29622 ✸ Phone: (864) 260-4720 ✸ Fax: (864) 260-4795

Rezoning Application Supplement
Planning Commission Review Criteria

4/13/17
Date of Application Completion

Application Status (Approved or Denied)

Project Information

Property Location: Hwy 77 - WILLIAMSTON

County Council District: 7 School District: 1

Total Acreage: 35.53 Current Land Use: VACANT

Current Zoning: C-2 Requested Zoning: R-20

Purpose of Rezoning: Single Family

How will this proposal be compatible with surrounding properties? There is a PD zoning on a 30. ACre parcel behind & Residential ag. across Hwy 77 most of the lots are Residential and Zoned R-20

How will this proposal affect the use and value of the surrounding properties? it will stablize the area because at present there is an accessive amount of Commcial in the area not used

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

This property is a large tract of C-2 commercial the only way it could be used is if a shopping Center was built & a *vacant shopping Center exist the north side of the Anderson Hwy intersection

What would be the increase to population and traffic, if the proposal were approved?

it would be your typical 10 trip's per day per lot but this property has adequit Road frontage on a Collector Street with excellent sight distance.

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Revision
June 2015

What would be the impact to schools and utilities, if the proposal were approved? Hamond Big/Hamond water can supply water and School Distance has & is in building process to expand.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? most of this area is shown as single family residential

Are there existing or changing conditions which affect the development of the property and support the proposed request? ~~not really~~ The growth of the area Trends to not enough homes the area has to many mobile home's

Additional Comments:

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

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

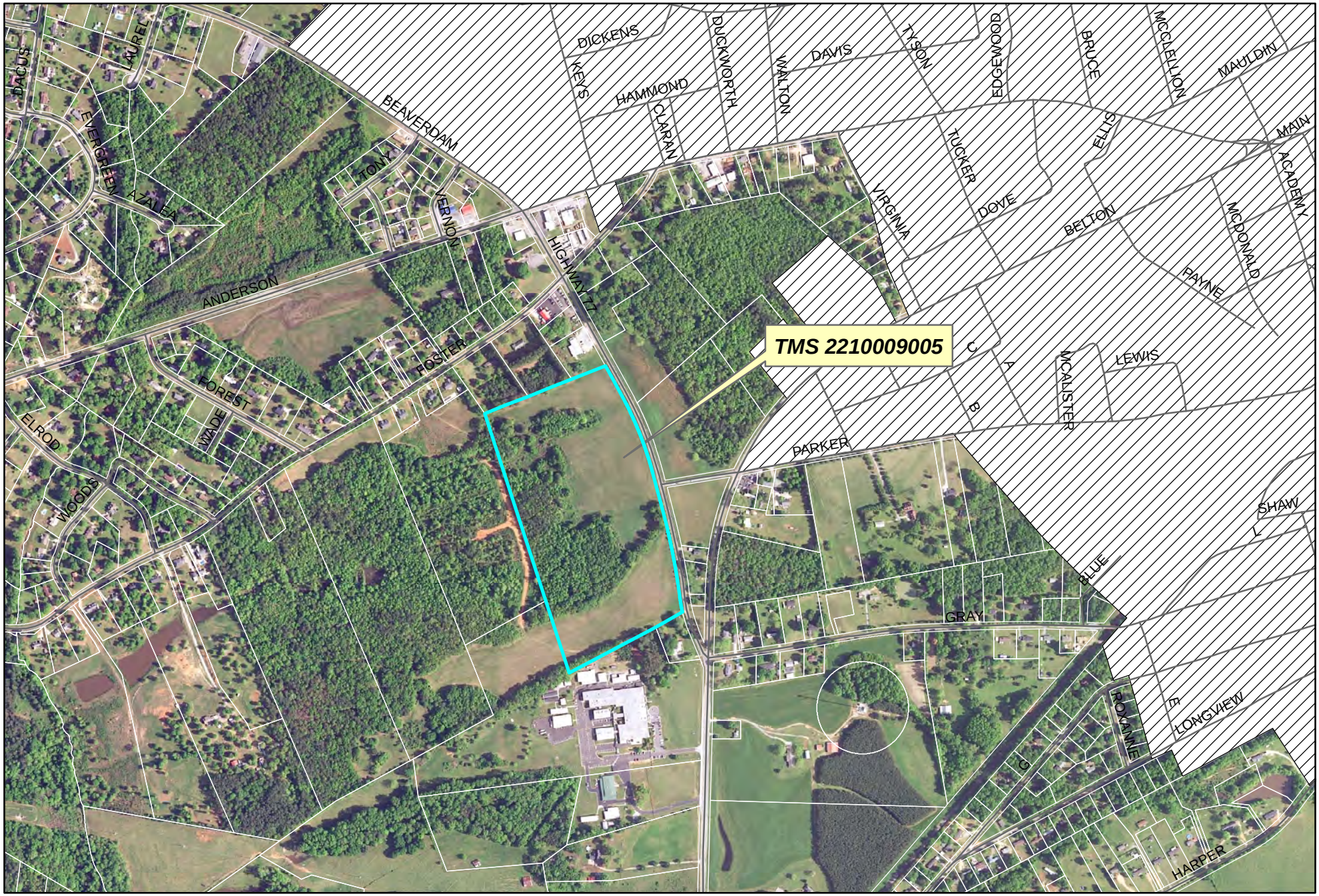
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

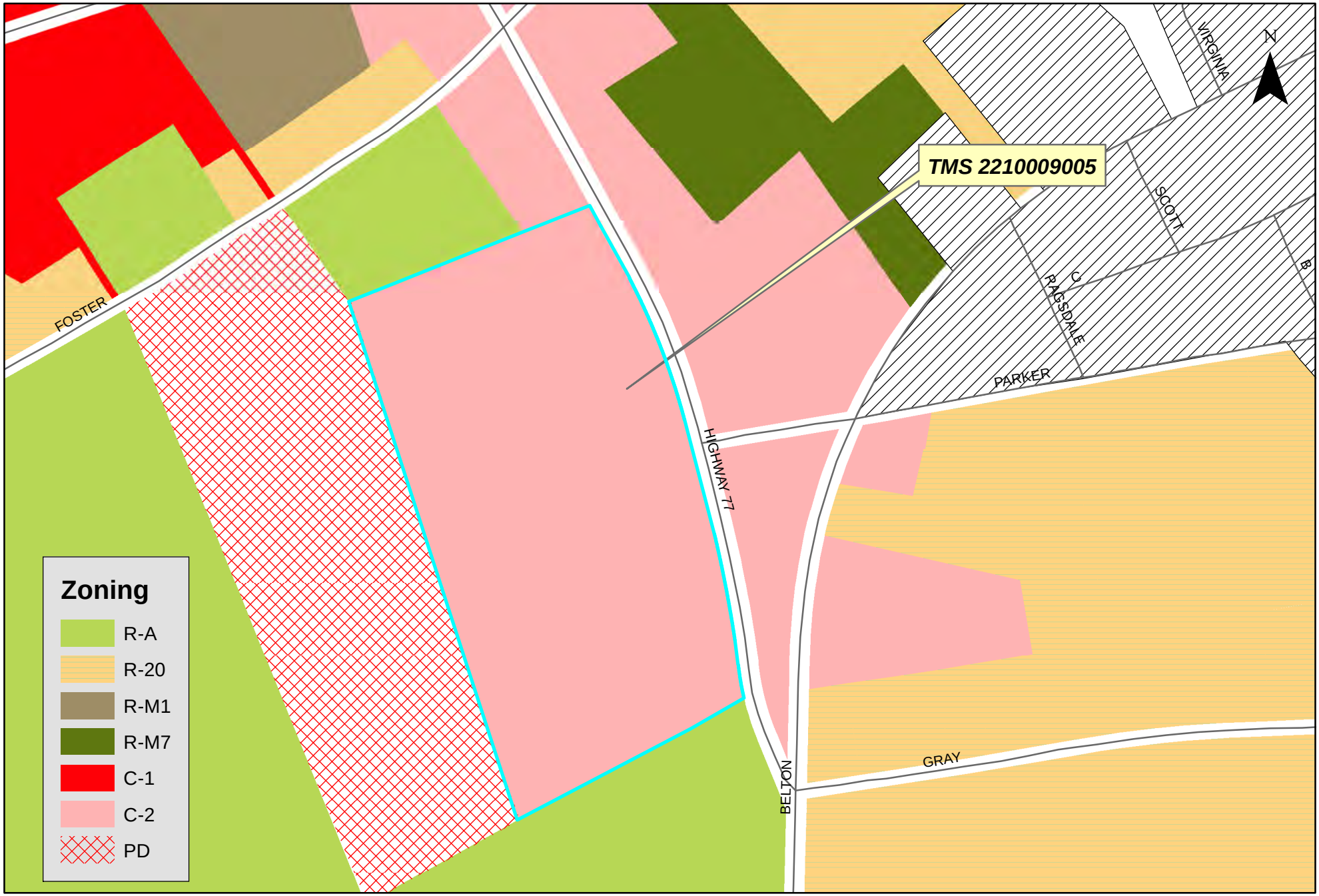
Rezoning Request
Highway 77 Williamston
C-2 to R-20

0 350 700 1,400 Feet



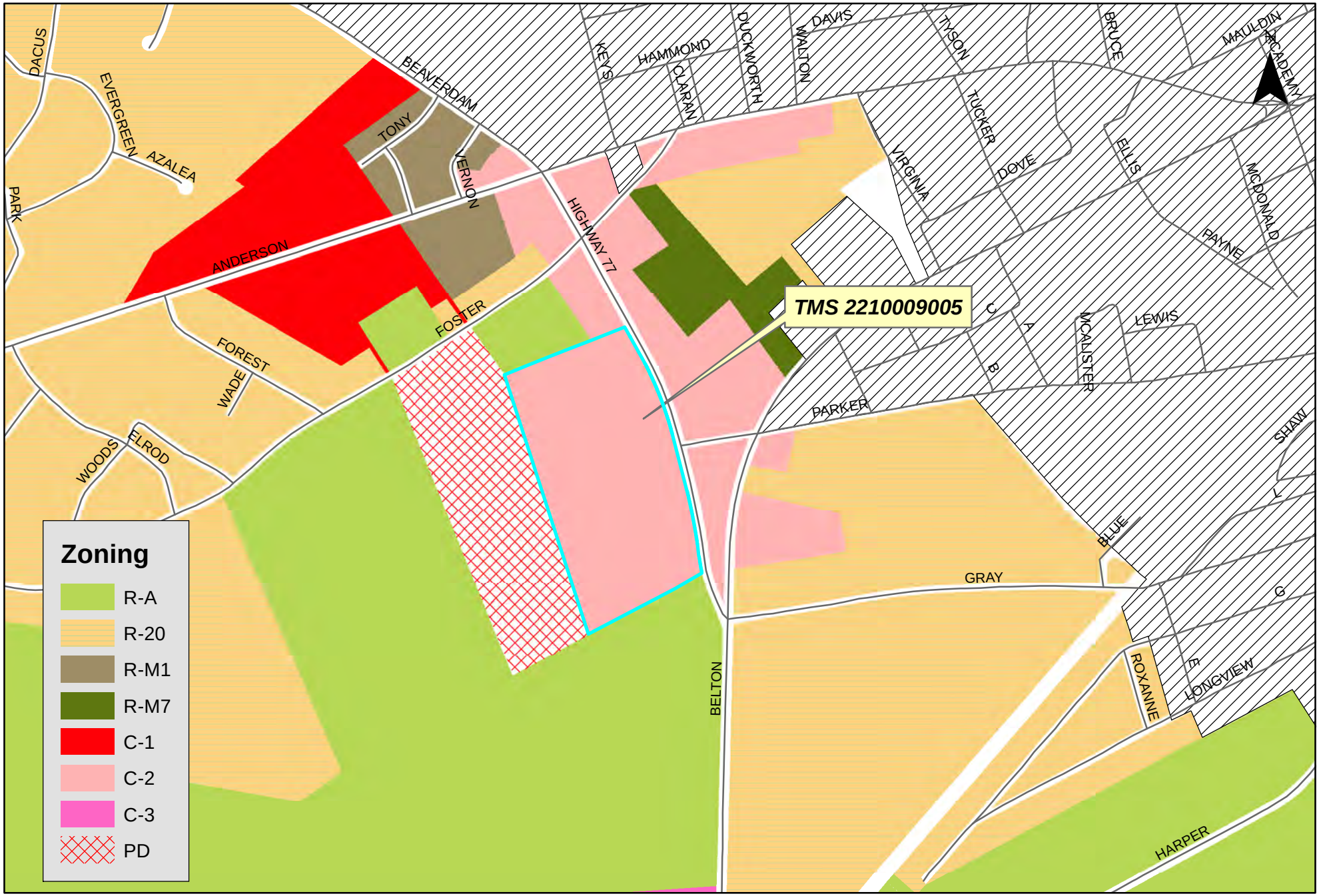
Rezoning Request
Highway 77 Williamston
C-2 to R-20

0 700 1,400 2,800 Feet



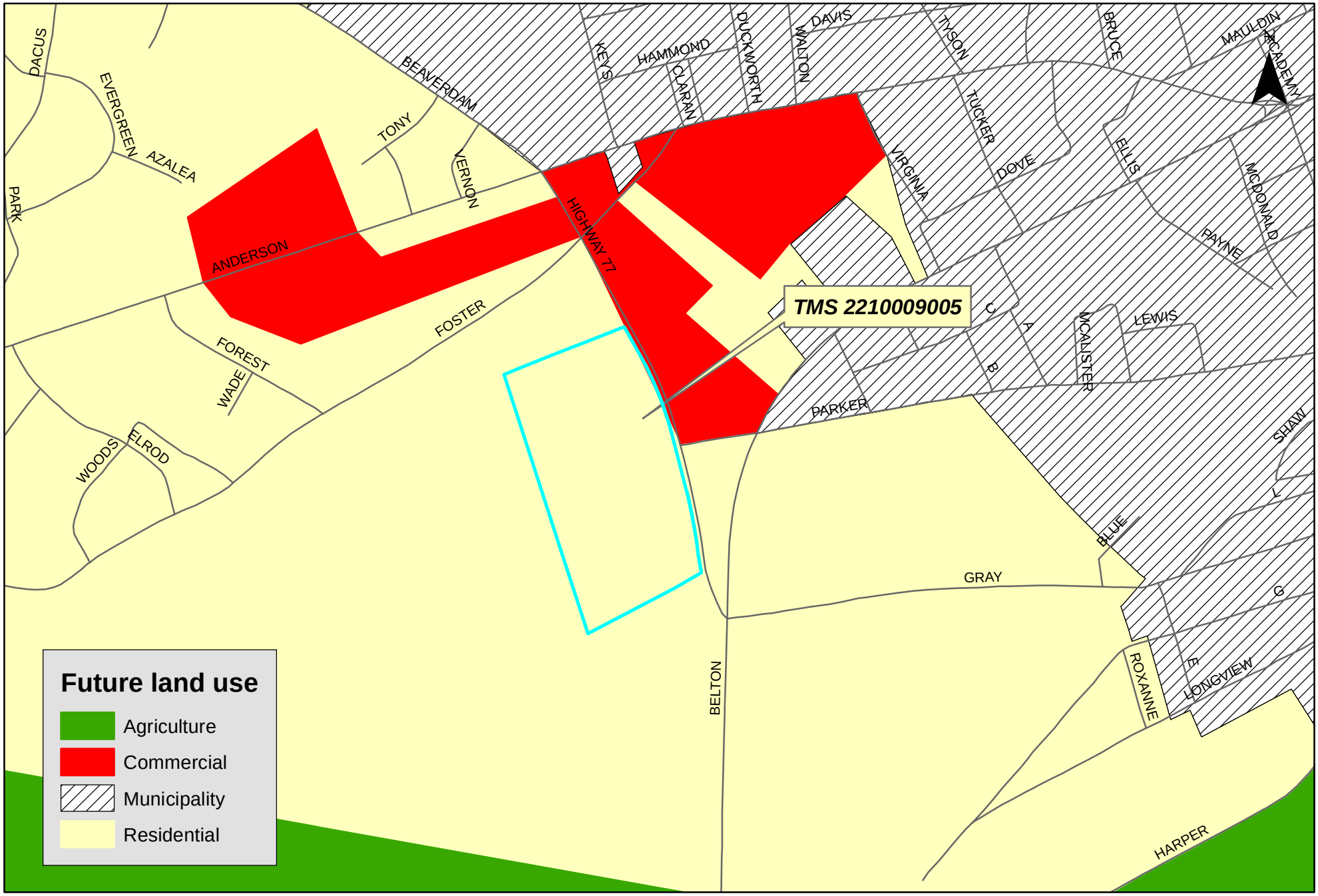
Rezoning Request
Highway 77 Williamston
C-2 to R-20

0 350 700 1,400 Feet



Rezoning Request
Highway 77 Williamston
C-2 to R-20

0 700 1,400 2,800 Feet



Rezoning Request
Highway 77 Williamston
C-2 to R-20

0 700 1,400 2,800 Feet

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

COLDWELL BANKER

COLDWELL BANKER
HUGH DURHAM & ASSOCIATES, INC.
225-3788
LOT 4
COLDWELL BANKER
225-3788

Anderson County Planning Commission

May 11, 2017
6:00 PM

Staff Report – Large Scale Project – Multi-Family
Vantage @ Powdersville

Sec. 38-182. - Large scale projects.
(a) Large scale projects can substantially impact environmental features, surrounding land use, traffic conditions and facilities, and public utilities. All large scale projects shall be submitted for approval and reviewed by the planning commission.
(b) (1) Any project that generates a need for 100 or more off-road parking spaces

Preliminary Project Name:	Vantage @ Powdersville Apartments
Intended Development:	Multi-family Residential
Applicant:	Vantage @ Powdersville
Surveyor/Engineer:	Seamon Whiteside
Location:	100 Hood Road, Greenville
County Council District:	6
Surrounding Land Use:	North - Residential South - Residential East - Residential West - Residential
Zoning:	Not zoned
Tax Map Number:	236-00-02-033; 2057; 2001
Extension of Existing Dev.:	No
Existing Access Road:	Hood Road – Collector-(State Road)
Number of Acres:	22.6
Number of Units:	288 Units – (13 Buildings)
Number of Parking:	575 Spaces Proposed (466 Spaces Required)

Water Supplier: Powdersville Water

Sewer Provider: Anderson County

Variance: None requested.

Traffic Impact Analysis:
288 multi-family units would generate 2304 new trips per day. The multi-family development has a proposed entrance on Hood Road, which is a collector road. By ordinance, collector roads are allowed unlimited trips per day. The developer must obtain an encroachment permit from SCDOT prior to commencing with development.

Staff Recommendation:
This development constitutes a large-scale project because of the need for 466 parking spaces for the apartments. Staff recommends approval of the overall development plan, with the following conditions:

- Detailed site plans for individual commercial uses and the apartments must be submitted to the Development Standards Department for approval before construction begins;
- Developer must obtain an encroachment permit for SCDOT for all access Points on Hood Road;
- Developer must obtain a storm water permit from SCDHEC and Anderson County Storm Water Department;
- Developer must obtain approval from Powdersville Water District for potable water and fire protection;
- Developer must obtain a sewer permit from Anderson County Wastewater Department.

Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Earnest and Julia Evans

Business Name (if applicable):

Mailing Address: 111 Robbins Drive , Greenville, SC 29611

Telephone and Fax: 864-233-7694 E-Mail:

Authorized Representative's Information

Name: John Condit

Company Name: Vantage at Greenville, LLC

Mailing Address: 7334 Blanco Road, #200, San Antonio, TX 78216

Telephone and Fax: 210-341-8097 E-Mail: cweigand@housingdev.com

Project Information

Property Location: 100 Hood Road, Greenville, South Carolina 29611

Parcel Number(s)/TMS: 2360002033, 2360002057, and 2360002001

County Council District: Six School District: 01

Total Acreage: 22.6 Acres Current Zoning: N/A

Proposed Land Use: Residential-Multi-Family Current Land Use: Vacant

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Power Supplier: Duke Energy

Private Covenants or Deed Restrictions on the Property: Yes No *

If you indicated no, your signature is required.

Applicant's Signature

4/11/17
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

Comments: _____

_____

_____

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

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

Applicant's Signature _____ Date 4/11/12

Applicant's Signature _____ Date _____

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Application Fee Amount Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Vantage @ Powdersville

May 2, 2017 Disclaimer accepted.

TMS:	TMS				
Owner:	Owner				
Owner Address:	Owner Address				
City/State:	City/State			Zip Code:	Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg		
Tax District:	Tax District	Description:	Description		
Sale Year:	Sale Year	Sale Price:	Sale Price	Market Value:	Market Value

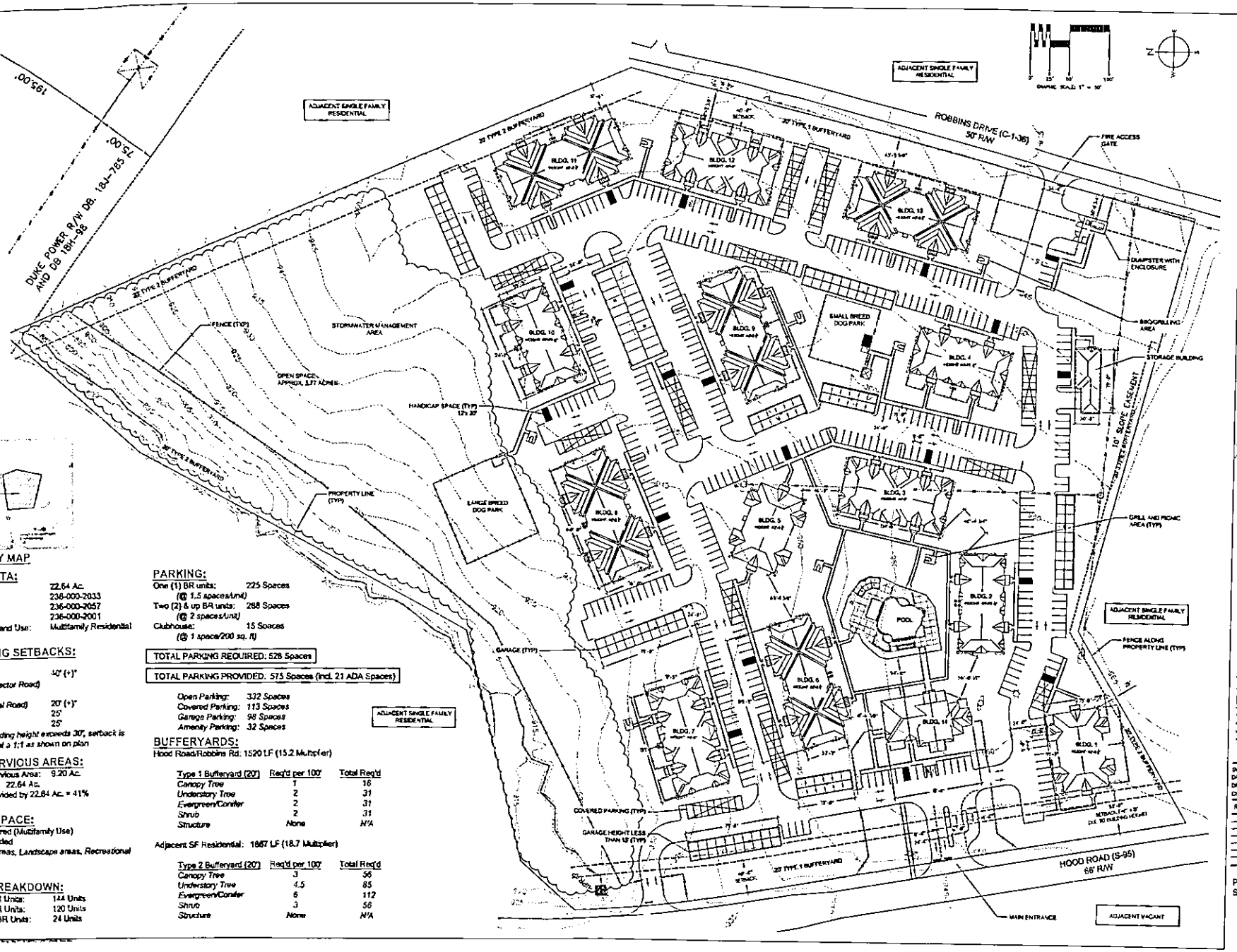
N

1 in = 400 ft

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS



VICINITY MAP

SITE DATA:

Acreage:	22.64 Ac.
TMS#'s:	236-000-2033
	236-000-2057
	236-000-2001
Proposed Land Use:	Multifamily Residential

BUILDING SETBACKS:

Front Yard:	40' (+)*
(Collector Road)	
Front Yard:	
(Local Road)	20' (+)*
Rear Yard:	25'
Side Yard:	25'

** Since building height exceeds 30', setback is increased at a 1:1 as shown on plan*

% IMPERVIOUS AREAS:

Total Impervious Area: 9.20 Ac.
Total Site: 22.64 Ac.
9.20 Ac. divided by 22.64 Ac. = 41%

OPEN SPACE:

20% Required (Multifamily Use)
59 % Provided
(Natural Areas, Landscape areas, Recreational areas)

UNIT BREAKDOWN:

One (1) BR Units:	144 Units
Two (2) BR Units:	120 Units
Three (3) BR Units:	24 Units

PARKING:

One (1) BR units:	225 Spaces
(@ 1.5 spaces/unit)	
Two (2) & up BR units:	288 Spaces
(@ 2 spaces/unit)	
Clubhouse:	15 Spaces
(@ 1 space/200 sq. ft)	

TOTAL PARKING REQUIRED: 528 Spaces

TOTAL PARKING PROVIDED: 575 Spaces (incl. 21 ADA Spaces)

Open Parking:	*332 Spaces*
Covered Parking:	*113 Spaces*
Garage Parking:	*98 Spaces*
Amenity Parking:	*32 Spaces*

BUFFERYARDS:

Hood Road/Robbins Rd. 1520 LF (15.2 Multiplier)

Type 1 Bufferyard (20')	Req'd per 100'	Total Req'd
Canopy Tree	1	16
Understory Tree	2	31
Evergreen/Conifer	2	31
Shrub	2	31
Structure	None	*N/A*

Adjacent SF Residential: 1667 LF (18.7 Multiplier)

Type 2 Bufferyard (20')	Req'd per 100'	Total Req'd
Canopy Tree	3	56
Understory Tree	4.5	85
Evergreen/Conifer	6	112
Shrub	3	56
Structure	None	*N/A*

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THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.834.1667

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA CERTIFICATION & REGISTRATION

VANTAGE @ POWDERSVILLE APARTMENTS

IN

POWDERSVILLE, SOUTH CAROLINA

SWA PROJECT: GRV437
DATE: 04/13/17
DRAWN BY: WDM
CHECKED BY: CR

REVISION HISTORY

PRELIMINARY SITE PLAN

Anderson County Planning Commission

May 9, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Inlet Pointe Subdivision Phase II
Intended Development:	Single Family Residential
Applicant:	Distinguished Design, LLC
Surveyor/Engineer:	Site Design, Inc.
Location:	Inlet Pointe
County Council District:	4
Surrounding Land Use:	North - Residential East – Residential West - Residential South - Residential
Zoning:	R-20
Tax Map Number:	237-00-07-013
Extension of Existing Dev:	Yes.
Existing Access Road:	Nunnally Road to Inlet Pointe Road
Number of Acres:	31.838
Number of Lots:	43 lots
Water Supplier:	Sandy Springs Water District
Sewer Supplier:	Individual on-site wastewater
Variance:	No

Traffic Impact Analysis:
This subdivision, at 43 lots, is expected to generate a total of 430 trips per day. Inlet Pointe Drive is a minor rural local road, and is limited to 500 trips per day. Existing development along the waterfront on Inlet Pointe Drive are not included in this calculation. A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Anderson County Roads and Bridges has reviewed this project and found that Inlet Point Road was last paved in 2003, with a pavement width of 22 feet. This meets the county's requirement for a major rural local road, which has a maximum ADT of 1000 trips per day. The Roads and Bridges Department has determined that Inlet Pointe Road meets the requirements of a major rural local road.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. All lots must meet the minimum requirement of 25,000 square feet for lots with public water and individual on-site wastewater systems.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges for encroachment permits.
7. Approval from Sandy Springs Water District for services.
8. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
9. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
10. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

Date of Application Completion _____ Name of Project _____

Applicant's Information

Name: David Hazel "Distinguished Design LLC"

Mailing Address: 535 St. Marks Rd, Taylors SC 29687

Telephone and Fax: 864-304-6087 E-Mail: davidhazel.jr@yahoo.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: Inlet Pointe Drive

Parcel Number/TMS: 270001027

County Council District: 4 School District: 4

Total Acreage: 31.838 Number of Lots: 43

Intended Development: Res. Subdivision Current Zoning: R-20

Surrounding Land Uses: North: Res. Lots South: Res. Lots East: Res. Lots West: Res. Lots

Water Supplier: Sandy Spring WD Sewer Supplier: Septic

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

If so, please describe: _____

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

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

Applicant's Signature _____ Date 4-25-17

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

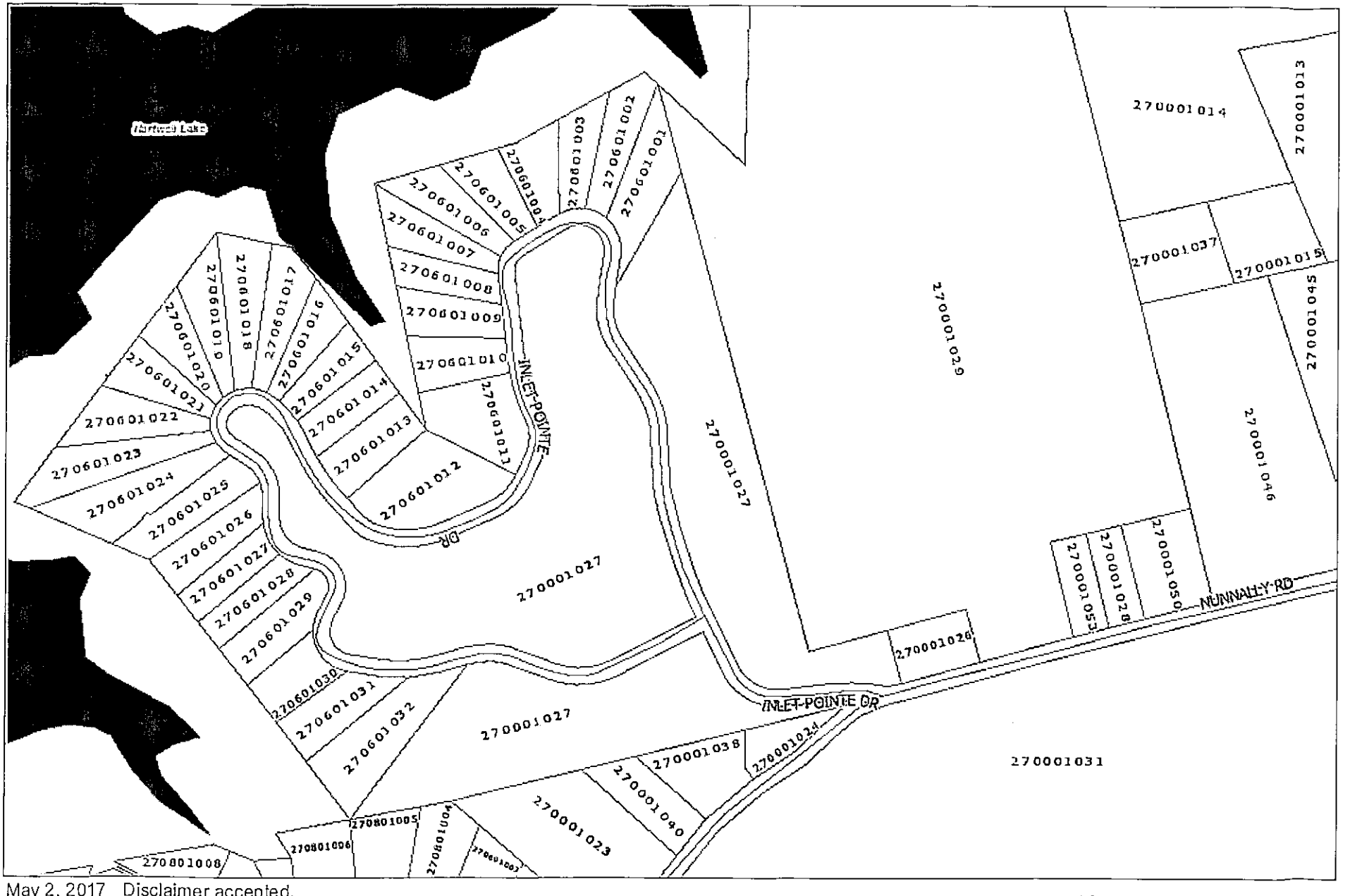
Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012

Inlet Pointe Subdivision



May 2, 2017 Disclaimer accepted.

TMS:	TMS			
Owner:	Owner			
Owner Address:	Owner Address			
City/State:	City/State		Zip Code:	Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg	
Tax District:	Tax District	Description:	Description	
Sale Year:	Sale Year	Sale Price:	Sale Price	Market Value: Market Value

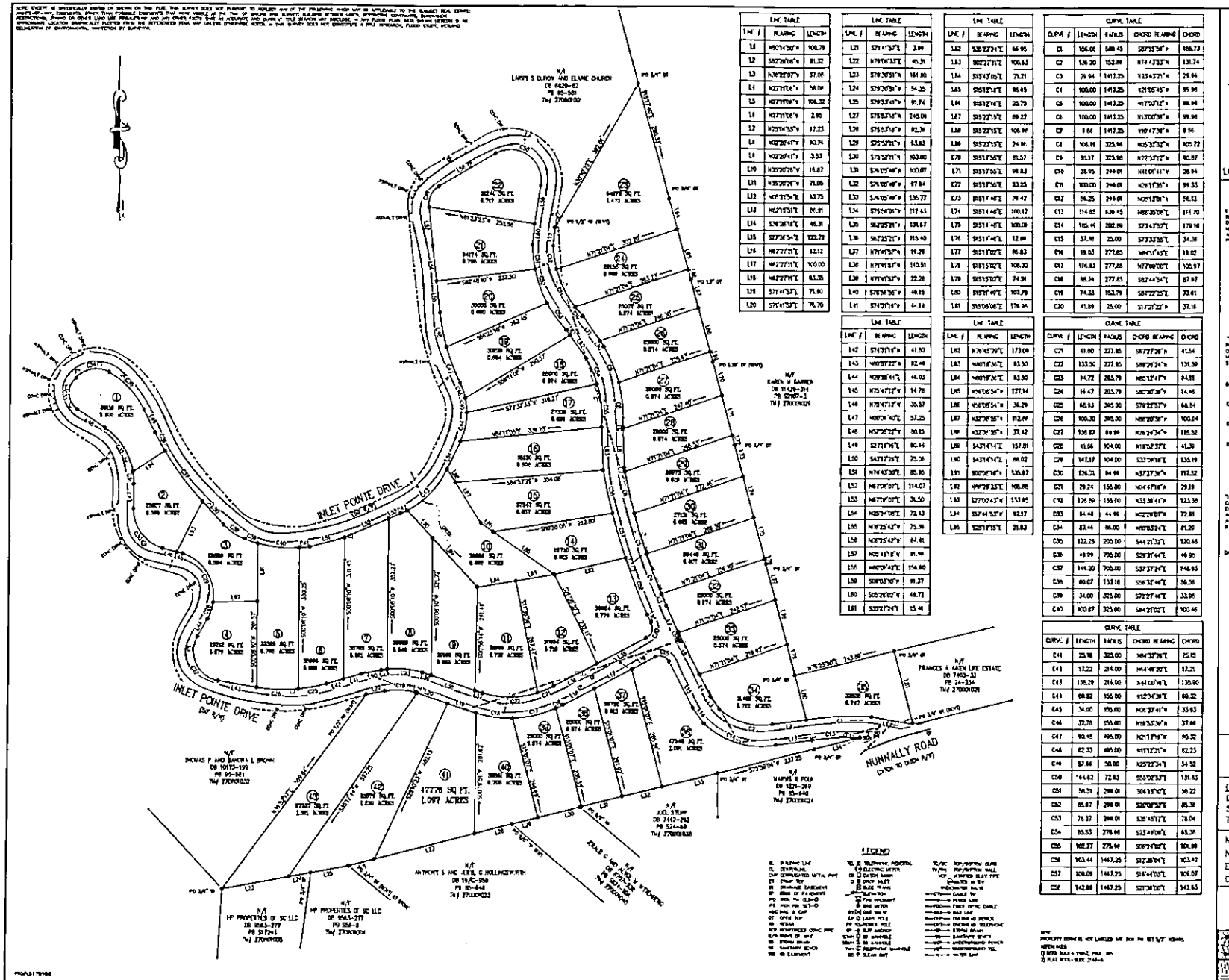
N

1 in = 400 ft

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°14'56"W	100.78
L2	S82°28'06"W	81.32
L3	N74°22'07"W	57.08
L4	N27°17'06"W	58.08
L5	N27°17'06"W	108.32
L6	N27°17'06"W	2.90
L7	N25°04'45"W	87.23
L8	N59°20'41"W	90.74
L9	N59°20'41"W	3.53
L10	N35°20'28"W	16.87
L11	N35°20'28"W	71.06
L12	N05°31'54"E	43.75
L13	N82°15'31"E	86.81
L14	S76°28'18"E	46.38
L15	S27°34'34"E	122.72
L16	N62°27'11"E	62.12
L17	N62°27'11"E	100.00
L18	N62°27'11"E	63.35
L19	S71°41'53"E	71.80
L20	S71°41'53"E	76.70

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S71°41'53"E	2.99
L22	N79°16'13"E	45.31
L23	S78°30'59"W	161.80
L24	S29°30'59"W	54.25
L25	S78°33'41"W	91.74
L27	S75°53'14"W	245.08
L28	S75°53'14"W	92.36
L29	S75°53'14"W	83.62
L30	S73°32'11"W	103.00
L31	S74°05'48"W	100.07
L32	S74°05'48"W	97.84
L33	S74°05'48"W	135.77
L34	S75°56'39"W	112.43
L35	S82°25'21"W	131.67
L36	S82°25'21"W	115.49
L37	N79°41'53"W	19.29
L38	N79°41'53"W	110.51
L39	N79°41'53"W	22.28
L40	S78°56'56"W	48.15
L41	S74°31'16"W	44.16

LINE TABLE		
LINE #	BEARING	LENGTH
L42	S74°31'16"W	41.80
L43	N40°07'22"W	82.48
L44	N28°55'41"E	48.02
L45	N25°47'12"W	14.78
L46	N79°47'12"W	35.57
L47	N00°19'40"E	57.25
L48	N57°25'22"E	80.15
L49	S27°31'19"E	80.64
L50	S43°17'29"E	75.06
L51	N74°43'30"E	85.85
L52	N67°06'09"E	114.07
L53	N67°06'09"E	36.50
L54	N25°34'19"E	72.43
L55	N39°25'42"W	75.38
L56	N39°25'42"W	64.41
L57	N05°45'18"W	81.99
L58	N82°09'42"E	156.80
L59	S09°03'16"W	91.37
L60	S05°26'05"W	48.73
L61	S35°27'24"E	15.48

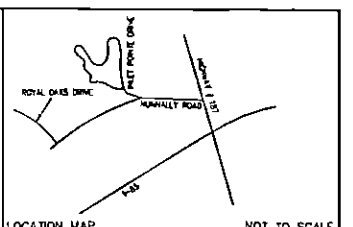
LINE TABLE		
LINE #	BEARING	LENGTH
L62	S38°27'24"E	66.95
L63	S02°27'11"E	100.63
L64	S59°47'05"E	71.71
L65	S59°51'34"E	86.45
L66	S59°51'34"E	25.75
L67	S59°27'15"E	89.27
L68	S59°27'15"E	106.96
L69	S59°27'15"E	24.96
L70	S59°17'56"E	91.57
L71	S59°17'56"E	98.83
L72	S59°17'56"E	33.25
L73	S59°14'48"E	78.42
L74	S59°14'48"E	100.12
L75	S59°14'48"E	100.00
L76	S59°14'48"E	12.89
L77	S59°15'02"E	96.83
L78	S59°15'02"E	108.30
L79	S59°15'02"E	74.91
L80	S59°18'48"E	103.78
L81	S59°08'06"E	176.94

LINE TABLE		
LINE #	BEARING	LENGTH
L82	N78°45'29"E	173.09
L83	N40°18'36"E	83.50
L84	N40°18'36"E	83.50
L85	N54°08'54"W	177.14
L86	N54°08'54"W	36.29
L87	N38°36'38"E	112.66
L88	N38°36'38"E	32.42
L89	S43°41'41"E	157.81
L90	S43°41'41"E	66.02
L91	S00°06'48"E	135.67
L92	N89°29'33"E	105.88
L93	S27°05'45"W	153.85
L94	S57°41'53"W	92.57
L95	S25°17'55"E	21.63

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	106.06	568.45	S87°13'36"W	105.73
C2	138.20	152.88	N74°47'32"W	138.74
C3	29.94	1417.25	N13°43'27"W	29.94
C4	100.00	1417.25	N21°05'45"W	99.98
C5	100.00	1417.25	N17°03'12"W	99.98
C6	100.00	1417.25	N13°00'38"W	99.98
C7	8.86	1417.25	N10°47'38"W	8.86
C8	106.19	325.98	N05°36'32"W	105.72
C9	91.37	325.98	N22°53'12"W	90.97
C10	28.95	244.01	N41°09'44"W	28.94
C11	100.00	244.01	N29°13'35"W	99.33
C12	56.25	244.01	N09°13'58"W	56.13
C13	114.85	538.45	N88°38'06"E	114.70
C14	165.49	202.89	S73°47'32"E	179.90
C15	37.98	25.00	S73°33'26"E	34.38
C16	18.03	277.85	N64°19'45"E	18.02
C17	106.82	277.85	N77°08'00"E	105.97
C18	88.34	277.85	S82°44'54"E	87.97
C19	74.33	153.79	S81°22'25"E	73.61
C20	41.89	25.00	S13°23'22"E	37.16

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C21	41.80	277.85	S87°27'28"E	41.54
C22	133.50	277.85	S68°26'24"E	131.59
C23	84.72	263.79	N85°13'41"E	84.33
C24	14.47	263.79	S85°36'38"E	14.46
C25	66.93	385.00	S79°22'53"E	66.84
C26	100.30	385.00	N88°20'58"E	100.04
C27	135.87	88.99	N06°34'54"E	115.52
C28	41.86	904.00	N18°52'37"E	41.86
C29	143.17	904.00	S33°06'18"E	135.19
C30	226.21	84.99	N33°37'38"W	112.52
C31	29.24	156.00	N04°47'18"W	29.19
C32	126.89	156.00	N33°38'41"E	123.38
C33	84.48	44.99	N22°09'58"W	72.81
C34	87.44	86.00	N60°05'24"E	83.80
C35	122.28	205.00	S44°21'32"E	120.46
C36	49.99	705.00	S28°37'44"E	49.98
C37	144.20	705.00	S37°37'24"E	144.01
C38	89.67	153.18	S56°32'46"E	88.38
C39	34.00	325.00	S72°27'46"E	33.98
C40	903.87	325.00	S84°21'02"E	100.46

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C41	25.98	325.00	N84°32'26"E	25.93
C42	57.22	214.00	N64°48'20"E	57.21
C43	138.29	214.00	N44°18'06"E	135.90
C44	88.82	156.00	N12°34'36"E	88.32
C45	34.00	155.00	N06°27'41"E	33.93
C46	37.78	155.00	N19°53'38"E	37.68
C47	90.45	495.00	N21°17'49"E	90.32
C48	82.33	495.00	N11°12'21"E	82.23
C49	57.86	58.00	N25°23'34"E	54.52
C50	164.82	72.63	S55°03'53"E	131.63
C51	56.31	299.01	S06°15'10"E	56.22
C52	85.87	299.01	S20°08'58"E	85.58
C53	76.17	299.01	S35°45'17"E	75.94
C54	65.53	278.99	S23°49'09"E	65.38
C55	102.27	275.99	S08°24'08"E	101.68
C56	103.44	1447.25	S12°38'54"E	103.42
C57	109.09	1447.25	S16°47'05"E	109.07
C58	142.89	1447.25	S21°36'00"E	142.83



LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO ERRORS WITHIN ENCROACHMENTS OF PROJECTIONS AFFECTING THE PROPERTY EXCEPT THOSE SHOWN.

DATE

SIGNED
S. CLAY JONES, P.L.S.

26298
S.C. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

DATE SIGNED

DATE SIGNED

DATE SIGNED

DATE SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ANDERSON COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ANDERSON COUNTY PLANNING COMMISSION OF ANDERSON COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D.

DATE

AUTHORIZED REPRESENTATIVE
ANDERSON COUNTY PLANNING COMMISSION

SOUTH CAROLINA
SITE DESIGN, INC.
No. C00932
CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT

INLET POINTE
SUBDIVISON

OWNER
DISTINGUISHED DESIGN LLC
535 ST. MARKS ROAD
TAYLORS, SC 29687

NO. OF ACRES: 31.836 MILES OF NEW ROAD: NONE
NO. OF LOTS: 43 DATE: 4/25/2017
ERROR OF CLOSURE: 1:110,000
CURRENT ZONING: R-20

SCALE: 1" = 100'

100 0 100 200

SITE DESIGN, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

Anderson County Planning Commission

May 9, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Raven Hills Subdivision Phase II
Intended Development:	Single Family Residential
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	Beeson Development, LLC
Location:	Rushing Creek Lane
County Council District:	6
Surrounding Land Use:	North - Residential East – Residential West - Residential South - Residential
Zoning:	not zoned
Tax Map Number:	237-00-07-013
Extension of Existing Dev:	Yes.
Existing Access Road:	SC Highway 153 to Ravenwood Circle to Rushing Creek Lane
Number of Acres:	4.8
Number of Lots:	32 Townhomes
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Wastewater
Variance:	No

Traffic Impact Analysis:
Rushing Creek Lane is a private road within the Raven Hills subdivision and currently serves six single family residences. The developer wants to extend the road to allow 32 townhomes.
Section 38-624, Road Standards, limits a road that terminates into a cul-de-sac to a maximum of thirty residential lots. Average daily trips is limited to a maximum of 300 trips per day. Anderson County Roads and Bridges has reviewed the project and they have referenced the Institute of Transportation Engineers, (ITE), which estimates the average daily trips for the 32 townhomes and the 6 single family residences at 243 trips per day. This is less that the 300 trips per day as outlined in the ordinance.

Parking:
The developer has requested to allow the garage and/or driveway to count for off-street parking to meet the requirements for each individual townhome. Section 38-210 states for two or more bedroom residences, two off-street parking spaces are required. Section 38-209 describes an off-street parking space as an area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by a driveway which affords ingress and egress. Utilizing the driveway and garage meets this standard. The townhomes must be set back from the road right-of-way not less than 20 feet to provide adequate parking spaces in driveways.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

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

Subdivision Plat Application

4/13/17
Date of Application Completion

RAVENHILLS SUBDIVISION PHASE II
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 2156 RIVER RD., PIEDMONT, SC 29673

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

Owner's Information

(If Different from Applicant)

Name: JOSEPH A. BEESON (BEESON DEVELOPMENT, LLC REGISTERED AGENT)

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: RAVEN HILLS SUBDIVISION / POWDERSVILLE

Parcel Number/TMS: PART OF 237-000-7013 & PART OF 237-000-7087

County Council District: 06 School District: 01

Total Acreage: ± 4.8 Number of Lots: 32 (TOWNHOMES)

Intended Development: SINGLE-FAMILY & TOWNHOMES Current Zoning: NONE

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: N/A

Is there a request for a variance?: ~~NO~~ YES If so, please attach the description to this application. 4-13-17

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

Applicant's Signature

4/13/17
Date

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012

Raven Hills Phase II

May 3, 2017 Disclaimer accepted.

TMS:	2370007013		
Owner:	BEESON DEVELOPMENT LLC		
Owner Address:	2156 RIVER RD		
City/State:	PIEDMONT SC	Zip Code: 29673	
Deed Book:	12349	Deed Page: 249	
Tax District:	1	Description: TR A JACKSON DR 5.19 AC	
Sale Year:	2016	Sale Price: $5	Market Value: $205,300

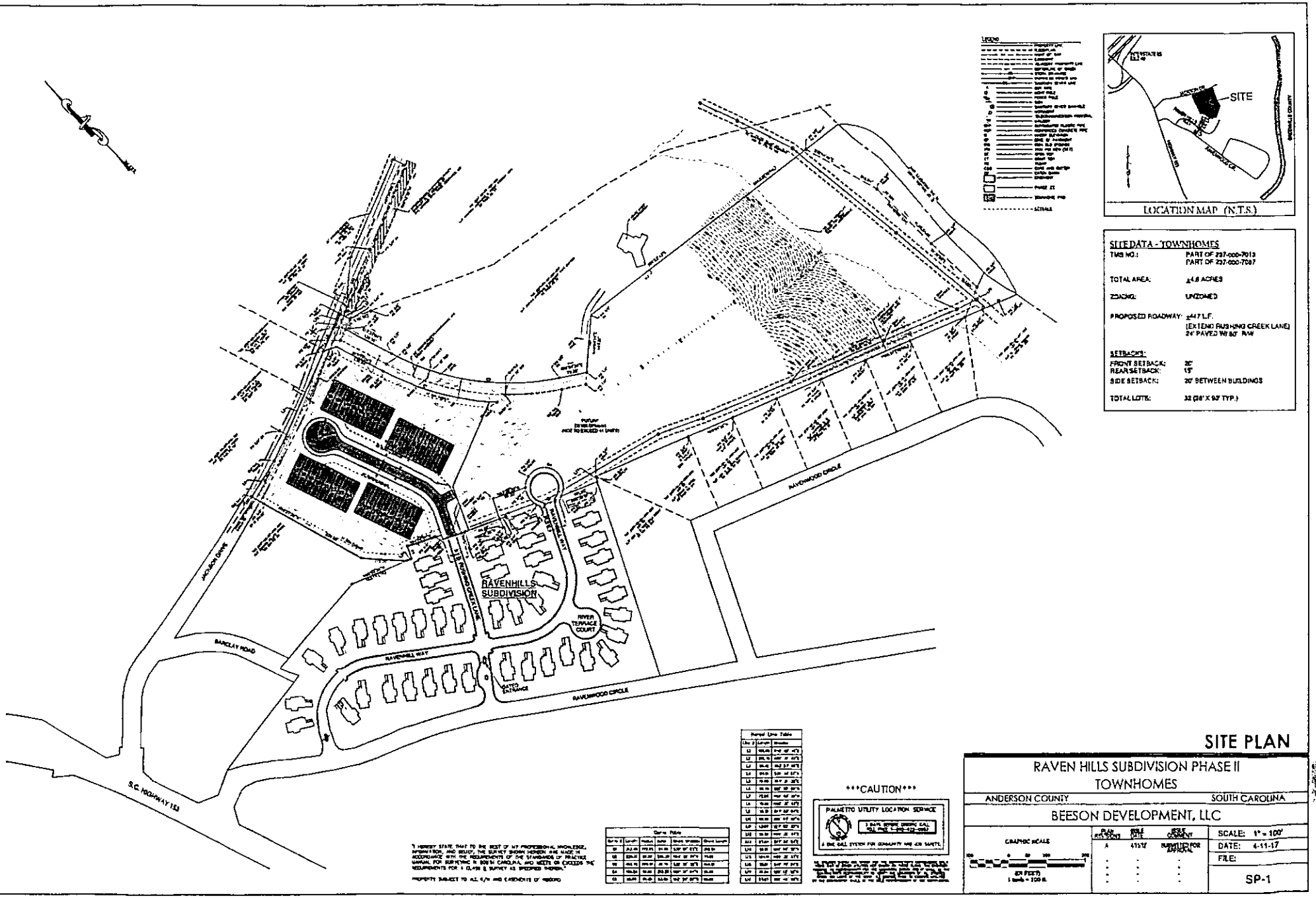
N

1 in = 200 ft

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

ESRI, Highland Mapping, and Anderson County GIS


SITE
LOCATION MAP (N.T.S.)
SITE DATA - TOWNHOMES
TMS NO.: PART OF 237-000-7013
PART OF 237-000-7097
TOTAL AREA: ±4.8 ACRES
ZONING: UNZONED
PROPOSED ROADWAY: ±417 L.F.
(EXTEND RUSHING CREEK LANE)
24' PAVED W/ 50' R/W
SETBACKS:
FRONT SETBACK: 20'
REAR SETBACK: 15'
SIDE SETBACK: 20' BETWEEN BUILDINGS
TOTAL LOTS: 32 (38' X 93' TYP.)
RAVENHILLS SUBDIVISION
RUSHING CREEK LANE
RAVENHILL WAY
RIVER TERRACE COURT
GATED ENTRANCE
RAVENWOOD CIRCLE
JACKSON DRIVE
BARCLAY ROAD
S.C. HIGHWAY 153
CAUTION
PALMETTO UTILITY LOCATION SERVICE
811
SITE PLAN
RAVEN HILLS SUBDIVISION PHASE II
TOWNHOMES
ANDERSON COUNTY
SOUTH CAROLINA
BEESON DEVELOPMENT, LLC
GRAPHIC SCALE
1" = 100'
SCALE: 1" = 100'
DATE: 4-11-17
FILE:
SP-1

Staff Report-Variance
Anderson County Planning Commission Meeting
May 9, 2017
6:00PM

Project Name:	Timothy Leland Property
Applicant:	Timothy Leland
Owner:	Timothy Leland
Intended Use:	Residential
Location:	1730-G Cherry Street Ext.
County Council District:	4
Zoning:	Not Zoned
Total Site Area:	1.40
Tax Map Number:	089-00-04-034
Extension of Existing Dev.:	No
Water:	Highway 88 Water District
Sewer:	Individual On-Site Wastewater
Variance:	Yes

Item:
Applicant would like to subdivide his property, 1730-G Cherry Street Ext., into two lots. This parcel is accessed via of a 50 right of way provided on the adjacent property
Section 38-302 -*Subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new road or a change in existing roads, and includes resubdivision, but specifically excludes divisions of land falling under the provisions of section 38-314 relating to summary plats. Where appropriate, subdivision may refer to the process of subdividing or to the land or area subdivided.
Sec. 38-353.a. - Access. - All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for

each lot, not less than 20 feet in width to a county road or private road built to county standards. Direct access to a state road must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width. All property access is onto Cherry Street Extension, a state maintained road.

The applicant purchased a 1.97 acre parcel in 2000. Based on the allotted right-of-way, 20 feet was used, leaving 30 feet of the right-way.
In 2012, the applicant divided the property into two parcels, the newest parcel being 0.57 acres. This division accounted for the second access on the right-of-way. That leaves only 10 feet of access.
As outlined in the ordinance, in order for a parcel to be created, a 20-foot individual easement is required to access the state road or the driveway is brought up to County standards for private roads and accepted by the County.

Staff Recommendation:
Based on the review of the ordinance, the third parcel does not have the required 20 foot width for access. Applicant must attempt to acquire an additional ten foot for the required access. Staff recommendation is denial of this application.

Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: Timothy J Leland

Mailing Address: P.O. Box 72, Pendleton, SC 29670

Telephone and Fax: 864-276-1608 E-Mail: louise.leland@milliken.com

Owner's Information

(If Different from Applicant)

Name: Timothy + Louise Leland

Mailing Address: P.O. Box 72, Pendleton, SC 29670

Telephone and Fax: 864-276-1608 E-Mail:

Project Information

Project Location: 1730 Cherry St. Ext.

Parcel Number/TMS: 89-00-04-034

County Council District: 4 School District: 4

Total Acreage: 1.40 acres Number of Lots: 1

Intended Development: RES Current Zoning: NZ

Surrounding Land Uses: North: RES South: RES East: RES West: RES

Water Supplier: Highway 88 Sewer Supplier: N/A

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

If so, please describe:

Is there a request for a variance?: Yes, over 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 Planning Department – Development Standards.

Timothy Leland 3/20/17

Applicant's Signature Date

For Office Use Only:

Application Received By: Scheduled Public Hearing Date:

Amount of Fee Paid: Date Complete Application Received:

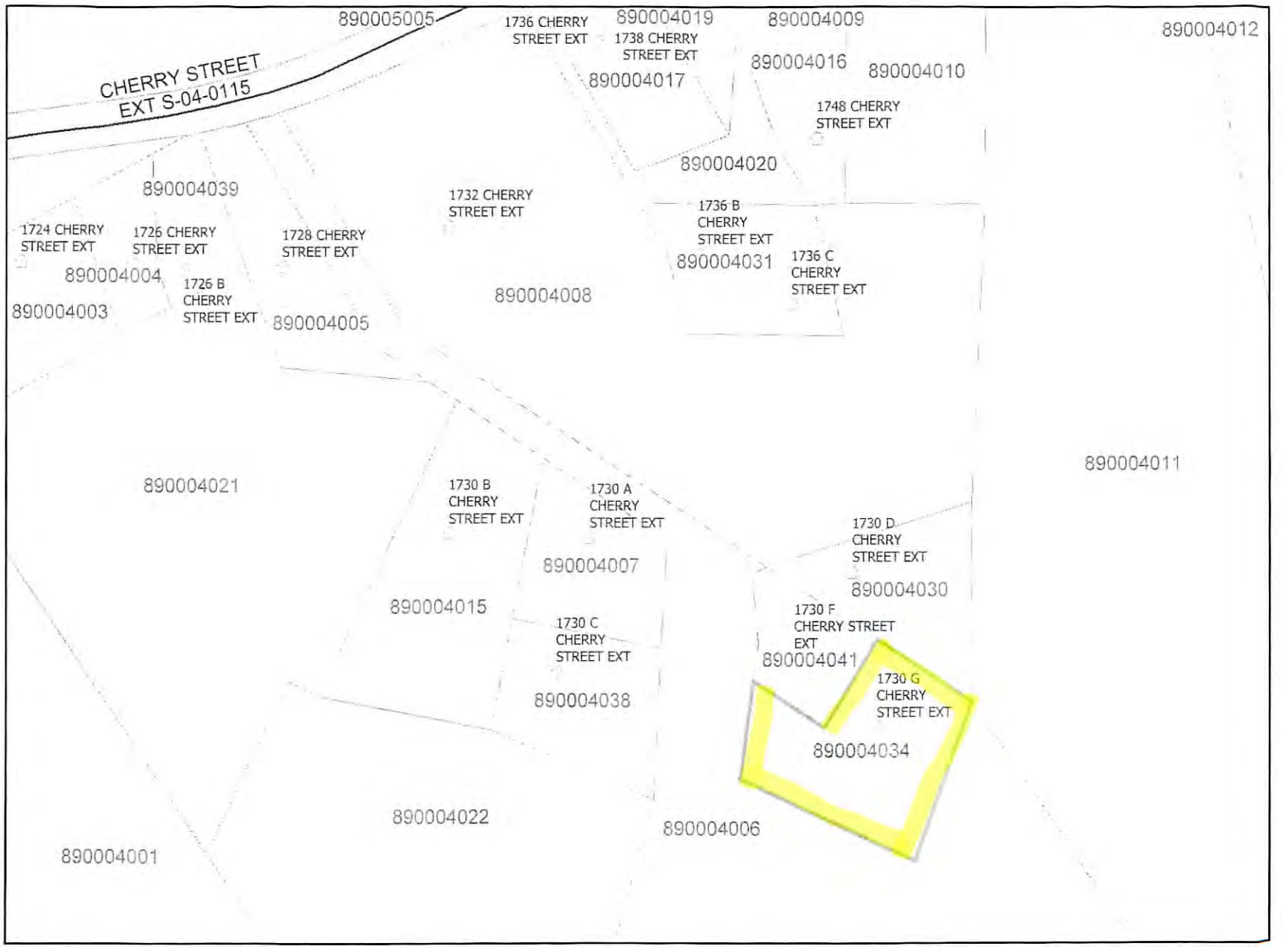
Staff Recommendation: Check Number:

Planning Commission Decision:

Anderson County Planning Division – Development Standards ✷ 401 East River Street ✷ Post Office Box 8002
Anderson, South Carolina 29624 ✷ Phone: (864) 260-4352 ✷ Fax: (864) 260-4795

Revision
April 2010

we need an addition driveway. We have a mobile home that we need excess to. We purchase a mobile home for our daughter Alexis, she is a single mother and we want to get ~~to~~ her out of the appartments


890005005
CHERRY STREET EXT S-04-0115
1736 CHERRY STREET EXT
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890004012
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890004010
890004017
1748 CHERRY STREET EXT
890004020
890004039
1732 CHERRY STREET EXT
1736 B CHERRY STREET EXT
1724 CHERRY STREET EXT
1726 CHERRY STREET EXT
1728 CHERRY STREET EXT
890004031
1736 C CHERRY STREET EXT
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1726 B CHERRY STREET EXT
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890004011
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1730 B CHERRY STREET EXT
1730 A CHERRY STREET EXT
1730 D CHERRY STREET EXT
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890004015
1730 F CHERRY STREET EXT
1730 C CHERRY STREET EXT
890004041
1730 G CHERRY STREET EXT
890004038
890004034
890004022
890004006
890004001

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	June 7, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	June 13, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June 13, 2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

June 13, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from May 9, 2017 meeting)
4. Old Business
5. New Business
    A. Preliminary Townhome Development: Smith Mill Road Townhomes
    B. Preliminary Townhome Development: Chimney Hill
    C. Preliminary Subdivision-Variance Request: Shiloh Church Road
6. Other Business
    A. Upcoming Amendment to Chapter 70
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, May 9, 2017 • 6:00 PM
Conference Room • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Jerry Vickery and Debbie Chapman

Staff Present: Alesia Hunter, Bryan Shumpert, Michael Forman, Jeff Parkey 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.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the April 11th regular and April 25th special called meetings. Hearing none, the minutes were approved.

Public Hearings:

Request to rezone +/-4.7 acres at 11412 Belton Honea Path Hwy from I-1 to R-A

Mr. Jeff Parkey presented the request for rezoning. The +/- 4.7 acres are located in District 3 off BHP Hwy. The purpose is to allow a multi-sectional home to replace a single-section manufactured home. Ms. Tonya Robinson did address the Commission. Staff recommended approval. Hearing no further comments, the motion to approve was passed unanimously with a motion by Mr. Murray and a second by Mr. Dutton.

Request to rezone +/-2.84 acres 110 East Church Road from C-2 to R-D

Mr. Jeff Parkey presented the request for rezoning. The +/- 2.84 acres are located in District 6 off East Church Rd. The purpose is to allow duplexes on the property. Mr. and Mrs. Page spoke in opposition to the request. Staff recommended denial due to a deed restriction. Hearing no further comments, the motion to deny was passed unanimously with a motion by Mr. Dutton and a second by Mrs. Jones.

Request to rezone +/-35.53 acres at Hwy 77 from C-20 to R-20

Mr. Jeff Parkey presented the request for rezoning. The +/- 35.53 acres are located in District 7 off Hwy 77. The purpose is to allow a single-family subdivision. Mr. Tony Cirelli addressed the Commission. Staff recommended approval. Hearing no further comments, the motion to approve was passed unanimously with a motion by Mr. Murray and a second by Mr. Dutton.

Large-Scale Project: Vantage@Powdersville Apartments

Mr. Bryan Shumpert presented the request for Vantage@Powdersville Apartments. The +/- 22.6acres are located in District 6 off Hood Rd. The purpose is to allow a 288 unit apartment complex. Mr. Chris Whitehand, representative, answered questions from the Commission. Concerns included sidewalks and traffic with only 2 entrance/exit lanes. Staff recommended approval. Hearing no further comments, the motion to approve was passed 4-0-4 with a motion by Mr. Dutton and a second by Mrs. Jones. Mr. Murray abstained.

New Business:

Preliminary Subdivision – Inlet Pointe, Phase II

DRAFT

Mr. Shumpert presented the request for Inlet Pointe Subdivision. The +/- 31.838 acres are located in District 4 off Nunnally Road and are zoned R-20. The proposed subdivision would hold 43 lots using Sandy Springs Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Dutton and a second by Mrs. Jones.

Preliminary Subdivision – Raven Hills, Phase II

Mr. Shumpert presented the request for Raven Hills Subdivision. The +/- 4.8 acres are located in District 6 off Rushing Creek Lane and are not zoned. The proposed subdivision would hold 32 townhomes using Powdersville Water and Anderson County wastewater. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mrs. Jones and a second by Mr. Dutton.

Summary Plat – Leland Property

Mr. Shumpert presented the request subdivision to allow a portion of land to be given to a family member. Staff recommended denial due to the lack of the required 20 foot width for access to the three parcel. Hearing comments from the applicants and Commissioners, the motion to table this item to allow staff and applicant to reach an agreement was passed unanimously with a motion by Mr. Murray and second by Mr. Dutton.

Old Business: None

Chairman Cothran called for any other business. Commissioners were reminded that a training opportunity will be held on Thursday, May 18th. Hearing no further business, Chairman Cothran adjourned the meeting at 6:53 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission
June 13, 2017
6:00 PM

Staff Report – Preliminary Townhome Development

Preliminary Subdivision Name:	Smith Mill Road Townhomes
Intended Development:	Townhome Development
Applicant:	NWTRJ, LLC
Surveyor/Engineer:	Civil SD
Location:	George Smith Mill Road
County Council District:	5
Surrounding Land Use:	North – Lake Hartwell East – Residential Multi-family (Watermarke) West – Lake Hartwell South – Lake Hartwell
Zoning: Townhomes as a permitted use (Attached Units) Off street parking requirements; The minimum lot area required is 2 acres Setbacks: Front, 30' Side, 15' Rear, 15'	R-M, Residential Multi-Family
Tax Map Number:	093-03-02-001
Extension of Existing Dev:	No
Existing Access Roads:	Clemson Boulevard to George Smith Mill Rd.
Number of Acres:	+/- 3.94
Number of Lots:	32 Townhomes
Water Supplier:	Sandy Springs Water District

Sewer Supplier: Anderson County Wastewater

Variance: Yes

The applicant for the Smith Mill Road Townhomes request a variance from
Sec. 38-624 Cul-de-sac
Roads designed to be permanently closed at one end shall not serve as access to more Than 30 residential lots and shall be terminated by a circular right of way of not less than a 50 foot radius (standard 1 or standard II from the center point of the circular right of way and a paved radius of not less than 35 feet from said center point.

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

Traffic Impact Analysis:

This project will have 32 townhomes with an estimated 256 Average Daily Trips, ADT. Watermarke Condominiums contains approximately 75 units and the estimated at 600 ADT. These projects combined have an estimated 856 ADT. George Smith Mill Road is classified as a major local road with a maximum of 1,600 ADT.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

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

Subdivision Plat Application

5-11-17
Date of Application Completion

Smith Mill Rd Townhomes
Name of Project

Applicant's Information

Name: Jonathan Nett

Mailing Address: 935 Tanner Rd Greenville SC 29607

Telephone and Fax: 864-553-2191 E-Mail: Jnett@Civ.ISD.com

Owner's Information

(If Different from Applicant)

Name: NWTRJ, LLC (Tom Winkopp)

Mailing Address: 341 College Ave Ste [redacted] 103, Clemson SC 29631

Telephone and Fax: 864-364-1562 E-Mail: Twinkopp@tomw.winkopp.com

Project Information

Project Location: Just south of I-85/Clemson Hwy interchange - end of Smith Mill Rd

Parcel Number/TMS: 930302001

County Council District: 05 School District: 04

Total Acreage: 3.94 Number of Lots: 32 units

Intended Development: Attached Townhomes Current Zoning: R-M

Surrounding Land Uses: North: Lake Hartwell South: Lake Hartwell East: high rise apartments West: Lake Hartwell

Water Supplier: SANDY SPRINGS WSD. Sewer Supplier: Anderson County Public Works

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

If so, please describe: —

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

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

Applicant's Signature

5-11-17
Date

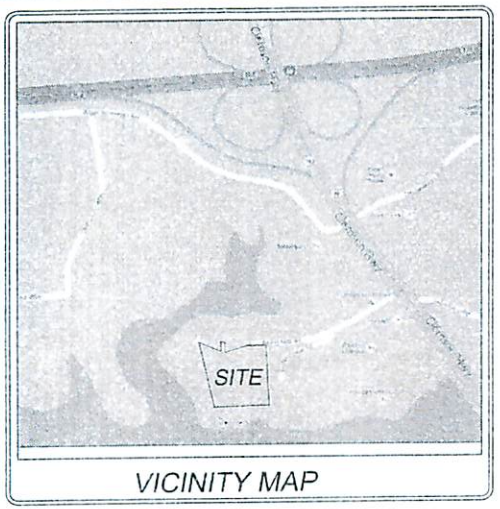
For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____



VICINITY MAP

LEGEND

PROPERTY LINE (SURVEYED)		CRIMPED PIPE	C.I.P.
PROPERTY LINE (NOT SURVEYED)		OPEN-TOP PIPE	O.T.P.
DEED OR REFERENCE		IRON PIN SET	I.P.S.
BEARINGS & DISTANCE		IRON PIN OLD/BENT/NO.	I.P.O.
SURVEYED BEARING & DISTANCE		CALCULATED POINT	
		(AS NOTED) CAL.	
RIGHT OF WAY		NAIL SET	
OVERHEAD ELECTRIC		NAIL OLD/BENT/NO.	
EDGE OF PAVEMENT		UTILITY POLE	
SANITARY SEWER LINE		SANITARY SEWER MANHOLE	
STORMDRAIN LINE		STORMDRAIN MANHOLE	

BOUNDARY LINE TABLE

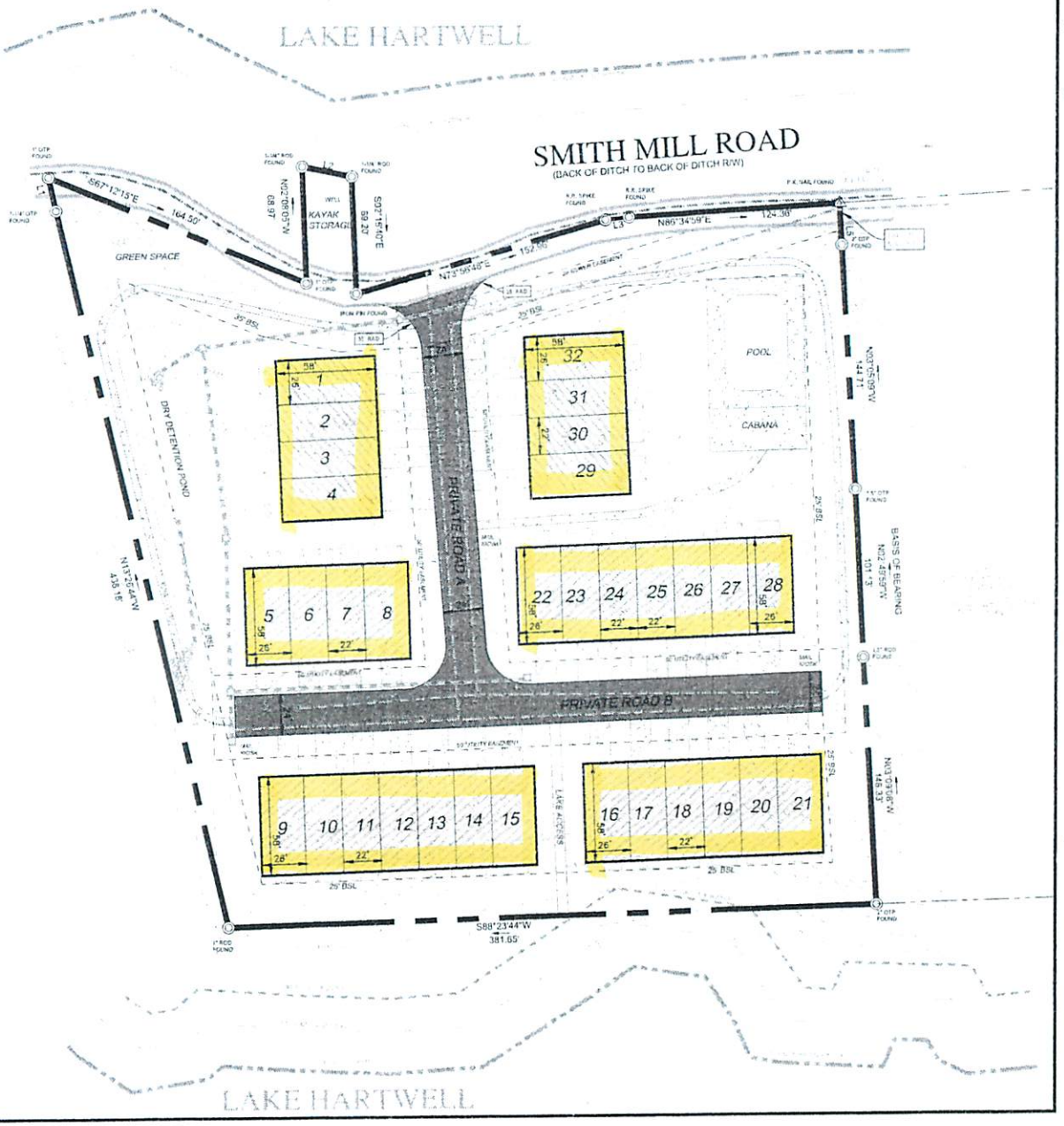
LINE	LENGTH	BEARING
L1	68.23	N52°44'25"W
L2	68.78	S38°54'37"E
L3	152.78	N67°12'15"W
L4	68.23	S38°49'40"E
L5	68.23	N52°49'40"W

GENERAL NOTES

1. TOTAL AREA = +/- 3.94 A.C.
2. NAME OF SUBDIVISION: SMITH MILL ROAD TOWNHOMES
3. NUMBER OF UNITS: 32
4. WATER TO BE PROVIDED BY: POWDERSVILLE WATER DISTRICT
GRAVITY SEWER TO BE PROVIDED BY: ANDERSON COUNTY PUBLIC WORKS

SITE DATA

TAX MAP NUMBER	930302001
CURRENT PROPERTY OWNER:	NWTRJ LLC 391 COLLEGE AVE STE 103 CLEMSON SC 29631
LOCATION	END OF SMITH MILL ROAD
CURRENT ZONING	R-M
BUILDING SETBACK: SMITH MILL ROAD	35'
PERIMETER SETBACK:	25'
PROPOSED UNITS	32 UNITS
PROPOSED UNITS	8.12 UNITS PER ACRE
PROPOSED AVERAGE UNIT SIZE	24' X 58'
PROPOSED NEW PRIVATE ROADWAY	590 feet



CivilSD
Site Development Engineering
935 Tanner Road
Greenville, South Carolina 29607
864.373.0662
Jarett@CivilSD.com
CivilSD.com
Civil engineering · Land planning · Landscape architecture

Revisions

No.	Description	Date

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THIS SEAL IS ONLY VALID IF COVER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

Project Title
Smith Mill Road Townhomes

Project Location
George Smith Mill Road
Anderson County, SC

Project No. 17-015
Date: 5.11.17
Dwg: Preliminary Plat

0 30 60 90
Scale 1" = 60'

N E S W

Sheet Title
Prelim Plat

Sheet Number
PP-1

Date: May 11th, 2017

Subject: Smith Hill Road Townhomes (Preliminary Plat Variance Request # 2)

To: Anderson County Development

To whom it may concern:

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

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

Roads designed to be permanently closed at one end shall not serve as access to more than 30 residential lots and shall be terminated by a circular right-of-way of not less than a 50 foot radius (standard I or standard II) from the center point of the circular right of way and a paved radius of not less than 35 feet from said center point. (See appendix F)

Specific variance Request:

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

Justification:

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

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

Thank you,

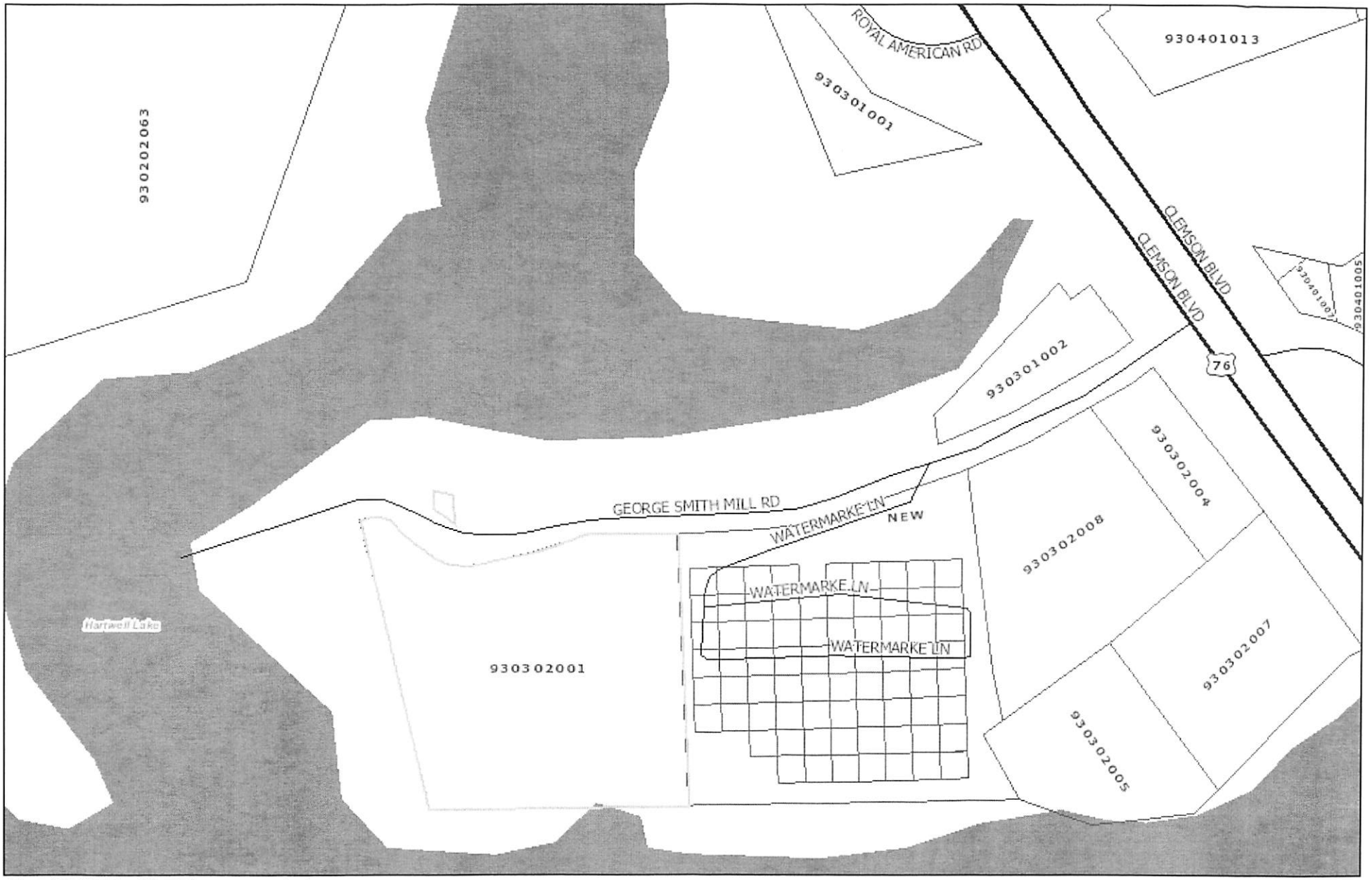
Jonathan Nett, P.E.

5-11-17

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CivilSD, LLC No. 5412

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 5-11-17 No. 28676 JONATHAN C. NETT

Anderson County



May 16, 2017 Disclaimer accepted.

TMS:	TMS				
Owner:	Owner				
Owner Address:	Owner Address				
City/State:	City/State			Zip Code:	Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg		
Tax District:	Tax District	Description:	Description		
Sale Year:	Sale Year	Sale Price:	Sale Price	Market Value:	Market Value

N

1 in = 200 ft

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County Planning Commission

June 13, 2017
6:00 PM

Staff Report – Preliminary Townhome Development

Preliminary Subdivision Name:	Chimney Hill
Intended Development:	Townhomes with Amenity Area
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Barr Circle; Old Anderson Road Mill Road
County Council District:	6
Surrounding Land Use:	North – Residential East – Residential West – Residential South – Commercial
Zoning:	Not Zoned
Tax Map Number:	**8 Parcels** – 236-00-02-018; 236-00-02-037 236-00-02-026; 236-00-02-078; 236-00-02-019; 236-00-02-039; 236-00-02-035; 236-00-00-02-080
Extension of Existing Dev:	No.
Existing Access Road:	Barr Circle; Old Anderson Road
Number of Acres:	29.12
Number of Lots:	206 Units – Three Phases Phase I – 99 lots Phase II – 72 lots Phase III – 35 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Public Works

Variance: Yes

Parking required: 418 spaces

Parking Provided: 418 spaces

Traffic Impact Analysis:
This project is to be constructed in three phases. At total build-out, the average daily traffic, ADT will be 1648 trips. Barr Circle is rated as a major local road and is determined to accommodate 1600 trips per day. Hood Road is a state maintained collector road and is determined to have no maximum limitations at this time. Phases II will open an access Old Anderson Road. Old Anderson Road is a state maintained collector road with no maximum limitations. The two access points will be below the minimum requirements.

A traffic study was submitted and prepared by Professional Engineer. Anderson County Roads and Bridges and Development Standard Staff has reviewed the study. Anderson County Roads and Bridges has reviewed this project and determined the roadway is adequate for the proposed development. Applicant has requested from Roads and Bridges that a hammerhead turn-around be allowed to replace the required cul-de-sac. The following conditions are required;
1. Add "Private Road" to each road name label.
2. Developer is responsible for acquiring and maintaining any site easements required by SCDOT or Anderson County to access public roads.
3. Temporary cul-de-sac or alternate turnaround should be constructed at the end of each phase.
4. Reconstruct Barr Circle to add a right turn lane due to the increased traffic delay at the intersection of Hood Road. The storage length should be 160' long as required by traffic impact study. The taper length should be approximately 100'long. The widening should be constructed to the current road standards pavement section.
5. Work with SCDOT to mitigate traffic impacts on SCDOT maintained roads.
6. **Phase 2 and 3 should be combined because they only have one access point on Barr Circle.**
7. **Phase 2 cannot be developed until the road is extended to Old Anderson Road.**
8. The roads are required to be privately maintained due to the following reasons;
9. On street parking spaces
10. Lot sizes/widths
11. The proposed centerline alignment will not meet current road standards.
12. Multiple driveways connected within the right of way.

Project Parking: The developer is requesting a variance from the off-street parking requirements to allow for parking that will utilize garages and driveways. Anderson County ordinance requires two parking spaces for a two bedroom units. This project is designed with a one car garage space for each individual unit. The second required off street space would be in the driveway. Utilizing the driveway and garage will meet this standard.

Staff recommends **APPROVAL** of the variance with the following condition; The townhomes must setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.

Setbacks:
For townhomes, there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. Rear setback is not less than 15'. This project exceeds the minimum requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary townhome development with the following conditions.

1. Subdivision and road names must be approved by the GIS Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal road only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges and SCDOT for encroachment permitting and must meet all of the above requirement 12 requirements pertaining to the private road.
6. Approval from Powdersville Water District for potable and fire services.
7. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
8. Approval from Anderson County Wastewater for sewer services.
9. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

Date of Application Completion _____ Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 18 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL 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.

_____ 5-11-17

Applicant's Signature Date

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4352 ✸ Fax: (864) 260-4795

Revision
April 2012

206 TOTAL UNITS

PHASE I = 99 LOTS
NO GARAGE = 39 LOTS
GARAGE = 60 LOTS
LOT SIZE: 90' x 24' (2,160 SF) = 36 LOTS
90' x 22' (1,980 SF) = 36 LOTS
90' x 20' (1,800 SF) = 25 LOTS

PHASE II = 72 LOTS
NO GARAGE = 39 LOTS
GARAGE = 33 LOTS
LOT SIZE: 90' x 24' (2,160 SF) = 26 LOTS
90' x 22' (1,980 SF) = 23 LOTS
90' x 20' (1,800 SF) = 23 LOTS

PHASE III = 35 LOTS
GARAGE = 35 LOTS
LOT SIZE: 90' x 24' (2,160 SF) = 14 LOTS
90' x 22' (1,980 SF) = 21 LOTS

SETBACKS: FRONT=20' / REAR=20' / SIDES=20'

FLOOD NOTE:

1 of this property is not located in Flood Zone shown on the National Flood Insurance Rate Maps; Community – Panel Number 45007C0061E Effective Date: Sept. 29, 2011. Zone 'AE' is a Flood Hazard Boundary.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

JW WHITE CONSULTING, LLC

PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

5-11-17

Date

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

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

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature _____ Date 5-11-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SEE ATTACHED LETTER

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 5-11-17

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

We consider Powdersville to be a part of the Greenville Market more so than the Anderson Market due to it's closer proximity. Application of the ordinance would put it at a distinct disadvantage when competing with the many townhome projects in nearby Greenville County which utilize garages and/or driveways to satisfy parking requirements.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

- The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.
- An excessively large parking lot as required would:
    - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
    - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

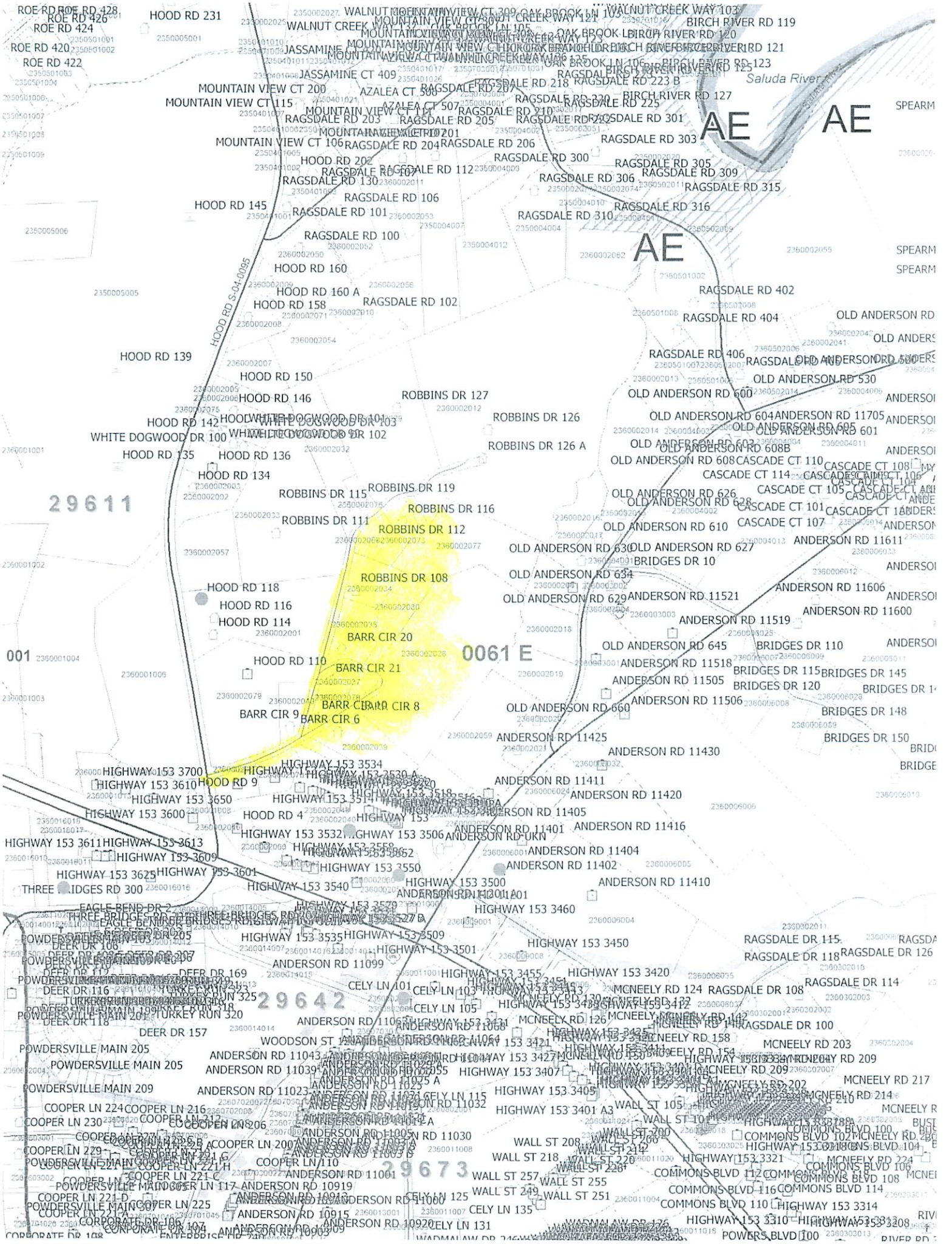
- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

Joey A. Beeson

Beeson Development, LLC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Saluda River
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ROE RD 426
ROE RD 424
ROE RD 420
ROE RD 422
HOOD RD 231
JASSAMINE CT 409
MOUNTAIN VIEW CT 200
MOUNTAIN VIEW CT 115
MOUNTAIN VIEW CT 106
AZALEA CT 507
RAGSDALE RD 207
RAGSDALE RD 203
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BIRCH RIVER RD 127
OAK BROOK LN 105
OAK BROOK LN 106
WALNUT CREEK WAY 103
WALNUT CREEK WAY 121
WALNUT CREEK WAY 123
WALNUT CREEK WAY 125
MOUNTAIN VIEW CT 309
MOUNTAIN VIEW CT 301
MOUNTAIN VIEW CT 303
MOUNTAIN VIEW CT 305
MOUNTAIN VIEW CT 201
HOOD RD 202
HOOD RD 107
RAGSDALE RD 130
RAGSDALE RD 112
RAGSDALE RD 106
RAGSDALE RD 101
RAGSDALE RD 100
HOOD RD 145
HOOD RD 160
HOOD RD 160 A
HOOD RD 158
RAGSDALE RD 102
HOOD RD S-04-0095
HOOD RD 139
HOOD RD 150
HOOD RD 146
HOOD RD 142
WHITE DOGWOOD DR 100
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HOOD RD 136
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HOOD RD 118
HOOD RD 116
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BARR CIR 8
BARR CIR 9
BARR CIR 6
HOOD RD 110
HOOD RD 9
HOOD RD 4
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HIGHWAY 153 3610
HIGHWAY 153 3650
HIGHWAY 153 3600
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HIGHWAY 153 3613
HIGHWAY 153 3609
HIGHWAY 153 3625
HIGHWAY 153 3601
HIGHWAY 153 3534
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ANDERSON RD 11600
ANDERSON RD 11611
OLD ANDERSON RD 630
OLD ANDERSON RD 627
OLD ANDERSON RD 634
OLD ANDERSON RD 629
OLD ANDERSON RD 645
OLD ANDERSON RD 660
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OLD ANDERSON RD 608B
OLD ANDERSON RD 610
OLD ANDERSON RD 626
OLD ANDERSON RD 628
OLD ANDERSON RD 530
OLD ANDERSON RD 601
RAGSDALE RD 402
RAGSDALE RD 404
RAGSDALE RD 406
RAGSDALE RD 408
OLD ANDERSON RD
CASCADE CT 110
CASCADE CT 108
CASCADE CT 114
CASCADE CT 105
CASCADE CT 101
CASCADE CT 107
BRIDGES DR 10
BRIDGES DR 110
BRIDGES DR 115
BRIDGES DR 120
BRIDGES DR 145
BRIDGES DR 148
BRIDGES DR 150
ANDERSON RD 11705
ANDERSON RD 11611
ANDERSON RD 11606
ANDERSON RD 11600
ANDERSON RD 11519
ANDERSON RD 11521
ANDERSON RD 11518
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ANDERSON RD 11506
ANDERSON RD 11425
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ANDERSON RD 11401
ANDERSON RD 11416
ANDERSON RD 11404
ANDERSON RD 11402
ANDERSON RD 11410
ANDERSON RD 11401
HIGHWAY 153 3460
HIGHWAY 153 3450
HIGHWAY 153 3420
HIGHWAY 153 3427
HIGHWAY 153 3407
HIGHWAY 153 3405
HIGHWAY 153 3401 A3
HIGHWAY 153 3321
HIGHWAY 153 3314
HIGHWAY 153 3310
HIGHWAY 153 3208
RAGSDALE DR 115
RAGSDALE DR 118
RAGSDALE DR 126
RAGSDALE DR 114
RAGSDALE DR 108
RAGSDALE DR 100
MCNEELY RD 124
MCNEELY RD 126
MCNEELY RD 158
MCNEELY RD 203
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MCNEELY RD 142
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CELY LN 131
WALL ST 105
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WALL ST 200
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WALL ST 255
WALL ST 249
WALL ST 251
COMMONS BLVD 102
COMMONS BLVD 104
COMMONS BLVD 106
COMMONS BLVD 100
COMMONS BLVD 112
COMMONS BLVD 116
COMMONS BLVD 108
COMMONS BLVD 114
COMMONS BLVD 110
POWERS BLVD 100
TURKEY RUN 325
TURKEY RUN 320
TURKEY RUN 318
DEER DR 169
DEER DR 116
DEER DR 118
DEER DR 157
DEER DR 106
DEER DR 207
POWDERSVILLE MAIN 205
POWDERSVILLE MAIN 209
POWDERSVILLE MAIN 203
POWDERSVILLE MAIN 201
POWDERSVILLE MAIN 199
POWDERSVILLE MAIN 117
COOPER LN 224
COOPER LN 216
COOPER LN 230
COOPER LN 206
COOPER LN 212
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COOPER LN 229
COOPER LN 221 G
COOPER LN 221 H
COOPER LN 221 C
COOPER LN 221 D
COOPER LN 225
COOPER LN 221 A
COOPER LN 110
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CORPORATE DR 108
ENTERPRISE RD
WADMALAW DR 126
WADMALAW DR 246
THREE BRIDGES RD 300
THREE BRIDGES RD 207
EAGLE BEND DR 2
EAGLE BEND DR 1
JASSAMINE CT
MOUNTAIN VIEW CT
SPEARM
OLD ANDERS
ANDERSON
BRIDGE
BRIDGES DR 1
RIVE

Anderson County Planning Commission

June 13, 2017
6:00 PM

Staff Report – Preliminary Subdivision-Variance Request

Preliminary Subdivision Name:	Shiloh Church Road
Intended Development:	Single Family Residential
Applicant:	John Hopkins
Surveyor/Engineer:	Upstate Surveying
Location:	Shiloh Church Road; 0.25 miles east of Shiloh Road
County Council District:	6
Surrounding Land Use:	North - Residential East – Residential West - Residential South - Residential
Zoning:	Un-Zoned
Tax Map Number:	Five parcels--217-00-11-004; 217-00-11-008; 217-00-11-009; 217-00-11-010; 217-00-11-012
Extension of Existing Dev:	No.
Existing Access Road:	Shiloh Church Road
Number of Acres:	12.87
Number of Lots:	5 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Individual on-site wastewater
Variance:	Yes

Traffic Impact Analysis:
This five lot subdivision is expected to generate a total of 50 trips per day. Shiloh Church Road is a county collector road, with no maximum ADT provided.

The applicant is requesting to use a 50 foot wide access easement to reach the rearmost lots. These lots are existing lots of record. The surveyor has redrawn the lines within the tracts but has not created any new lots. The road frontage lot will have 4.9 acres of property with the four rearmost having 2.0 acres each. The minimum standard for un-zoned property that may be without public water and sewer is one acre.

Anderson County Roads and Bridges personnel have been on-site to review this encroachment. Because of the roadway curve to the east, a sight triangle needs to be cleared along Shiloh Church Road from the proposed driveway to the eastern property line. This sight distance should be maintained by the property owner.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal roadway only.
4. All lots must meet the minimum requirement of one acre for lots with a private well and individual on-site wastewater systems.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges Department approval for encroachment permitting for private road construction standards. Staff recommends that the owner contact the Assistant Engineer for design specifications.
7. Approval from Powdersville Water District for potable water services or approval from SCDHEC for individual private wells.
8. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans for land disturbance one (1) acre or larger or part of a common development plan.
9. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
10. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

2/24/17
Date of Application Completion

Shiloh Church Project Road
Name of Project

Applicant's Information

Name: John Hopkins - Kevin Gaines (Upstate Surveying)

Mailing Address: P.O Box 80277 Simpsonville SC

Telephone and Fax: 864-907-0528 E-Mail: fieldstone@bellsouth.net

Owner's Information

(If Different from Applicant)

Name: Maxie Ann Spearman & J. Mack Spearman

Mailing Address: 708 Shiloh Ch. Road Piedmont SC 29673

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 708/802 Shiloh Ch. Road

Parcel Number/TMS: ~~217000~~ 2170011010, 2170011012, 2170011008, 2170011009 2170011004

County Council District: 6 School District: #1

Total Acreage: 12.87 Number of Lots: Total 5

Intended Development: Residential Current Zoning: NONE

Surrounding Land Uses: North: Res. South: Res. East: Res. West: Res.

Water Supplier: Powdersville Sewer Supplier: N/A - Septic

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 Planning Department – Development Standards.

Applicant's Signature

2/24/17
Date

Page 1 of 1

For Office Use Only:

Application Received By: dl Agrone

Amount of Fee Paid: 3100.00

Scheduled Public Hearing Date: 4/4/17

Date Complete Application Received: 2/24/17

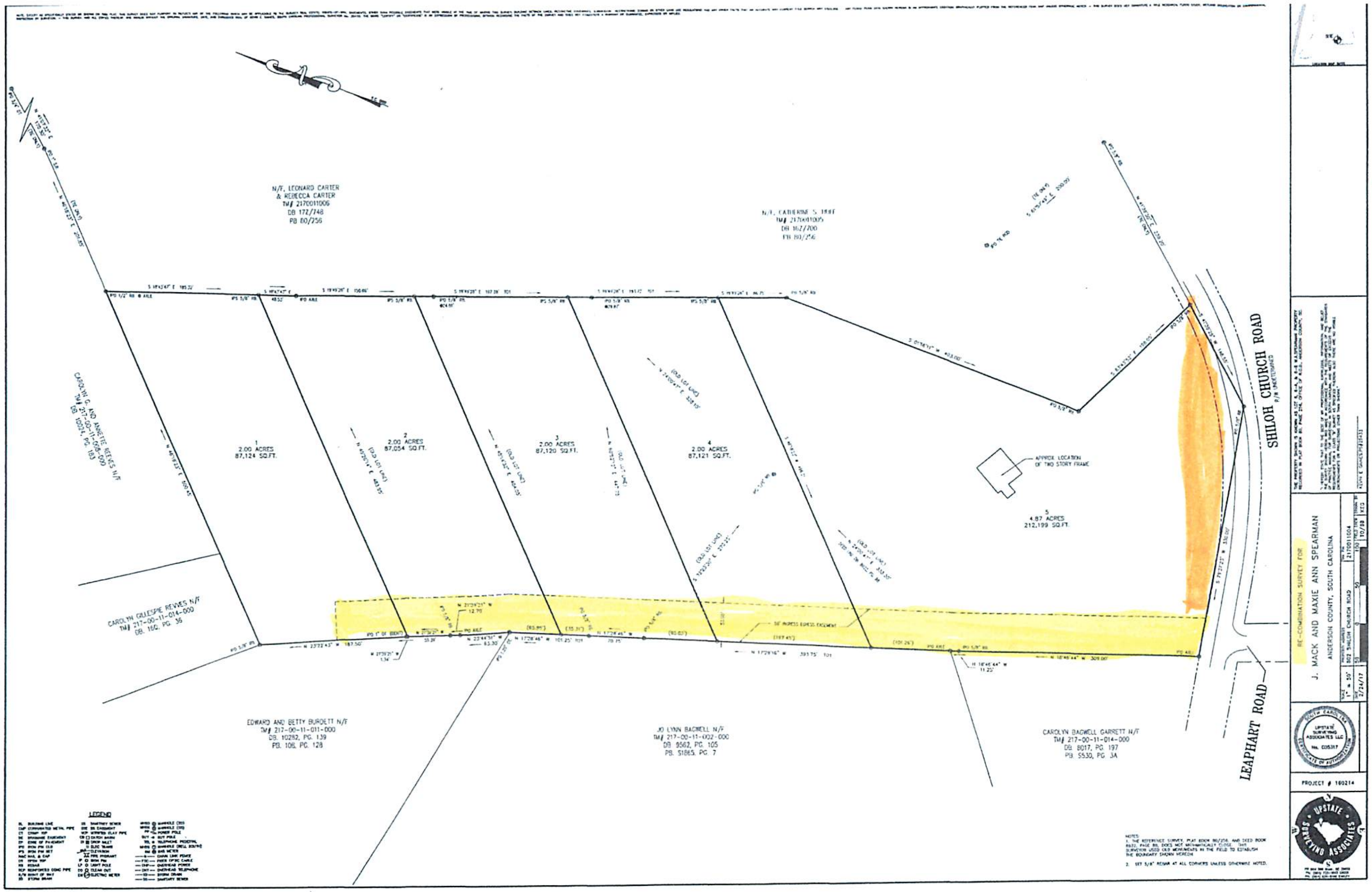
Check Number: CC

Staff Recommendation: _____

Planning Commission Decision: _____

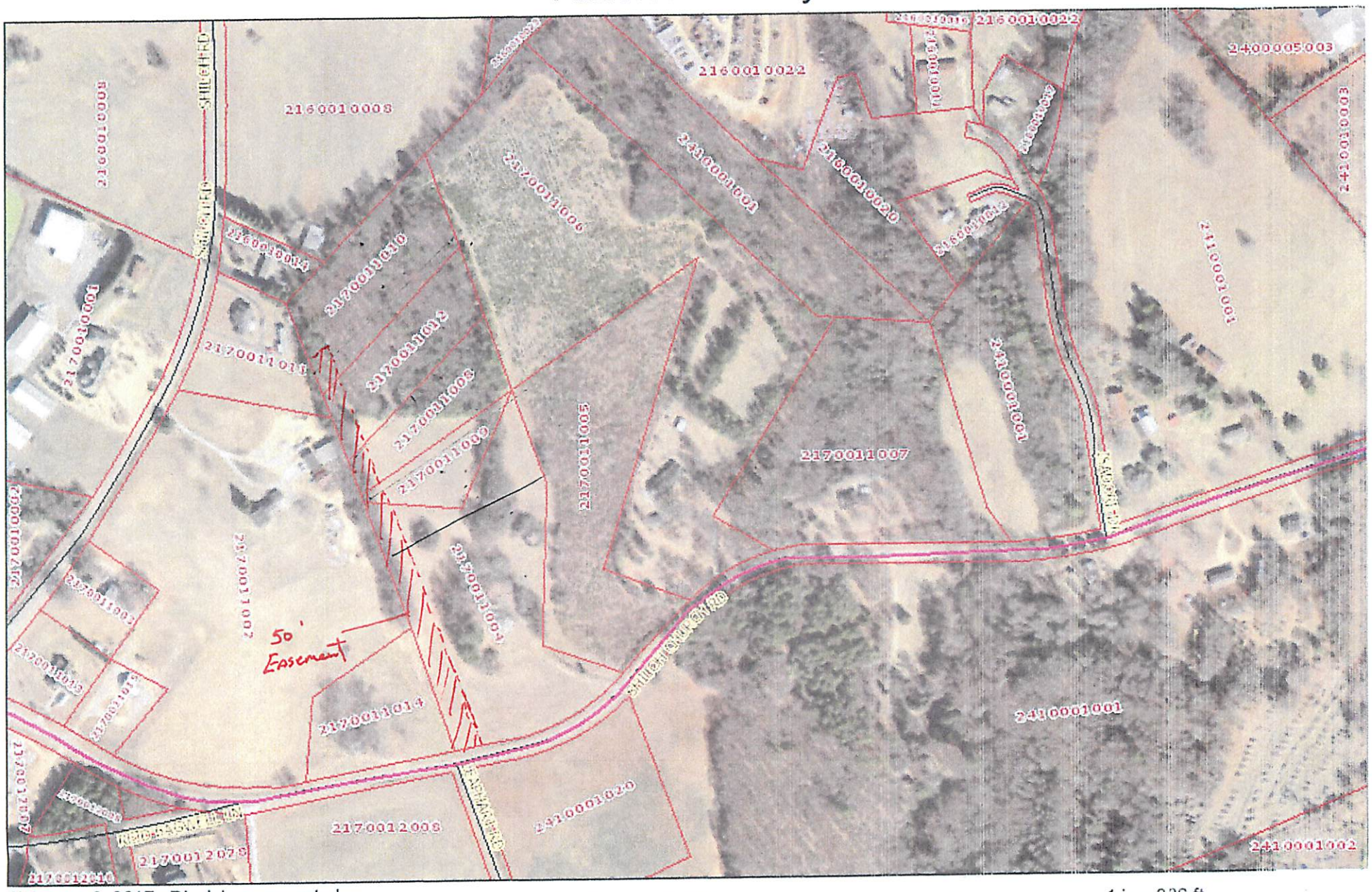
This application is to ask for a 50' ingress/egress easement to service the 4 lots shown on the "boundary survey".

Note: The intent is to adjust the boundary lines on the existing 4 lots to make them better suited for construction of a new home. We are not asking to create any new lots, only to adjust the lines as per the "re-combination survey" attached as well.



RE-COMBINATION SURVEY FOR
J. MACK AND MAXIE ANN SPEARMAN
ANDERSON COUNTY, SOUTH CAROLINA
802 SHILOH CHURCH ROAD
2170011004
1" = 50'
2/24/17
10/88
KEG
PROJECT # 160214
UPSTATE SURVEYING ASSOCIATES LLC
No. C05317
SHILOH CHURCH ROAD
R/W UNDETERMINED
LEAPHART ROAD
N/F, LEONARD CARTER
& REBECCA CARTER
TM# 2170011006
DB 172/748
PB 80/256
N/F, CATHERINE S. HUFF
TM# 2170011005
DB 162/700
PB 80/256
CAROLYN G. AND ANNETTE REEVES N/F
TM# 217-00-11-005-000
DB 10021, PG. 183
CAROLYN GILLESPIE REEVES N/F
TM# 217-00-11-014-000
DB. 160, PG. 36
EDWARD AND BETTY BURDETT N/F
TM# 217-00-11-011-000
DB. 10282, PG. 139
PB. 106, PG. 128
JO LYNN BAGWELL N/F
TM# 217-00-11-002-000
DB. 9562, PG. 105
PB. S1865, PG. 7
CAROLYN BAGWELL GARRETT N/F
TM# 217-00-11-014-000
DB. 8017, PG. 197
PB. S530, PG. 3A
1
2.00 ACRES
87,124 SQ.FT.
2
2.00 ACRES
87,054 SQ.FT.
3
2.00 ACRES
87,120 SQ.FT.
4
2.00 ACRES
87,121 SQ.FT.
5
4.87 ACRES
212,199 SQ.FT.
APPROX. LOCATION
OF TWO STORY FRAME
50' INGRESS EGRESS EASEMENT
LEGEND
NOTES:
2. SET 5/8" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

Anderson County



February 3, 2017 Disclaimer accepted.

TMS:	TMS				
Owner:	Owner				
Owner Address:	Owner Address				
City/State:	City/State			Zip Code:	Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg		
Tax District:	Tax District	Description:	Description		
Sale Year:	Sale Year	Sale Price:	Sale Price	Market Value:	Market Value

N

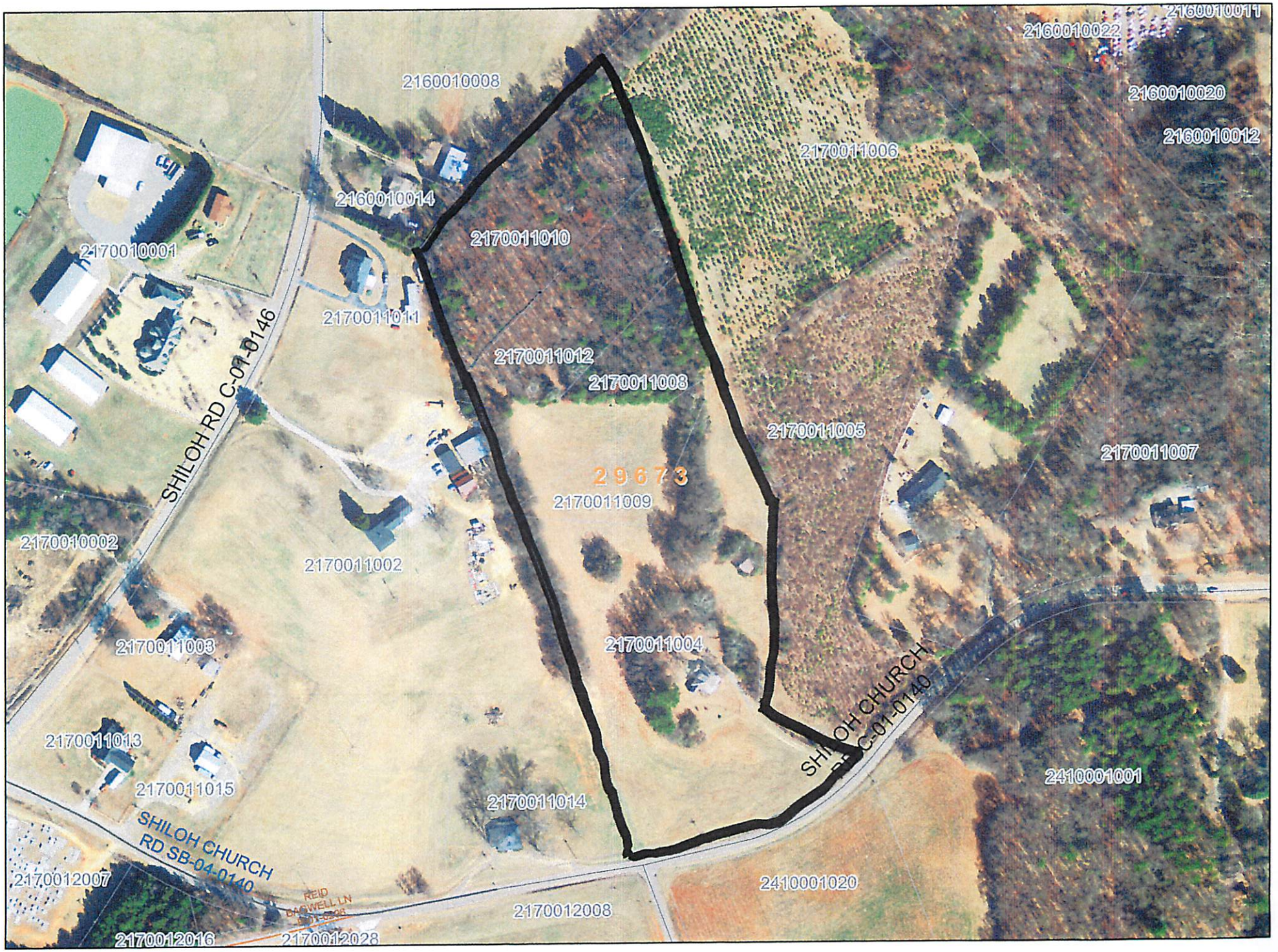
1 in = 336 ft

0 0.0325 0.065

0 0.05 0.1

ESRI, Highland Mapping, and Anderson County GIS

March 14 $104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2170011002
2170011003
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SHILOH CHURCH
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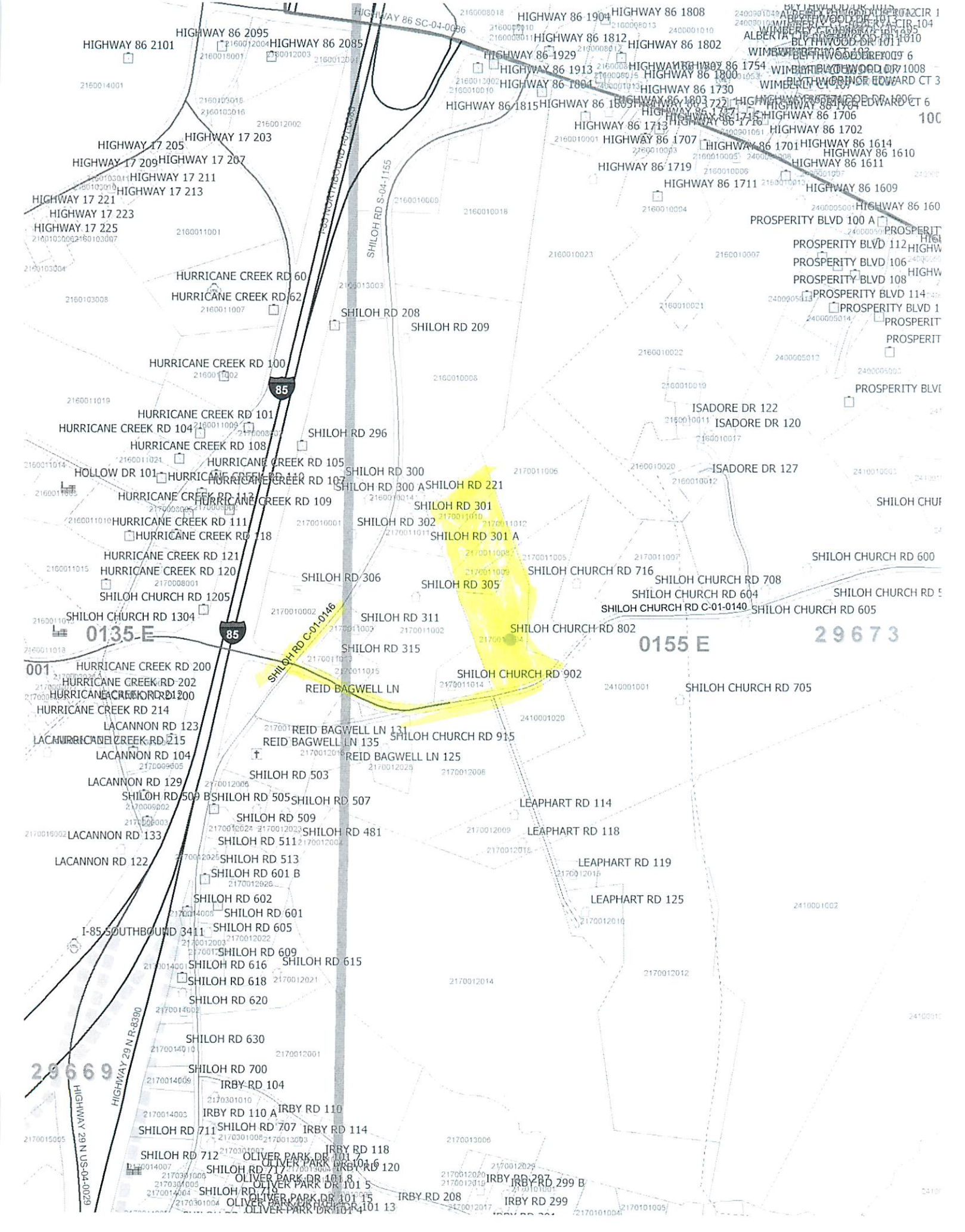
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HIGHWAY 17 213
HIGHWAY 17 221
HIGHWAY 17 223
HIGHWAY 17 225
PROSPERITY BLVD 100 A
PROSPERITY BLVD 112
PROSPERITY BLVD 106
PROSPERITY BLVD 108
PROSPERITY BLVD 114
HURRICANE CREEK RD 60
HURRICANE CREEK RD 62
SHILOH RD 208
SHILOH RD 209
HURRICANE CREEK RD 100
HURRICANE CREEK RD 101
HURRICANE CREEK RD 104
HURRICANE CREEK RD 108
SHILOH RD 296
HURRICANE CREEK RD 105
HOLLOW DR 101
HURRICANE CREEK RD 110
HURRICANE CREEK RD 107
SHILOH RD 300
SHILOH RD 300 A
SHILOH RD 221
HURRICANE CREEK RD 112
HURRICANE CREEK RD 109
SHILOH RD 301
HURRICANE CREEK RD 111
SHILOH RD 302
HURRICANE CREEK RD 118
SHILOH RD 301 A
HURRICANE CREEK RD 121
HURRICANE CREEK RD 120
SHILOH RD 306
SHILOH RD 305
SHILOH CHURCH RD 716
SHILOH CHURCH RD 708
SHILOH CHURCH RD 604
SHILOH CHURCH RD 600
SHILOH CHURCH RD 1205
SHILOH CHURCH RD 1304
SHILOH CHURCH RD C-01-0140
SHILOH CHURCH RD 605
SHILOH RD 311
SHILOH CHURCH RD 802
0135-E
0155 E
29673
SHILOH RD 315
SHILOH RD C-01-0146
HURRICANE CREEK RD 200
HURRICANE CREEK RD 202
HURRICANE CREEK RD 212
HURRICANE CREEK RD 214
SHILOH CHURCH RD 902
REID BAGWELL LN
SHILOH CHURCH RD 705
LACANNON RD 123
HURRICANE CREEK RD 215
REID BAGWELL LN 131
REID BAGWELL LN 135
SHILOH CHURCH RD 915
LACANNON RD 104
REID BAGWELL LN 125
SHILOH RD 503
LACANNON RD 129
SHILOH RD 509 B
SHILOH RD 505
SHILOH RD 507
LEAPHART RD 114
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LACANNON RD 133
SHILOH RD 481
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SHILOH RD 511
LACANNON RD 122
SHILOH RD 513
LEAPHART RD 119
SHILOH RD 601 B
SHILOH RD 602
LEAPHART RD 125
SHILOH RD 601
I-85 SOUTHBOUND 3411
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SHILOH RD 616
SHILOH RD 615
SHILOH RD 618
SHILOH RD 620
SHILOH RD 630
29669
SHILOH RD 700
IRBY RD 104
IRBY RD 110 A
IRBY RD 110
SHILOH RD 711
SHILOH RD 707
IRBY RD 114
IRBY RD 118
SHILOH RD 712
OLIVER PARK DR 101 7
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OLIVER PARK DR 101 8
IRBY RD 297
IRBY RD 299 B
SHILOH RD 716
OLIVER PARK DR 101 5
IRBY RD 208
IRBY RD 299
OLIVER PARK DR 101 13
OLIVER PARK DR 101 4
ISADORE DR 122
ISADORE DR 120
ISADORE DR 127
HIGHWAY 29 N R-8390
HIGHWAY 29 N US-04-0029
I-85 NORTHBOUND 3413
SHILOH RD S-04-1155
HIGHWAY 86 SC-04-0096
85

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	July 7, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	July 11, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, July 11, 2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

July 11, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from June 13, 2017 meeting)
4. Old Business
5. New Business
    A. Preliminary Subdivision - Wren Woods
6. Other Business
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, June 13, 2017 • 6:00 PM
Conference Room • 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: Jane Jones, Ed Dutton, Brad Burdette and Jerry Vickery

Members Absent: Lonnie Murray, David Cothran and Debbie Chapman

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

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

Approval of Agenda: Vice-Chairman Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Vice-Chairman Jones called for any changes to the minutes from the May 9th meeting. Hearing none, the minutes were approved.

New Business:

Preliminary Townhome Development: Smith Mill Road Townhomes

Ms. Alesia Hunter presented the request for Smith Mill Road Townhomes. The +/- 3.94 acres are located in District 5 off George Smith Mill Road and are zoned R-M. The proposed subdivision would hold 32 townhomes using Sandy Springs Water and Anderson County Wastewater. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Vickery and a second by Mr. Dutton.

Preliminary Townhome Development: Chimney Hill

Ms. Hunter presented the request for Chimney Hill. The +/- 29.12 acres are located in District 6 off Barr Circle and Old Anderson Road and are not zoned. The proposed subdivision would hold 206 units over three phases, using Powdersville Water and Anderson County Wastewater. A variance from the off-street parking requirements was requested. Staff recommended approval of the variance and preliminary development. Vice-Chair Jones invited public comments at this time. Five persons spoke: Steve Cooper, Leroy Walls, Jeremy McCall, Crystal McCall and Wesley White. Comments against this request included traffic concerns, water/sewer capabilities, school capacity and other service providers, such as fire departments. Mr. White (representative) answered the Commissioners' questions regarding the traffic study, sewer improvements and water capacity. Hearing no further comments, a motion to deny the request was passed unanimously, with a motion by Mr. Dutton and a second by Mrs. Jones.

Preliminary Subdivision – Variance Request: Shiloh Church Road

Mr. Henry Copeland advised the Commissioners that the applicant had withdrawn his request.

Other Business:

Mr. Michael Forman informed the Commissioners that an amendment to Chapter 70 will be before the Commission next month. The amendment deals with the ability to have public hearings for rezoning requests later than first reading should notices be delayed.

Vice-Chairman Jones called for any other business. Hearing no further business, Vice-Chairman Jones adjourned the meeting at 6:45 pm.

DRAFT

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

July 11, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Wren Woods
Intended Development:	Residential
Applicant:	RD Garrett
Surveyor/Engineer:	JW White Consulting, LLC
Location:	SC Highway 81
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Agricultural West – Highway81N
Zoning:	**The property is un-zoned**
Tax Map Number:	191-00-09-029, 43, 44, 45, 46, 47
Extension of Existing Dev:	No
Existing Access Road:	Intersection of Highway 81N and Bagwell Road
Number of Acres:	23.97
Number of Lots:	24 Total (Phase I=Lots 1-7, 20-24(12Lots) Phase II=Lots 12-19(8 Lots) and (Phase III Lots 8-11(4 Lots))
Water Supplier:	Powdersville Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 240 new trips per day. Highway 81N is classified as an arterial road with no maximum average vehicle trips per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- Developer must comply with applicable utility requirements for overhead power lines, where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT and or Anderson County Roads and Bridges Department.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- Developer must complete the subdivision application for SCDHEC for septic approval.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- SCDOT Encroachment Permit.
- Approval from Powdersville Water for potable water and fire protection.

Subdivision Plat Application

6-8-2017
Date of Application Completion

Wren Woods Subdivision
Name of Project

Applicant's Information

Name: R D Garrett

Mailing Address: PO Box 122, Anderson, SC 29622

Telephone and Fax: 864-224-7524/864-224-7316 E-Mail: rdgarrett@rdgarrett.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: Intersection of Highway 81 N and Bagwell Rd.

Parcel Number/TMS: 191-00-09-029/191-00-09-043/191-00-09-044/191-00-09-045/191-00-09-046/191-00-09-047

County Council District: Six School District: One

Total Acreage: 23.97 Number of Lots: 24

Intended Development: Single Family Residential Current Zoning: Unzoned

Surrounding Land Uses: North: Residential South: Residential East: Residential West: Highway 81 N Bagwell Rd/

Water Supplier: Powdersville Water Sewer Supplier: Septic Tanks

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?: No If so, please attach the description to this application.

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

Applicant's Signature

6-8-17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

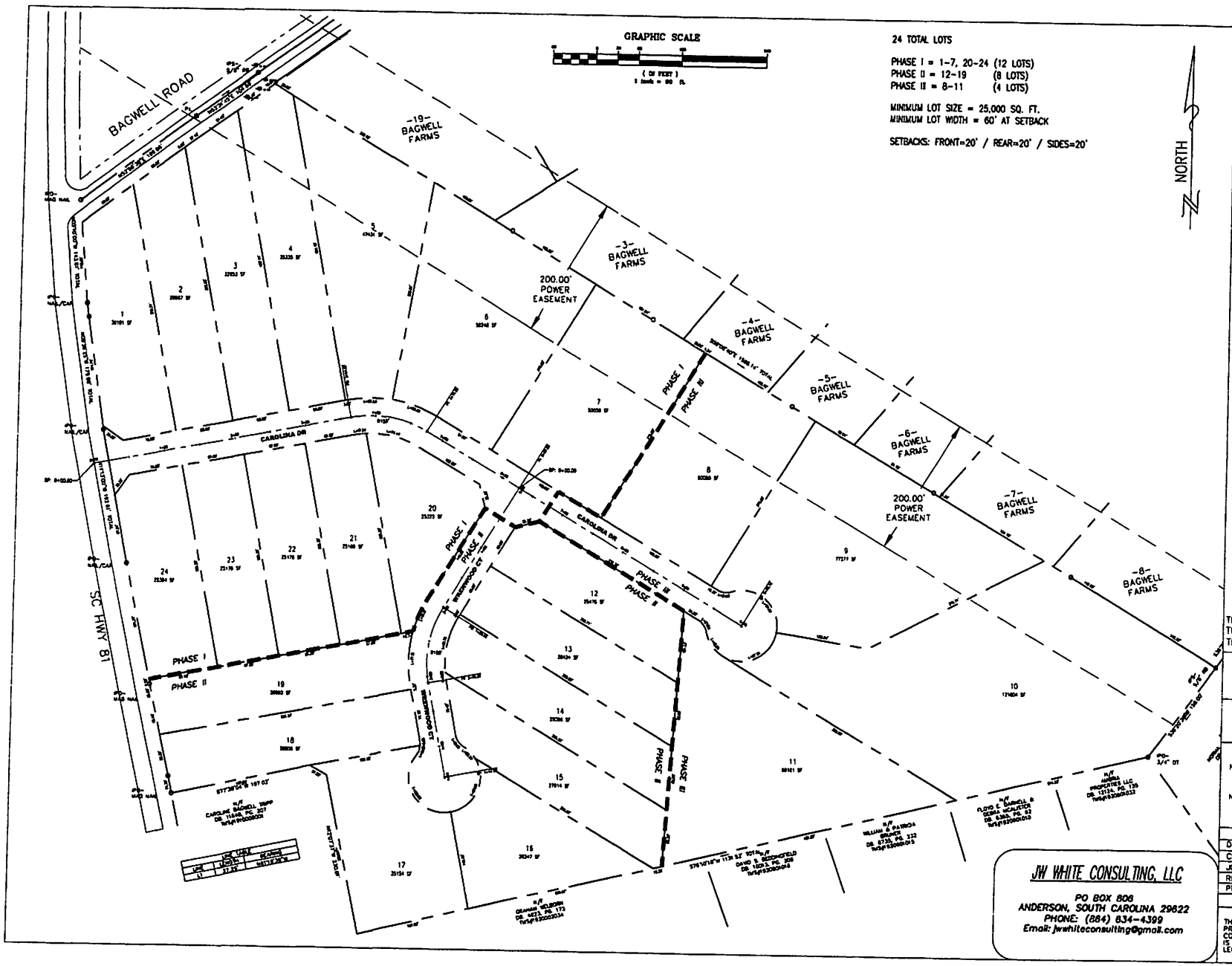
Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✹ 401 East River Street ✹ Post Office Box 8002
Anderson, South Carolina 29624 ✹ Phone: (864) 260-4352 ✹ Fax: (864) 260-4795

Revision
April 2012



Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby accept this plan of subdivision with my(our) free consent and that I(we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, parkways, and easements, forever all areas as shown or indicated on said plat."

_____ Signed _____

_____ Signed _____

_____ Signed _____

_____ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Anderson County Subdivision Regulations as adopted.

_____ DATE

_____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that this plat should be recorded in the office of the County Register of Deeds Conveyance."

_____ DATE

_____ AUTHORIZED REPRESENTATIVE ANDERSON COUNTY PLANNING BOARD

TMS #191-00-09-029 TMS #191-00-09-045
TMS #191-00-09-043 TMS #191-00-09-046
TMS #191-00-09-044 TMS #191-00-09-047

Wren Woods Subdivision

OWNER	ENGINEER OR SURVEYOR
RD Garrett PO Box 122 Anderson, SC 29622	JW White Consulting, LLC P.O. Box 808 Anderson SC 29622

NO. OF ACRES: ±23.97 MILES OF NEW ROADS: ±0.27

NO. OF LOTS: 24 DATE: 6-8-17

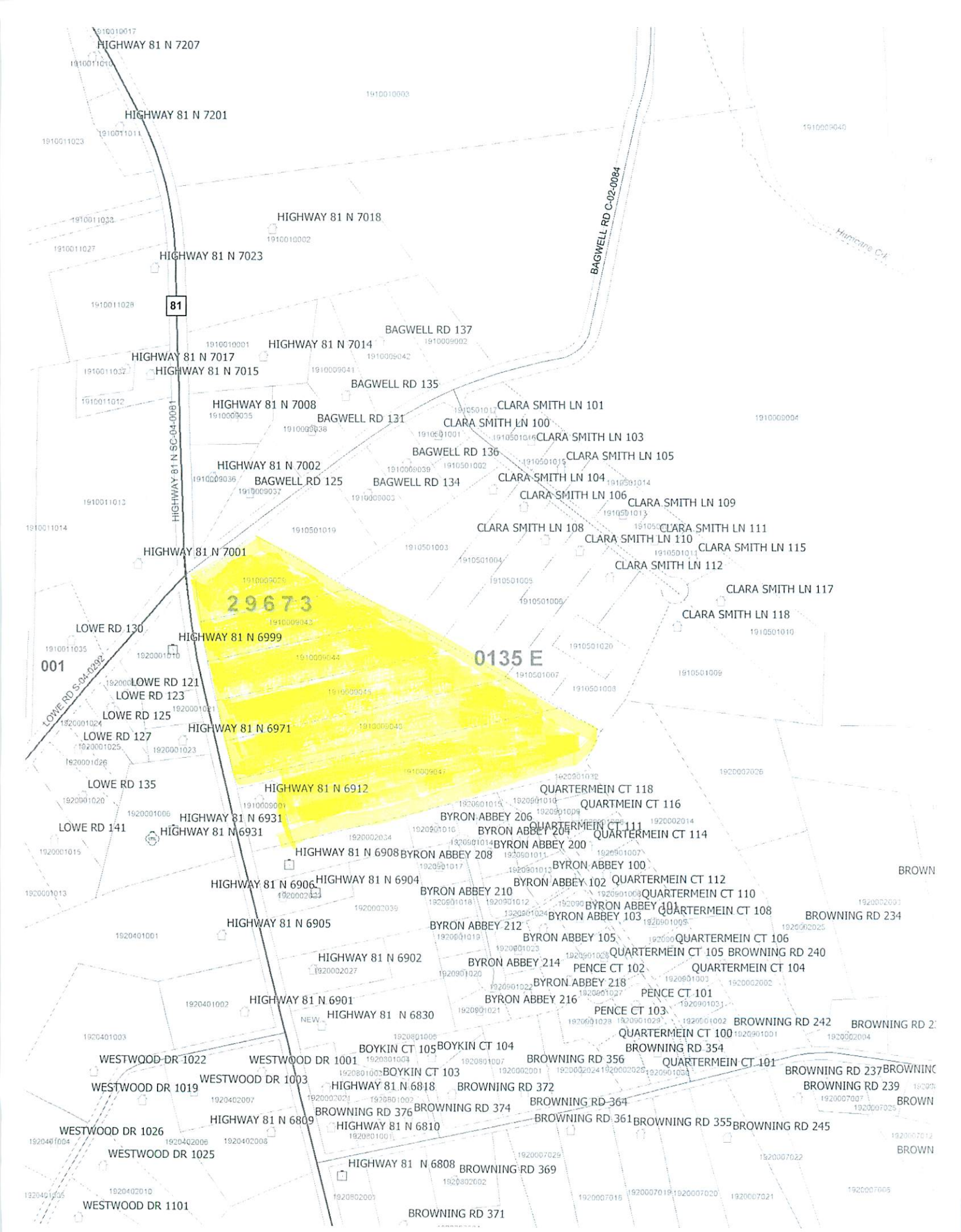
ZONE: UNZONED

DRAWN BY: JT
CHECKED: JWW
JOB NUMBER: 17028
REVISIONS: 0
PRELIMINARY PLAT

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

JW WHITE CONSULTING, LLC
PO BOX 808
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 834-4399
Email: jwwhiteconsulting@gmail.com

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


HIGHWAY 81 N 7207
HIGHWAY 81 N 7201
HIGHWAY 81 N 7018
HIGHWAY 81 N 7023
81
BAGWELL RD C-02-0084
Hurricane Ck
BAGWELL RD 137
HIGHWAY 81 N 7014
HIGHWAY 81 N 7017
HIGHWAY 81 N 7015
BAGWELL RD 135
HIGHWAY 81 N 7008
BAGWELL RD 131
HIGHWAY 81 N SC-04-0081
CLARA SMITH LN 101
CLARA SMITH LN 100
CLARA SMITH LN 103
BAGWELL RD 136
CLARA SMITH LN 105
HIGHWAY 81 N 7002
BAGWELL RD 125
BAGWELL RD 134
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LOWE RD 130
HIGHWAY 81 N 6999
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LOWE RD S-04-0292
LOWE RD 121
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LOWE RD 125
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LOWE RD 127
LOWE RD 135
HIGHWAY 81 N 6912
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QUARTMEIN CT 116
HIGHWAY 81 N 6931
LOWE RD 141
HIGHWAY 81 N 6931
BYRON ABBEY 206
QUARTERMEIN CT 111
QUARTERMEIN CT 114
BYRON ABBEY 204
BYRON ABBEY 200
HIGHWAY 81 N 6908
BYRON ABBEY 208
BYRON ABBEY 100
HIGHWAY 81 N 6906
HIGHWAY 81 N 6904
BYRON ABBEY 102
QUARTERMEIN CT 112
BYRON ABBEY 210
QUARTERMEIN CT 110
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BYRON ABBEY 103
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HIGHWAY 81 N 6905
BYRON ABBEY 212
BYRON ABBEY 105
QUARTERMEIN CT 106
HIGHWAY 81 N 6902
QUARTERMEIN CT 105
BROWNING RD 240
BYRON ABBEY 214
PENCE CT 102
QUARTERMEIN CT 104
BYRON ABBEY 218
PENCE CT 101
HIGHWAY 81 N 6901
BYRON ABBEY 216
PENCE CT 103
HIGHWAY 81 N 6830
BROWNING RD 242
QUARTERMEIN CT 100
BROWNING RD 354
BOYKIN CT 105
BOYKIN CT 104
WESTWOOD DR 1022
WESTWOOD DR 1001
BROWNING RD 356
QUARTERMEIN CT 101
BROWNING RD 237
BOYKIN CT 103
WESTWOOD DR 1003
WESTWOOD DR 1019
HIGHWAY 81 N 6818
BROWNING RD 372
BROWNING RD 239
BROWNING RD 364
BROWNING RD 376
BROWNING RD 374
HIGHWAY 81 N 6809
BROWNING RD 361
BROWNING RD 355
BROWNING RD 245
HIGHWAY 81 N 6810
WESTWOOD DR 1026
WESTWOOD DR 1025
HIGHWAY 81 N 6808
BROWNING RD 369
WESTWOOD DR 1101
BROWNING RD 371

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

Memorandum

To: Anderson County Planning Commission
From: Celia Boyd Myers
Date: August 3, 2017
Cc: Planning & Community Development Staff
Development Standards Staff
County Council
Re: August 8, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on TTuesday, August 8,2017 at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

August 8, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from July 11, 2017 meeting and July 24, 2017 Workshop)
4. Old Business
5. New Business
    A. Preliminary Subdivision - Chimney Hill
    B. Preliminary Subdivision - Yorkshire Farms
    C. Preliminary Subdivision - Palmetto Crossing
    D. Preliminary Subdivision - St. Andrews Development, LLC
    E. Variance Request - Grace Farm LLC
    F. Variance Request - William J. Herb, II and Stephannie Herb
6. Other Business
    A. Consent Agenda - Rogers Road Subdivision
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, July 11, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: None

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

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the June 13th meeting. Hearing none, the minutes were approved.

New Business:

Preliminary Subdivision: Wren Woods

Ms. Alesia Hunter presented the request for the proposed Wren Woods subdivision. The +/- 23.97 acres are located in District 6 off SC Highway 81 and are not zoned. The proposed subdivision would hold 24 lots over three phases using Powdersville Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Vickery and a second by Mr. Dutton.

Other Business:

Mr. Rick Glover of Hidden Falls Subdivision asked to approach the Commission. He wished to inform the Commissioners of a special exception request at 81 and Concord. The request was for a host house for basketball players from other countries. Mr. Glover argued that this was a business and therefore unsuitable in the R-A zoned area. The request was before the Board of Zoning and Land Use Appeals. Mr. Forman informed the Commission that the County attorney was aware of the situation and is looking into the matter.

Mr. Michael Forman then informed the Commissioners that a workshop was needed for a yearly review of house-keeping items. A poll will be sent to determine the date and time.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:21 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Anderson County Planning Commission
Monday, July 24, 2017 • 12:00 PM
Conference Room • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Ed Dutton and Lonnie Murray

Staff Present: Michael Forman, Jeff Parkey, Rhonda Sloan, Leon Harmon, Rusty Burns and Celia Boyd Myers

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

New Business:

Review of Planning Commission responsibilities, policies and procedures

Mr. Michael Forman presented an overview of the SC Planning Enabling Act and Anderson County Code (Chapters 38 and 70), with detail given to the Planning Commission's role. Items covered included the State sanctioned functions, powers and duties of local planning commissions; comprehensive plans; zoning; land regulations; and appeals; as well as County development standards and zoning regulations.

Possible Executive Session: Legal Matters

The possible executive session was deemed unnecessary and did not occur.

Other Business:

Mrs. Celia Myers reminded the Commission of SC State mandated continuing education requirements (3 hours each year after a 6 hour orientation).

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 12:50 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

DRAFT

Anderson County Planning Commission
August 8, 2017
6:00 PM
Staff Report- Preliminary Townhome Development

Previous Consideration by Planning Commission:

The Anderson County Planning received and considered this project application as part of the regular public meeting of the Commission held on June 13, 2017. By a vote of 4-0 the Planning Commission approved a motion made at that meeting to deny the applicant's request. The developer has not added, changed, or made any revisions or modifications from the previous submittal.

Preliminary Subdivision Name:	Chimney Hill
Intended Development:	Townhomes with Amenity Area
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Barr Circle; Old Anderson Road Mill Road
County Council District:	6
Surrounding Land Use:	North – Residential; East – Residential; West – Residential; South - Commercial
Zoning:	Not Zoned
Tax Map Number:	**8 Parcels** - 236-00-02-018; 236-00-02-037 236-00-02-026; 236-00-02-078; 236-00-02-019; 236-00-02-039; 236-00-02-035; 236-00-00-02-080
Extension of Existing Dev:	No.
Existing Access Road:	Barr Circle; Old Anderson Road
Number of Acres:	29.12
Number of Lots:	206 Units - Three Phases Phase I - 99 lots Phase II - 72 lots Phase III - 35 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Public Works

Variance: Yes

Parking required: 418 spaces

Parking Provided: 418 spaces

Traffic Impact Analysis:
This project is to be constructed in three phases. At total build-out, the average daily traffic, ADT will be 1648 trips. Barr Circle is rated as a major local road and is determined to accommodate 1600 trips per day. Hood Road is a state maintained collector road and is determined to have no maximum limitations at this time. Phases II will open an access Old Anderson Road. Old Anderson Road is a state maintained collector road with no maximum limitations. The two access points will be below the minimum requirements.

A traffic study was submitted and prepared by Professional Engineer. Anderson County Roads and Bridges and Development Standard Staff has reviewed the study. Anderson County Roads and Bridges has reviewed this project and determined the roadway is adequate for the proposed development. Applicant has requested from Roads and Bridges that a hammerhead turn-around be allowed to replace the required cul-de-sac. The following conditions are required;
1. Add "Private Road" to each road name label.
2. Developer is responsible for acquiring and maintaining any site easements required by SCDOT or Anderson County to access public roads.
3. Temporary cul-de-sac or alternate turnaround should be constructed at the end of each phase.
4. Reconstruct Barr Circle to add a right turn lane due to the increased traffic delay at the intersection of Hood Road. The storage length should be 160' long as required by traffic impact study. The taper length should be approximately 100'long. The widening should be constructed to the current road standards pavement section.
5. Work with SCDOT to mitigate traffic impacts on SCDOT maintained roads.
6. **Phase 2 and 3 should be combined because they only have one access point on Barr Circle.**
7. **Phase 2 cannot be developed until the road is extended to Old Anderson Road.**
8. The roads are required to be privately maintained due to the following reasons;
9. On street parking spaces
10. Lot sizes/widths
11. The proposed centerline alignment will not meet current road standards.
12. Multiple driveways connected within the right of way.

Project Parking: The developer is requesting a variance from the off-street parking requirements to allow for parking that will utilize garages and driveways. Anderson County ordinance requires two parking spaces for a two bedroom units. This project is designed with a one car garage space for each individual unit. The second required off street space would be in the driveway. Utilizing the driveway and garage will meet this standard.

Staff recommends **APPROVAL** of the variance with the following condition; The townhomes must setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.

Setbacks:
For townhomes, there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. Rear setback is not less than 15'. This project exceeds the minimum requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary townhome development with the following conditions.

1. Subdivision and road names must be approved by the GIS Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal road only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges and SCDOT for encroachment permitting and must meet all of the above requirement 12 requirements pertaining to the private road.
6. Approval from Powdersville Water District for potable and fire services.
7. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
8. Approval from Anderson County Wastewater for sewer services.
9. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

Date of Application Completion _____ Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 18 INTERSECTION

Parcel Number/TMS: TMS #236 00 02-018 TMS #236 00 02 037 TMS #236 00-02-026 TMS #236 00-02 078
TMS #236 00 02-019 TMS #236 00-02 039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL 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.

Applicant's Signature _____ Date 5-11-17

For Office Use Only:

Scheduled Public Hearing Date: _____

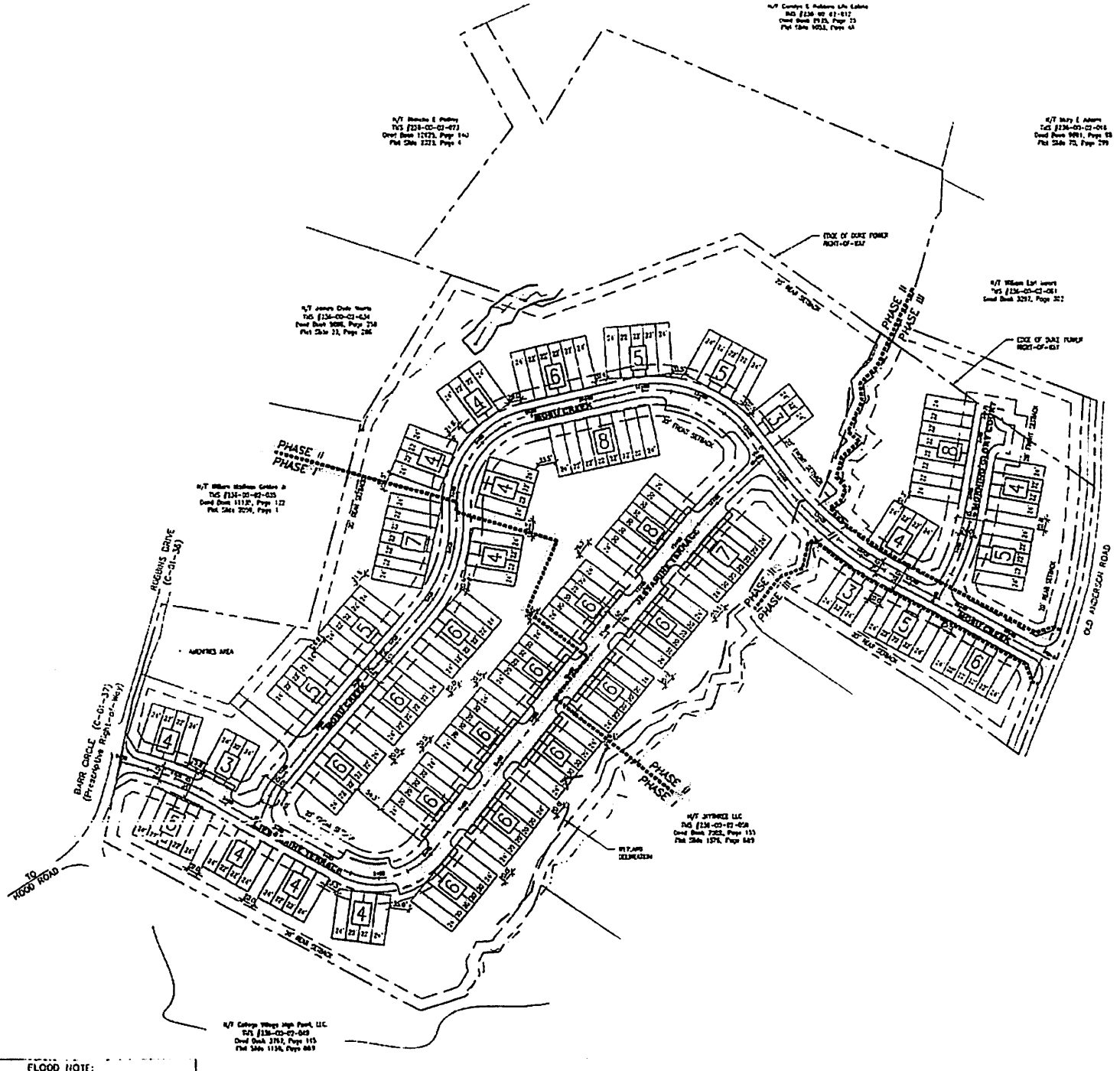
Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division • Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4352 • Fax: (864) 260-4795

Revision
April 2012



JW WHITE CONSULTING, LLC
PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

5-11-17

Date

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-076 TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

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

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

Anderson County Public Works Division • Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29621 • Phone: (864) 260-4719 • Fax: (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature _____ Date 5-11-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SEE ATTACHED LETTER

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 5-11-17

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

We consider Powdersville to be a part of the Greenville Market more so than the Anderson Market due to it's closer proximity. Application of the ordinance would put it at a distinct disadvantage when competing with the many townhome projects in nearby Greenville County which utilize garages and/or driveways to satisfy parking requirements.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

- The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.
- An excessively large parking lot as required would:
  - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
  - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

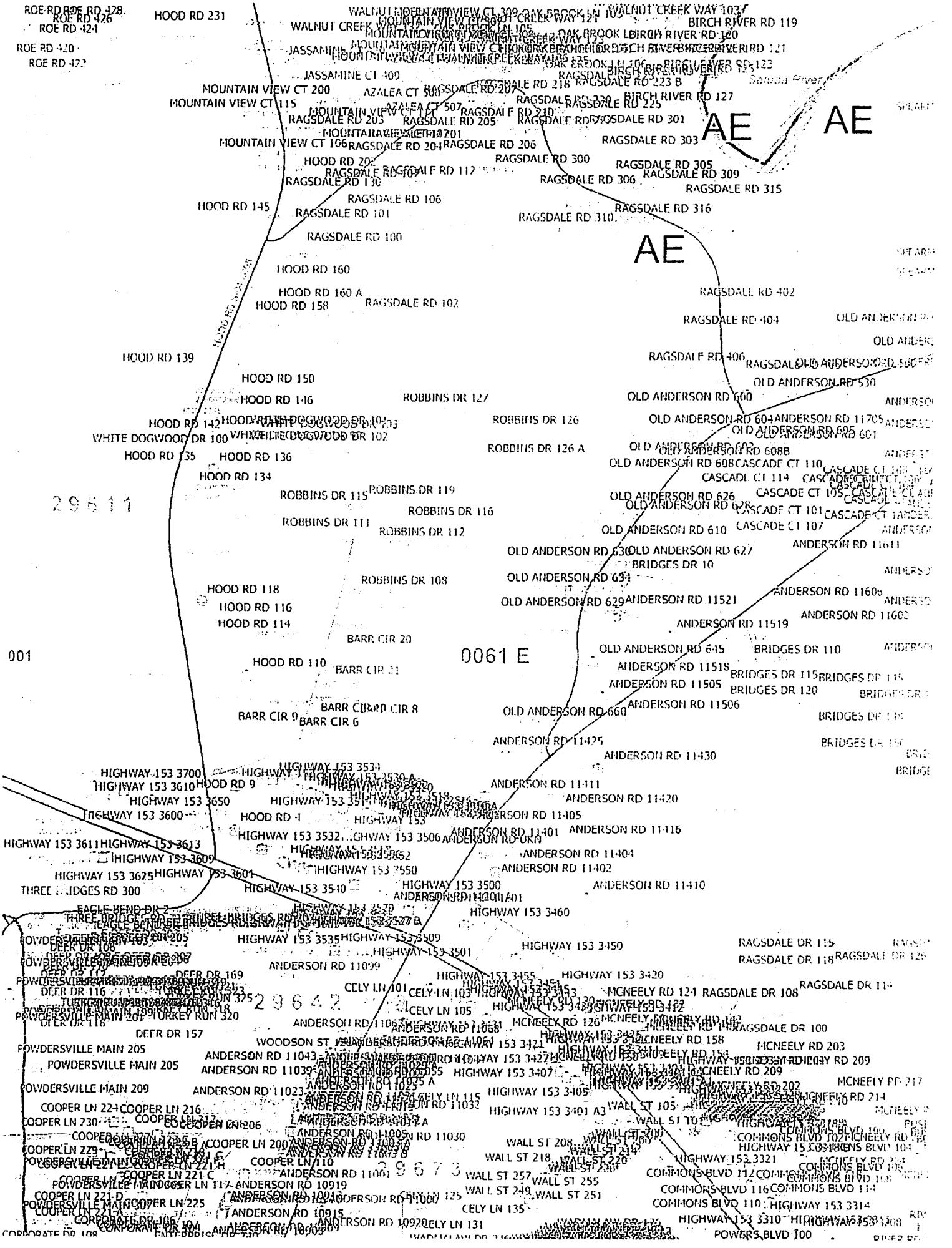
- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

Joey A. Beeson

Beeson Development, LLC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ROE RD 424
ROE RD 420
ROE RD 422
HOOD RD 231
MOUNTAIN VIEW CT 200
MOUNTAIN VIEW CT 115
MOUNTAIN VIEW CT 106
HOOD RD 202
HOOD RD 145
HOOD RD 160
HOOD RD 160 A
HOOD RD 158
HOOD RD 139
HOOD RD 150
HOOD RD 146
HOOD RD 142
WHITE DOGWOOD DR 100
HOOD RD 135
HOOD RD 136
HOOD RD 134
HOOD RD 118
HOOD RD 116
HOOD RD 114
HOOD RD 110
HOOD RD 9
HOOD RD 1
WALNUT CREEK WAY 309
WALNUT CREEK WAY 121
WALNUT CREEK WAY 103
OAK BROOK LN 107
OAK BROOK LN 105
JASSAMINE CT 409
AZALEA CT 507
AZALEA CT 501
MOUNTAIN VIEW CT 201
RAGSDALE RD 203
RAGSDALE RD 205
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BRIDGES DR 120
BARR CIR 20
BARR CIR 21
BARR CIR 10
BARR CIR 8
BARR CIR 9
BARR CIR 6
HIGHWAY 153 3700
HIGHWAY 153 3610
HIGHWAY 153 3650
HIGHWAY 153 3600
HIGHWAY 153 3611
HIGHWAY 153 3613
HIGHWAY 153 3609
HIGHWAY 153 3625
HIGHWAY 153 3601
HIGHWAY 153 3534
HIGHWAY 153 3530 A
HIGHWAY 153 3520
HIGHWAY 153 3518
HIGHWAY 153 3516
HIGHWAY 153 3506
HIGHWAY 153 3532
HIGHWAY 153 3652
HIGHWAY 153 3550
HIGHWAY 153 3510
HIGHWAY 153 3500
HIGHWAY 153 3460
HIGHWAY 153 3535
HIGHWAY 153 3509
HIGHWAY 153 3501
HIGHWAY 153 3455
HIGHWAY 153 3450
HIGHWAY 153 3420
HIGHWAY 153 3412
HIGHWAY 153 3407
HIGHWAY 153 3405
HIGHWAY 153 3401 A3
HIGHWAY 153 3321
HIGHWAY 153 3314
HIGHWAY 153 3310
THREE BRIDGES RD 300
EAGLE BEND DR 2
EAGLE BEND DR 1
CELY LN 101
CELY LN 103
CELY LN 105
CELY LN 115
CELY LN 125
CELY LN 135
CELY LN 131
MCNEELY RD 124
MCNEELY RD 120
MCNEELY RD 122
MCNEELY RD 126
MCNEELY RD 158
MCNEELY RD 203
MCNEELY RD 209
MCNEELY RD 202
MCNEELY RD 217
MCNEELY RD 214
RAGSDALE DR 115
RAGSDALE DR 118
RAGSDALE DR 108
RAGSDALE DR 100
RAGSDALE DR 114
DEER DR 116
DEER DR 157
DEER DR 169
TURKEY RUN 325
TURKEY RUN 320
POWDERSVILLE MAIN 205
POWDERSVILLE MAIN 209
POWDERSVILLE MAIN 207
COOPER LN 224
COOPER LN 216
COOPER LN 230
COOPER LN 206
COOPER LN 200
COOPER LN 229
COOPER LN 221 G
COOPER LN 221 H
COOPER LN 221 C
COOPER LN 221 D
COOPER LN 221 A
COOPER LN 225
COOPER LN 110
WOODSON ST
WALL ST 105
WALL ST 208
WALL ST 218
WALL ST 220
WALL ST 257
WALL ST 255
WALL ST 249
WALL ST 251
COMMONS BLVD 102
COMMONS BLVD 104
COMMONS BLVD 112
COMMONS BLVD 116
COMMONS BLVD 114
COMMONS BLVD 110
POWERS BLVD 100
CORPORATE DR 108
CORPORATE DR 106
CORPORATE DR 104
OLD ANDERSON RD
ANDERSON RD 11600
ANDERSON RD 1160a
BRIDGES DR 115
BRIDGES DR 120

Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Project Location: POWDERSVILLE/ ±1,100' NORTHWEST OF HWY 153/HWY 81 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078 TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL 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.

Applicant's Signature

Date 5-11-17 7-13-17

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

Check Number:

Staff Recommendation:

Planning Commission Decision:

If you indicated no, your signature is required.

Applicant's Signature _____ Date 5-11-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SEE ATTACHED LETTER

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 5-11-17 7-13-17

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Anderson County Public Works Division - Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29621 • Phone: (864) 260-4719 • Fax: (864) 260-4795

Revision
April 2012

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

Date 5-11-17 7-13-17

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236 00-02-037 TMS #236-00-02-026 TMS #236-00-02-076 TMS #236 00-02-019 TMS #236 00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

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

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

Anderson County Public Works Division • Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29621 • Phone (864) 260-4719 • Fax (864) 260-4795

Revision
April 2012

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

We consider Powdersville to be a part of the Greenville Market more so than the Anderson Market due to it's closer proximity. Application of the ordinance would put it at a distinct disadvantage when competing with the many townhome projects in nearby Greenville County which utilize garages and/or driveways to satisfy parking requirements.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

- The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.
- An excessively large parking lot as required would:
  - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
  - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

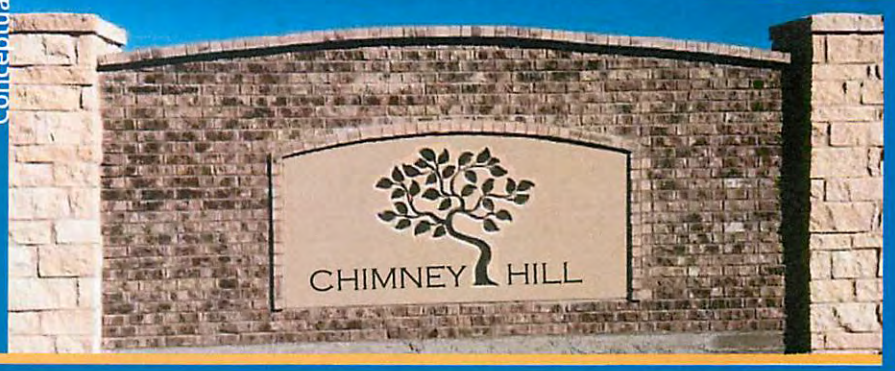
Joey A. Beeson

Beeson Development, LLC

EASTWOOD HOMES

CHIMNEY HILL TOWNHOMES

Conceptual



Floor plans reflect typical approximate dimensions and are not drawn to scale. Any specifications in this artistic conceptual depiction may change without notice. The features, plans and specifications described above are proposed only. Floor plans and renderings are the property of Eastwood Homes.

EASTWOOD
HOMES

CHIMNEY HILL TOWNHOMES

Floor plans reflect typical approximate dimensions and are not drawn to scale. Any specifications in this artistic conceptual depiction may change without notice. The features, plans and specifications described above are proposed only.
Floor plans and renderings are the property of Eastwood Homes.

EASTWOOD HOMES

Elevation A

Elevation C

Elevation E

Elevation B

Elevation D

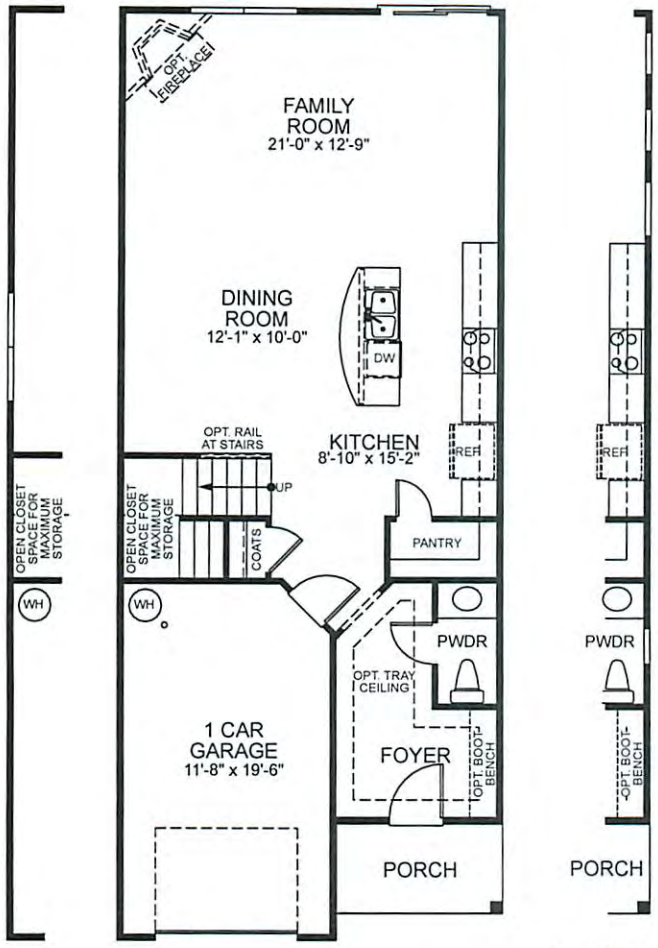
Elevation F

Ashland

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

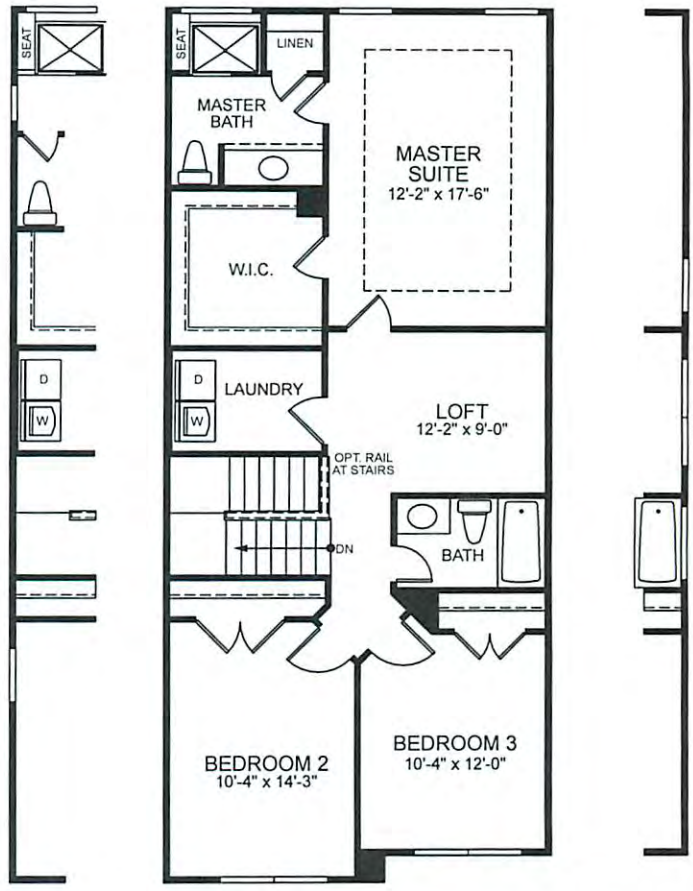
Floor plans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.

Ashland • First Floor Plan



End Unit Cond #1 — First Floor Plan — End Unit Cond #2

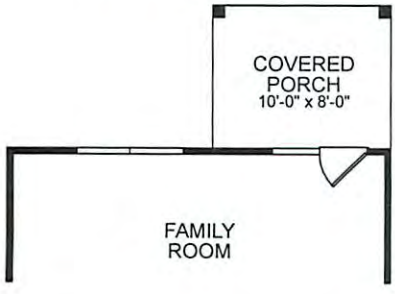
Ashland • Second Floor Plan



End Unit Cond #1 — Second Floor Plan — End Unit Cond #2

Ashland Options

OPT. COVERED PORCH



OPT. MASTER TUB/ SEPARATE SHOWER

EASTWOOD
HOMES

Elevation A

Elevation B

Elevation C

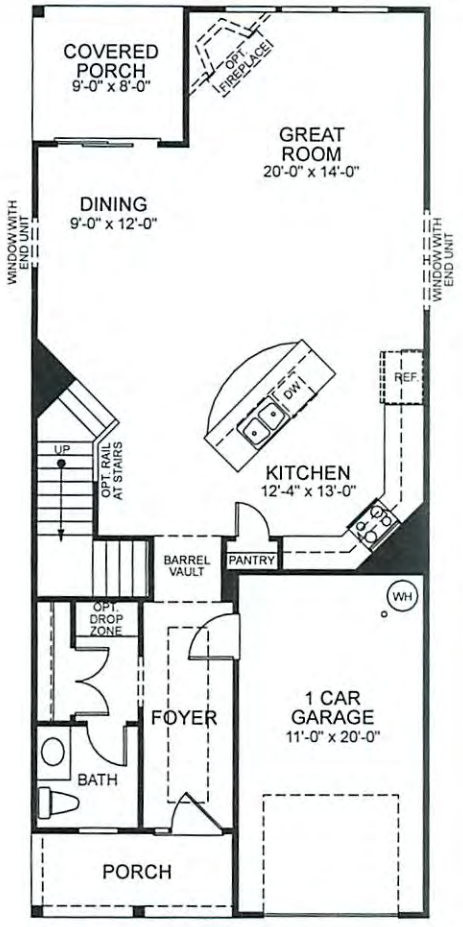
Elevation D

Norman

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

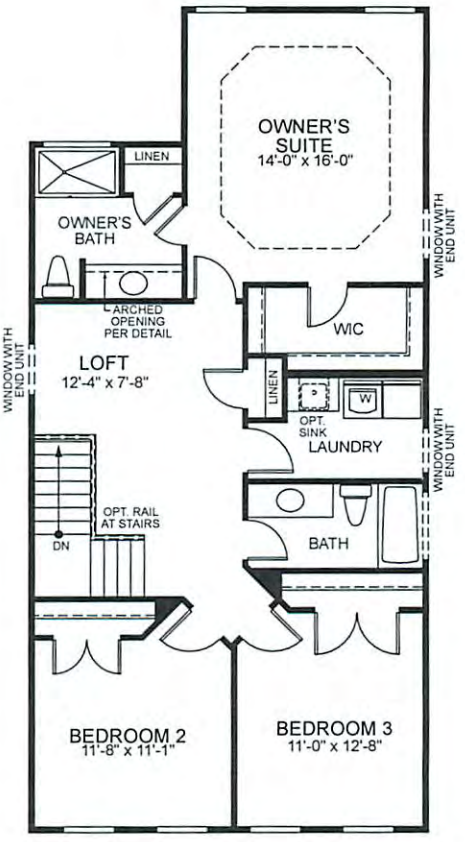
Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.

Norman • First Floor Plan



First Floor Plan

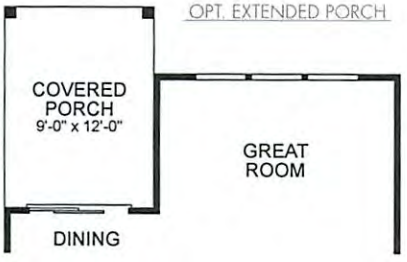
Norman • Second Floor Plan



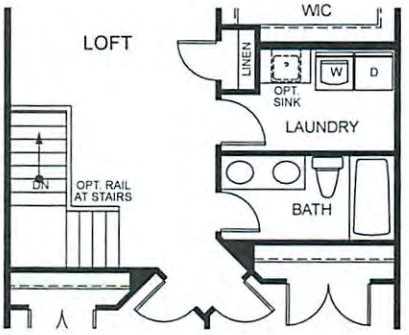
Second Floor Plan

Norman Options

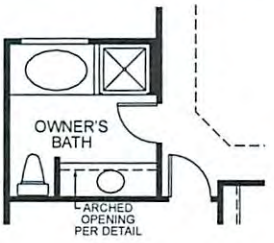
OPT. EXTENDED PORCH



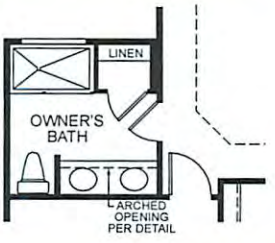
OPT. HALL BATH W/ DOUBLE BOWL



OPT. OWNER'S BATH TUB W/ SEP. SHOWER



OPT. OWNER'S BATH W/ DOUBLE BOWL



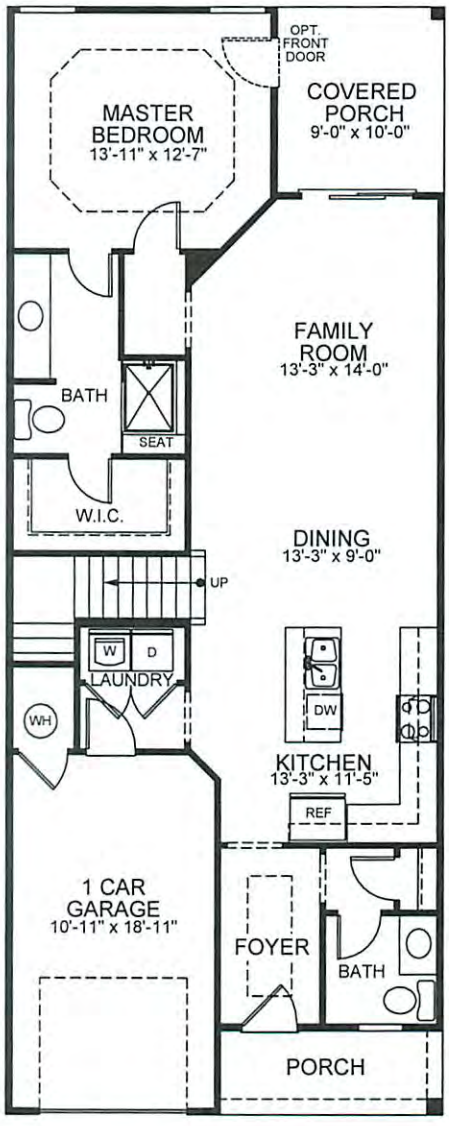
EASTWOOD HOMES

The Cary

3 Bed/ 2.5 Bath

Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.

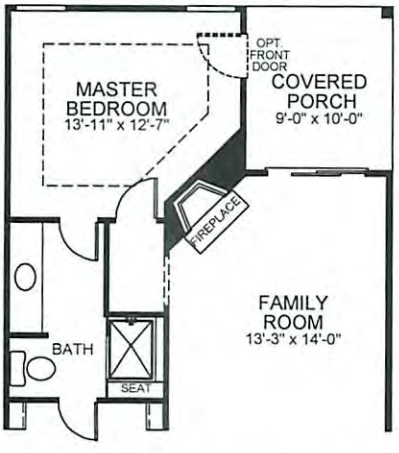
The Cary • First Floor Plan



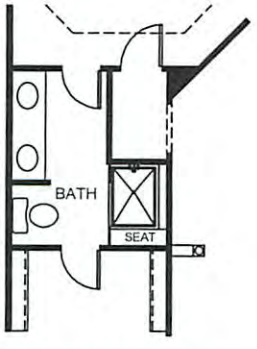
FIRST FLOOR

END UNIT CONDITION 1

First Floor Options



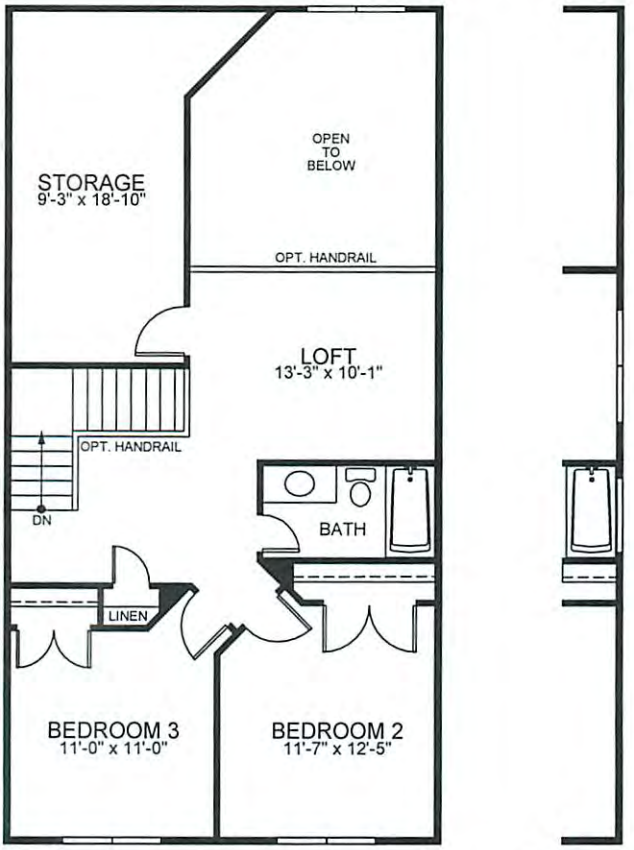
OPT. FIREPLACE



OPT. MASTER DOUBLE BOWL

EASTWOOD HOMES

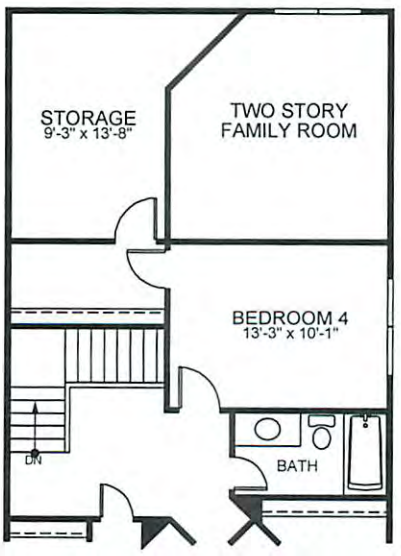
The Cary • Second Floor Plan



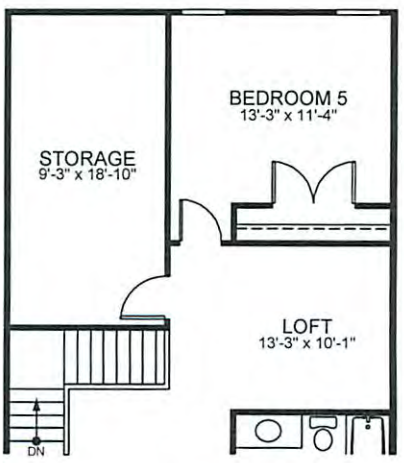
SECOND FLOOR

END UNIT
CONDITION

Second Floor Options



OPT. 4TH BEDROOM ILO LOFT
ONLY AVAILABLE WITH END CONDITION



OPT. 5TH BEDROOM

EASTWOOD
HOMES

Anderson County Planning Commission

August 8, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Yorkshire Farms
Intended Development: Recreation Pocket Park	Residential/Cluster Development with Passive
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	Fant, Reichert, & Fogleman
Location:	Off of Circle Road
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	213-00-05-021, 022, p/o 237-00-15-001
Extension of Existing Dev:	No
Existing Access Road:	Circle Road
Number of Acres:	28+-
Number of Lots:	99
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County
Variance:	Yes

Requesting a variance on lot width from 60' to 55' at the setback/building line and a variance request to allow for lot area reduction from 8,000 square feet to 7,040 square

feet. Staff recommends approval of the variance request as requested. This variance request is similar to the Benton Park Development that the Planning Commission approved.

Traffic Impact Analysis:
This new subdivision is expected to generate 990 new trips per day. Circle Road is classified as a collector road with no maximum average vehicle trips per day requirement. A traffic study is not required or a second entrance to the subdivision due to the developer not exceeding 99 lots. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges. Any road improvements, if applicable, will be the responsibility of the developer. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision and variances, as requested with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks, except where a variance has been granted.
- All lots must not be smaller than 7,040 square feet.
- All recreation areas of the pocket park must be shown on the Final Plat
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements, if required by Anderson County Roads and Bridges Department.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- Anderson County Encroachment Permit.
- Approval from Powdersville Water District for potable water and fire protection.

Subdivision Plat Application

Date of Application Completion: _____

Name of Project: YORKSHIRE FARMS

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 / 864-660-9689 E-Mail: BEESONDEVELOPMENT@gmail.com

Owner's Information

(If Different from Applicant)

Name: DEWEY E ORR (TMS# 213-000-5021 & 213-000-5022)

Mailing Address: 1510 CIRCLE RD, EASLEY, SC 29642

Telephone and Fax: _____ E-Mail: _____

→ Additional Owner: JEANNE ROE → POBOX 51884, PIEDMONT, SC 29673 (Tms# part of 237-00-15-001)

Project Information

Project Location: CIRCLE RD.

Parcel Number/TMS: 213-000-5021, 213-000-5022 & part of 237-00-15-001

County Council District: 6 School District: 1

Total Acreage: ± 28.00 Number of Lots: 99

Intended Development: Single Family / Cluster Project Current Zoning: None

Surrounding Land Uses: North: Residential South: Residential 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?: N/A

If so, please describe: _____

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

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

Applicant's Signature _____ Date 6-7-17

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Variance Application

6/7/17
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Beeson Development, LLC

Mailing Address: 101A Celt Lane Piedmont SC, 29673

Telephone and Fax: 864-660-9669 E-Mail: beesondevelopment@gmail.com

Owner's Information

(If Different from Applicant)

Name: Ott, Dewey E

Mailing Address: 1510 Circle Rd Easley, SC 29642

Telephone and Fax: _____ E-Mail: _____

TMS# 213000502102
213000502202

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.

x Dewey Earl Ott
Owner's Signature

6-7-17
Date

Project Information

Property Location: Circle Rd

Parcel Number(s)/TMS: 213000502102 & 2202, Portion of 237-00-15-001

County Council District: 6 School District: 1

Total Acreage: ± 28.0 Current Zoning: None

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

Requested Variance: Subm.t as cluster project

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

Purpose of Variance: Provide passive Rec. Area and creek buffer areas. Doing so allows Pocket Park w/ smaller lots. ie. lot width 55' front setback ±7,040 SF smaller lots

Private Covenants or Deed Restrictions on the Property: Yes _____ No x

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4719 • Fax: (864) 260-4795

Revision
April 2012

* Roe, JoAnne Metts
P.O. Box 51164, Piedmont SC 29673
Albert W. Roe 6-7-17
TMS # Portion of 237-00-15-001

If you indicated ~~no~~, your signature is required.

X _____ 6-7-17

Applicant's Signature Date

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

Due to need to separate from Creek + provide passive rec. areas — A cluster development meets these conditions.

Conditions do not generally apply to other properties in vicinity, as shown by: _____

other areas may or may not use a "cluster" + open space & pocket parks.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: _____

Large lots would preclude rec areas / pocket parks also need to septic tank & road lots.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

project will meet cluster requirements which are allowed on a case-by-case basis.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) _____

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

X _____ 6-7-17

Applicant's Signature Date

For Office Use Only:

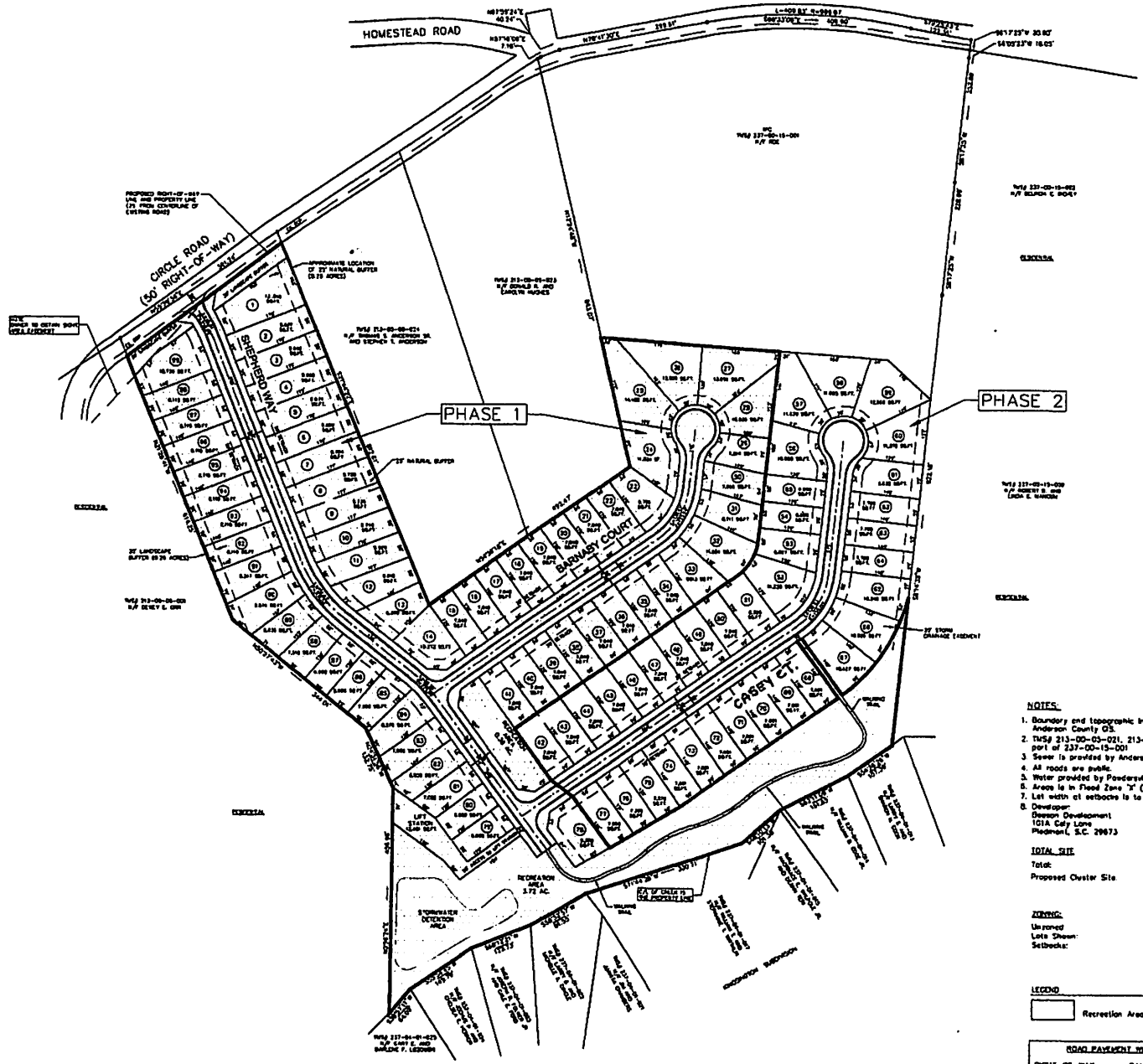
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



NOTES:

1. Boundary and topographic information per Anderson County GIS.
2. TMS# 213-00-03-021, 213-00-03-022 and part of 237-00-15-001
3. Sewer is provided by Anderson County Sewer Authority.
4. All roads are public.
5. Water provided by Powdersville Water System.
6. Areas is in Flood Zone "X" (No FEMA Floodplain)
7. Lot width at setbacks is to be 55' minimum
8. Developer:
   Beeson Development
   101A Coly Lane
   Piedmont, S.C. 29673

TOTAL SITE

Total:	±28 Ac. (To Proposed R/W)
Proposed Cluster Site	Total Acres: 28 acres Required Open Space 15%: 4.20 Acres Open Space Shown: 4.64 Acres

ZONING:

Unzoned	
Lots Shown:	99
Setbacks:	Front= 20' Side= 6' Rear= 10'

LEGEND

Recreation Area/Open Space

ROAD PAVEMENT WIDTHS:	
RIGHT-OF-WAY	PAVEMENT WIDTH
50'	22'

VICINITY MAP

PRELIMINARY PLAN

YORKSHIRE FARMS

BEESON DEVELOPMENT, LLC	FANT, REICKERT, & FOGLEMAN, INC.
OWNER	ENGINEER

No. ACRES: 28.0 MILES OF NEW ROAD: 0.61

No. LOTS: 99 DATE: 6-6-17

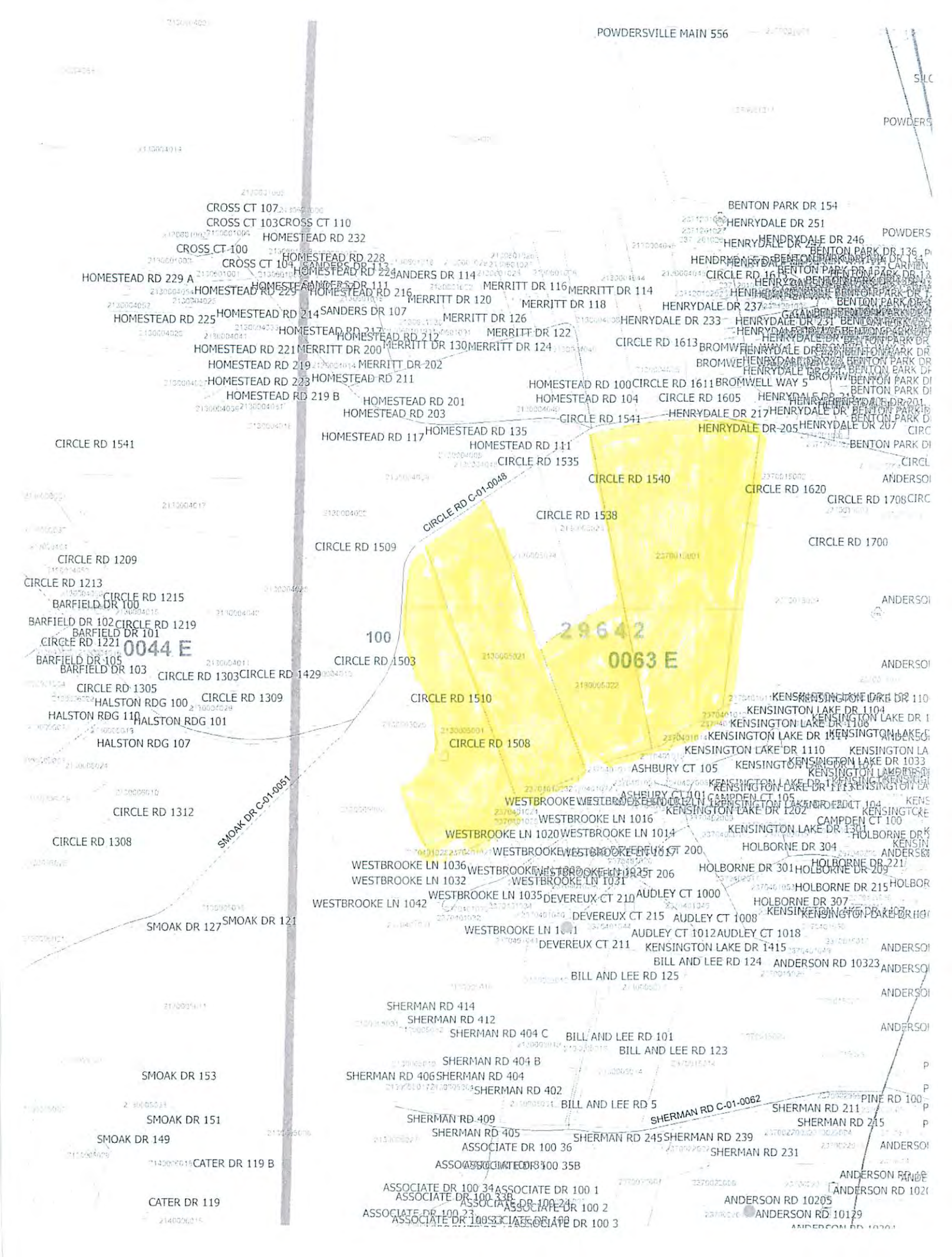
100' 0' 100' 200' 300'

SCALE: 1" = 100'

REVISIONS			
No.	DATE		BY
1			
2			
3			
4			
5			
6			

FRF FANT REICKERT & FOGLEMAN, INC.
ENGINEERING & SURVEYING
25 BOWEN LAKE ROAD
SUITE 700
GREENVILLE, SC 29607
PH: (864) 271-0626

DRAWN BY: RKF PROJECT NO. 17084


POWDERSVILLE MAIN 556
CROSS CT 107
CROSS CT 103
CROSS CT 110
HOMESTEAD RD 232
CROSS CT 100
HOMESTEAD RD 228
CROSS CT 104
SANDERS DR 113
HOMESTEAD RD 229 A
HOMESTEAD RD 224
SANDERS DR 114
HOMESTEAD RD 229
HOMESTEAD RD 216
MERRITT DR 120
MERRITT DR 116
MERRITT DR 114
MERRITT DR 118
HOMESTEAD RD 225
HOMESTEAD RD 214
SANDERS DR 107
MERRITT DR 126
HOMESTEAD RD 217
HOMESTEAD RD 212
MERRITT DR 122
HOMESTEAD RD 221
MERRITT DR 200
MERRITT DR 130
MERRITT DR 124
HOMESTEAD RD 219
MERRITT DR 202
HOMESTEAD RD 223
HOMESTEAD RD 211
HOMESTEAD RD 219 B
HOMESTEAD RD 201
HOMESTEAD RD 203
HOMESTEAD RD 117
HOMESTEAD RD 135
HOMESTEAD RD 111
CIRCLE RD 1541
CIRCLE RD 1535
CIRCLE RD 1540
CIRCLE RD C-01-0048
CIRCLE RD 1538
CIRCLE RD 1509
CIRCLE RD 1209
CIRCLE RD 1213
CIRCLE RD 1215
BARFIELD DR 100
BARFIELD DR 102
CIRCLE RD 1219
BARFIELD DR 101
CIRCLE RD 1221
0044 E
BARFIELD DR 105
BARFIELD DR 103
CIRCLE RD 1303
CIRCLE RD 1429
CIRCLE RD 1305
HALSTON RDG 100
CIRCLE RD 1309
HALSTON RDG 110
HALSTON RDG 101
HALSTON RDG 107
100
CIRCLE RD 1503
CIRCLE RD 1510
CIRCLE RD 1508
29642
0063 E
SMOAK DR C-01-0051
CIRCLE RD 1312
CIRCLE RD 1308
SMOAK DR 127
SMOAK DR 121
SMOAK DR 153
SMOAK DR 151
SMOAK DR 149
CATER DR 119 B
CATER DR 119
BENTON PARK DR 154
HENRYDALE DR 251
HENDRYDALE DR 246
HENRYDALE DR 237
HENRYDALE DR 233
HENRYDALE DR 231
CIRCLE RD 1613
BROMWELL WAY 5
HOMESTEAD RD 100
CIRCLE RD 1611
HOMESTEAD RD 104
CIRCLE RD 1605
HENRYDALE DR 217
HENRYDALE DR 205
HENRYDALE DR 207
BENTON PARK DR
CIRCLE RD 1620
CIRCLE RD 1708
CIRCLE RD 1700
KENSINGTON LAKE DR 1104
KENSINGTON LAKE DR 1108
KENSINGTON LAKE DR 1114
KENSINGTON LAKE DR 1110
KENSINGTON LAKE DR 1033
ASHBURY CT 105
ASHBURY CT 101
CAMPDEN CT 105
KENSINGTON LAKE DR 1202
KENSINGTON LAKE DR 1301
CAMPDEN CT 100
HOLBORNE DR 304
HOLBORNE DR 221
HOLBORNE DR 301
HOLBORNE DR 209
HOLBORNE DR 215
HOLBORNE DR 307
AUDLEY CT 1000
AUDLEY CT 1008
AUDLEY CT 1012
AUDLEY CT 1018
KENSINGTON LAKE DR 1415
BILL AND LEE RD 124
ANDERSON RD 10323
BILL AND LEE RD 125
WESTBROOKE LN 1016
WESTBROOKE LN 1020
WESTBROOKE LN 1014
WESTBROOKE LN 1017
CAMPDEN CT 200
WESTBROOKE LN 1036
WESTBROOKE LN 1035
CAMPDEN CT 206
WESTBROOKE LN 1032
WESTBROOKE LN 1031
WESTBROOKE LN 1042
DEVEREUX CT 210
DEVEREUX CT 215
WESTBROOKE LN 1041
DEVEREUX CT 211
SHERMAN RD 414
SHERMAN RD 412
SHERMAN RD 404 C
BILL AND LEE RD 101
BILL AND LEE RD 123
SHERMAN RD 404 B
SHERMAN RD 406
SHERMAN RD 404
SHERMAN RD 402
BILL AND LEE RD 5
SHERMAN RD C-01-0062
SHERMAN RD 409
SHERMAN RD 405
SHERMAN RD 245
SHERMAN RD 239
SHERMAN RD 231
SHERMAN RD 211
SHERMAN RD 215
PINE RD 100
ASSOCIATE DR 100 36
ASSOCIATE DR 100 35B
ASSOCIATE DR 100 34
ASSOCIATE DR 100 1
ASSOCIATE DR 100 33B
ASSOCIATE DR 100 24
ASSOCIATE DR 100 2
ASSOCIATE DR 100 23
ASSOCIATE DR 100 3
ANDERSON RD 10205
ANDERSON RD 10129
ANDERSON RD 10

Anderson County Planning Commission

August 8, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Palmetto Crossing Subdivision
Intended Development:	Residential
Applicant:	Ryan Vicars, Vicars Construction LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Off of Palmetto Road
County Council District:	7
Surrounding Land Use:	North – Vacant/Woods South – Vacant/Woods East – Palmetto Road West – Vacant/Woods
Zoning:	The property is un-zoned
Tax Map Number:	244-00-01-029
Extension of Existing Dev:	No
Existing Access Road:	Palmetto Road
Number of Acres:	14.82
Number of Lots:	21
Water Supplier:	Big Creek Hammond Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 210 new trips per day. Palmetto Road is classified as a collector road with no maximum average vehicle trips per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- All lots must be .574 acres or 25,000 square feet net. The developer needs to make certain that the setbacks and road right of are deducted properly to maintain the .574 acres. Corner lots facing Palmetto will have a 40' front/side yard setback and a 20' along the internal road.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT and or Anderson County Roads and Bridges Department.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- Developer must complete the subdivision application for SCDHEC for septic approval.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- SCDOT Encroachment Permit.
- Approval from Big Creek Water District for potable water and fire protection.

.

Subdivision Plat Application

7-12-2017
Date of Application Completion

Palmetto Crossing Subdivision
Name of Project

Applicant's Information

Name: Ryan Vicars, Vicars Construction, LLC

Mailing Address: 223 Siloam Road, Suite A, Easley, SC 29642

Telephone and Fax: 864-220-9840; 864-220-9762 E-Mail: rvicars1@me.com

Owner's Information

(If Different from Applicant)

Name: Daniel B. Pascoe

Mailing Address: 304 Gray Fox Sq., Taylors, SC 29687

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: Located off of Palmetto Road.

Parcel Number/TMS: 244-00-01-029

County Council District: Seven School District: One

Total Acreage: 14.82 Number of Lots: 21

Intended Development: Single Family Residential Current Zoning: Unzoned

Surrounding Land Uses: North: Vacant/ Woods South: Vacant/ Woods East: Palmetto Road West: Vacant/ Woods

Water Supplier: Big Creek Hammond Water Dist. Sewer Supplier: Septic Tank

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?: No If so, please attach the description to this application.

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

Applicant's Signature

7/12/17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

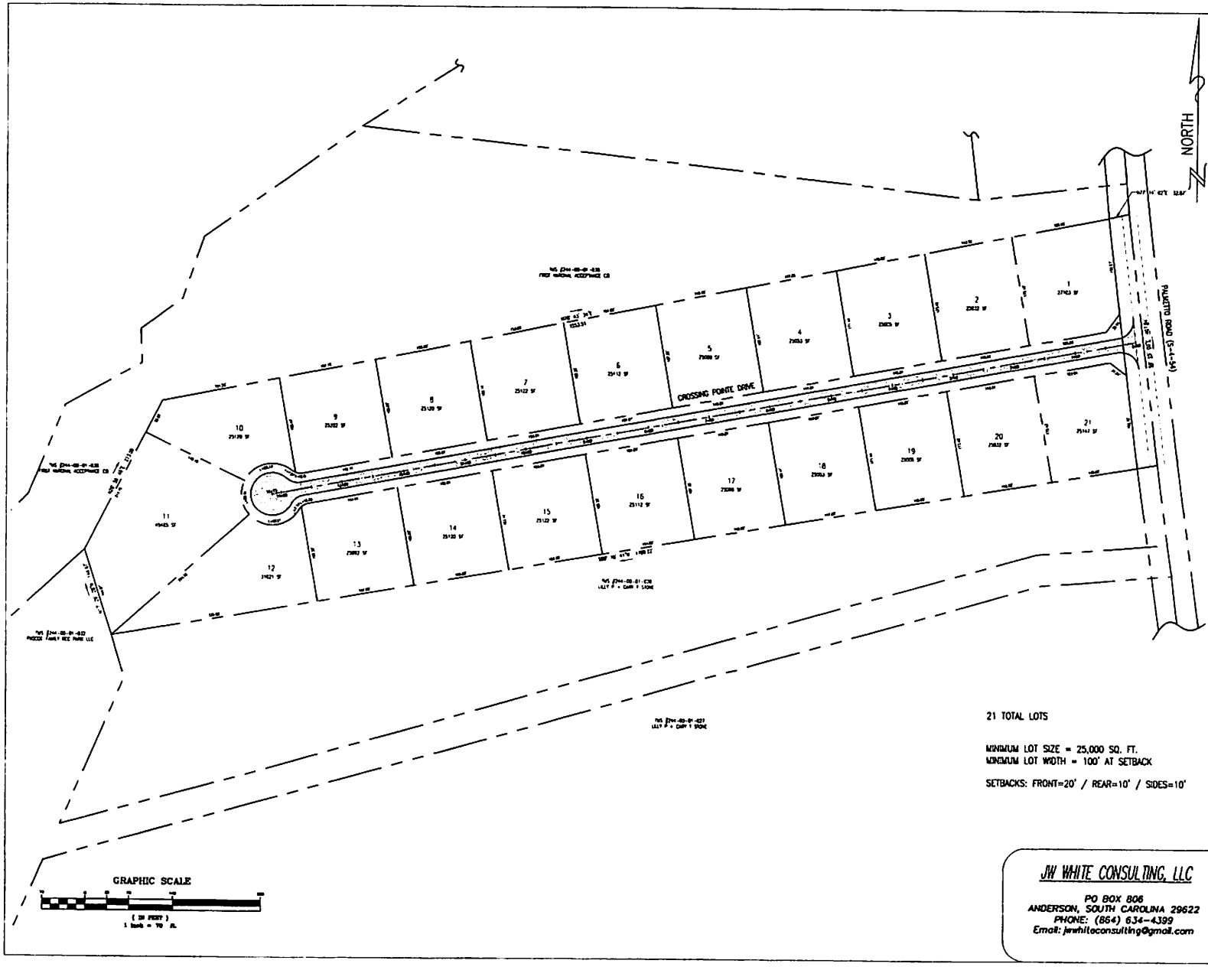
Application Received By: _____ Date Complete Application Received: _____

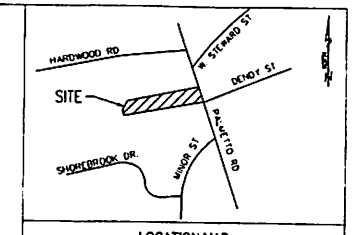
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4352 ✸ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP

Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby state that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my(our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

Signed _____

Signed _____

Signed _____

Signed _____

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein; also there are no visible encroachments or projections other than shown; that was also prepared in accordance with the Anderson County Subdivision Regulations as adopted

Date _____ Licensed Professional Land Surveyor

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds Conveyance.

Date _____ Authorized Representative Anderson County Planning Board

TMS # 244-00-01-029

Palmetto Crossing

Vicars Construction, LLC	JW White Consulting, LLC
723 Siloam Rd. Suite A	P O Box 806
Easley, SC 29642	Anderson SC 29622
OWNER	ENGINEER OR SURVEYOR

21 TOTAL LOTS

MINIMUM LOT SIZE = 25,000 SQ. FT.
MINIMUM LOT WIDTH = 100' AT SETBACK

SETBACKS: FRONT=20' / REAR=10' / SIDES=10'

NO OF ACRES: ±14.82 MILES OF NEW ROADS: ±0.27

NO OF LOTS: 21 DATE 7-12-17

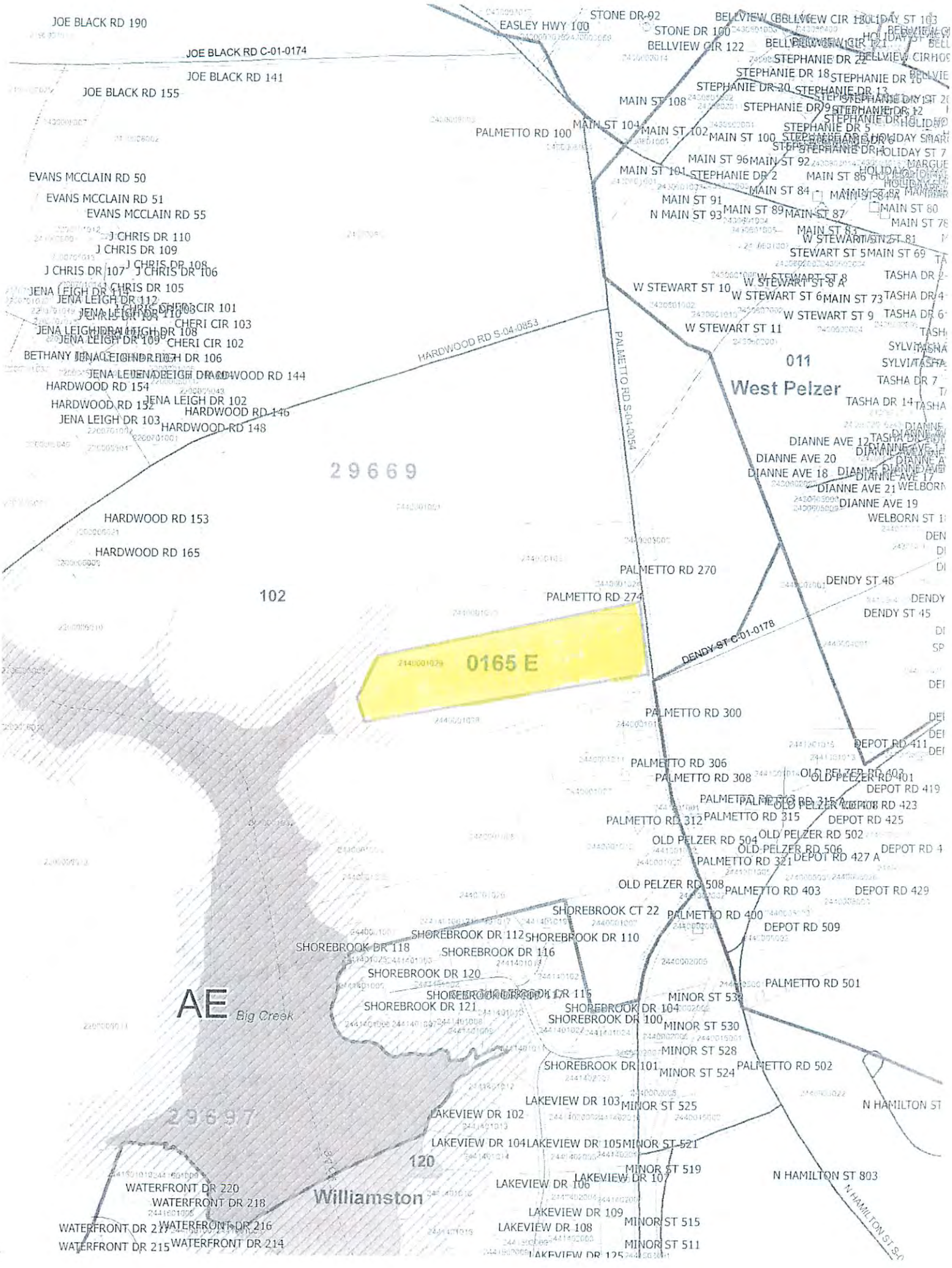
ZONE: UNZONED

DRAWN BY: JT
CHECKED: JWW
JOB NUMBER: 17035
REVISIONS: 0
PRELIMINARY PLAT

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

JW WHITE CONSULTING, LLC
PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPOERTY OF JW WHITE CONSULTING, LLC THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION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JOE BLACK RD C-01-0174
JOE BLACK RD 141
JOE BLACK RD 155
EASLEY HWY 100
STONE DR 92
STONE DR 100
BELLVIEW CIR 122
BELLVIEW CIR 120
BELLVIEW CIR 121
HOLIDAY ST 103
STEPHANIE DR 22
STEPHANIE DR 18
STEPHANIE DR 20
STEPHANIE DR 13
STEPHANIE DR 9
STEPHANIE DR 12
STEPHANIE DR 5
STEPHANIE DR 6
STEPHANIE DR 1
STEPHANIE DR 2
MAIN ST 108
MAIN ST 104
MAIN ST 102
MAIN ST 100
MAIN ST 96
MAIN ST 92
MAIN ST 101
MAIN ST 91
MAIN ST 89
MAIN ST 87
MAIN ST 86
MAIN ST 84
MAIN ST 83
MAIN ST 82
MAIN ST 60
MAIN ST 78
MAIN ST 69
PALMETTO RD 100
EVANS MCCLAIN RD 50
EVANS MCCLAIN RD 51
EVANS MCCLAIN RD 55
N MAIN ST 93
W STEWART ST 5
W STEWART ST 8
W STEWART ST 8 A
W STEWART ST 10
W STEWART ST 6
W STEWART ST 9
W STEWART ST 11
MAIN ST 73
TASHA DR 2
TASHA DR 4
TASHA DR 6
TASHA DR 7
TASHA DR 14
J CHRIS DR 110
J CHRIS DR 109
J CHRIS DR 108
J CHRIS DR 107
J CHRIS DR 106
J CHRIS DR 105
J CHRIS DR 104
J CHRIS DR 103
J CHRIS CIR 101
JENA LEIGH DR 115
JENA LEIGH DR 112
JENA LEIGH DR 110
JENA LEIGH DR 108
JENA LEIGH DR 107
JENA LEIGH DR 106
JENA LEIGH DR 104
JENA LEIGH DR 102
JENA LEIGH DR 103
CHERI CIR 103
CHERI CIR 102
BETHANY
HARDWOOD RD S-04-0853
HARDWOOD RD 144
HARDWOOD RD 154
HARDWOOD RD 152
HARDWOOD RD 146
HARDWOOD RD 148
HARDWOOD RD 153
HARDWOOD RD 165
PALMETTO RD S-04-0054
011
West Pelzer
SYLVIA
DIANNE AVE 12
DIANNE AVE 20
DIANNE AVE 18
DIANNE AVE 21
DIANNE AVE 19
WELBORN ST
29669
102
PALMETTO RD 270
PALMETTO RD 274
DENDY ST 48
DENDY ST 45
DENDY ST C-01-0178
0165 E
PALMETTO RD 300
DEPOT RD 411
PALMETTO RD 306
PALMETTO RD 308
OLD PELZER RD 401
DEPOT RD 419
PALMETTO RD 312
PALMETTO RD 315
DEPOT RD 423
DEPOT RD 425
OLD PELZER RD 504
OLD PELZER RD 502
OLD PELZER RD 506
DEPOT RD 427 A
PALMETTO RD 321
OLD PELZER RD 508
PALMETTO RD 403
DEPOT RD 429
SHOREBROOK CT 22
PALMETTO RD 400
DEPOT RD 509
SHOREBROOK DR 112
SHOREBROOK DR 110
SHOREBROOK DR 118
SHOREBROOK DR 116
SHOREBROOK DR 120
SHOREBROOK DR 115
SHOREBROOK DR 121
SHOREBROOK DR 104
SHOREBROOK DR 100
PALMETTO RD 501
MINOR ST 532
MINOR ST 530
MINOR ST 528
SHOREBROOK DR 101
MINOR ST 524
PALMETTO RD 502
AE
Big Creek
29697
LAKEVIEW DR 103
LAKEVIEW DR 102
MINOR ST 525
N HAMILTON ST
LAKEVIEW DR 104
LAKEVIEW DR 105
MINOR ST 521
120
MINOR ST 519
LAKEVIEW DR 106
LAKEVIEW DR 107
N HAMILTON ST 803
Williamston
WATERFRONT DR 220
WATERFRONT DR 218
WATERFRONT DR 217
WATERFRONT DR 216
WATERFRONT DR 215
WATERFRONT DR 214
LAKEVIEW DR 109
LAKEVIEW DR 108
MINOR ST 515
MINOR ST 511
LAKEVIEW DR 125
N HAMILTON ST S

Anderson County Planning Commission Meeting

August 8, 2017
6:00 PM

Staff Report – Preliminary Subdivision Approved by Planning Commission November 14, 2006-
-New Application to change from Townhomes to Multi-Family Apartments.
- Under normal submittals within Zoned Areas (RM-7) are approved at the staff level since there is a change-update with Planning Commission.

Preliminary Subdivision Name: Proposed Multi-Family Apartments. The site is graded, paving is in and some curbing, water is installed storm water permit is still valid under the same owner, the storm water pond has been installed.

Intended Development:	Multi-Family Apartments
Applicant:	St. Andrews Development, LLC
Surveyor/Engineer:	Bluewater Engineering
Location:	Old Williamston Road
County Council District:	2
School District:	5
Surrounding Land Use:	North – Residential (City Limits of Anderson) South – Residential (R-12) East – Residential (R-12) West – Residential (R-12)
Zoning:	RM-7
Tax Map Number:	149-18-02-001
Extension of Existing Dev:	No
Existing Access Road:	Old Williamston Road - State
Number of Acres:	11.17

Number of Units: 77 units (8 total building) 7 will have 10 apartments per building, the 8th building will have 7 apartments, and 1 small office. Recreational requirements, 200 square feet per unit=15,400 square feet or 0.35 acres set aside

Parking Requirements: 2 spaces per unit (77=154 total spaces required)

Water Supplier: Electric City Utilities

Sewer Supplier: City of Anderson

Variances Requested: None. The variances that were approved by the Planning Commission for the width of the right of way, minimum lots sizes and minimum lot widths are no longer valid due to change from townhome unit development to multi-family development where this will be a private parking lot and private off street parking space. There are separate guidelines for townhomes verses multi-family.

Traffic Impact Analysis:
This new subdivision is expected to generate 616 new trips per day. (8 per unit) Old Williamston Road is a state-maintained road and the developer must obtain an encroachment permit from SCDOT.

Staff Recommendation:

Approval, with the following conditions:

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Road Names and Addressing must be updated by the Addressing Department from 2/6/2007
- All lots must access proposed internal roads within the apartment complex only.
- Developer must comply with all applicable requirements within the RM-7 Group Development Provision, Chapter 70 Section 6:12.3, 6.12.4 including detailed site plans, height restrictions
- Developer must update the encroachment permit from SCDOT before proceeding further with development.
- All permits for storm water, sewer, water, must all be reviewed and updated and copies furnished to Development Standards Department due to permits issued and approved over 10 years old.
- Commercial Land Use Permit and a Building Permit is required prior to proceeding with construction

Land Use Permit Application

Date of Application Completion _____

Permit Status (Approved or Denied) _____

Owner's Information

Name: Sherwood Belangia, Manager

Business Name (if applicable): St. Andrews Development, LLC

Mailing Address: 220 Boy Scout Road Augusta, GA 30909

Telephone and Fax: (706)736-4748 E-Mail: woody@atcdevelopment.com

Authorized Representative's Information

Name: Bill Corder, Project Engineer

Company Name: Bluewater Engineering Services, LLC

Mailing Address: P.O. Box 617 Evans, GA 30809

Telephone and Fax: (706)364-5220 Phone (706)364-5221 Fax E-Mail: billcorder@knology.net

Project Information

Property Location: 1351 Old Williamston Road

Parcel Number(s)/TMS: 149-18-02-001

County Council District: 2 School District: 5

Total Acreage: 11.17 Current Zoning: R-M7

Proposed Land Use: Apartments Current Land Use: Townhomes

Water Supplier: City of Anderson Sewer Supplier: City of Anderson Power Supplier: Duke

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

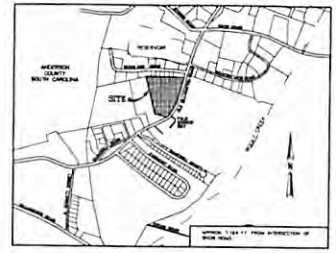
If you indicated no, your signature is required.

Applicant's Signature _____ Date 7/3/17

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.

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012



LOCATION MAP

PROJECT DATA

OWNER	ST. ANDREWS DEVELOPMENT, LLC 220 BOY SCOUT ROAD AUGUSTA, GEORGIA 30909
CONTACT	WOODY DELANGIA PH: (706) 736-4748 24-HR.(706) 726-3003
TMS#	149-18-02-001
ADDRESS	1351 OLD WILLIAMSTON ROAD
SIZE	11.17 ACRES
ZONING	R-M7
LAND USE	ORIGINAL: MULTI-FAMILY TOWNHOMES REVISED: RESIDENTIAL APARTMENTS

RECREATION AREA NOTES:

MINIMUM AREA = 200 S.F./UNIT X 77 UNITS = 15,400 S.F.

AREA PROVIDED = 15,476 S.F.

RECREATION AREA TO INCLUDE A FENCED DOG PARK AND A PICNIC AREA WITH SHELTER.

RIGHT-OF-WAY NOTE:

THERE WILL BE NO DEDICATED ROAD RIGHT-OF-WAY DUE TO THE FACT THAT THERE WILL BE A PRIVATE PARKING LOT ROADWAY SYSTEM AND NO SUBDIVIDED LOTS.

PARKING SPACE COMPUTATIONS:

2 SPS PER UNIT = 2 X 77 = 154 PKG. SPS]

[A.D.A. CODE SEC. 208.2, 151-200 = 6 HCPD, SPS.] 160 PKG. SPS.

TOTAL REQUIRED:

TOTAL AVAILABLE: 193 PKG. SPS. (INCLUDING 7 HCDP. PKG.)

BUILDING SCHEDULE:

STYLE	TOTAL BLDGS.	TOTAL UNITS
10 UNIT BUILDING	7	70
8 UNIT BUILDING	1	7 + (1) OFFICE
TOTAL:	8	77

LIGHTING NOTE:

LIGHT POLES TO BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN. POLE LOCATIONS ARE SHOWN BASED ON THE FOLLOWING SYMBOLS

○ PROPOSED LIGHT POLE

SIGN NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.
2. ENTRANCE NAME SIGNS SHALL BE:
   - 12'
   - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
   - GREEN BACKGROUND
   - WHITE BORDER
   - LETTERING
     WHITE REFLECTORIZED
     6" CAPS
     3" CAPS SUPPLEMENTARY
   - BREAKAWAY POLE
3. INTERIOR NAME SIGNS SHALL BE:
   - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
   - WHITE BORDER
   - LETTERING
     WHITE REFLECTORIZED
     4" CAPS
     2" CAPS SUPPLEMENTARY
   - BREAKAWAY POLE
4. ALL SIGNS TO BE REFLECTORIZED.

SETBACKS/OPEN SPACE/ BUFFER YARDS

FRONT: 35' FROM R/W
SIDE: 25' FROM PL
REAR: 25' FROM PL

MINIMUM OPEN SPACE RATIO: 20%
ACTUAL OPEN SPACE: 4.92 ACS. (44%) NOT INCLUDING POND
MAXIMUM IMPERVIOUS AREA: 55%
ACTUAL IMPERVIOUS AREA: 3.20 ACS. (29%)
ACTUAL PERVIOUS AREA: 7.97 ACS. (71%)

BUFFER YARDS:

NO BUFFER YARDS REQUIRED AROUND THIS PROJECT. TREES AND LANDSCAPING SHALL BE AT THE DISCRETION OF THE DEVELOPER.

TYPE 1 BUFFERYARD - REQ'D PLANTS PER 100 FT	DEPTH			
	5'	10'	20'	20'
CANOPY TREES	2	1.5	1	1
UNDERSTORY TREES	4	3	2	2
EVERGREENS/CONIFERS	4	3	2	2
SHRUBS	4	3	2	2
STRUCTURE	NONE	NONE	NONE	NONE

South Carolina 811

BLUEWATER ENGINEERING SERVICES
P. O. Box 617 Evans, Georgia 30809
OFFICE (706) 364-5220
FAX (706) 364-5221

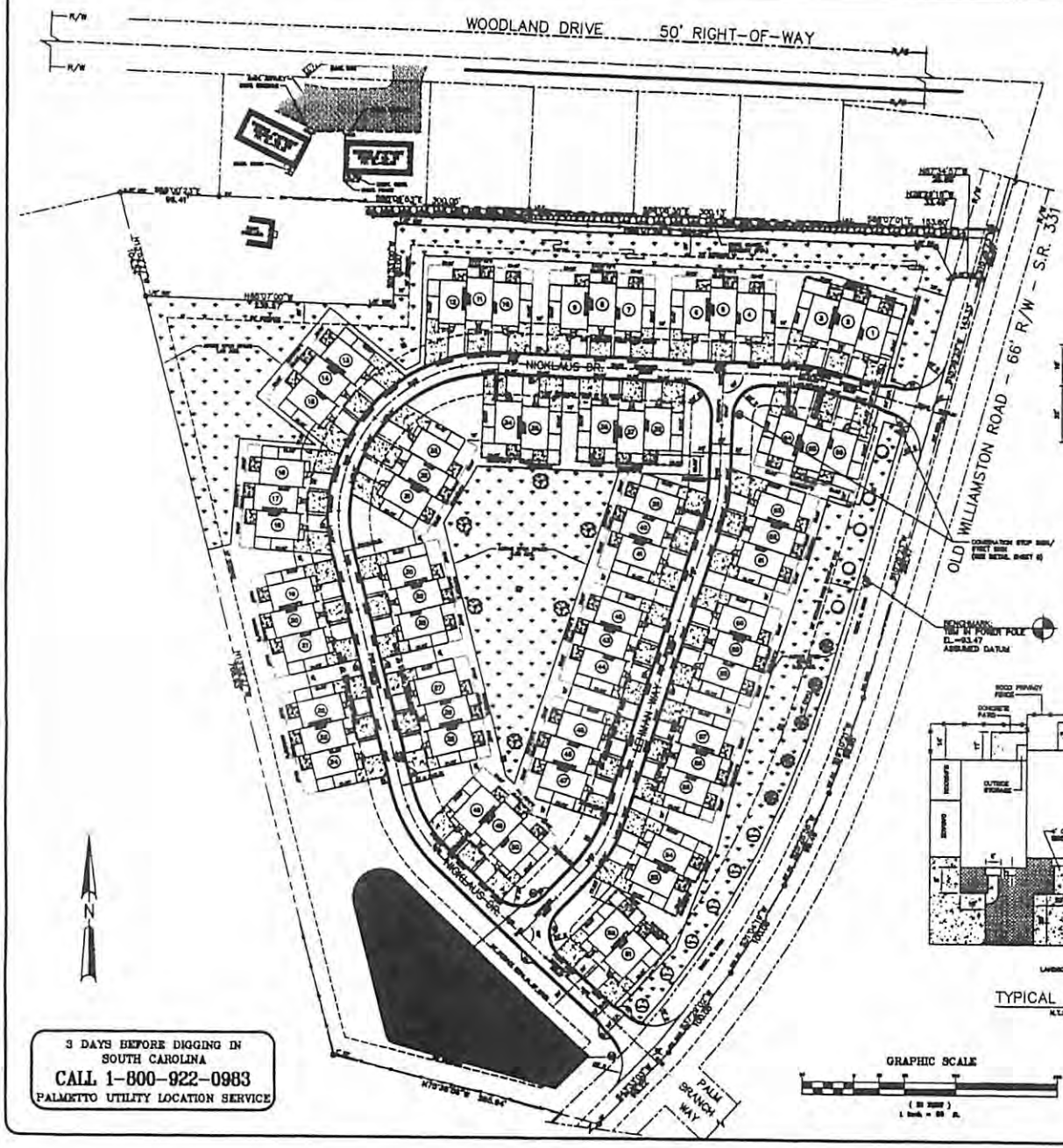
NO.	DESCRIPTION	DATE
1	PLANNING COMMISSION REVIEW	8/27/2021

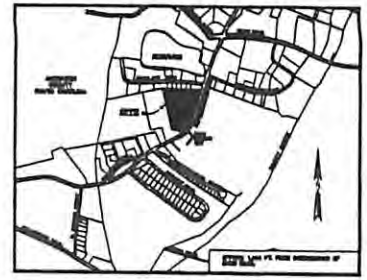
ST. ANDREWS
ANDERSON COUNTY, SOUTH CAROLINA

LAND USE PLAN

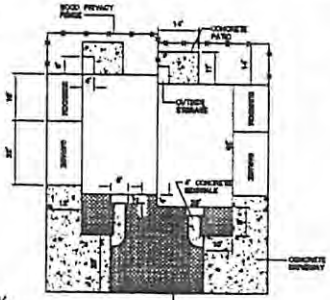
DRAWN BY: TAK
JOB NO: 101.12.1
SHEET NUMBER
1 OF 1

Final of St. Andrews 2006 Approved by Planning Commission

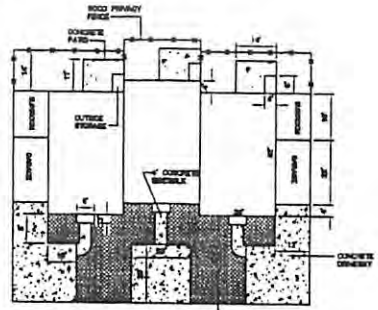




LOCATION MAP



TYPICAL 2-UNIT



TYPICAL 3-UNIT

PROJECT DATA

OWNER	ST. ANDREWS DEVELOPMENT, LLC 118 N. BELAIR ROAD, SUITE 1 EVANS, GEORGIA 30809
CONTACT	JOE BOGGUS PH: (706) 868-5378 24-HR: (706) 833-0868
TMS#	148-19-03-001
SIZE	11.17 ACRES
ZONING	R-M7
LAND USE	PRESENT: SINGLE FAMILY PROPOSED: RESIDENTIAL TOWNHOMES

SIGN NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MUTCD, 2003 EDITION.
2. ENTRANCE NAME SIGNS SHALL BE:
   - 12"
   - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
   - GREEN BACKGROUND.
   - WHITE BORDER
   - LETTERING
     WHITE REFLECTORIZED
     6" CAPS
     3" CAPS SUPPLEMENTARY
   - BREAKAWAY POLE
3. INTERIOR NAME SIGNS SHALL BE:
   - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
   - WHITE BORDER
   - LETTERING
     WHITE REFLECTORIZED
     4" CAPS
     2" CAPS SUPPLEMENTARY
   - BREAKAWAY POLE
4. ALL SIGNS TO BE REFLECTORIZED.

SETBACKS/OPEN SPACE/ BUFFER YARDS

FRONT: 30' FROM CL ROAD
SIDE: 8' EACH SIDE LOT LINE
REAR: 15' FROM PL

MINIMUM OPEN SPACE RATIO: 20%
ACTUAL OPEN SPACE: 2.29 ACS. (20.5%) NOT INCLUDING POND
MAXIMUM IMPERVIOUS AREA: 80%
ACTUAL IMPERVIOUS AREA: 4.34 ACS. (39%)
ACTUAL PERVIOUS AREA: 6.83 ACS. (61%)

BUFFER YARDS:

NO BUFFER YARDS REQUIRED AROUND THIS PROJECT. TREES AND LANDSCAPING SHALL BE AT THE DISCRETION OF THE DEVELOPER.

TYPE 1 BUFFERYARD - REQ'D. PLANTS PER 100 FT.	DEPTH			
	6'	10'	20'	30'
CANOPY TREES	2	1.5	1	1
UNDERSTORY TREES	4	3	2	2
EVERGREENS/CONIFERS	4	3	2	2
SHRUBS	4	3	2	2
STRUCTURE	NONE	NONE	NONE	NONE

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

KLUBWATER ENGINEERING SERVICES
118 N. Belair Road, Suite 2 Evans, GA 30809
OFFICE (706) 364-8229
FAX (706) 364-8221

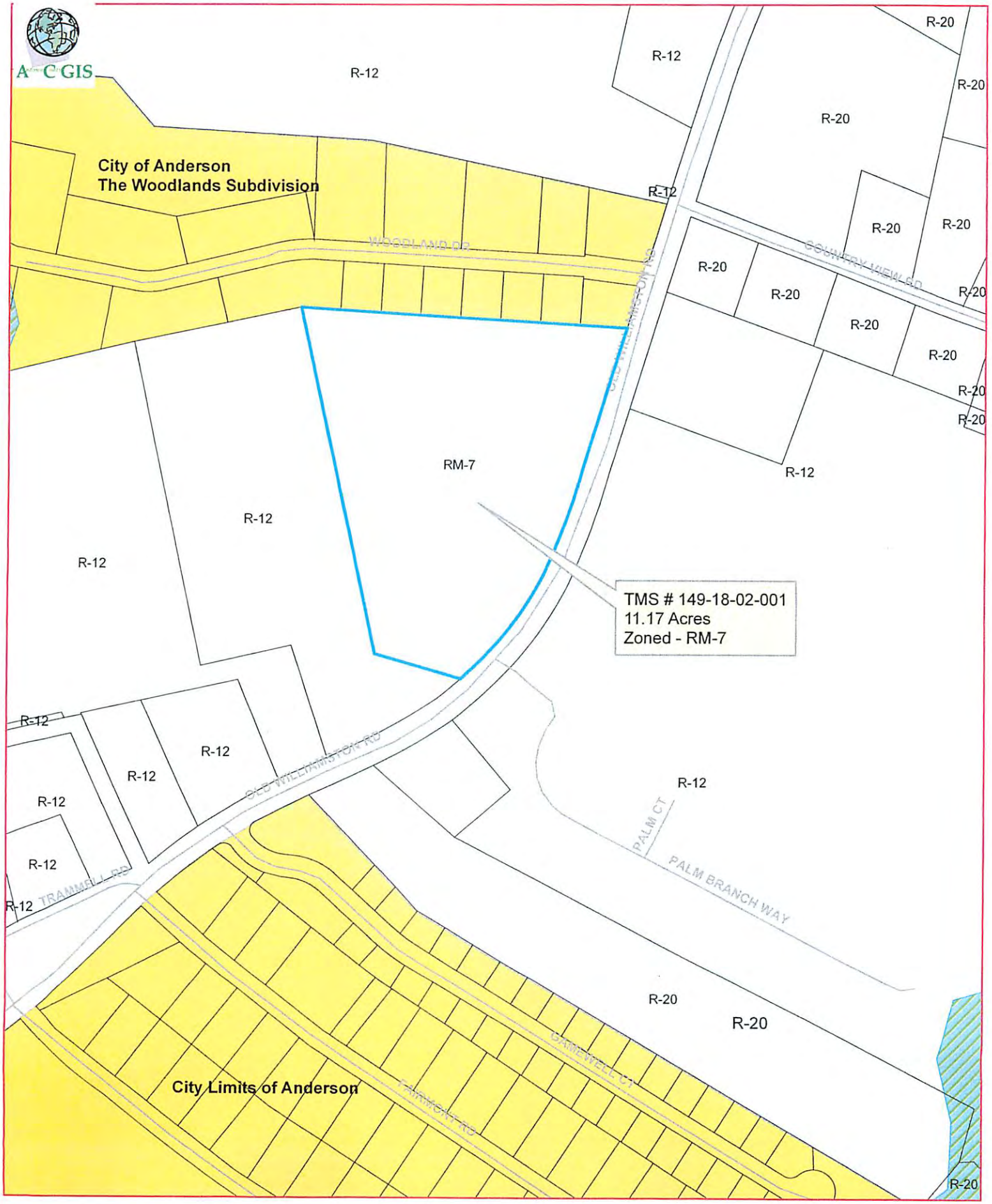
NO.	DESCRIPTION	DATE
1	REVISED PER PLANNING COMMISSION COMMENTS	4/26/2006
2	REVISED PER PLANNING COMMISSION COMMENTS	5/26/2006
3	REVISED PER PLANNING COMMISSION COMMENTS	6/26/2006
4	REVISED PER PLANNING COMMISSION COMMENTS	7/26/2006
5	REVISED PER PLANNING COMMISSION COMMENTS	8/26/2006
6	REVISED PER PLANNING COMMISSION COMMENTS	9/26/2006
7	REVISED PER PLANNING COMMISSION COMMENTS	10/26/2006
8	REVISED PER PLANNING COMMISSION COMMENTS	11/26/2006
9	REVISED PER PLANNING COMMISSION COMMENTS	12/26/2006
10	REVISED PER PLANNING COMMISSION COMMENTS	1/26/2007
11	REVISED PER PLANNING COMMISSION COMMENTS	2/26/2007

ST. ANDREWS

LANDSCAPE, SIGNAGE, AND DIMENSIONAL PLAN

DRAWN BY: B. DOYLE
JOB NO: 101.12
SHEET NUMBER: 2 OF 11

Proposed Old Williamston Road



Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
August 8, 2017
6:00 PM

Project Name: Grace Farm LLC

Applicant: Kimberly R. Sheffield

Owner: Grace Farm LLC

Intended Use: Residential, Single-Family Home

Location: Spearman Road, Pelzer, SC 29669

County Council District: Six (6)

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

Total Site Area: 50.0 acres (original); approximately 2.0 acres (Tract – to be designated and subdivided, if approved)

Tax Map Number: 193-00-19-004

Extension of Existing Development: Yes

Existing Access Road: Private Easement from Spearman Road

Water Supplier: Big Creek Water & Sewer

Sewer: Individual On-Site Wastewater (Septic System)

Variance: Yes

Request: Applicant would like to subdivide their property, a 50.0 acre parcel, to create one additional lot containing approximately 2.0 acres. This new parcel would be accessed via a private easement (30 feet wide) as shown.

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-353.a. – Access. – All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width.

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 exist. An alternate drive on the northern end of the property would be confronted with a steep hill and a deep ravine where a spring is located. The spring feeds both ponds. This would require construction of a bridge which would not be reasonable.
2. The fact that the existing easement, if shared, though 30 feet wide, is between the existing pond and a deep ravine which would preclude the establishment of a separate easement.
3. Due to physical and topographical conditions, no other way exists to access the property without further subdividing the property. The ponds are in the way and make this approach difficult.
4. The existing easement appears to be the only viable means of access to the property.
5. Should the Planning Commission approve this request, the staff will not be able to recommend approval of any further subdivision of lots that would be dependent on the existing access easement.

Variance Application

7-13-2017
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Kimberly R Sheffield

Mailing Address: 609 Spearman Road Pelzer SC 29669

Telephone and Fax: 864-285-6117 E-Mail: Sheffield.Kimrupp e gmail.com

Owner's Information

(If Different from Applicant)

Name: Grace Farm LLC by manager Valerie Medlaff

Mailing Address: 609 Spearman Rd Pelzer SC 29669

Telephone and Fax: 864-275-1881 E-Mail: valeriemedlaff e 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.

Valerie Medlaff
Owner's Signature
Manager-

07/07/2017
Date

Project Information

Property Location: 609 Spearman Rd Pelzer SC 29669

Parcel Number(s)/TMS: 193 00 19 004

County Council District: 7 School District: Anderson Co Dist. 1

Total Acreage: appr 2/50 TOTAL OF ORIGINAL ACRES Current Zoning: None

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

Requested Variance: to subdivide 95 of a private easement

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

Purpose of Variance: to grant property to a family member To Build Home

Private Covenants or Deed Restrictions on the Property: Yes _____ No —

RECEIVED
JUL 13 2017
Development Standards

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision Approved: HDC

1 of 3 pages

If you indicated no, your signature is required.

Applicant's Signature _____ Date 7/7/17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

See attached

Conditions do not generally apply to other properties in vicinity, as shown by: N/A

_____

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: A Immediate Family member "Sister" - Heather Bennett wants to build a Home on a 2 acres parcel

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons: Proposed new Home Approx 300 yds from Speakman Rd not visible and adding Value to property Approx $ 300,000.00 Home

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

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 7/7/17

For Office Use Only:

Application Received By: HD Copeland Date Complete Application Received: 7-13-2017

Application Fee Amount Paid: N/A Check Number: N/A

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: August 8, 2017

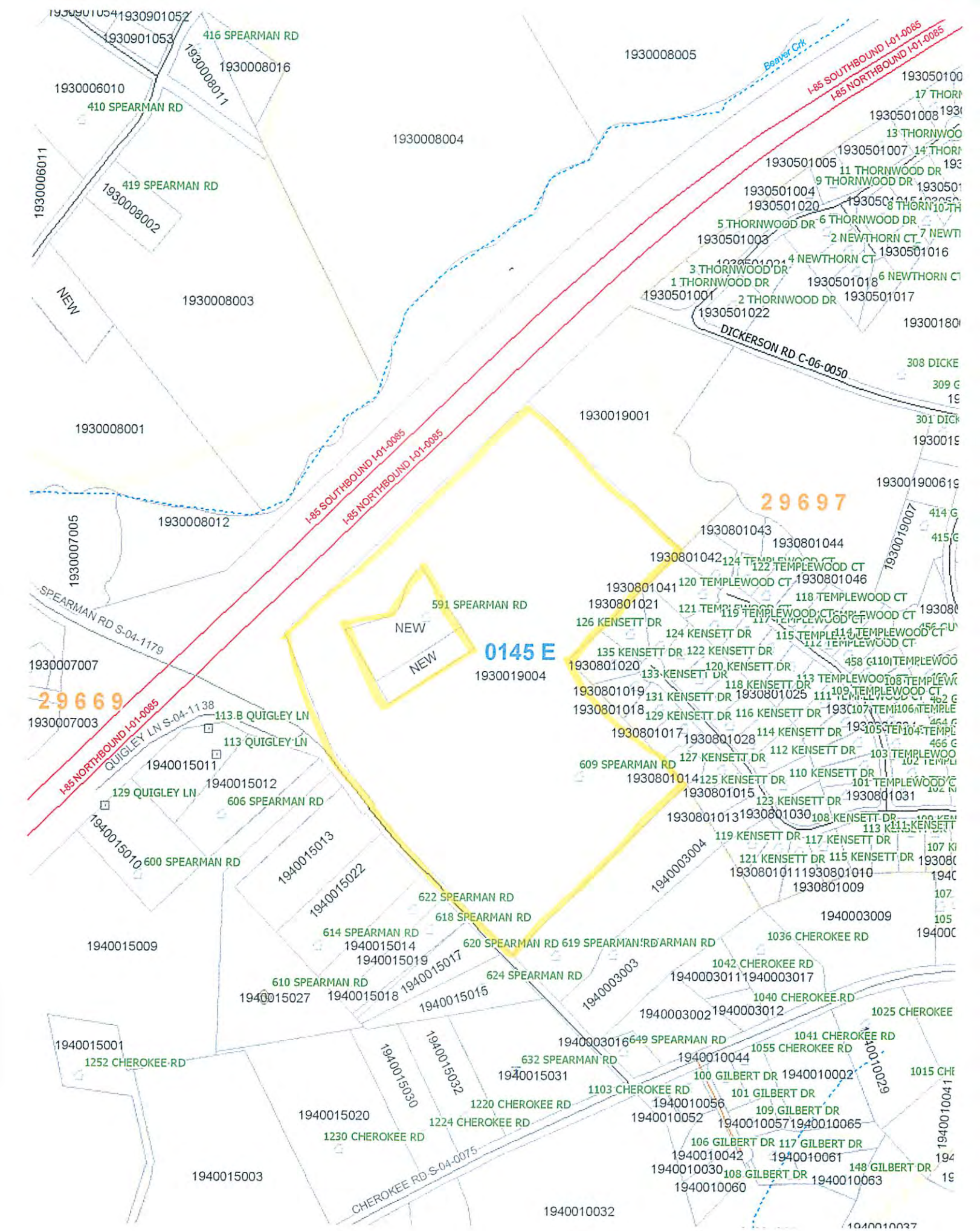
Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Variance Application page 2 additional information...

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

50 acres with a private drive that crosses between two ponds to the back portion of the property. Because of the 2 ponds, there is no other way to put in another drive. You cannot put in another driveway beside the existing one because there's a steep embankment on one side and a pond's edge on the other side. You cannot put another driveway on the upper part of the property because theres a steep hill with a deep ravine where a spring has formed a creek that fills the ponds. A bridge would have to be built across the ravine. Building a bridge and/or a new road would be much too costly. We've looked at every possible way to be able to utilize the property as intended when it was purchased. We cannot find any other feasible way except using the existing driveway/easement.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416 SPEARMAN RD
1930008011
1930008016
1930008005
Beaver Crk
I-85 SOUTHBOUND I-01-0085
I-85 NORTHBOUND I-01-0085
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410 SPEARMAN RD
1930008004
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649 SPEARMAN RD
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1220 CHEROKEE RD
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Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
August 8, 2017
6:00 PM

Project Name: William J. Herb II and Stephanie Herb

Applicant: William J. Herb III

Owner: William J. Herb II and Stephanie Z. Herb

Intended Use: Residential, Duplex

Location: 230 James Drive, Townville, SC 29689

County Council District: Four (4)

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

Total Site Area: 2.53 acres

Tax Map Number: 027-01-01-015

Extension of Existing Development: No

Existing Access Road: Private Road (James Drive) from Turk Road

Water Supplier: Pioneer Rural Water District

Sewer: Individual On-Site Wastewater (Septic System)

Variance: Yes

Request: Applicant would like to subdivide his property, a 2.53 acre parcel, in order to create two lots for a proposed duplex to be placed on the second lot. This new parcel would be accessed via a private road (James Drive) which in turn connects to a county road, Turk Road (C-08-0036).

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-353.a. – Access. – All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width. James Drive (P-08-0068) is a private road constructed in 1988.

Recommendation: The staff recommends **DENIAL** of this request for the following reasons:

1. Applicant has not demonstrated that extraordinary and exceptional conditions exist to justify a variance to allow the subdivision of the property which would permit construction of a duplex.
2. James Drive (P-08-0068) is a private road. It currently provides the only land access between the nearest county road and six properties located on the private road. James Drive is not in compliance with minimum county road standards.
3. The fact that two new lots created from the existing parcel will require the use of the existing non-conforming private road. This will increase the number of lots on the existing private road from six to seven.
4. Should the Planning Commission approve this request, the approval will set a precedent for other properties within the subdivision by introducing the option for two family as well as multi-family structures where they do not currently exist.
5. As requested, the variance affords the opportunity to other property owners within the neighborhood to seek approval to subdivide their properties, thus creating higher density on a road that is not constructed to county standards.
6. The Planning Commission's denial of this variance request would be in keeping with similar requests that have been denied previously.

Subdivision Plat Application

7-7-17
Date of Application Completion

Name of Project

Applicant's Information

Name: William J Herb II & Stephanie Herb

Mailing Address: 230 James Dr. Townville, SC 29689

Telephone and Fax: 1-352-406-7393 E-Mail: Stefanieherb320@gmail.com

Owner's Information

(If Different from Applicant)

Name: Same

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Project Location: 230 James Dr Townville, SC 29689

Parcel Number/TMS: 270101015

County Council District: CCD 4 School District: 4

Total Acreage: 2.53 Number of Lots: 2

Intended Development: Duplex Current Zoning: Residential

Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential

Water Supplier: Sewer Supplier:

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

If so, please describe: see attachments (3)

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 Planning Department – Development Standards.

William J Herb II + Stefanie Herb
Applicant's Signature

7/7/17
Date

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By: Date Complete Application Received:

Amount of Fee Paid: Check Number:

Staff Recommendation: Planning Commission Decision:

Anderson County Planning Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4352 ✸ Fax: (864) 260-4795

Revision
April 2010

June 29, 2017

Anderson County Public Works Division-Development Standards
Subdivision Plat Application
Variance request

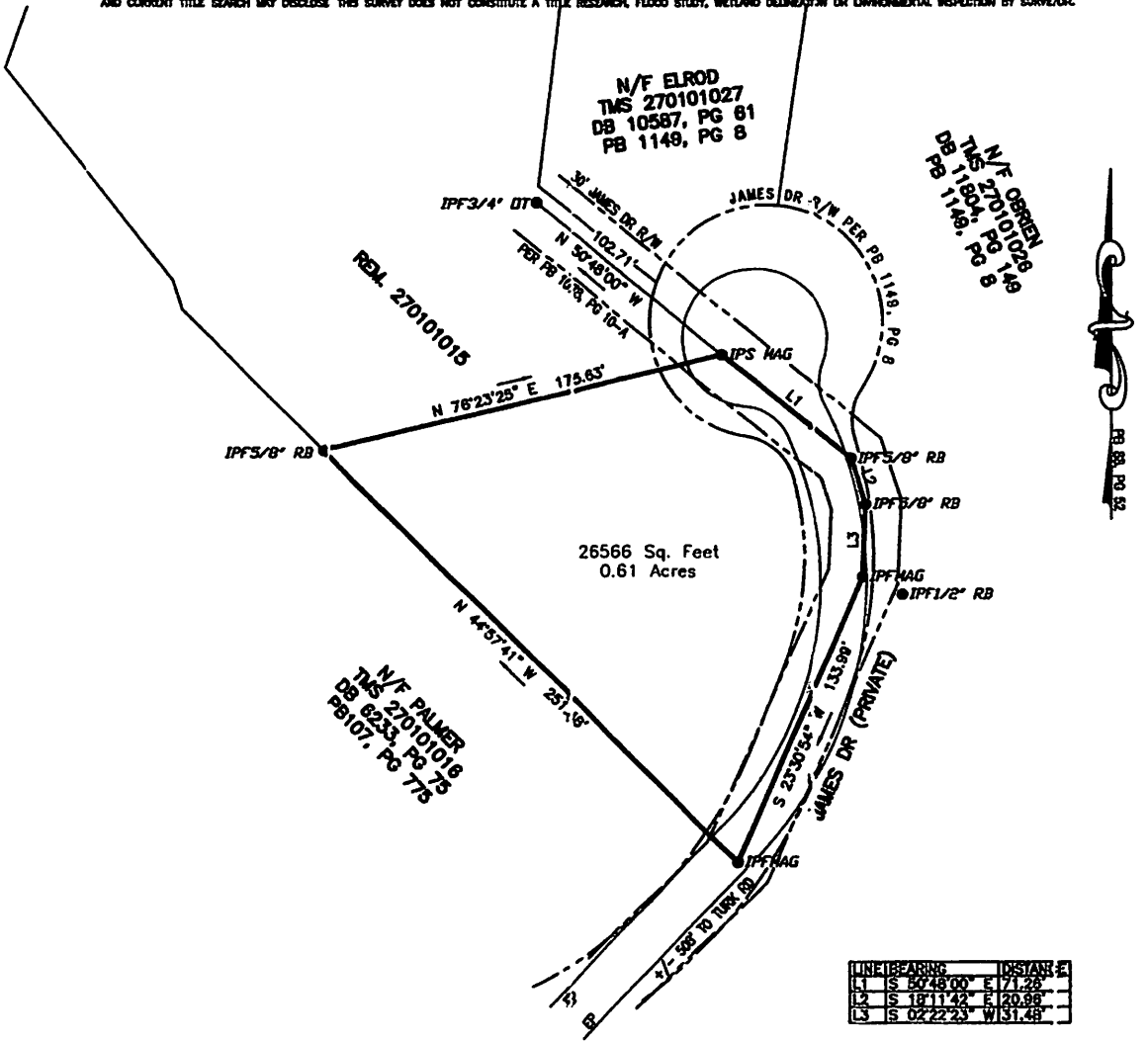
Property Location – 230 James Drive Townville, SC 29689
TMS# 270101015

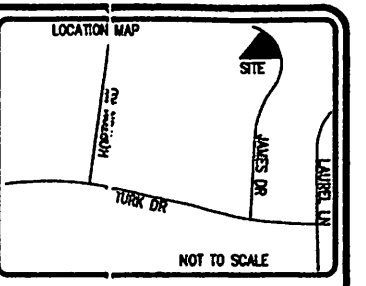
To Whom It May Concern;

The property is currently owned as one parcel located at 230 James Drive, Townville, SC. It is the desire of the current owner to survey a piece of the parcel for the development of a duplex. The new plat which would be created by the approval of this variance would be deeded to the current owner for the purpose of building a duplex in which their two daughters would occupy for their private use and would not be used for commercial rental property. The current road (James Drive) which leads to the property is privately owned and is not to today's current standards, having been built sometime in 1988. The purpose of this request is to relieve the current owner from the hardship of not being able to use the current acreage for their intended purpose. We are requesting relief from current development standards.
A survey has been completed and submitted to Anderson County but at this time has been denied due to the issue of the privately owned road leading to the property.

Thank you,
William J. Herb II
Stefanie Herb

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.





LINE	BEARING	DISTANCE
L1	S 50°48'00" E	71.26'
L2	S 19°11'42" E	20.98'
L3	S 02°22'23" W	31.48'

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 25432 W. GLEN DALTON

REFERENCES:
1.) DEED BOOK 7407, PAGE 86
2.) PLAT BOOK 88, PAGE 52
3.) PLAT BOOK 81, PAGE 838
4.) PLAT BOOK 100, PAGE 88

LEGEND

CT	CRIMP TOP	I/T	OPEN TOP
IPO	IRON PIN OLD	RB	REBAR
IPS	IRON PIN SET	R/W	RIGHT OF WAY
—OHP—	OVERHEAD POWER	—x—	FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

SURVEY FOR:

WILLIAM J. HERB

PROPERTY ADDRESS:		COUNTY:		
230 JAMES DR., TOWNVILLE		ANDERSON, SOUTH CAROLINA		
TAX MAP NO.	SCALE:	DATE:	CREW:	PROJECT NO.:
270101015	1" = 50'	06/20/2017	GD	17060005

50 0 50 100

W. GLEN DALTON, PLS
LAND SURVEYING
P.O. BOX 941, WILLIAMSTON, SC 29697
PHONE: (864) 511-5324

260301036
A
Hartwell Lake
330 JAMES DR
230 JAMES DR
228 JAMES DR
226 JAMES RD
134 HORTON RD
127 LAUREL LN
117 LAUREL LN
114 LAUREL LN
112 LAUREL LN
301 TURK RD
JAMES DR P-08-0068
270101011
270101012
270101013
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88.156 est
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85.06 est
67.204 est
139.97 est
95 est
293.72 est
120.46 est
180 est
139.59 est
134.36 est
151.83 est
152.182 est
6.015 est
250.975 est
170.822 est
141.067 est
374.545 est
42.624 est
170.213 est
116.625 est
169.897 est
44.659 est
107.194 est

Staff Report

Anderson County Planning Commission Meeting
August 8, 2017
6:00 PM

Consent Agenda: The following subdivision approval did not include Phasing for the project. The developer is requesting to phase the project into two (2) phases. Phase I consists of 61 lots. Phase II, consists of 38 lots. The total number of lots for both phases will be 99 lots. The subdivision complies with Anderson County Subdivision Regulations and was approved by the Planning Commission on July 12, 2016. Staff requests that this subdivision be allowed phasing with staff conditions as previously approved.

1) Rogers Road Subdivision
   Developer: Gray Engineering for Mark III Properties
   Location: Rogers Road, East of Highway 29
   Number of Lots: 99 (Phase I = 61 lots; Phase II = 38 lots)
   Preliminary Approval Date: July 12, 2016
   Council District: 7

Subdivision Plat Application

8/2/16
Date of Application Completion

ROGERS ROAD SUBDIVISION
Name of Project

Applicant's Information

Name: GRAY ENGINEERING CONSULTANTS

Mailing Address: 132 PILGRIM ROAD GREENVILLE, SC 29607

Telephone and Fax: 864-297-3027 E-Mail: rodneyegray@gmail.com

Owner's Information

(If Different from Applicant)

Name: MARK III PROPERTIES

Mailing Address: 170 CAMELOT DRIVE SPARTANBURG SC, 29301

Telephone and Fax: 864-595-1735 E-Mail:

Project Information

Project Location: ROGERS ROAD, ANDERSON SC

Parcel Number/TMS: 218-00-03-002

County Council District: DISTRICT 7 School District: SCHOOL DISTRICT 1

Total Acreage: 41.57 ACRES Number of Lots: (Phase 1 - 61) (Phase 2 - 38 lots)

Intended Development: FAMILY HOMES Current Zoning: UN-ZONED

Surrounding Land Uses: North: RESIDENTIAL South: ROAD East: RESIDENTIAL West: ROAD

Water Supplier: BIG CREEK Sewer Supplier: ANDERSON COUNTY SEWER

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?: NO If so, please attach the description to this application.

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

Applicant's Signature

8/2/17
Date

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By: Date Complete Application Received:

Amount of Fee Paid: Check Number:

Staff Recommendation: Planning Commission Decision:

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4352 • Fax: (864) 260-4795

Revision
April 2012

PROPERTY REFERENCE

BETTY H. LINDEN
TMS # 216-00-03-003
DEED BOOK 7346, PAGE 302
PLAT BOOK 0168, PAGE 4
ADDRESS: ROGERS ROAD ANDERSON COUNTY, SC 29669

1.) ACCORDING TO FIRM PANEL #45001C0455E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011, A PORTION OF TRACT 2 IS LOCATED IN ZONE AE, DESIGNATED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 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 LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

811 Know what's below. Call before you dig.

SETBACKS:
1. THERE IS A 40' SETBACK OF THE EX. ROAD
2. THERE IS A 20' FRONT SETBACK.
3. THERE ARE 6' SIDE SETBACKS.
4. THERE IS A 10' REAR SETBACK
5. THERE IS A 10' CORNER SETBACK

Main Entrance

INTERNAL

TYPICAL ANDERSON COUNTY ROAD SIGN DETAIL (N.T.S.)

LOTS:
PHASE 1: 61 LOTS
PHASE 2: 24 LOTS
TOTAL = 85

ACRES:
PHASE 1: 18.63
PHASE 2: 24.09
TOTAL = 42.67

DISTURBED AREA
33.3 ACRES

Road Curve Table			
Curve #	Length	Radius	Delta
RC1	55.808	150.000	21.3170
RC2	39.296	150.000	15.0098
RC3	227.680	150.000	86.9597
RC4	51.639	150.000	19.7245
RC5	215.767	150.000	82.4150

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.08'	N01°00'09"W
L2	26.27'	S52°25'03"E
L3	110.12'	S67°25'32"E
L4	178.43'	S88°56'34"W
L5	162.54'	N73°34'15"W

FUTURE PHASE 2

N/F CRENSHAW FAMILY LP D.B. 2524-151 TMS# 217001002

N/F JESSE C. ADKINS & DEBBIE H. ADKINS D.B. 8515-109 TMS# 215003003

N/F DERRIL K. ROGERS REVOCABLE LIVING TRUST D.B. 7250-201 TMS# 216003007

HURRICANE CREEK

EX.55MH TOP 807.59
18"PVC IE IN 801.17
18" PVC IE OUT 801.10

3" OPEN TOP PIPE S.C. GRID OFFSETS (NAD 83/2011) N 1549742.38 (U.S. FEET)

ROGERS ROAD (COUNTY RD. C-855) DITCH TO DITCH R/W

LOCATION MAP (N.T.S.)

ROGERS KNOLL

TMS# 215-00-02-002
CURRENT LAND USE: SINGLE FAMILY HOME
ZONING: VN-ZONED

DEVELOPER/APPLICANT	ENGINEER
MARK III PROPERTIES ATTN: JOHN HENDRIX 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-585-1726	GRAY ENGINEERING ROONEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3067

TOTAL ACREAGE: 42.67 AC. - PHASE 1; 18.63 AC. - PHASE 2; 24.09 AC. - PHASE 3
MILES OF NEW ROAD: 0.33 MI. - PHASE 1; 0.33 MI. - PHASE 2
NO. OF LOTS: 61 LOTS - PHASE 1; 24 LOTS - PHASE 2
DATE: MAY 24, 2016

SCALE 1" = 100'

NO.	DATE	BY	REVISION
A	10/7/16	JDP	UPDATED TO ADDRESS COUNTY FOR REVIEW
B	10/21/16	JDP	UPDATED PLAN FOR REVIEW
C	12/6/16	JDP	PER PRE-APP MEETING
D	1/6/17	JDP	PER PRE-APP MEETING COMMENTS PER COUNTY

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD · GREENVILLE, SC 29607
PH (864) 297-3067 · FAX (864) 297-3067
WWW.GRAYENGINEERING.COM

SC C.O.A. # 2760 · NC C.O.A. # C-1744 · GA C.O.A. # PEngineering · TN C.O.A. # Pending

STAKEOUT PLAN

ROGERS KNOLL SUBDIVISION
ROGERS ROAD
ANDERSON COUNTY, SC

PROJECT MANAGER:	RFG
DRAWN BY:	CJR
PROJECT DATE:	4/28/16
SCALE:	1"=100'
JOB No.:	2016045
PLOT DATE:	8/2/17

SHEET
CV-1

2016045-Da.dwg

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	September 7, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	September 12, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, **September 12,2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

September 12, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from August 8, 2017 meeting)
4. Old Business
    A. Tabled: Preliminary Subdivision - Chimney Hill
5. New Business
    A. Preliminary Subdivision - Creekside Farms
    B. Preliminary Subdivision - Benji Beck
    C. Public Hearing: Land Use Request - RV Park/Recreational Camping
    D. Public Hearing: Amendment to Chapter 70, Section 10.1 and 10.2 to clarify the public hearing process for zoning ordinance or map amendments
6. Other Business
    A. Next Meeting: NECAP Discussion
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, August 8, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Lonnie Murray and Debbie Chapman

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

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Chairman Cothran asked his fellow Commissioners to consider the addition of 10 minutes allotted to the agenda for citizens' comments regarding agenda items. The agenda was unanimously approved with this modification.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the July 11th meeting and July 24th workshop. Hearing none, the minutes were approved.

Citizens' Comments:

Ms. Lisa Tesnear of Williamston spoke first. She stated that she was from the Powdersville area and very concerned around traffic on Hood Road. She stated that progress needs to be well thought out and that she felt the issue had not yet been studied enough. She asked that the Commissioners consider the life-long residents.

Mr. Lee Carter of 245 Sassafrass Drive spoke next. He told the Commission that he was a teacher at the middle school and was deeply concerned about traffic. He claimed Powdersville is very nearly the new Woodruff Road and that proper community planning was needed in Anderson County.

Mr. Blake Bennett and Mrs. Heather Bennett were next, but then apologized stating a misunderstanding in the format. They were the applicants for agenda item 5E.

Ms. Sharon Brumley of 226 Ridge Bay Court was next. She also listed heavy traffic as a major concern, along with safety concerns. She gave examples of emergency services unable to reach them due to addressing issues.

Chairman Cothran stated that the allotted 10 minute time had expired. Mr. Dutton moved to allot an additional 10 minutes and Mrs. Jones seconded. The motion was approved.

Dr. Frank Aviles Santa of 319 Turkey Run spoke on the impact to community services, such as police, schools, fire, etc. He also addressed traffic, stating he had to get up at 5AM to ensure an 8AM arrival at school due to heavy congestion.

Mr. Bobby James of 10 Firelight Lane was next. He commended the Sheriff and Powdersville Water for the adjustments and improvements in service for Powdersville residents, but felt the schools were lagging. He stated that he and other residents did not wish to see 35 children/classroom and argued that it would occur if the development proceeded.

Mr. Jim Powers of 112 Pepperwood Drive stated that infrastructure was his main concern. He felt that no planning was occurring and that individual sites were not taken into account. He added that there was a need for money for the schools and expansions.

Ms. Lori Raad of 212 Golden Willow Court stated that she had concerns on the guarantee that the proposed developer would install the pump station on Barr Circle and the addition of the turn lane as opposed to having the taxpayers pay for the improvements.

Chairman Cothran stated that the additional 10 minutes had concluded. Mr. Vickery moved to table the Chimney Hill request until the developer had answered the questions heard. Mrs. Jones seconded. The

DRAFT

motion to table Chimney Hill was passed. Chairman Cothran then asked if Development Standards Manager Alesia Hunter would present the staff report regarding Chimney Hill for informational purposes only.

New Business:

Preliminary Subdivision: Chimney Hill

Ms. Alesia Hunter presented the request for the proposed Chimney Hill subdivision. The proposal is located on Barr Circle in District #6 and would consist of 206 townhome units on +/- 29.12 acres over three phases. A variance from off-street parking was also requested. Staff did state its recommendation of both the variance and preliminary subdivision was approval. No additional action or discussion occurred, since the item had been tabled.

Preliminary Subdivision: Yorkshire Farms

Ms. Hunter presented the request for the proposed Yorkshire Farms subdivision. The proposal is located on Circle Road in District #6 and would consist of 99 lots on +/- 28 acres. Two variances were also requested allowing a lot reduction from 8,000 to 7.040 sq. ft. and a variance from 60' setbacks to 55'. Staff recommended approval of both variances as well as the preliminary subdivision. Mrs. Jones questioned the sewer access. The applicant, Mr. Joey Beeson, stated that he would bear the expense of the sewer improvements and that if the expansion met standards, then it would be taken into the County sewer system. Mrs. Jones also questioned the buffer/open space. Mr. Beeson stated that it would remain treed/natural. Chairman Cothran called for a motion to approve the variances as requested. No motion was made. Chairman Cothran then called for a motion to approve or deny the preliminary subdivision. No motion was made. Mr. Beeson asked what concerns the Commissioners had, so adjustments could be made. Chairman Cothran directed him to speak with staff.

Preliminary Subdivision: Palmetto Crossing

Ms. Hunter presented the request for the proposed Palmetto Crossing subdivision. The proposal is located on Palmetto Road in District #7 and would consist of 21 lots on +/- 14.82 acres utilizing septic tanks. Staff recommended approval of preliminary plans. Hearing no questions, Mr. Vickery moved to accept staff's recommendation and approve; Mr. Dutton seconded. The motion to approve was unanimous.

After item 5C motion and approval, Chairman Cothran was informed by staff as to Chapter 38-311(c). Chair then asked if the Commissioners wished to reconsider item 5B for the purpose of making a motion. Mr. Vickery moved to deny both the variances and preliminary subdivision requests; Mrs. Jones seconded. Item 5B requests were denied unanimously.

Preliminary Subdivision: St. Andrews Development, LLC

Ms. Hunter presented the request for the proposed St. Andrews Development apartment complex. The proposal is located on Old Williamston Road in District #2 and would consist of 77 units in 8 total buildings over +/- 11.17 acres. Staff recommended approval of the proposal. Hearing no questions, Mr. Vickery moved to accept staff's finding and offer approval of the request; Mr. Dutton seconded. The motion to approve was unanimous.

Variance Request: Grace Farm LLC

Ms. Hunter presented the staff's finding for the variance request off Spearman Road in District #6. The proposed 2 acre lot would be accessed via a private 30 ft. wide easement. Staff recommended approval. Hearing no discussion, Mr. Dutton moved to accept staff's recommendation; Mr. Vickery seconded. The motion to approve the variance was unanimous.

Variance Request: William J. Herb, II and Stephanie Herb

Ms. Hunter presented the staff's finding for the variance request off James Drive in District #4. The proposed subdivision of a 2.53 parcel would allow for a duplex on the second parcel access by private road. Staff recommended denial based on multiple factors, such as lack of hardship, James Drive not meeting minimum county road standards and others. Hearing no questions, Mr. Vickery moved to accept staff's recommendation of denial; Mr. Dutton seconded. The motion to deny was unanimous.

Other Business:

Consent Agenda: Rogers Road Subdivision

Ms. Hunter presented the request for phasing from Gray Engineering for Mark III Properties. The motion to allow was made by Mrs. Jones and seconded by Mr. Dutton. The motion to allow phasing was unanimous.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 7:14 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission
August 8, 2017
6:00 PM
Staff Report- Preliminary Townhome Development

Previous Consideration by Planning Commission:

The Anderson County Planning received and considered this project application as part of the regular public meeting of the Commission held on June 13, 2017. By a vote of 4-0 the Planning Commission approved a motion made at that meeting to deny the applicant's request. The developer has not added, changed, or made any revisions or modifications from the previous submittal.

Preliminary Subdivision Name:	Chimney Hill
Intended Development:	Townhomes with Amenity Area
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Barr Circle; Old Anderson Road Mill Road
County Council District:	6
Surrounding Land Use:	North – Residential; East – Residential; West – Residential; South - Commercial
Zoning:	Not Zoned
Tax Map Number:	**8 Parcels** - 236-00-02-018; 236-00-02-037 236-00-02-026; 236-00-02-078; 236-00-02-019; 236-00-02-039; 236-00-02-035; 236-00-00-02-080
Extension of Existing Dev:	No.
Existing Access Road:	Barr Circle; Old Anderson Road
Number of Acres:	29.12
Number of Lots:	206 Units - Three Phases Phase I - 99 lots Phase II - 72 lots Phase III - 35 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Public Works

Variance: Yes

Parking required: 418 spaces

Parking Provided: 418 spaces

Traffic Impact Analysis:
This project is to be constructed in three phases. At total build-out, the average daily traffic, ADT will be 1648 trips. Barr Circle is rated as a major local road and is determined to accommodate 1600 trips per day. Hood Road is a state maintained collector road and is determined to have no maximum limitations at this time. Phases II will open an access Old Anderson Road. Old Anderson Road is a state maintained collector road with no maximum limitations. The two access points will be below the minimum requirements.

A traffic study was submitted and prepared by Professional Engineer. Anderson County Roads and Bridges and Development Standard Staff has reviewed the study. Anderson County Roads and Bridges has reviewed this project and determined the roadway is adequate for the proposed development. Applicant has requested from Roads and Bridges that a hammerhead turn-around be allowed to replace the required cul-de-sac. The following conditions are required;
1. Add "Private Road" to each road name label.
2. Developer is responsible for acquiring and maintaining any site easements required by SCDOT or Anderson County to access public roads.
3. Temporary cul-de-sac or alternate turnaround should be constructed at the end of each phase.
4. Reconstruct Barr Circle to add a right turn lane due to the increased traffic delay at the intersection of Hood Road. The storage length should be 160' long as required by traffic impact study. The taper length should be approximately 100'long. The widening should be constructed to the current road standards pavement section.
5. Work with SCDOT to mitigate traffic impacts on SCDOT maintained roads.
6. **Phase 2 and 3 should be combined because they only have one access point on Barr Circle.**
7. **Phase 2 cannot be developed until the road is extended to Old Anderson Road.**
8. The roads are required to be privately maintained due to the following reasons;
9. On street parking spaces
10. Lot sizes/widths
11. The proposed centerline alignment will not meet current road standards.
12. Multiple driveways connected within the right of way.

Project Parking: The developer is requesting a variance from the off-street parking requirements to allow for parking that will utilize garages and driveways. Anderson County ordinance requires two parking spaces for a two bedroom units. This project is designed with a one car garage space for each individual unit. The second required off street space would be in the driveway. Utilizing the driveway and garage will meet this standard.

Staff recommends **APPROVAL** of the variance with the following condition; The townhomes must setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.

Setbacks:
For townhomes, there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. Rear setback is not less than 15'. This project exceeds the minimum requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary townhome development with the following conditions.

1. Subdivision and road names must be approved by the GIS Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal road only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges and SCDOT for encroachment permitting and must meet all of the above requirement 12 requirements pertaining to the private road.
6. Approval from Powdersville Water District for potable and fire services.
7. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
8. Approval from Anderson County Wastewater for sewer services.
9. Setbacks are required to be shown on the Final Plat.

Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 18 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL 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.

Applicant's Signature

5-11-17
Date

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

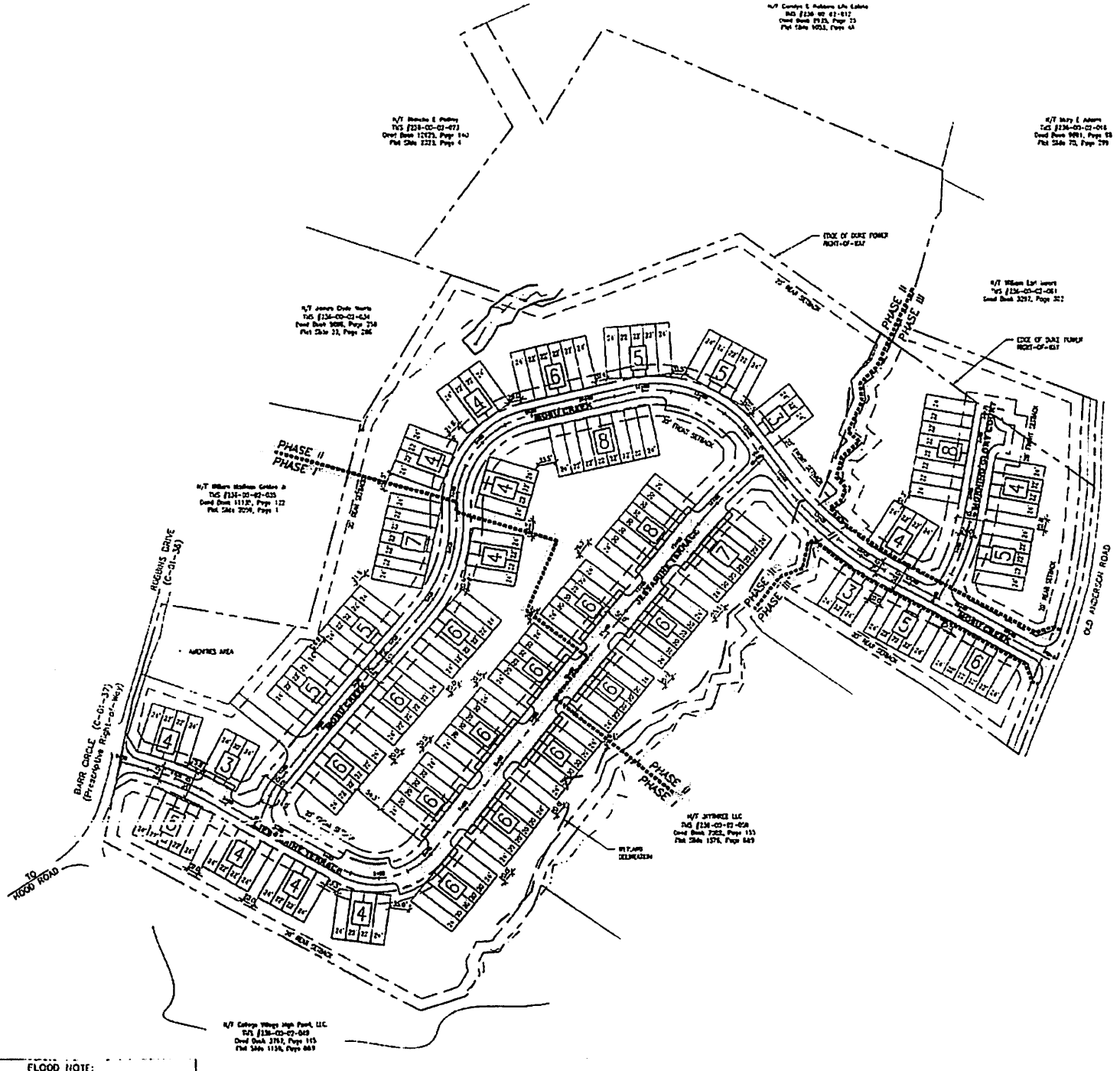
Check Number:

Staff Recommendation:

Planning Commission Decision:

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4352 • Fax: (864) 260-4795

Revision
April 2012


NORTH
PHASE II
PHASE III
PHASE I
PHASE II
PHASE III
PHASE II
PHASE III
PHASE II
PHASE I
EDGE OF DUKE POWER RIGHT-OF-WAY
EDGE OF DUKE POWER RIGHT-OF-WAY
30' REAR SETBACK
30' FRONT SETBACK
30' REAR SETBACK
30' FRONT SETBACK
30' REAR SETBACK
30' REAR SETBACK
30' REAR

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

5-11-17
Date

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

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

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29621 • Phone: (864) 260-4719 • Fax: (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature _____ Date 5-11-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SEE ATTACHED LETTER

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 5-11-17

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

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Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

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- An excessively large parking lot as required would:
  - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
  - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

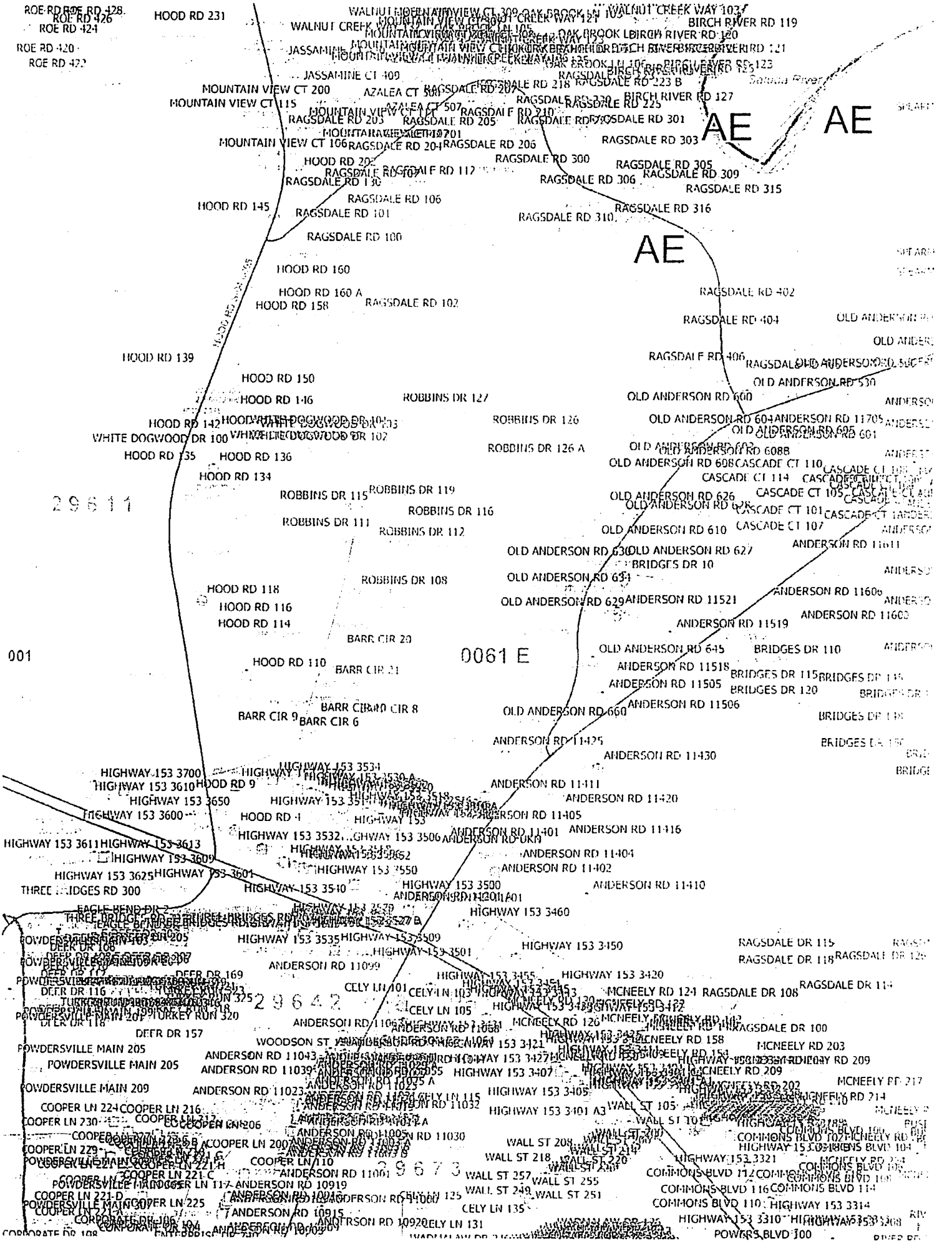
- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

Joey A. Beeson

Beeson Development, LLC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29642
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ROE RD 426
ROE RD 424
ROE RD 420
ROE RD 422
HOOD RD 231
WALNUT CREEK WAY 103
WALNUT CREEK WAY 121
BIRCH RIVER RD 119
BIRCH RIVER RD 120
BIRCH RIVER RD 121
BIRCH RIVER RD 123
BIRCH RIVER RD 125
BIRCH RIVER RD 127
OAK BROOK LN 107
OAK BROOK LN 105
JASSAMINE CT 409
MOUNTAIN VIEW CT 200
MOUNTAIN VIEW CT 115
MOUNTAIN VIEW CT 106
AZALEA CT 508
AZALEA CT 507
RAGSDALE RD 207
RAGSDALE RD 218
RAGSDALE RD 223 B
RAGSDALE RD 225
RAGSDALE RD 230
RAGSDALE RD 203
RAGSDALE RD 205
RAGSDALE RD 210
RAGSDALE RD 301
RAGSDALE RD 303
RAGSDALE RD 204
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RAGSDALE RD 305
RAGSDALE RD 306
RAGSDALE RD 309
RAGSDALE RD 315
RAGSDALE RD 316
RAGSDALE RD 310
HOOD RD 202
RAGSDALE RD 112
RAGSDALE RD 130
RAGSDALE RD 106
RAGSDALE RD 101
HOOD RD 145
RAGSDALE RD 100
HOOD RD 160
HOOD RD 160 A
HOOD RD 158
RAGSDALE RD 102
RAGSDALE RD 402
RAGSDALE RD 404
RAGSDALE RD 406
OLD ANDERSON RD 530
OLD ANDERSON RD 600
OLD ANDERSON RD 604
OLD ANDERSON RD 605
OLD ANDERSON RD 601
OLD ANDERSON RD 608B
OLD ANDERSON RD 608
OLD ANDERSON RD 626
OLD ANDERSON RD 610
OLD ANDERSON RD 630
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OLD ANDERSON RD 629
OLD ANDERSON RD 645
OLD ANDERSON RD 660
HOOD RD 139
HOOD RD 150
HOOD RD 146
HOOD RD 142
HOOD RD 135
HOOD RD 136
HOOD RD 134
WHITE DOGWOOD DR 100
WHITE DOGWOOD DR 103
WHITE DOGWOOD DR 102
ROBBINS DR 127
ROBBINS DR 126
ROBBINS DR 126 A
ROBBINS DR 115
ROBBINS DR 119
ROBBINS DR 116
ROBBINS DR 111
ROBBINS DR 112
ROBBINS DR 108
CASCADE CT 110
CASCADE CT 114
CASCADE CT 105
CASCADE CT 101
CASCADE CT 107
ANDERSON RD 11705
ANDERSON RD 11611
ANDERSON RD 11600
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ANDERSON RD 11505
ANDERSON RD 11506
BRIDGES DR 10
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HOOD RD 118
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HOOD RD 114
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BARR CIR 20
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ANDERSON RD 11032
ANDERSON RD 11030
ANDERSON RD 11005
ANDERSON RD 11061
ANDERSON RD 10919
ANDERSON RD 10915
ANDERSON RD 10920
THREE BRIDGES RD 300
THREE BRIDGES RD 301
EAGLE BEND DR 2
EAGLE BEND DR 1
POWDERSVILLE MAIN 207
POWDERSVILLE MAIN 205
POWDERSVILLE MAIN 209
POWDERSVILLE MAIN 201
POWDERSVILLE MAIN 203
DEER DR 168
DEER DR 169
DEER DR 116
DEER DR 118
DEER DR 157
TURKEY RUN 325
TURKEY RUN 320
WOODSON ST
CELY LN 101
CELY LN 103
CELY LN 105
CELY LN 115
CELY LN 125
CELY LN 135
CELY LN 131
MCNEELY RD 124
MCNEELY RD 126
MCNEELY RD 158
MCNEELY RD 203
MCNEELY RD 209
MCNEELY RD 202
MCNEELY RD 217
MCNEELY RD 214
RAGSDALE DR 115
RAGSDALE DR 118
RAGSDALE DR 108
RAGSDALE DR 100
COOPER LN 224
COOPER LN 216
COOPER LN 230
COOPER LN 212
COOPER LN 206
COOPER LN 200
COOPER LN 110
COOPER LN 221 C
COOPER LN 221 H
COOPER LN 221 D
COOPER LN 221 A
COOPER LN 225
COOPER LN 229
WALL ST 105
WALL ST 107
WALL ST 208
WALL ST 218
WALL ST 220
WALL ST 257
WALL ST 255
WALL ST 249
WALL ST 251
COMMONS BLVD 102
COMMONS BLVD 104
COMMONS BLVD 112
COMMONS BLVD 116
COMMONS BLVD 114
COMMONS BLVD 110
POWERS BLVD 100
CORPORATE DR 108
CORPORATE DR 106
CORPORATE DR 104
ENTERPRISE DR 200
WADDALAW DR 126
WADDALAW DR 124
WADDALAW DR 122
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WADDALAW DR 110
WADDALAW DR 108
WADDALAW DR 106
WADDALAW DR 104
WADDALAW DR 102
WADDALAW DR 100
OLD ANDERSON RD
Santee River

Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Project Location: POWDERSVILLE/ ±1,100' NORTHWEST OF HWY 153/HWY 81 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078 TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: COMMERCIAL 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.

Applicant's Signature

5-11-17
Date 7-13-17

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

Check Number:

Staff Recommendation:

Planning Commission Decision:

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29622 • Phone (864) 260-4552 • Fax (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature _____ Date 5-11-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

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Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

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

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

Date 5-11-17 7-13-17

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-076 TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

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

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29621 • Phone: (864) 260-4719 • Fax: (864) 260-4795

Revision
April 2012

May 11, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

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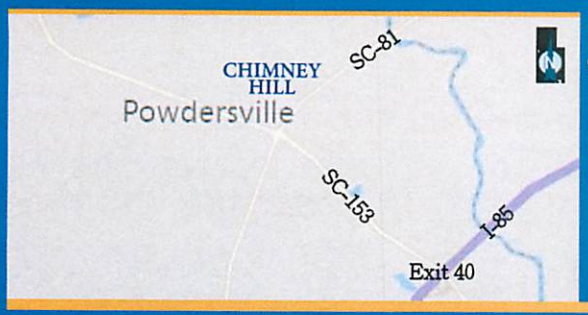
Joey A. Beeson

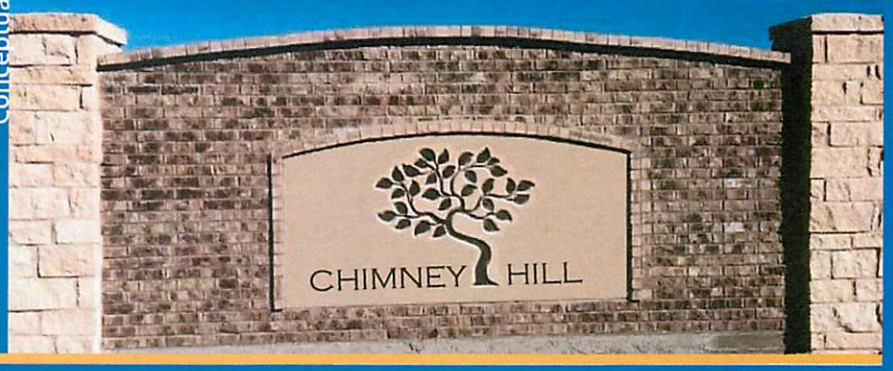
Beeson Development, LLC

EASTWOOD HOMES

CHIMNEY HILL TOWNHOMES



Conceptual



Floor plans reflect typical approximate dimensions and are not drawn to scale. Any specifications in this artistic conceptual depiction may change without notice. The features, plans and specifications described above are proposed only.
Floor plans and renderings are the property of Eastwood Homes.

EASTWOOD
HOMES

CHIMNEY HILL TOWNHOMES

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EASTWOOD HOMES

Elevation A

Elevation C

Elevation E

Elevation B

Elevation D

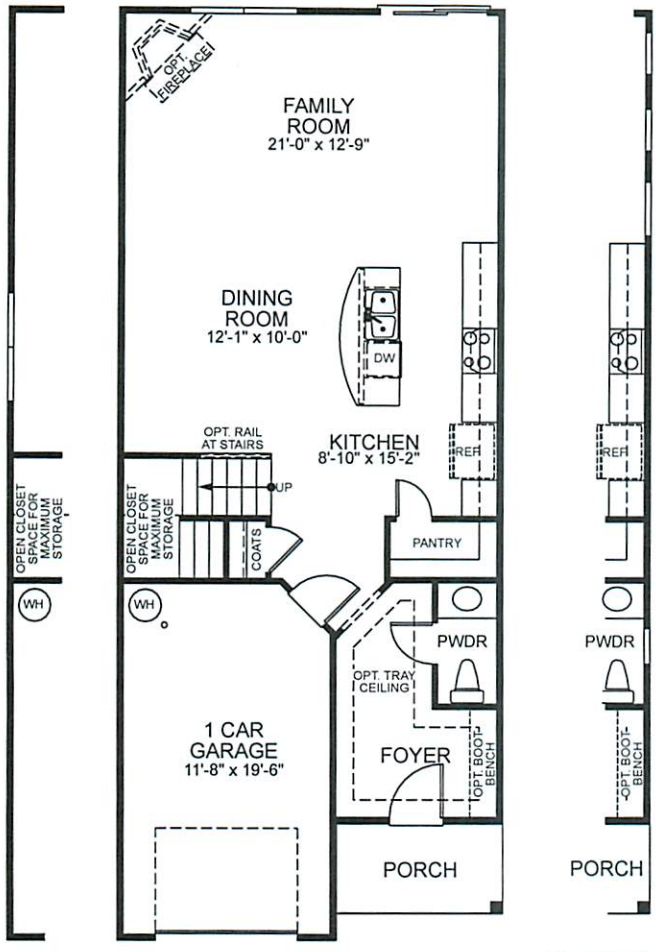
Elevation F

Ashland

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

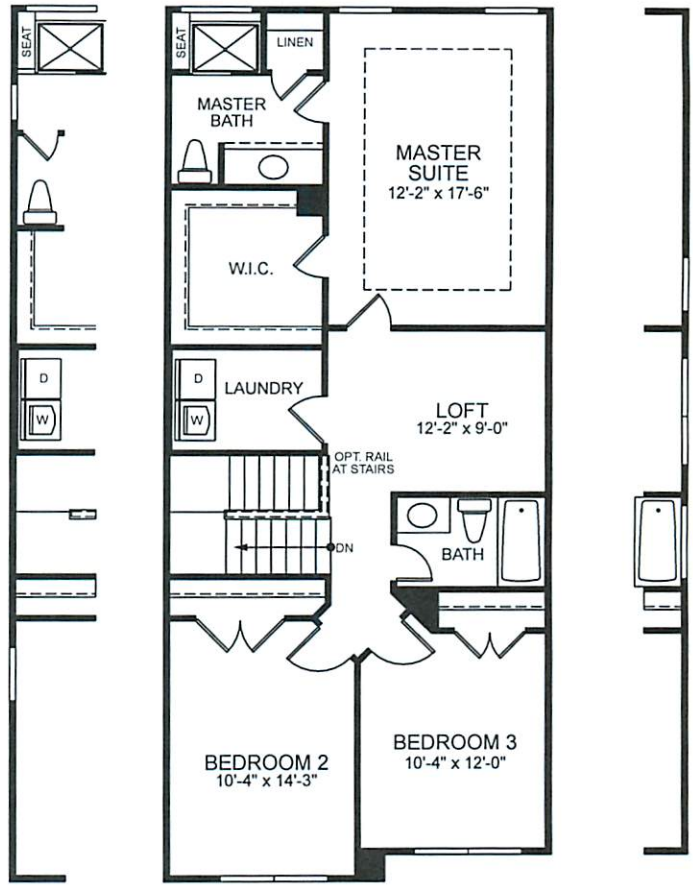
Floor plans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.

Ashland • First Floor Plan



End Unit Cond #1 — First Floor Plan — End Unit Cond #2

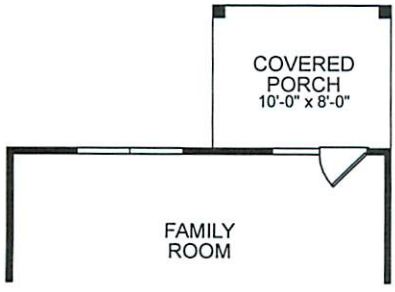
Ashland • Second Floor Plan



End Unit Cond #1 — Second Floor Plan — End Unit Cond #2

Ashland Options

OPT. COVERED PORCH



OPT. MASTER TUB/ SEPARATE SHOWER

EASTWOOD HOMES

Elevation A

Elevation B

Elevation C

Elevation D

Norman

3 Bed/ 2.5 Bath
1 Car Front Entry Garage

Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
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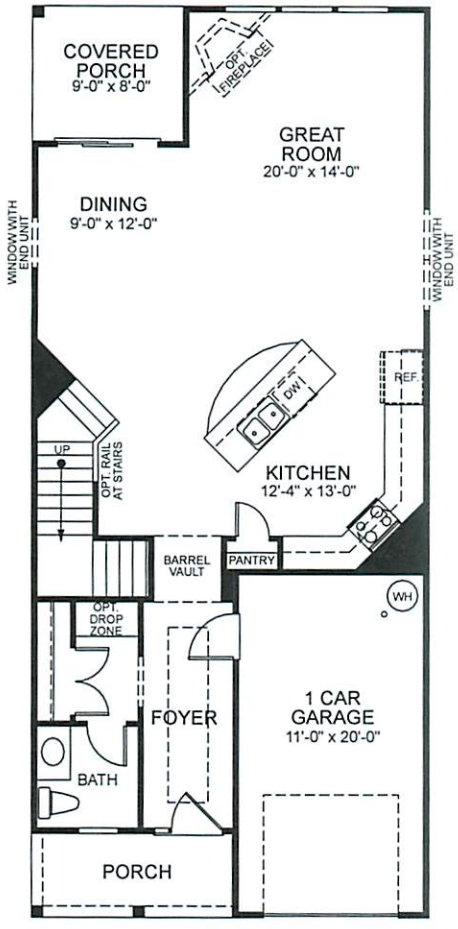
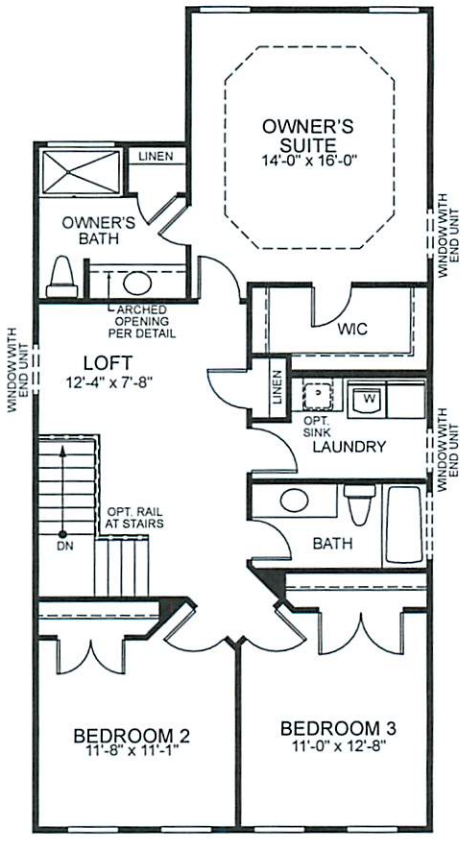
Norman • First Floor Plan



First Floor Plan

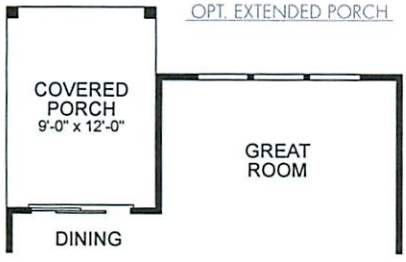
Norman • Second Floor Plan



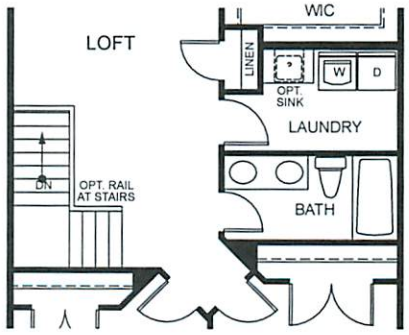
Second Floor Plan

Norman Options

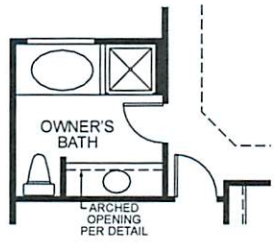
OPT. EXTENDED PORCH



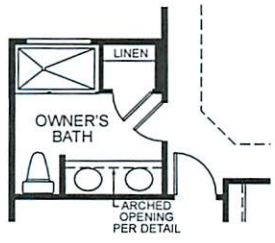
OPT. HALL BATH W/ DOUBLE BOWL



OPT. OWNER'S BATH TUB W/ SEP. SHOWER



OPT. OWNER'S BATH W/ DOUBLE BOWL



EASTWOOD HOMES

Elevation A

Elevation B

Elevation C

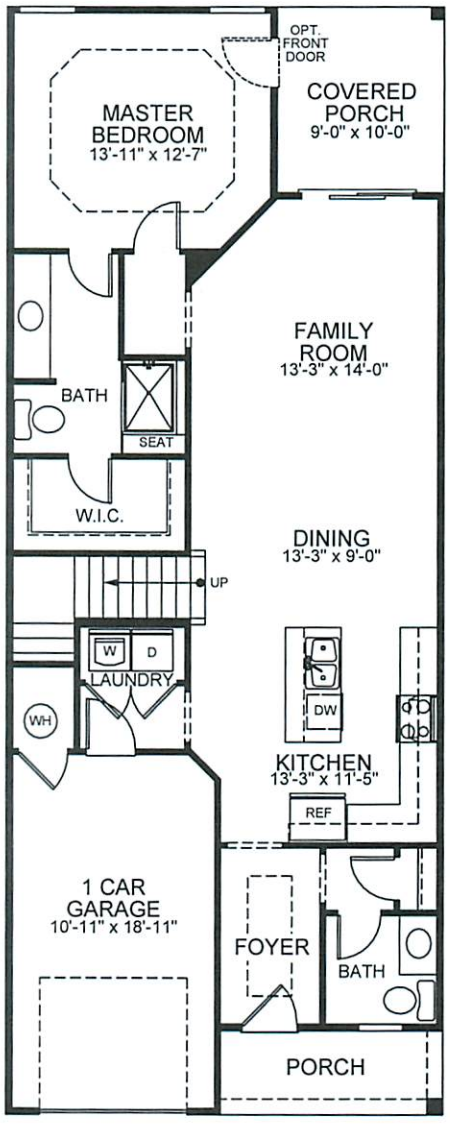
Elevation D

The Cary

3 Bed/ 2.5 Bath

Floorplans reflect typical approximate dimensions.
Floor plan options not drawn to scale. Illustration may include optional features.
Eastwood Homes reserves the right to make changes without notice.

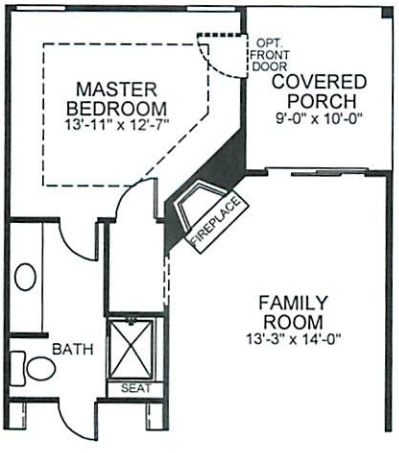
The Cary • First Floor Plan



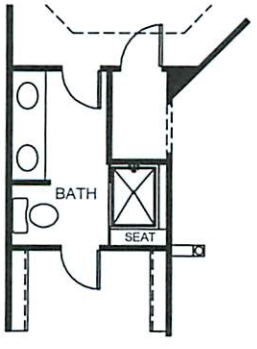
FIRST FLOOR

END UNIT CONDITION 1

First Floor Options



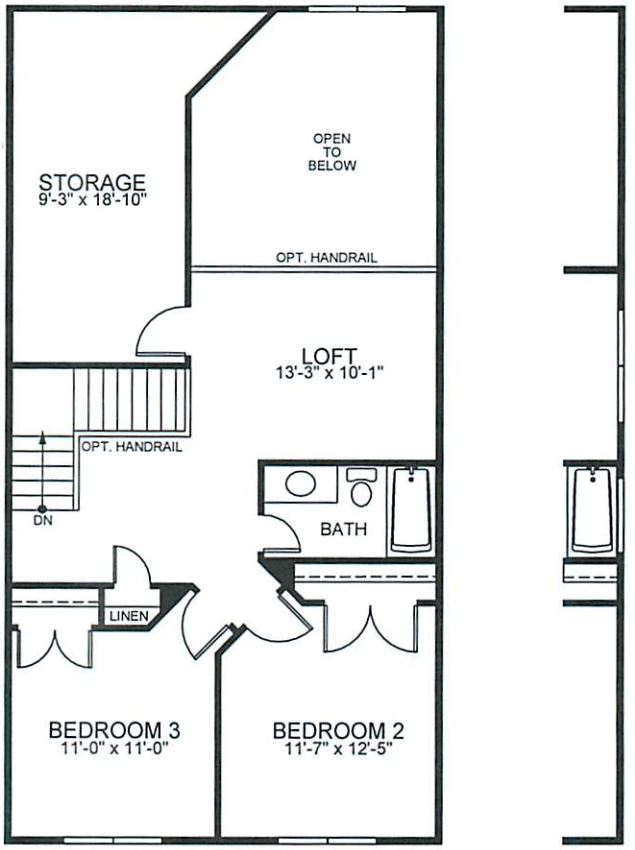
OPT. FIREPLACE



OPT. MASTER DOUBLE BOWL

EASTWOOD HOMES

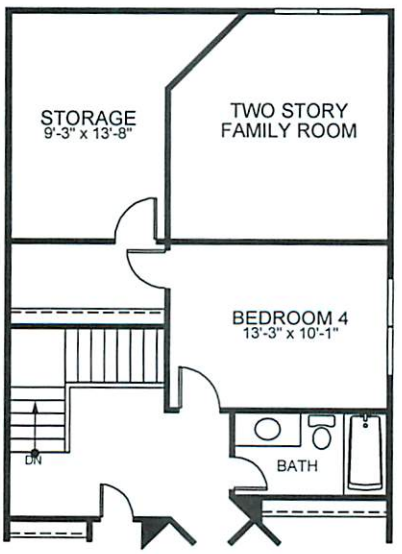
The Cary • Second Floor Plan



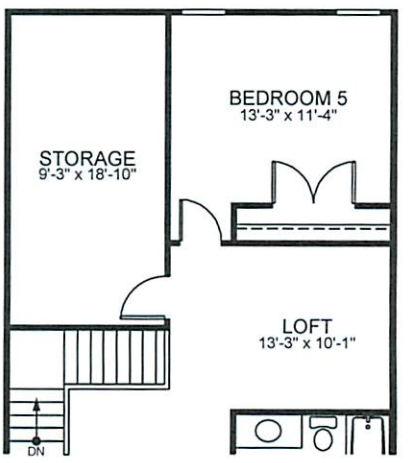
SECOND FLOOR

END UNIT
CONDITION

Second Floor Options



OPT. 4TH BEDROOM ILO LOFT
ONLY AVAILABLE WITH END CONDITION



OPT. 5TH BEDROOM

EASTWOOD
HOMES

Anderson County Planning Commission

September 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Creekside Subdivision
Intended Development:	Residential Single Family
Applicant:	Mungo Homes
Surveyor/Engineer:	Gray Engineering
Location:	Off of Powdersville Main
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Farm West – Church
Zoning:	The property is un-zoned
Tax Map Number:	237-00-01-011/1001
Extension of Existing Dev:	No
Existing Access Road:	Powdersville Main
Number of Acres:	45.62-
Number of Lots:	99
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County
Variance:	No

Traffic Impact Analysis:
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 requirement. A traffic study is not required or a second entrance to the subdivision due to the developer not exceeding 99 lots. The SCDOT may request a traffic study. The developer will need to work through their office. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges for internal roads. Any road improvements, if applicable, will be the responsibility of the developer. An encroachment permit shall be required by SCDOT.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision
equested with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks and must be shown on the plat.
- All lots must not be smaller than 8,000 square feet and must meet the minimum lot width of 60' at the building line.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements, if required by SCDOT.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- SCDOT Encroachment Permit.
- Approval from Powdersville Water District for potable water and fire protection.

Subdivision Plat Application

8/8/17
Date of Application Completion

CREEKSIDE SUBDIVISION
Name of Project

Applicant's Information

Name: MUNGO HOMES - BILL DIXON

Mailing Address: 441 WESTERN LANE IRMO, SC 29063

Telephone and Fax: 803-227-8423 E-Mail: bdixon@mungo.com

Owner's Information

(If Different from Applicant)

Name: KEENER GAIL WOODSON / WOODSON J DAVID REVOCABLE LIVING TRUST

Mailing Address: 1604 BROOD DR. FORT MILL, SC 29708 / 558 POWDERSVILLE MAIN EASLE, SC 29642

Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: ADJACENT TO SILOAM ROAD AND ON THE EAST SIDE OF POWDERSVILLE ROAD

Parcel Number/TMS: 2370001011 - 23.81 ACRES / 2370001001 - 21.81 ACRES

County Council District: CCD 6 School District: SCHOOL DISTRICT 01

Total Acreage: 45.62 Number of Lots: 99 LOTS

Intended Development: RESIDENTIAL SUBDIVISION Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: FARM West: CHURCH

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?: NO If so, please attach the description to this application.

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

Applicant's Signature

8/8/17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

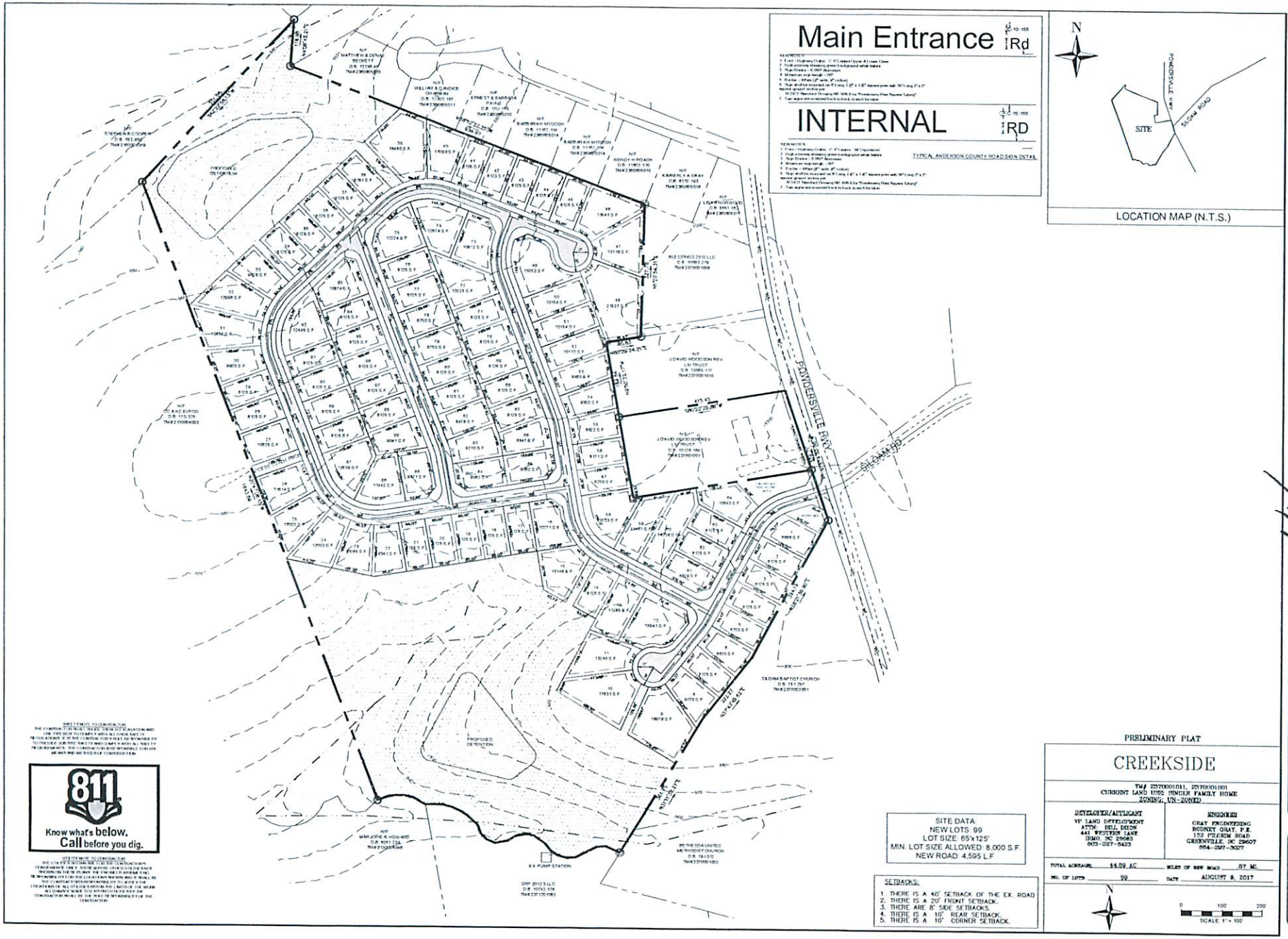
Application Received By: _____ Date Complete Application Received: _____

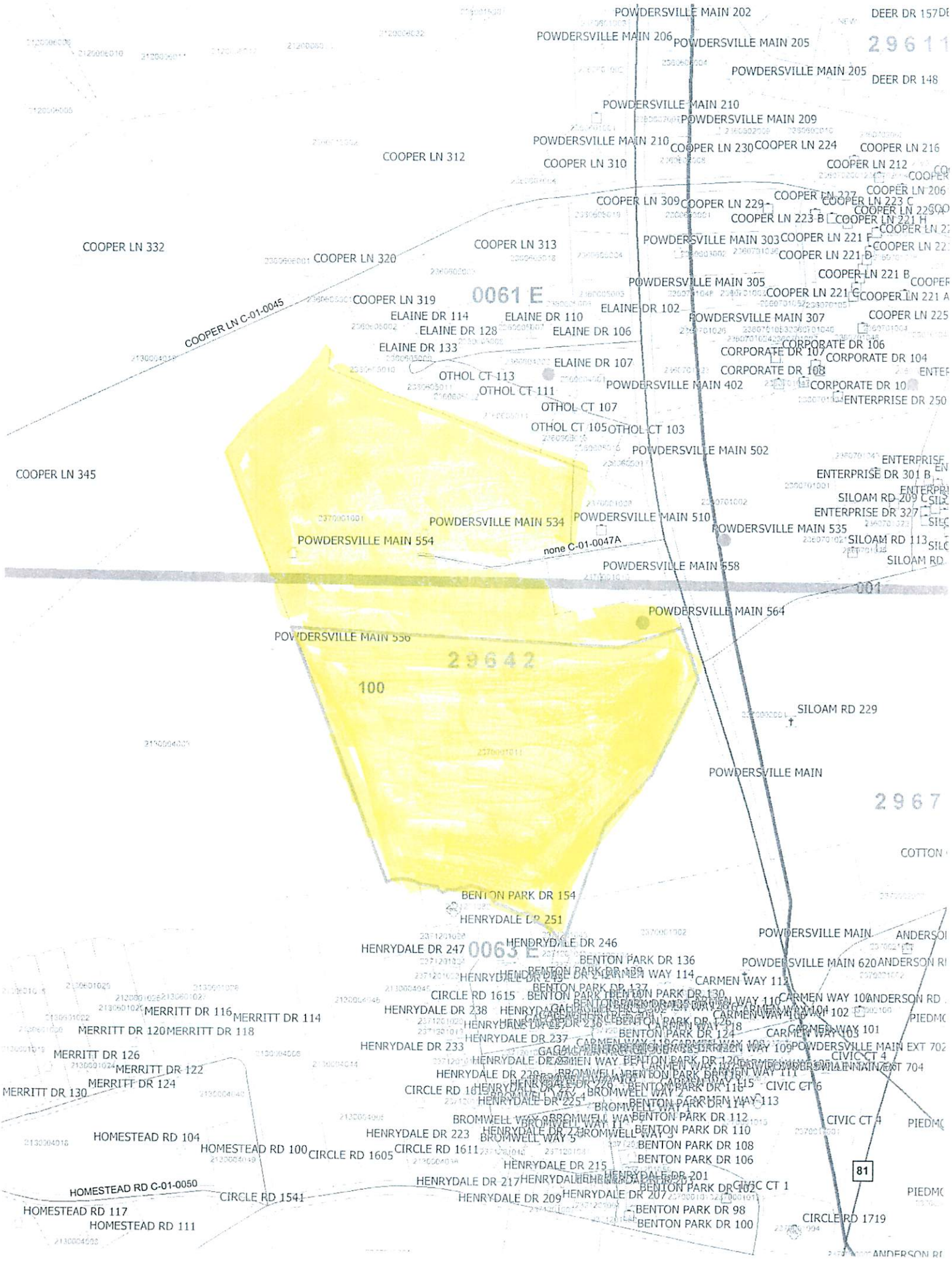
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4352 • Fax: (864) 260-4795

Revision
April 2012


Main Entrance
INTERNAL
TYPICAL ANDERSON COUNTY ROAD SIGN DETAIL
N
SITE
POWDERSVILLE HWY
SLOAN ROAD
LOCATION MAP (N.T.S.)
POWDERSVILLE HWY
SLOAM RD
PROPOSED DETENTION
EX. PUMP STATION
SLOAM BAPTIST CHURCH
PRELIMINARY PLAT
CREEKSIDE
TM# 237000101, 237000101001
CURRENT LAND USE: SINGLE FAMILY HOME
ZONING: VN-ZONED
DEVELOPER/APPLICANT
YP LAND DEVELOPMENT
ATTN: BILL DIXON
441 WESTON LANE
EGO, SC 29663
803-227-5423
ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
152 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3327
TOTAL ACREAGE: 44.09 AC
LINEAR FT OF NEW ROAD: 4,595 LF
NO. OF LOTS: 99
DATE: AUGUST 9, 2017
SCALE 1" = 100'
SITE DATA:
NEW LOTS: 99
LOT SIZE: 65'x125'
MIN. LOT SIZE ALLOWED: 8,000 S.F.
NEW ROAD: 4,595 L.F.
SETBACKS:
1. THERE IS A 40' SETBACK OF THE EX. ROAD
2. THERE IS A 25' FRONT SETBACK.
3. THERE ARE 8' SIDE SETBACKS.
4. THERE IS A 10' REAR SETBACK.
5. THERE IS A 10' CORNER SETBACK.
811
Know what's below.
Call before you dig.
GRAY
ENGINEERING CONSULTANTS
152 PILGRIM ROAD - GREENVILLE, SC 29607
PH (864) 297-3327 - FAX (864) 297-3287
WWW.GRAYENGINEERING.COM
PRELIMINARY
CREEKSIDE
SUBDIVISION
POWDERSVILLE HIGHWAY
ANDERSON COUNTY, SOUTH CAROLINA
PROJECT MANAGER: RDG
DRAWN BY: MSG
PROJECT DATE: 6/30/16
SCALE: 1"=100'
JOB No.: 2016XXX
PLOT DATE: 8/9/17
SHEET
CV-1
SLOAMPLAT.dwg


POWDERSVILLE MAIN 202
DEER DR 157
POWDERSVILLE MAIN 206
POWDERSVILLE MAIN 205
29611
POWDERSVILLE MAIN 205
DEER DR 148
POWDERSVILLE MAIN 210
POWDERSVILLE MAIN 209
POWDERSVILLE MAIN 210
COOPER LN 230
COOPER LN 224
COOPER LN 216
COOPER LN 312
COOPER LN 310
COOPER LN 212
COOPER LN 227
COOPER LN 206
COOPER LN 309
COOPER LN 229
COOPER LN 223 C
COOPER LN 223 B
COOPER LN 221 H
COOPER LN 332
COOPER LN 313
POWDERSVILLE MAIN 303
COOPER LN 221 F
COOPER LN 320
COOPER LN 221 D
COOPER LN 221 B
POWDERSVILLE MAIN 305
COOPER LN 221 C
COOPER LN 221 A
COOPER LN 319
0061 E
ELAINE DR 102
POWDERSVILLE MAIN 307
COOPER LN 225
COOPER LN C-01-0045
ELAINE DR 114
ELAINE DR 110
ELAINE DR 128
ELAINE DR 106
CORPORATE DR 106
ELAINE DR 133
CORPORATE DR 107
CORPORATE DR 104
ELAINE DR 107
CORPORATE DR 108
OTHOL CT 113
POWDERSVILLE MAIN 402
OTHOL CT 111
CORPORATE DR 10
ENTERPRISE DR 250
OTHOL CT 107
OTHOL CT 105
OTHOL CT 103
POWDERSVILLE MAIN 502
COOPER LN 345
ENTERPRISE
ENTERPRISE DR 301 B
SILOAM RD 209 C
ENTERPRISE DR 327
POWDERSVILLE MAIN 534
POWDERSVILLE MAIN 510
POWDERSVILLE MAIN 535
POWDERSVILLE MAIN 554
none C-01-0047A
SILOAM RD 113
SILOAM RD
POWDERSVILLE MAIN 558
001
POWDERSVILLE MAIN 564
POWDERSVILLE MAIN 556
29642
100
SILOAM RD 229
POWDERSVILLE MAIN
2967
COTTON
BENTON PARK DR 154
HENRYDALE DR 251
POWDERSVILLE MAIN
ANDERSO
HENRYDALE DR 247
0063 E
HENRYDALE DR 246
BENTON PARK DR 136
POWDERSVILLE MAIN 620
ANDERSON RI
BENTON PARK DR 139
HENRYDALE DR 245
BENTON PARK DR 114
CARMEN WAY 112
BENTON PARK DR 137
CIRCLE RD 1615
BENTON PARK DR 130
CARMEN WAY 104
ANDERSON RD
HENRYDALE DR 238
CARMEN WAY 102
MERRITT DR 116
MERRITT DR 114
HENRYDALE DR 227
BENTON PARK DR 126
CARMEN WAY 118
CARMEN WAY 101
MERRITT DR 120
MERRITT DR 118
HENRYDALE DR 237
BENTON PARK DR 124
CARMEN WAY 103
HENRYDALE DR 233
POWDERSVILLE MAIN EXT 702
MERRITT DR 126
CIVIC CT 4
MERRITT DR 122
HENRYDALE DR 229
BENTON PARK DR 116
CIVIC CT 6
MERRITT DR 124
MERRITT DR 130
CIRCLE RD 1617
HENRYDALE DR 225
BENTON PARK DR 114
CARMEN WAY 113
BENTON PARK DR 112
CIVIC CT 4
HOMESTEAD RD 104
HENRYDALE DR 223
BENTON PARK DR 110
HOMESTEAD RD 100
CIRCLE RD 1605
CIRCLE RD 1611
BENTON PARK DR 108
BENTON PARK DR 106
HENRYDALE DR 215
HENRYDALE DR 201
HENRYDALE DR 217
BENTON PARK DR 102
CIVIC CT 1
81
HOMESTEAD RD C-01-0050
CIRCLE RD 1541
HENRYDALE DR 209
HENRYDALE DR 207
HOMESTEAD RD 117
BENTON PARK DR 98
CIRCLE RD 1719
HOMESTEAD RD 111
BENTON PARK DR 100
ANDERSON RI

Anderson County Planning Commission

September 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	No Name Given
Intended Development:	Residential Single Family
Applicant:	Benji Back
Surveyor/Engineer:	PLS Solutions, LLC
Location:	Off of Lake View Drive
County Council District:	4
Surrounding Land Use:	North – South – East – West –
Zoning:	The property is un-zoned
Tax Map Number:	60-50-10-17
Extension of Existing Dev:	No
Existing Access Road:	Lakeview Road
Number of Acres:	3.21
Number of Lots:	4
Water Supplier:	Pioneer Water
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:
This new subdivision is expected to generate 40 new trips per day. Lakeview Road is classified as a major rural local road with average vehicle trips per day requirement. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges for internal roads. Any road improvements, if applicable, will be the responsibility of the developer. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- The internal road must be constructed to county standards.
- All lots must adhere to and maintain the front, rear, and side yard setbacks and must be shown on the plat.
- All lots must not be smaller than 25,000 square feet and must meet the minimum lot width of 100' at the building line.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements, if required by Anderson County
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- Encroachment Permit by Anderson County Roads and Bridges Department.
- Approval from Pioneer Water District for potable water and fire protection.
- Approval from SCDHEC for septic tanks.

.

Subdivision Plat Application

Date of Application Completion _____ Name of Project _____

Applicant's Information

Name: **Benji Beck**

Mailing Address: **107 Pine Lane Anderson, SC 29621**

Telephone and Fax: **864 - 934-4399** E-Mail: **pls_solutions_benji_beck@outlook.com**

Owner's Information

(If Different from Applicant)

Name: **Mon Ami, LLC**

Mailing Address: **107 Pine Lane Anderson, SC 29621**

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: **Old Dobbins Bridge Rd/ Lakeview Dr Fairplay, SC 29643**

Parcel Number/TMS: **60501017**

County Council District: **Anderson County** School District: **4**

Total Acreage: **3.21** Number of Lots: **4**

Intended Development: **Residential** Current Zoning: _____

Surrounding Land Uses: North: _____ South: _____ East: _____ West: _____

Water Supplier: **Pioneer** Sewer Supplier: **Septic**

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

If so, please describe: _____

Is there a request for a variance?: _____ 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 Planning Department – Development Standards.

Applicant's Signature **7/14/17** Date

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

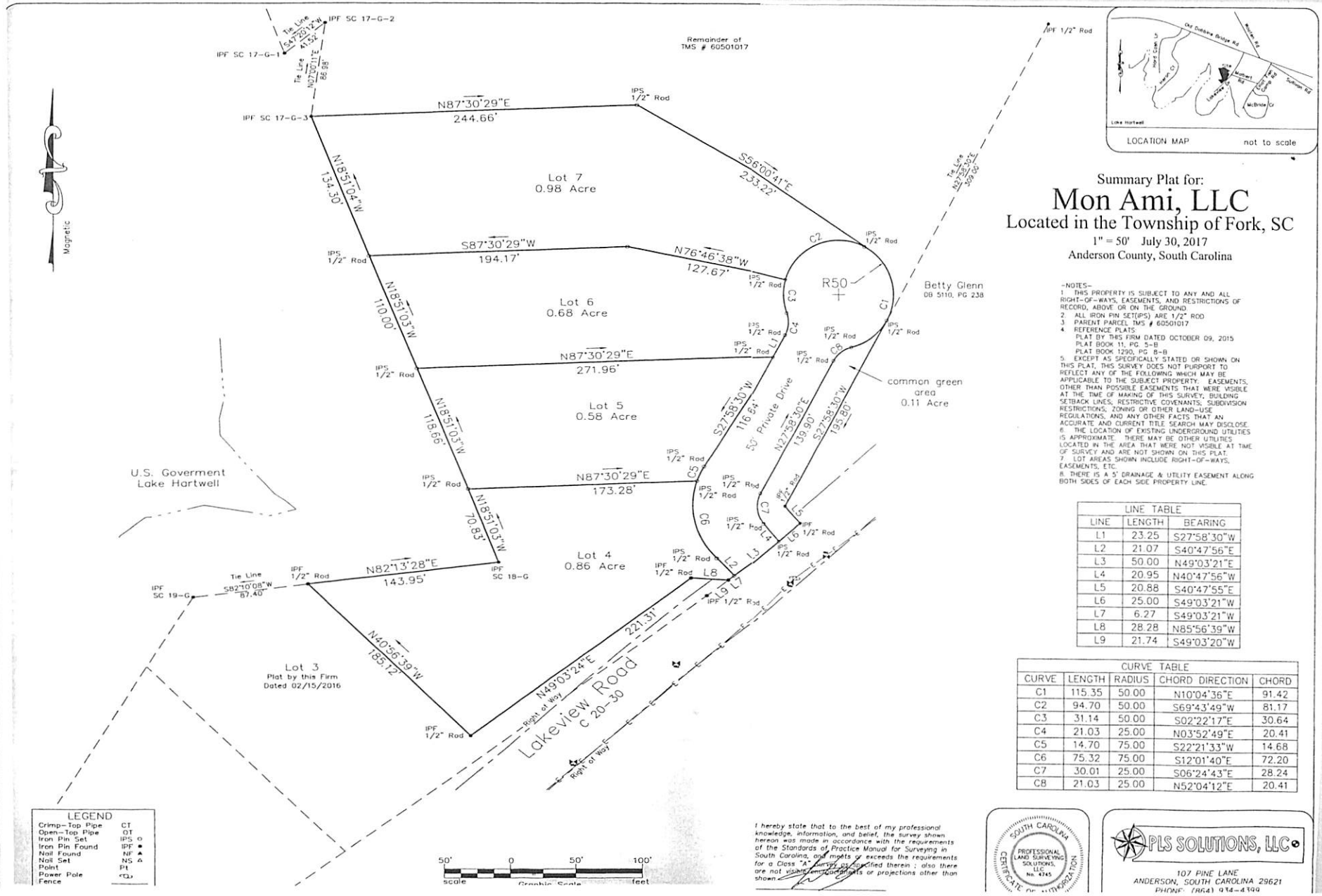
Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Planning Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4852 ✸ Fax: (864) 260-4795

Revision
April 2010

Proposed



Summary Plat for:

Mon Ami, LLC

Located in the Township of Fork, SC

1" = 50' July 30, 2017

Anderson County, South Carolina

-NOTES-

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD, ABOVE OR ON THE GROUND.
2. ALL IRON PIN SET(IPS) ARE 1/2" ROD
3. PARENT PARCEL TMS # 60501017
4. REFERENCE PLATS:
   PLAT BY THIS FIRM DATED OCTOBER 09, 2015
   PLAT BOOK 11, PG. 5-B
   PLAT BOOK 1290, PG. 8-B
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THERE MAY BE OTHER UTILITIES LOCATED IN THE AREA THAT WERE NOT VISIBLE AT TIME OF SURVEY AND ARE NOT SHOWN ON THIS PLAT.
7. LOT AREAS SHOWN INCLUDE RIGHT-OF-WAYS, EASEMENTS, ETC.
8. THERE IS A 5' DRAINAGE & UTILITY EASEMENT ALONG BOTH SIDES OF EACH SIDE PROPERTY LINE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.25	S27°58'30"W
L2	21.07	S40°47'56"E
L3	50.00	N49°03'21"E
L4	20.95	N40°47'56"W
L5	20.88	S40°47'55"E
L6	25.00	S49°03'21"W
L7	6.27	S49°03'21"W
L8	28.28	N85°56'39"W
L9	21.74	S49°03'20"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	115.35	50.00	N10°04'36"E	91.42
C2	94.70	50.00	S69°43'49"W	81.17
C3	31.14	50.00	S02°22'17"E	30.64
C4	21.03	25.00	N03°52'49"E	20.41
C5	14.70	75.00	S22°21'33"W	14.68
C6	75.32	75.00	S12°01'40"E	72.20
C7	30.01	25.00	S06°24'43"E	28.24
C8	21.03	25.00	N52°04'12"E	20.41

LEGEND

Crimp-Top Pipe	CT
Open-Top Pipe	OT
Iron Pin Set	IPS o
Iron Pin Found	IPF ●
Nail Found	NF ▲
Nail Set	NS △
Point	Pt
Power Pole	
Fence	

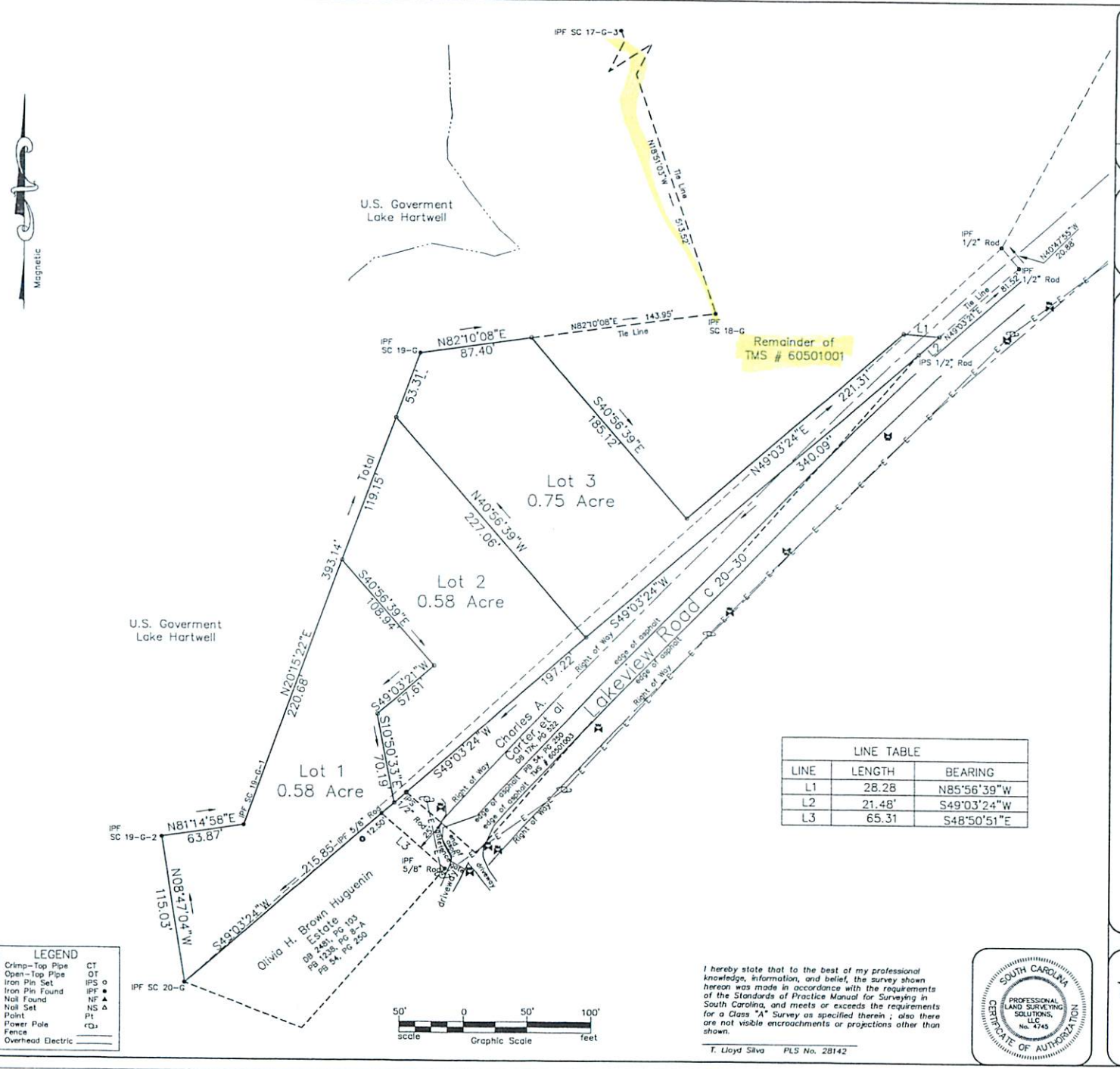
50' 0 50' 100'
scale Graphic Scale feet

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein ; also there are not visible encroachments or projections other than shown

SOUTH CAROLINA PROFESSIONAL LAND SURVEYING SOLUTIONS, LLC No. 4745 CERTIFICATE OF AUTHORIZATION

PLS SOLUTIONS, LLC
107 PINE LANE
ANDERSON, SOUTH CAROLINA 29621
PHONE: (864) 934-4199

* Lots 1-3 approved in 2016



LOCATION MAP not to scale

SUMMARY PLAT FOR:
MON AMI, LLC
Located in the Township of Fork, S.C.
1" = 50'
February 15, 2016
Anderson County, South Carolina

--NOTES--
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD, ABOVE OR ON THE GROUND.
2. ALL IRON PIN SET(IPS) ARE 1/2" ROD
3. PARENT TMS # 60501001 AND TMS # 60501017
4. REFERENCE PLATS:
PLAT BY THIS FIRM DATED OCTOBER 09, 2015
BOOK 11, PG. 5-B
BOOK 1290, PG. 8-B
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THERE MAY BE OTHER UTILITIES LOCATED IN THE AREA THAT WERE NOT VISIBLE AT TIME OF SURVEY AND ARE NOT SHOWN ON THIS PLAT.
7. LOT AREAS SHOWN INCLUDE RIGHT-OF-WAYS, EASEMENTS, ETC.
8. THERE IS A 5' DRAINAGE & UTILITY EASEMENT ALONG BOTH SIDES OF EACH SIDE PROPERTY LINE.RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" Survey as specified therein ; also there are not visible encroachments or projections other than shown.

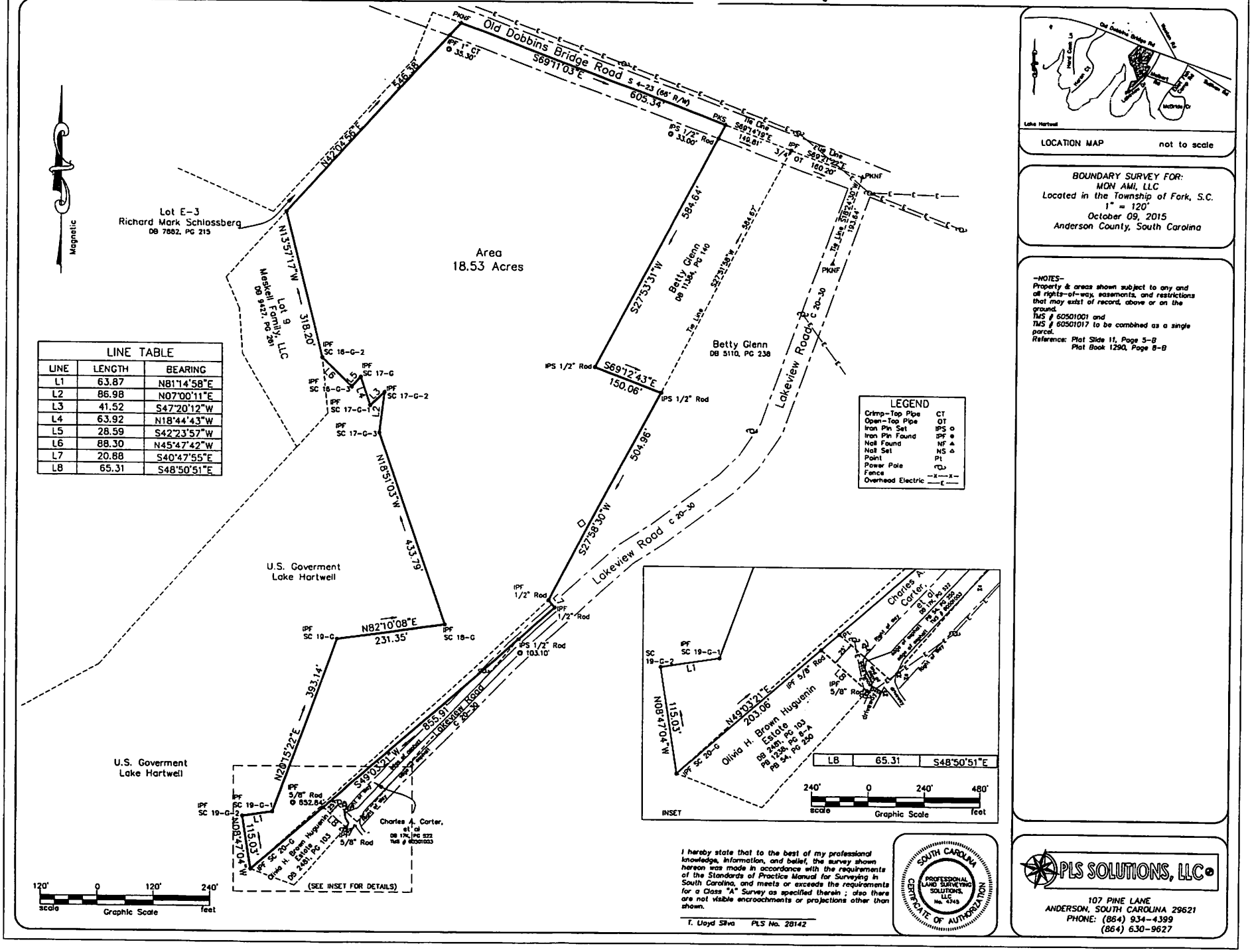
T. Lloyd Silva PLS No. 28142

SOUTH CAROLINA PROFESSIONAL LAND SURVEYING SOLUTIONS, LLC No. 4745 CERTIFICATE OF AUTHORIZATION

PLS SOLUTIONS, LLC
107 PINE LANE
ANDERSON, SOUTH CAROLINA 29621
PHONE: (864) 934-4399
(864) 630-9627

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER/SURVEYOR. ENGINEERING DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. © COPYRIGHT 2012. PROFESSIONAL LAND SURVEYING SOLUTIONS, LLC. ALL RIGHTS RESERVED

Plat



LOCATION MAP not to scale

BOUNDARY SURVEY FOR:
MON AMI, LLC
Located in the Township of Fork, S.C.
1" = 120'
October 09, 2015
Anderson County, South Carolina

-NOTES-
Property & areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, above or on the ground.
TMS # 60501001 and
TMS # 60501017 to be combined as a single parcel.
Reference: Plat Slide 11, Page 5-B
Plat Book 1290, Page 8-B

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" Survey as specified therein ; also there are not visible encroachments or projections other than shown.

T. Lloyd Silva PLS No. 28142

SOUTH CAROLINA PROFESSIONAL LAND SURVEYING SOLUTIONS, LLC No. 4349 CERTIFICATE OF AUTHORIZATION

PLS SOLUTIONS, LLC
107 PINE LANE
ANDERSON, SOUTH CAROLINA 29621
PHONE: (864) 934-4399
(864) 630-9627

Anderson County Planning Commission

September14, 2017
6:00 PM
Staff Report –
Land Use Application Request for a RV Park/Resort to Allow for Campers

---

Development Name:	Thomas W. Smith Jr. RV Park-
Intended Development:	Recreational Camping Applicant is applying for a land use permit to allow for twenty six(26) campers and to install two private gravel drives off of White Plan Lane
Applicant:	Thomas William Smith Jr.
Location:	White Pine Trail Road
County Council District:	4
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Vacant
Zoning:	None
Tax Map Number:	014-08-01-028
Extension of Existing Dev:	No
Existing Access Road:	White Pine Trail Road
Number of Acres:	10.81
Number of Lots:	26 Rental Spaces
Water Supplier:	Pioneer
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:
This new development is expected to generate 130 trips per day (5 trips per day for recreation spaces under traffic generation standards. White Pine Trail Road is a local county road with a maximum AVT of 500. This includes calculation of existing residential uses.

Staff Recommendation:

Approval, with the following conditions:

- All lots must access proposed internal roads only.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Road Names must be approved by the Addressing Department.
- Two Access Grave Roads Must Remain Private.
- Developer is required to make any necessary improvements as required by Anderson County Roads and Bridges Department when accessing White Plan Trail Road.
- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards.
- Developer must receive approval from SCDHEC regarding septic systems and potable water.
- Developer must submit a storm water erosion sediment control plan and must be approved by SCDHEC and Anderson County Storm water Department.
- Must work closely with the Building Codes Department for compliance for set-up and permitting for campers for electrical.

Land Use Permit Application

8/10/17
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Thomas William Smith Jr

Business Name (if applicable): Little Creek RV Resort

Mailing Address: 151 Inlet Pointe Dr Anderson, SC 29625

Telephone and Fax: (307) - 731 - 5657 E-Mail: twsmith@g.clemson.edu

Authorized Representative's Information

Name: *

Company Name:

Mailing Address:

Telephone and Fax: E-Mail:

Project Information

Property Location: 1044 White Pine In Townville, SC 29689

Parcel Number(s)/TMS: 014 - 08 - 01 - 028

County Council District: Anderson (4) School District: Anderson County

Total Acreage: 10.81 Current Zoning: unzoned

Proposed Land Use: RV Resort & Campground Current Land Use: RV Resort & Campground

Water Supplier: Pioneer Sewer Supplier: Septic Power Supplier: Blue Ridge

Private Covenants or Deed Restrictions on the Property: Yes ____ No ✓

If you indicated no, your signature is required.

Thomas Smith
Applicant's Signature

8/10/17
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

Comments: _____

_____

_____

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

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

Thomas Smith
Applicant's Signature

8/10/17
Date

_____
Applicant's Signature

_____
Date

For Office Use Only:

Application Received By: HP Copeland

Application Fee Amount Paid: $ 200.00

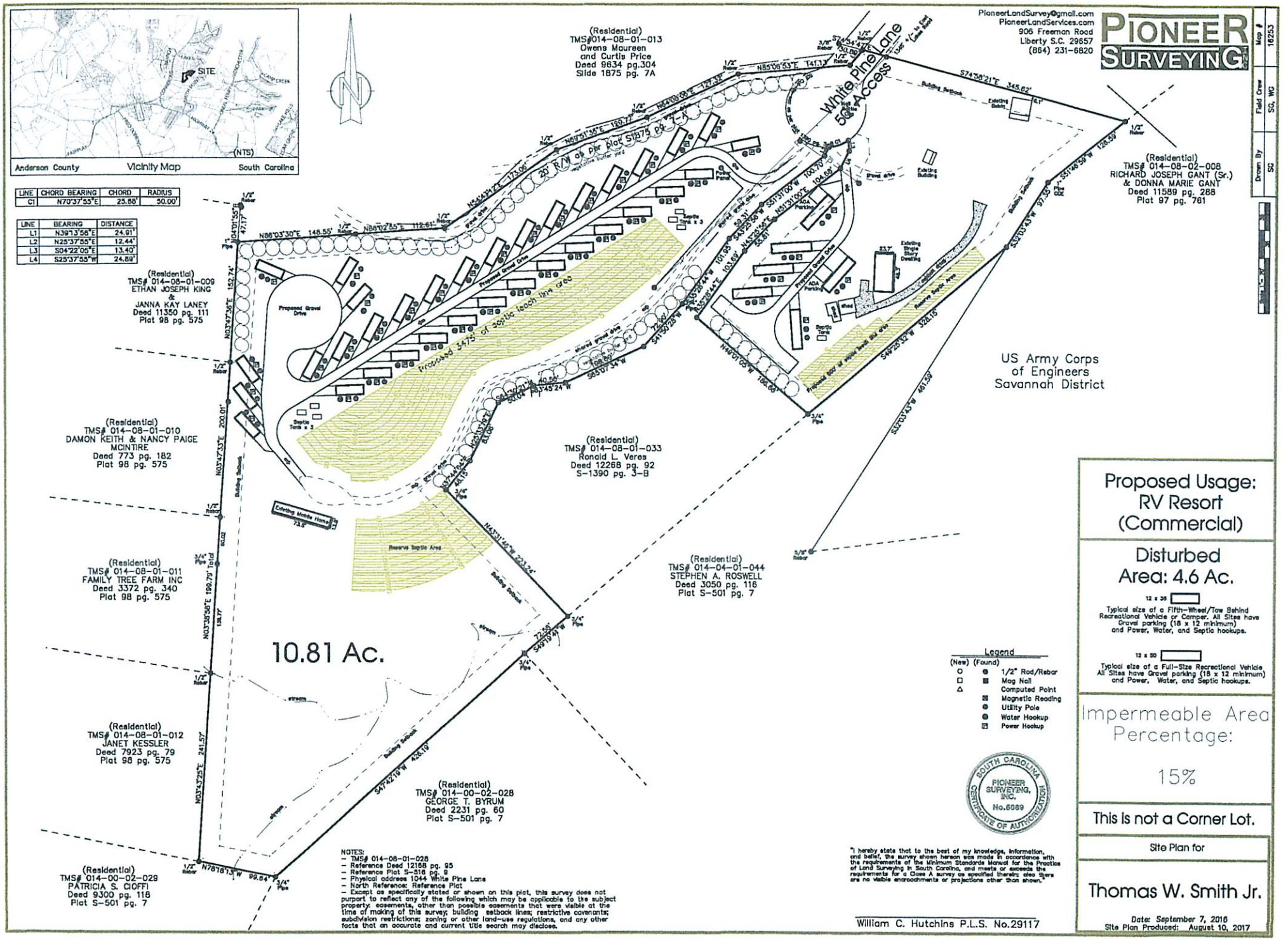
Staff Recommendation: _____

Scheduled Public Hearing Date: 9-14-2017

Date Complete Application Received: 8-10-2017

Check Number: _____

Planning Commission Decision: _____



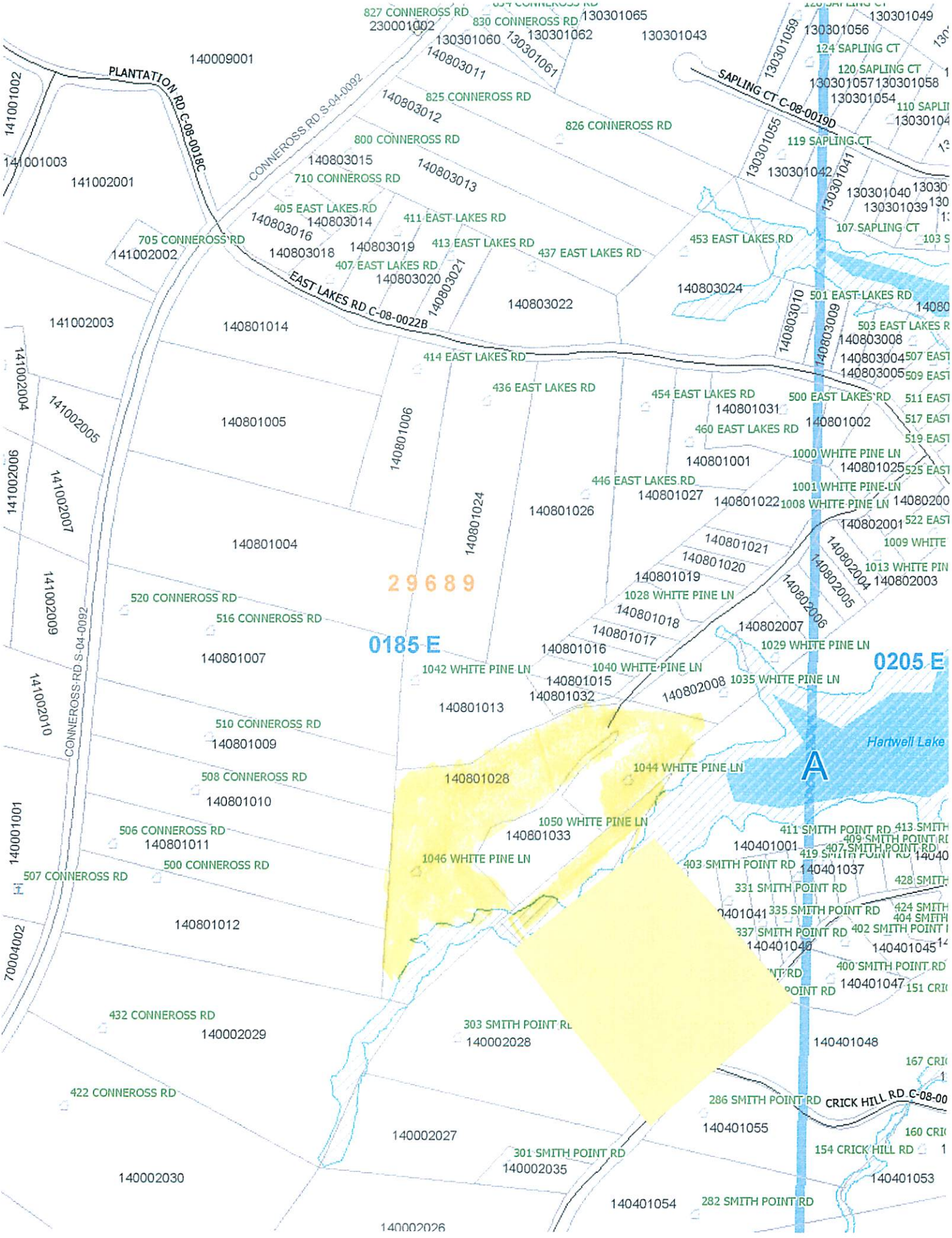
LINE	CHORD BEARING	CHORD	RADIUS
C1	N70°37'55"E	25.88'	50.00'

LINE	BEARING	DISTANCE
L1	N39°13'56"E	24.91'
L2	N25°37'55"E	12.44'
L3	S04°22'05"E	13.40'
L4	S25°37'55"W	24.89'

NOTES:
- TMS# 014-08-01-028
- Reference Deed 12168 pg. 95
- Reference Plat S-518 pg. 9
- Physical address 1044 White Pine Lane
- North Reference: Reference Plat
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117


827 CONNEROSS RD
230001002
830 CONNEROSS RD
130301065
130301062
130301043
130301060
130301061
140803011
825 CONNEROSS RD
140803012
826 CONNEROSS RD
800 CONNEROSS RD
140803015
140803013
710 CONNEROSS RD
140009001
PLANTATION RD C-08-0018C
CONNEROSS RD S-04-0092
141001002
141001003
141002001
405 EAST LAKES RD
140803014
411 EAST LAKES RD
140803016
705 CONNEROSS RD
141002002
140803018
140803019
413 EAST LAKES RD
437 EAST LAKES RD
407 EAST LAKES RD
140803020
140803021
EAST LAKES RD C-08-0022B
140803022
140803024
453 EAST LAKES RD
SAPLING CT C-08-0019D
130301059
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130301058
130301054
130301049
110 SAPLI
13030104
119 SAPLING CT
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130301041
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130301039
107 SAPLING CT
501 EAST LAKES RD
140803010
140803009
503 EAST LAKES R
140803008
140803004
140803005
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509 EAST
141002003
140801014
414 EAST LAKES RD
436 EAST LAKES RD
454 EAST LAKES RD
500 EAST LAKES RD
511 EAST
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140801002
517 EAST
460 EAST LAKES RD
519 EAST
1000 WHITE PINE LN
140801001
140801025
525 EAST
141002004
141002005
140801005
140801006
446 EAST LAKES RD
1001 WHITE PINE LN
140801027
140801022
1008 WHITE PINE LN
140801026
140802001
522 EAST
141002006
141002007
140801004
140801024
140801021
1009 WHITE
140801020
140802004
1013 WHITE PIN
140801019
140802003
140802005
1028 WHITE PINE LN
29689
520 CONNEROSS RD
516 CONNEROSS RD
140801018
140802006
140801017
140802007
0185 E
140801016
1029 WHITE PINE LN
0205 E
141002009
140801007
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140801015
140801032
140802008
1035 WHITE PINE LN
140801013
CONNEROSS RD S-04-0092
141002010
510 CONNEROSS RD
140801009
Hartwell Lake
A
508 CONNEROSS RD
140801028
1044 WHITE PINE LN
140801010
140001001
506 CONNEROSS RD
140801011
1050 WHITE PINE LN
140801033
411 SMITH POINT RD
413 SMITH
409 SMITH POINT RD
140401001
407 SMITH POINT RD
500 CONNEROSS RD
1046 WHITE PINE LN
403 SMITH POINT RD
140401037
507 CONNEROSS RD
331 SMITH POINT RD
428 SMITH
335 SMITH POINT RD
424 SMITH
404 SMITH
337 SMITH POINT RD
402 SMITH POINT
140401040
140401045
140801012
70004002
400 SMITH POINT RD
140401047
151 CRI
432 CONNEROSS RD
140002029
303 SMITH POINT RD
140002028
140401048
167 CRI
422 CONNEROSS RD
286 SMITH POINT RD
CRICK HILL RD C-08-00
140401055
160 CRI
140002027
154 CRICK HILL RD
301 SMITH POINT RD
140002035
140002030
140401053
140401054
282 SMITH POINT RD
140002026

Section 10:3. - Action by County Council.

10:3.1. County Council consideration. Upon receipt of an application from the Planning Commission for an amendment to the zoning ordinance or map, County Council shall place the request on the agenda for first reading and ~~scheduling at the earliest~~ public hearing.

Comment [WU1]: scheduled for a

10:3.2. Public hearing. No amendment to the zoning ordinance or map shall be ~~considered~~ by County Council until after public notice and hearing by County Council.

Comment [WU2]: enacted

All interested parties shall be heard at the public hearing. The Planning and Community Development Department shall present the facts regarding the request for the amendment at the public hearing. This presentation shall be made a part of the hearing record.

10:3.3. Notice of hearing. Notice of a public hearing shall be published in a newspaper of general circulation at least 15 days prior to the hearing. The notice shall be blocked in, carry an appropriate descriptive title, and shall state the time, date, and place of the hearing.

10:3.4. Action by County Council. After conducting a duly advertised public hearing, County Council shall consider all information presented at the hearing and the staff review and recommendation received from the Anderson County Planning Commission. The Planning Commission and staff's written report shall be forwarded to County Council for action at its next regular meeting following the scheduled public hearing.

Before any map amendment is approved by County Council, the Planning Commission and County Council must find that the map amendment is in agreement with the County's comprehensive plan or, in the absence of such a finding, that one or more of the following apply; and such findings shall be recorded in the minutes and records of the Planning Commission and County Council.

A. That the original zoning classification given the property was improper or inappropriate.

B. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the County's comprehensive plan and which have substantially altered the basic character of such area.

Anderson County Council or Council's Planning/Public Works committee shall have the option to defer action on any rezoning request in order to gain additional facts or to seek the resolution of any disputes surrounding the rezoning case. If the County Council has not taken final action on a rezoning request within four months from the date of the original public hearing, the request shall be placed on the next available public hearing agenda. The request will be readvertised and the subject property will be re-posted. The applicant will not be required to pay an additional application fee. This requirement may be waived by action of Council if active negotiations are under way between the applicant and the opposition in an attempt to reach a compromise.

10:3.5. Reconsideration of request for amendment. When County Council shall have denied a request for an amendment, it shall not consider the same or a less restrictive reclassification for an amendment affecting the same property until one year from the date of the previous denial. A more restrictive classification is not subject to the one year period. Furthermore, when an application for an amendment is withdrawn at the request of the applicant after such time as the application has been legally advertised for County Council public hearing, it shall not be considered for an amendment affecting the same property for six months from the date of withdrawal.

10:3.6. Effective date of changes in zoning or map ordinances. Any ordinance affecting a change in the text of the zoning ordinance or zoning maps shall not become effective until one day after the next regularly scheduled council meeting.

(Ord. No. 99-004, §§ 10:3—10:3.6, 7-20-99; Ord. No. 00-047, § 1, 10-17-00)

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	October 4, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	October 10, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, **October 10, 2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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

October 10, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from September 12, 2017 meeting)
4. Old Business
5. New Business
    A. Preliminary Subdivision - Shackleburg Farms
    B. Public Hearing: Large-Scaled Project - The Oaks Event - Withdrawn by Applicant
    C. Public Hearing: Variance - Vance Wells
    D. Public Hearing: NECAP (North East County Area Plan)
6. Other Business
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, September 12, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

Members Present: David Cothran, Ed Dutton, Jerry Vickery and Jane Jones

Members Absent: Lonnie Murray, Brad Burdette and Debbie Chapman

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

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. The agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the August 8th meeting. Hearing none, the minutes were approved 4-0, with a motion made by Mr. Dutton and second by Mr. Vickery.

Old Business:

Tabled: Preliminary Subdivision

Chairman Cothran asked if any further information had been provided since the August meeting. Ms. Hunter replied none had been received. Approximately a dozen citizens spoke in opposition to the proposed subdivision. After a motion from Mr. Dutton to take off the table, the Chairman called for a motion. Mr. Vickery moved to denial the request as presented. The motion to deny was unanimous.

New Business:

Preliminary Subdivision: Creekside Farms

Mr. Kay Elrod approached the Commissioners and delivered prepared remarks regarding this proposal. His chief concern was an easement that permitted him to reach his property where he operates a farm. The proposed subdivision removed this access. Ms. Alesia Hunter then presented the request for the proposed Creekside Farms subdivision. The proposal is located off Powdersville Main in District #6 and would consist of 99 lots on +/- 45.62 acres. No variances were requested. Staff's recommendation of the preliminary subdivision was approval. After discussion among the Commissioners and the citizens present, Mrs. Jones moved to deny the request at the time and asked the developers to work with Mr. Elrod to ensure access to his property would be maintained before resubmittal. The motion to deny was unanimous.

Preliminary Subdivision: Benji Beck

Ms. Hunter presented the request for the proposed subdivision submitted by Mr. Beck. The proposal is located off Lake View Drive in District #4 and would consist of 4 lots on +/-3.21 acres. No variances were requested. Staff recommended approval of the preliminary subdivision. Hearing no discussion, Chairman Cothran called for a motion to approve the subdivision as requested. Mr. Vickery moved to accept staff's recommendation; Mr. Dutton seconded. The motion to approve was 4-0.

Public Hearing: Land Use Request – RV Park/Recreational Camping

DRAFT

Ms. Hunter presented the request for the proposed RV Park. The proposal is located on White Pine Trail Road in District #4 and would consist of 26 rental spaces on +/- 10.82 acres utilizing septic tanks. Staff recommended approval of request. Chairman Cothran opened the public hearing. Hearing none, he then closed the hearing and called for a motion. Mr. Vickery moved to accept staff's recommendation and approve; Mr. Dutton seconded. The motion to approve was unanimous.

Public Hearing: Amendment to Chapter 70, Section 10.1 and 10.2 to clarify the public hearing process for zoning ordinance or map amendments

Mr. Michael Forman explained that the changes would allow a public hearing to take place on the second or third reading of an ordinance, should it be needed to allow ordinances to proceed in a timely manner. The current language insists that public hearings are held prior to Council hearing the first reading. Chairman Cothran opened the public hearing and invited comments. Hearing none, he closed the hearing and called for a motion. Mr. Dutton moved to accept staff's revisions and offer approval of the amendment; Mr. Vickery seconded. The motion to approve was unanimous.

Other Business:

Next Meeting: NECAP Discussion

Mr. Forman announced that the NECAP Plan (North East County Area Plan) would be on the October agenda with a public hearing.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:57 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

October 10, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Shackleburg Farms Subdivision (Request approval for phasing project into (Phase I & Phase II)

Intended Development: Residential Single Family

Applicant: John Beeson/Mark III Properties

Surveyor/Engineer: Blue Water Civil Design

Location: 645 Shackleburg Road

County Council District: 4

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

Zoning: The property is un-zoned

Tax Map Number: 143-00-03-007

Extension of Existing Dev: No

Existing Access Road: Shackleburg Road

Number of Acres: 40.07

Number of Lots: 119

Water Supplier: Powdersville Water

Sewer Supplier: Anderson County Wastewater

Variance: Yes
1. Lot Dimension requesting 7,000 square foot lots instead of 8,000 square feet.
2. Lot Dimension requesting minimum width of 53' instead of 60' measured at the building line.
3. Lot Dimension requesting a 5' side yard setback instead of the 8'
4. Intensity Standards requesting one (1) full access entry instead of the two (2) that are required per the number of lots.

Traffic Impact Analysis:
This new subdivision is expected to generate 1190 new trips per day. Shackleburg Farms is classified as a minor collector road with no maximum average vehicle trips per day requirement.
- A traffic study is required and has been submitted with the following comments;
-1.Cypress Hollow Drive would be classified as a major local road that requires 22' of pavement.
-2.The ADT on Cypress Hollow Drive (internal road within subdivision) is estimated to be 1,190 which is less that the maximum of 1,600 allowed for a major local road.
-3. The traffic study did not recommend any improvements or turning lanes at the proposed access on Shackleburg Road.
4. The proposed road layout is acceptable to Roads & Bridges with the exception of providing two entrances within the subdivision.
5. The proposed access on Shackleburg Road is acceptable to Roads and Bridges with two entrances.
6. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges for internal roads. Any road improvements, if applicable, will be the responsibility of the developer. An encroachment permit shall be required by Anderson County Roads and Bridges.

Staff Recommendation:

Denial, of the variance requests for items 1-3 for the following reasons,
1. The applicant has not demonstrated that there are extraordinary and exceptional conditions pertaining to the property to grant these requested variances.
2. Lots that are larger than 9,000, 10,000, 11, 000, 12,000 & 14,000 square feet can be possibly redesigned to accommodate and meet the lot design, lot width, and setback requirements.
3. Variances cannot be considered or recommended for financial purposes, such as higher profits to maximum development.
4. There is nothing on this application that indicates and explains a reason for the Planning Commission to grant these variances that would in term improve the quality of life for residents such as walking trails, pockets parks, and amenity areas **for all** to enjoy.
5. This would set a negative precedent for future submittals in granting variances with balancing the spirit and the intent of the ordinance.

Note: The Planning Commission has approved a variance in 2013 for this developer for lot dimensions, lot widths, and setbacks in exchange to provide a dedicated park amenity which is centrally located within the subdivision and also to provide sidewalks on one side to the subdivision.

Item #4 Variance Request for the elimination of a second entrance. Denial. The developer has indicated that there are vertical curves and sight distance issues. The Roads and Bridges Department has reviewed the design and recommends that a second entrance be required to accommodate 119 residential lots. If the developer does not wish to install two (2) instances, he will need to redesign the subdivision to accommodate under 99 lots. Therefore, a second entrance would not be needed to meet the ordinance requirements. Therefore, the variance would not be needed.

Denial, staff recommends denial of the overall preliminary subdivision as submitted.

Subdivision Plat Application

08/10/2017
Date of Application Completion

Shackleburg Farms
Name of Project

Applicant's Information

Name: John Beeson w/ Mark III Properties, Inc.

Mailing Address: 170-C Camelot Drive, Spartanburg, SC 29301

Telephone and Fax: 864-809-6675, 864-595-1736 E-Mail: john@markiiiproperties.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 645 Shackleburg Road

Parcel Number/TMS: 1430003007

County Council District: CCD 4 School District: School District 01

Total Acreage: 40.07 Number of Lots: 119

Intended Development: Residential Current Zoning: Unzoned

Surrounding Land Uses: North: Residential South: Residential East: Industrial West: Residential

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Wasetwater

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.

John Beeson

Applicant's Signature

8-10-17

Date

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4352 ✸ Fax: (864) 260-4795

Revision:
April 2012

blueWATER
civil design

August 14, 2017

Mrs. Alesia Hunter
Anderson County Development Standards
401 East River Street
Anderson, SC 29624
864.260.4352

RE: Shackleburg Farms
"Variance Request"
Shackleburg Road - Anderson County, SC

Dear Alesia,

Please accept this request on behalf of the applicant to consider the following variance request items as listed below for the above reference project. Please feel free to contact me (paul@bluewatercivil.com or 864-735-5068) if you have any comments or questions concerning this submittal

Regards,
Bluewater Civil Design, LLC

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

Variance Request Items

1. Variance from *Sec. 38-371.a.1 - Lot Dimensions; setbacks*
   Request to develop a minimum 7,000 SF lot in lieu of the 8,000 SF minimum lot size required by this section in the Anderson County Code of Ordinances.
2. Variance from *Sec. 38-371.a.3 - Lot Dimensions; setbacks*
   Request to have a minimum lot width of 53' (W) measured at the front setback line.
3. Variance from *Sec. 38-371.a.6 - Lot Dimensions; setbacks*
   Request to have a 5' side yard building setback in lieu of 8'. Space between buildings would still remain 10'.

4. Variance from *Sec. 38-358 - Intensity Standards*
   Request to only have (1) full access drive in lieu of (2) full access drives. The ordinance is not very clear on this issue but it states "One subdivision entrance is required for every 100 lots of a proposed subdivision". We are proposing 119 lots with a secondary emergency access entrance. Two entrances off of Shackleburg Road in our professional opinion would be more dangerous than what we have proposed. Our main entrance is at the crest of a hill and sight distance is achievable in both directions. The introduction of an additional drive makes it hard to see over the existing vertical curve in Shackleburg Road and therefore presents a more dangerous situation for residents entering and existing the neighborhood.

SITE DATA

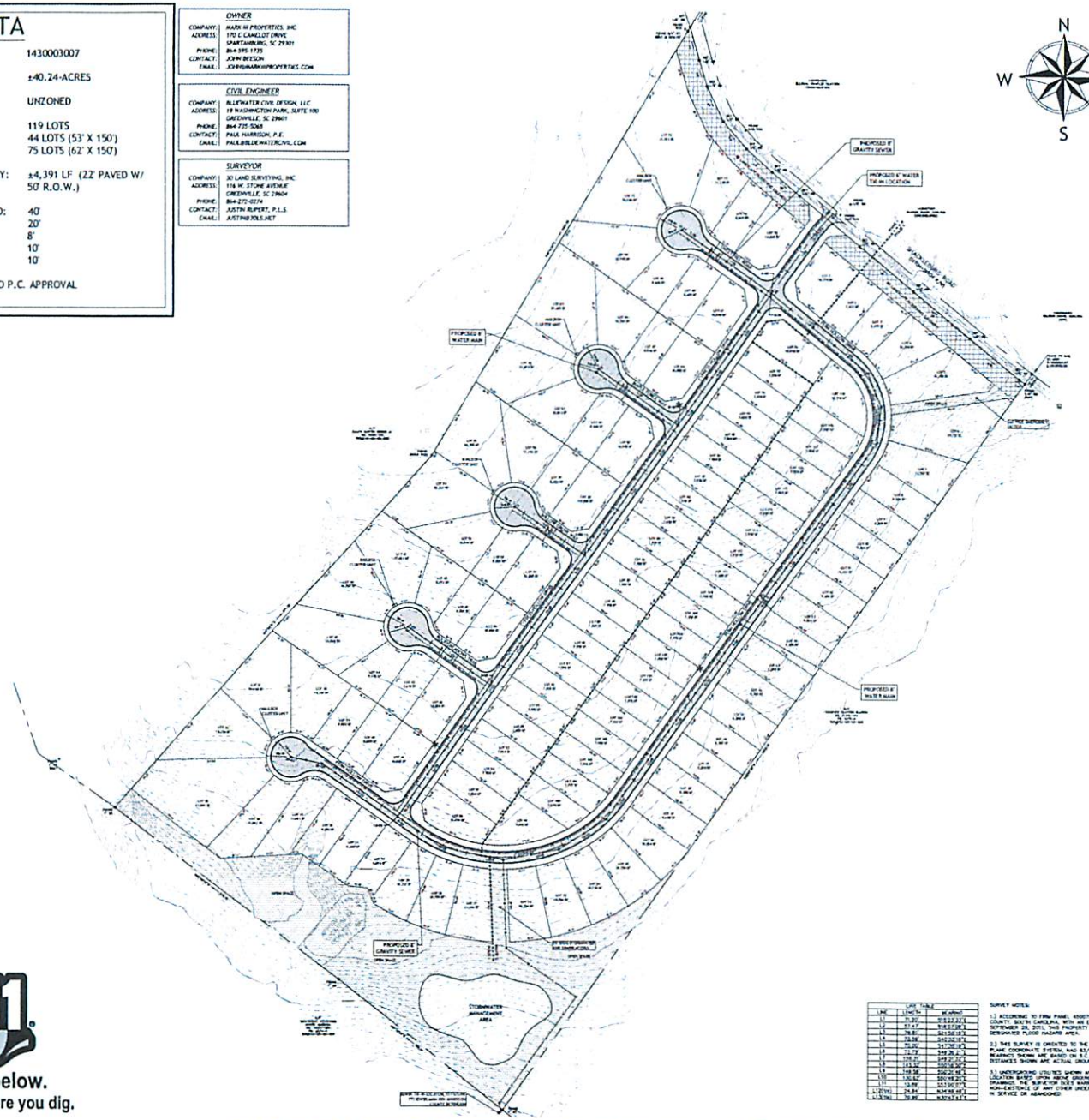
TAX MAP NO.:	1430003007
TOTAL AREA:	±40.24-ACRES
ZONING:	UNZONED
TOTAL LOTS:	119 LOTS 44 LOTS (53' X 150') 75 LOTS (62' X 150')
PROPOSED ROADWAY:	±4,391 LF (22' PAVED W/ 50' R.O.W.)
SETBACKS	
SHACKLEBURG ROAD:	40'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

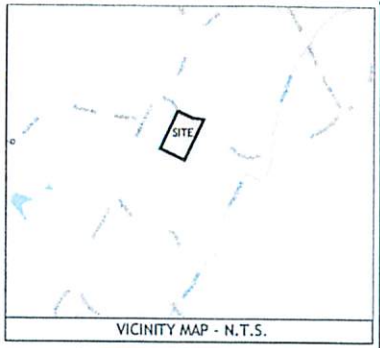
LAYOUT SUBJECT TO P.C. APPROVAL

OWNER
COMPANY: MARK III PROPERTIES, INC
ADDRESS: 170 C CAMELOT DRIVE
SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BRESON
EMAIL: JOHN@MARKIIIPROPERTIES.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 19 WASHINGTON PARK, SUITE 100
GREENVILLE, SC 29601
PHONE: 864-735-5065
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 3D LAND SURVEYING, INC
ADDRESS: 116 W. STONE AVENUE
GREENVILLE, SC 29604
PHONE: 864-272-0274
CONTACT: JUSTIN RUPERT, P.L.S.
EMAIL: JUSTIN@3DLS.NET





VICINITY MAP - N.T.S.

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

SITE PLAN LEGEND

- TYPICAL LIGHT DUTY ASPHALT PAVEMENT
- OPEN SPACE
- LANDSCAPE EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

GENERAL NOTES:

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

LINE TABLE		
L1	11.70'	N19°03'31"E
L2	51.20'	N19°03'31"E
L3	67.47'	N16°57'08"E
L4	76.81'	N25°58'18"E
L5	79.98'	S49°03'48"E
L6	75.00'	S41°56'18"W
L7	79.79'	S49°26'21"E
L8	79.79'	S49°26'21"E
L9	143.10'	S80°06'04"E
L10	79.79'	S49°26'21"E
L11	149.58'	S80°06'04"E
L12	130.92'	S80°06'04"E
L13	24.84'	S53°06'04"E
L14(TYP)	79.79'	N49°26'21"W
L15(TYP)	79.79'	N49°26'21"W

SURVEY NOTES:

1.) ACCORDING TO FIRM PANEL 45007C0145E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83(2011). ALL PROPERTY BEARINGS SHOWN ARE BASED ON G.P.S. OBSERVATIONS. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OF POSTED DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

811 Know what's below. Call before you dig.

South Carolina 811 Call 811... Before You Dig

blueWATER civil design, llc
19 Washington Park - Suite 100 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com

SHACKLEBURG FARMS
SHACKLEBURG ROAD
ANDERSON COUNTY, SC

PRELIMINARY PLAT

PP-1

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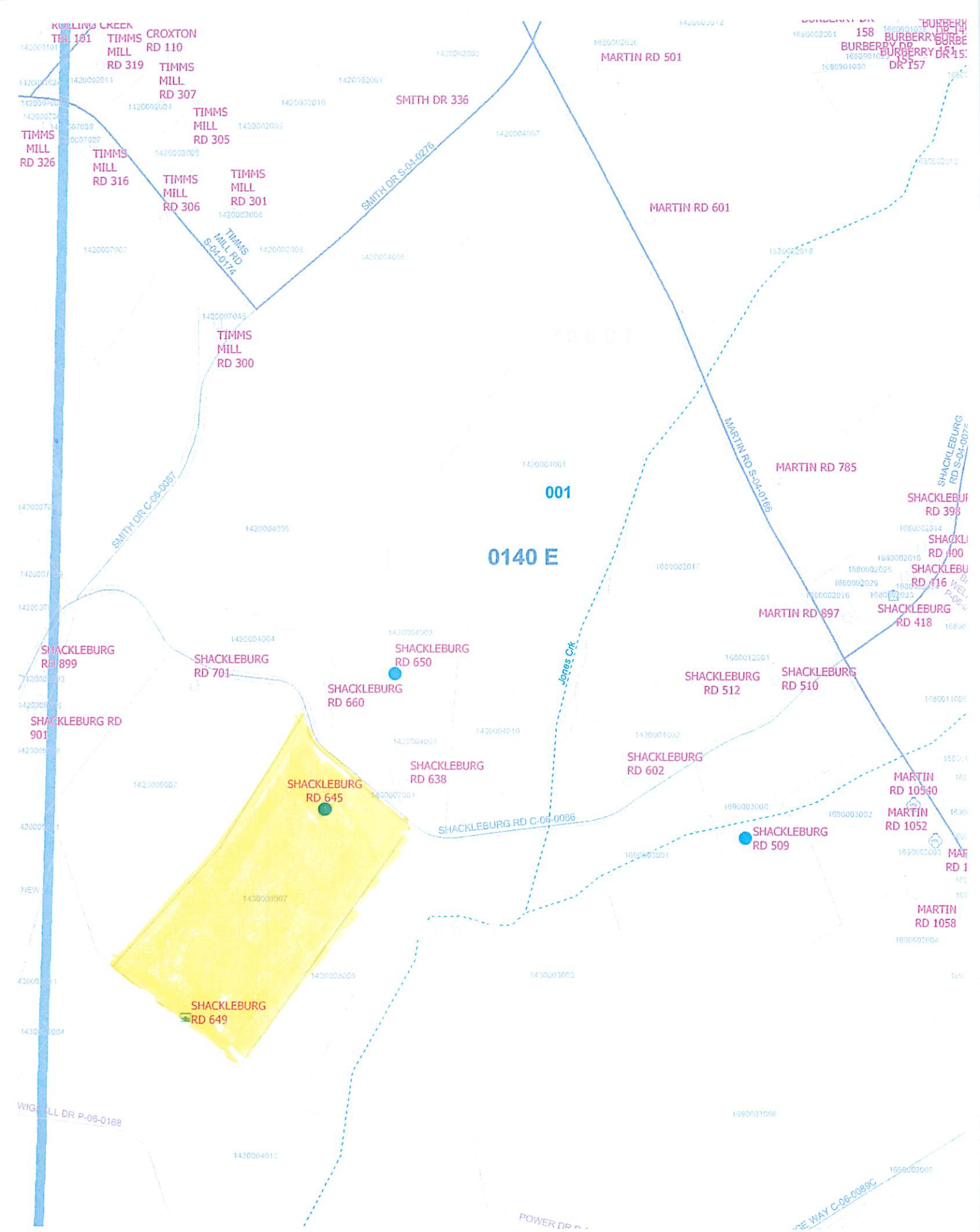
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SMITH DR C-06-0087
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SHACKLEBURG RD 509
MARTIN RD 10540
MARTIN RD 1052
MARTIN RD 1058
SHACKLEBURG RD 649
WIGGALL DR P-06-0168
POWER DR
158
157

Staff Report – Variance
Anderson County Planning Commission Meeting
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
October 10, 2017
6:00 PM

Project Name: Vance Wells

Applicant: Glenn Surveyors, LLC Sam B. Glenn

Owner: Vance Wells

Intended Use: Residential, Single-Family Home

Location: Oakview Drive, Belton, SC 29669

County Council District: Six (3)

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

Total Site Area: 5.15 acres

Tax Map Number: 248-11-02-001

Extension of Existing Development: Yes

Existing Access Road: Private Road Oak View Drive

Water Supplier: City of Belton

Sewer: Individual On-Site Wastewater (Septic System)

Variance: Yes

Request: Applicant would like to subdivide their property, a 5.15 acre parcel, to create 3 individual lots containing approximately 2.99, 1.11 acres and 1.05 acres that are currently being occupied by long term renters. These new parcels would be accessed via a private road and cul-de-sac as shown.

Findings of Fact: Anderson County Code of Ordinances, Chapter 38, Section 38-353.a. – Access. – All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width.

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 exist. The 5.15 acre parcel is the remaining three parcels of a larger older development that was platted many years.
2. The subdivision plat was not recorded by two residential dwellings and the current owner is attempting to convey the parcels to the existing occupants of each dwelling unit.
3. The fact that the density will remain the same and there will be no change in the use of the property.
4. The fact that the dwellings have been in place for many years and that no further subdividing will be permitted.
5. The existing private road is the only viable means of access to the property.
6. Should the Planning Commission approve this request, the staff will not be able to recommend approval of any further subdivision of lots that would be dependent on the existing private road.

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Glenn Surveyors, LLC. Sam B. Glenn Jr.

Mailing Address: 119 Lakewood Drive Townville, SC 29689

Telephone and Fax: 864-844-1195 E-Mail: sam@glenncivil.com

Owner's Information

(If Different from Applicant)

Name: Vance Wells

Mailing Address: P.O. Box 3021 Anderson, SC 29622

Telephone and Fax: 864-617-4525 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.

Vance Wells

Owner's Signature

18 SEPT. 2017

Date

Project Information

Property Location: Oakview Drive, Belton SC

Parcel Number(s)/TMS: 248-11-02-001

County Council District: Three School District: Two

Total Acreage: 5.15 Current Zoning: None

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

Requested Variance: Subdivide Parcel into 3 separate Parcels (On existing Private Drive)

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

Purpose of Variance: The request to subdivide this parcel into 3 separate parcels is to convey each parcel to tenants that are currently long term renters on the property

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

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature — 12 September 2017 — Date

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

No subdivision of property that lies within the limits of a private drive without approval

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:
This 5.15 acre parcel is the remaining three parcels of a larger older development that was platted many years ago. The subdivision plat was not recorded and each lot was sold on an individual basis by Mr. Vance Wells. These remaining parcels are currently occupied by two residential dwellings and the current owner is attempting to convey the parcels to the existing occupants of each dwelling.

Conditions do not generally apply to other properties in vicinity, as shown by: _____

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows:
The current Anderson County ordinance will not restrict the property itself because there will be no change in the current use of the property. There are two residential dwellings on the parcel currently and the intent of variance is to sell each parcel.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:
The adjacent property on all sides of this parcel are existing residential dwellings. There will be no change in the use of property, nor will it increase any traffic flow on the existing private drive. These dwellings have been in place for many years.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) See attached plat submitted for approval and also the unrecorded subdivision drawing

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature — 12 September 2017 — Date

For Office Use Only:

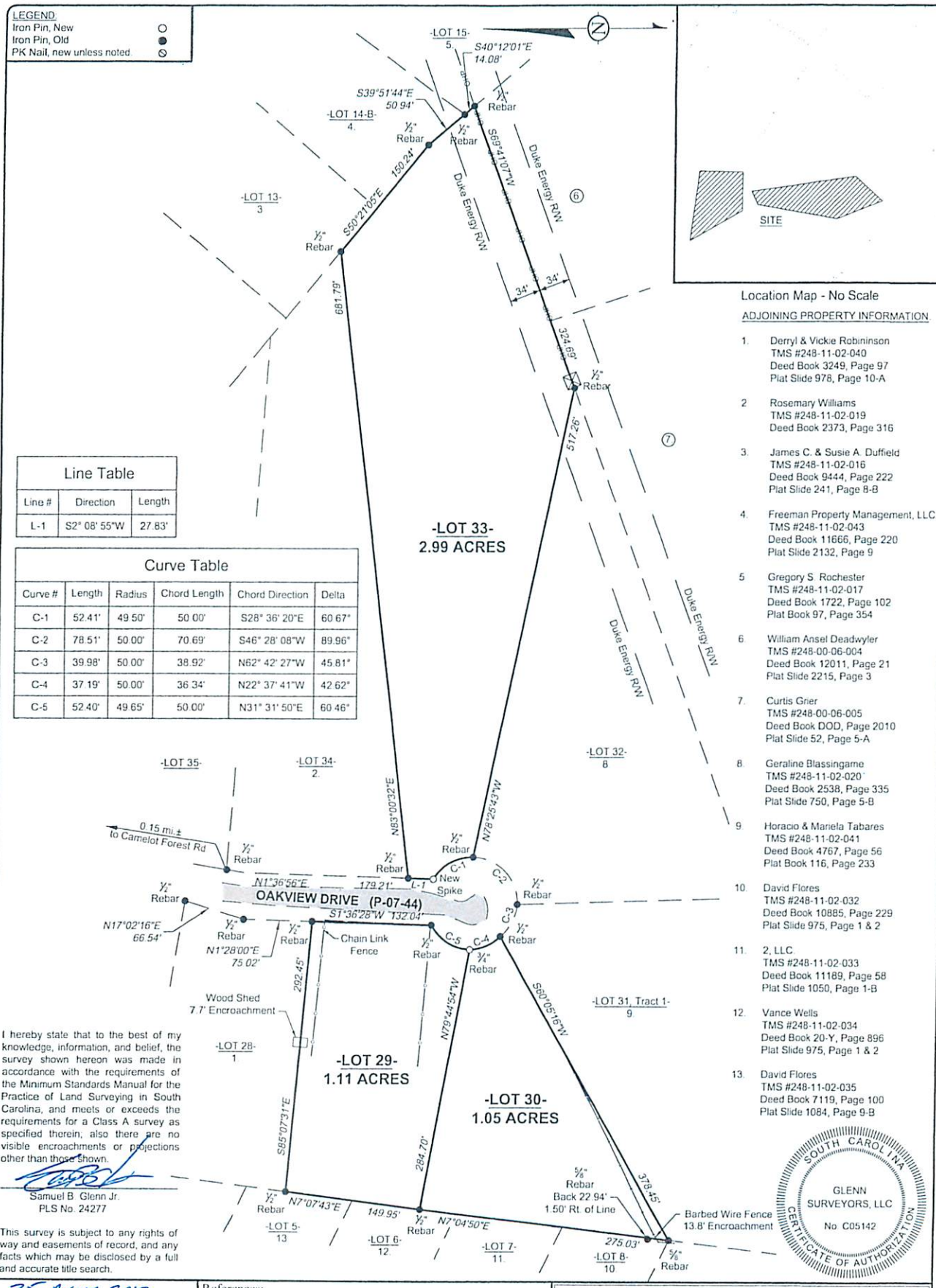
Application Received By: ABDove — Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Location Map - No Scale

ADJOINING PROPERTY INFORMATION

1. Derryl & Vickie Robininson
TMS #248-11-02-040
Deed Book 3249, Page 97
Plat Slide 978, Page 10-A

2. Rosemary Williams
TMS #248-11-02-019
Deed Book 2373, Page 316

3. James C. & Susie A. Duffield
TMS #248-11-02-016
Deed Book 9444, Page 222
Plat Slide 241, Page 8-B

4. Freeman Property Management, LLC.
TMS #248-11-02-043
Deed Book 11666, Page 220
Plat Slide 2132, Page 9

5. Gregory S. Rochester
TMS #248-11-02-017
Deed Book 1722, Page 102
Plat Book 97, Page 354

6. William Ansel Deadwyler
TMS #248-00-06-004
Deed Book 12011, Page 21
Plat Slide 2215, Page 3

7. Curtis Grier
TMS #248-00-06-005
Deed Book DOD, Page 2010
Plat Slide 52, Page 5-A

8. Geraline Blassingame
TMS #248-11-02-020
Deed Book 2538, Page 335
Plat Slide 750, Page 5-B

9. Horacio & Maniela Tabares
TMS #248-11-02-041
Deed Book 4767, Page 56
Plat Book 116, Page 233

10. David Flores
TMS #248-11-02-032
Deed Book 10885, Page 229
Plat Slide 975, Page 1 & 2

11. 2, LLC.
TMS #248-11-02-033
Deed Book 11189, Page 58
Plat Slide 1050, Page 1-B

12. Vance Wells
TMS #248-11-02-034
Deed Book 20-Y, Page 896
Plat Slide 975, Page 1 & 2

13. David Flores
TMS #248-11-02-035
Deed Book 7119, Page 100
Plat Slide 1084, Page 9-B

Line Table		
Line #	Direction	Length
L-1	S2° 08' 55"W	27.83'

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Direction	Delta
C-1	52.41'	49.50'	50.00'	S28° 36' 20"E	60.67°
C-2	78.51'	50.00'	70.69'	S46° 28' 08"W	89.96°
C-3	39.98'	50.00'	38.92'	N62° 42' 27"W	45.81°
C-4	37.19'	50.00'	36.34'	N22° 37' 41"W	42.62°
C-5	52.40'	49.65'	50.00'	N31° 31' 50"E	60.46°

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than those shown.

Samuel B. Glenn Jr.
PLS No. 24277

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

SOUTH CAROLINA
GLENN SURVEYORS, LLC
No. C05142
CERTIFICATE OF AUTHORIZATION

25 August 2017

References:
TMS No. 248-11-02-001
Unrecorded Subdivision Plat
Deed Book 20-Y, Page 896

South Carolina
Anderson County

Date: 25 August 2017

Job Number: 2017.080

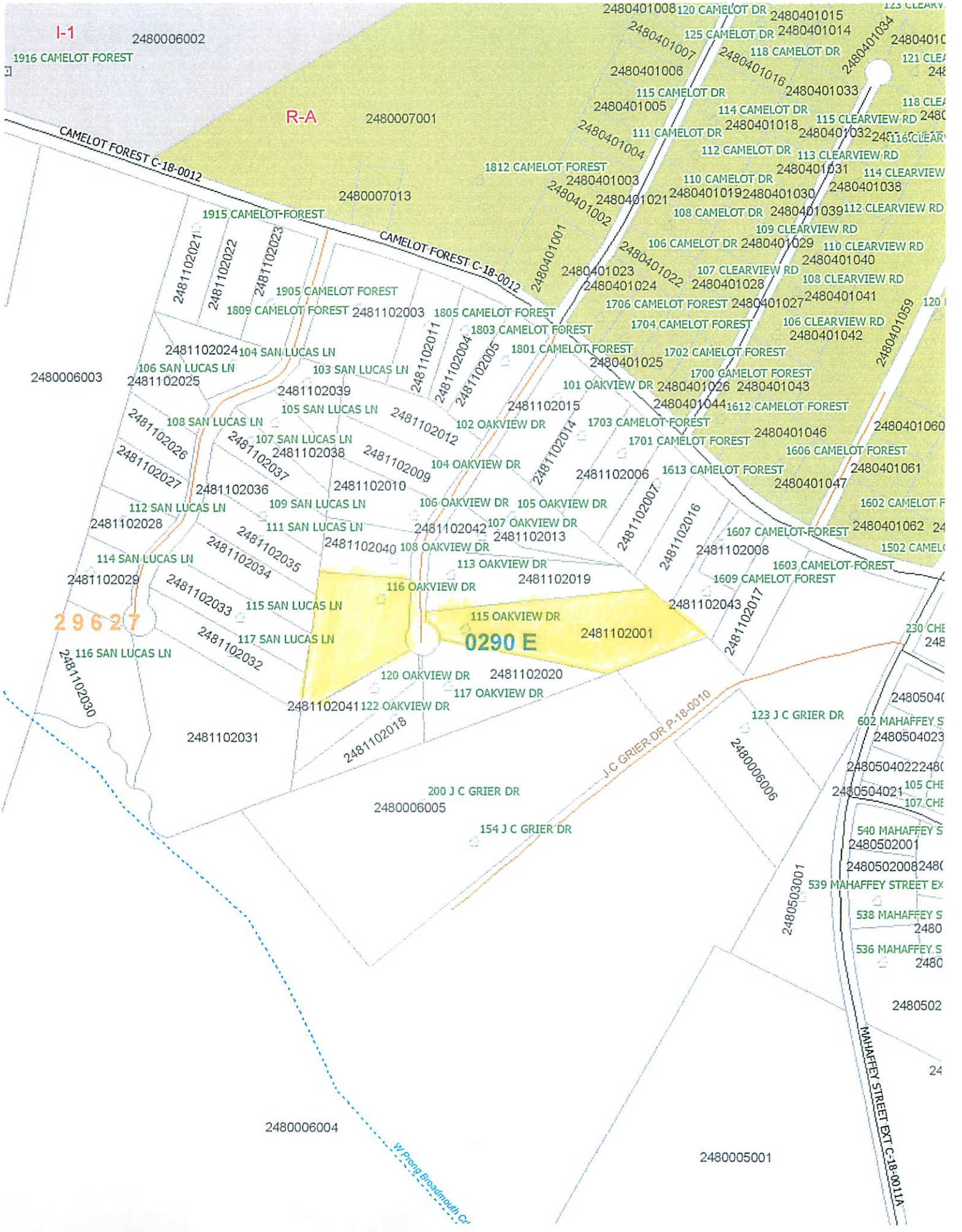
Drawn By: SBG

Scale: 1" = 100'

0' 100' 200'

Boundary Survey of Three Parcels of Land
Located on Oakview Drive
Designated as Lots #29, 30, & 33
Surveyed at the Request of
-Vance Wells-

GLENN SURVEYORS, LLC.
119 Lakewood Drive
Townville, S.C. 29689
864.231.5352
www.glenncivil.com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A RESOLUTION OF THE
ANDERSON COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT ANDERSON COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT THE NORTHEAST COUNTY AREA PLAN (NECAP) AND ALL MAPS CONTAINED THEREIN AS AN AMENDMENT TO THE ANDERSON COUNTY COMPREHENSIVE PLAN ADOPTED IN 2016

WHEREAS, the Anderson County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical growth, social growth, and economic development and redevelopment of Anderson County; and

WHEREAS, Section 6-29-520 and Section 6-29-530 of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that a Planning Commission may recommend adoption of a Comprehensive Plan (the Plan) as a whole by a single ordinance, and any recommendations for amendments to the Plan must be by resolution of the Planning Commission; and

WHEREAS, the Anderson County Planning Commission held a duly advertised Public Hearing on October 10, 2017 during which time it reviewed the Northeast County Area Plan (NECAP) and recommended it to the Anderson County Council for adoption; and

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Planning Commission does hereby recommend the Northeast County Area Plan (NECAP), to the Anderson County Council for adoption and use as a guide for Northeast Anderson County.

ADOPTED this 10th day of October, 2017.

_____

David Cothran, Chair
Anderson County Planning Commission

Attested by:

_____

Michael Forman, AICP
Anderson County Planning Manager

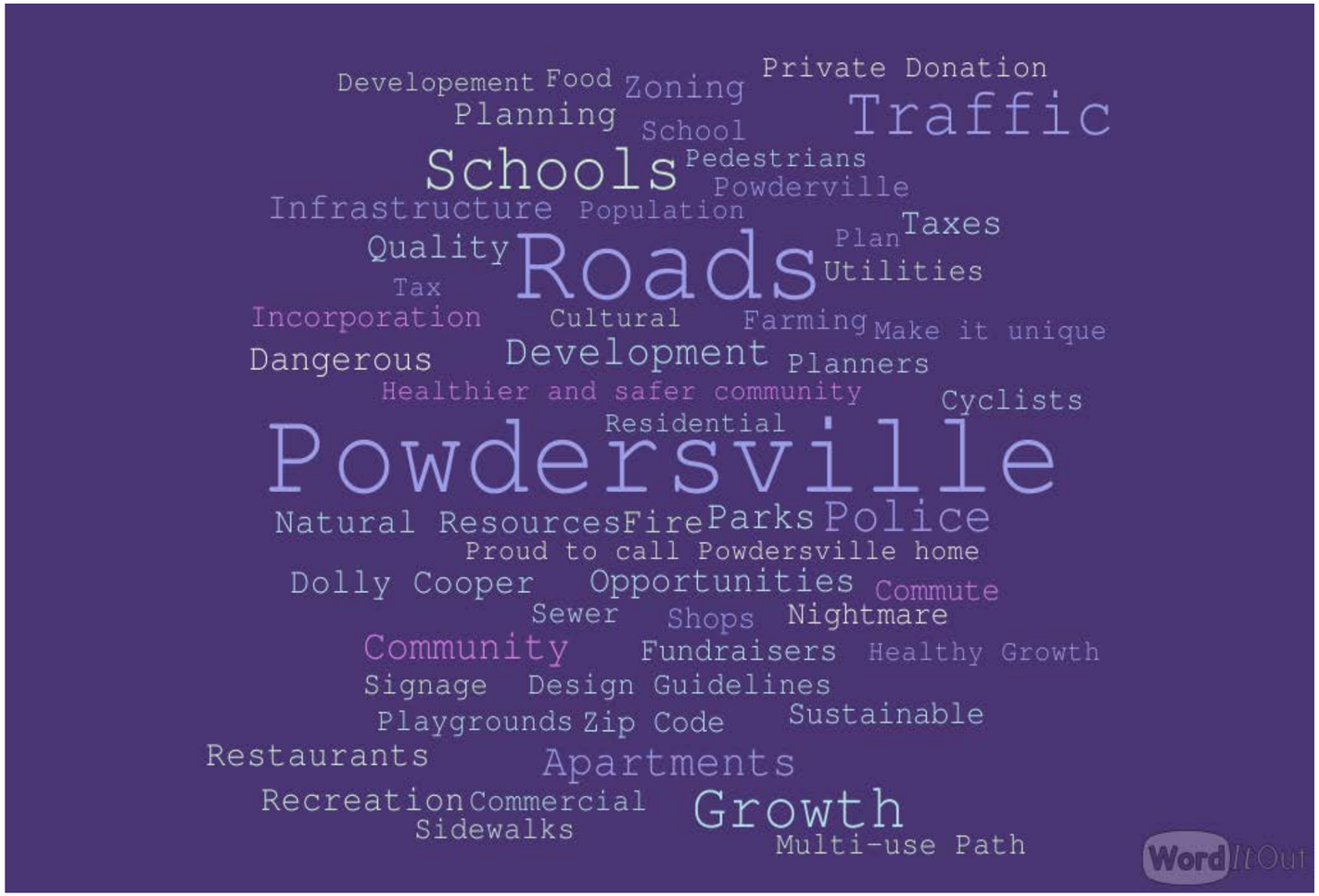
ANDERSON COUNTY
SOUTH CAROLINA

North East County Area Plan

2017

Special Thanks for Contributions to this Plan

- Anderson County Citizens
- Anderson County Council
    - Mr. Craig Wooten, District 1
    - Mrs. Gracie S. Floyd, District 2
    - Mr. Ray Graham (Vice), District 3
    - Mr. Tom Allen, District 4
    - Mr. Tommy Dunn (Chair), District 5
    - Mr. Ken Waters, District 6
    - Ms. M. Cindy Wilson, District 7
- Anderson County Administrator's Office
- Anderson County Attorney's Office
- Anderson County Economic Development
- Anderson County GIS Department
- Anderson County Library System
- Anderson County Planning Commission
- Anderson County Public Works Division
- Anderson County Sheriff's Office
- Anderson School District 1
- Greenville-Pickens Area Transportation Study (GPATS)
- Powdersville Planning Group
- Powdersville Water District
- Renewable Water Resources (ReWa)
- Upstate Forever



Prepared by the Anderson County Planning Department

Introduction and background

In August, 2016 the Anderson County Planning Department was directed to conduct an area plan that focuses on northeast Anderson County. This plan is titled NECAP, or North East County Area Plan.

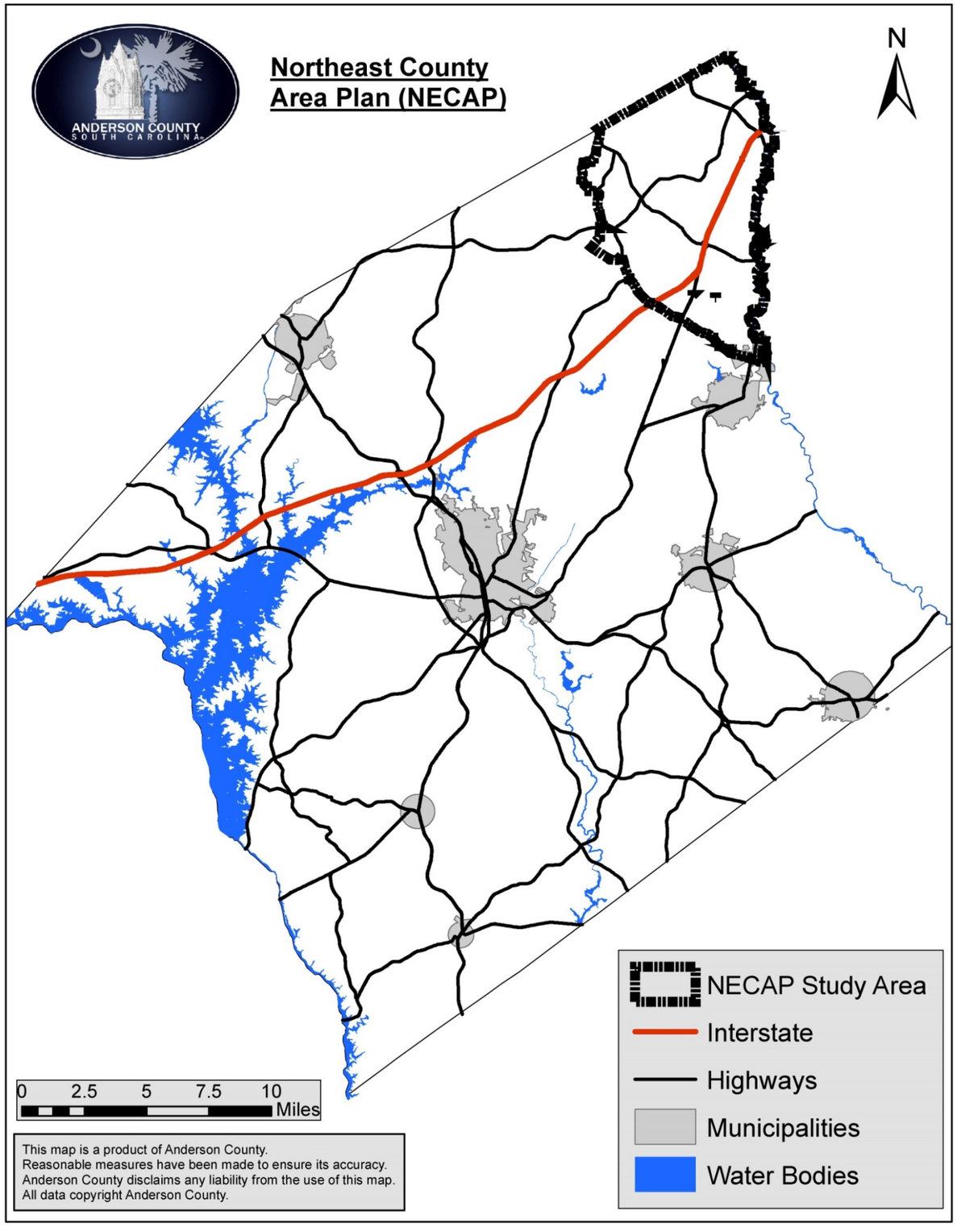
An area plan is a plan that covers a specific sub-region and can be used to provide basic information on the natural features, resources, and physical constraints that affect development in an area. An area plan differs from a comprehensive plan in its focus, scope, and greater attention to detail for any given area. Focusing on smaller geographic areas also promotes healthy citizen participation in the planning process, which ensures that the area plan is responsive to community needs. A main function of this plan is to serve as a resource for decision makers in the area.

To help define the area for study, Planning staff established an area with Pickens and Greenville County lines to the north and east, respectively, and Highway 8 (generally) to the west and south. As such, for the purposes of this study, we are defining the Northeast County Area Plan to include the area described and mapped as shown to the right.

The area under study is situated as a nexus between the City of Anderson to the southwest, Pelzer, West Pelzer, and Williamston to the southeast, Easley to the northwest, Pendleton and Clemson to the west, and Greenville to the northeast. The area is served by I-85, and is bisected by S.C. 8, S.C. 86, S.C. 81, and S.C. 153, the latter of which functions as the primary commercial thoroughfare for the NECAP area.

Due in part to its location, the NECAP area has experienced immense growth, particularly over the last 20 years. This growth has the potential to introduce unintended issues. Growth brings more people, and with it more conflicts; conflicts such as those between land uses, existing property owners, and the natural environment. It also brings infrastructure demands to bear. Issues such as sewer and potable water capacity, new and existing road network support, and school capacity will all need to be addressed so that future development does not put undue strain on existing systems.

Public outreach, a key component of the planning process, will include two advertised Community Meetings which will be held within the area, with broader citizen outreach efforts through social media and digital surveys. The results of this community participation will help inform Anderson County officials as to the goals and objectives for the NECAP area, with a goal of reducing future conflicts as the community continues to see growth.

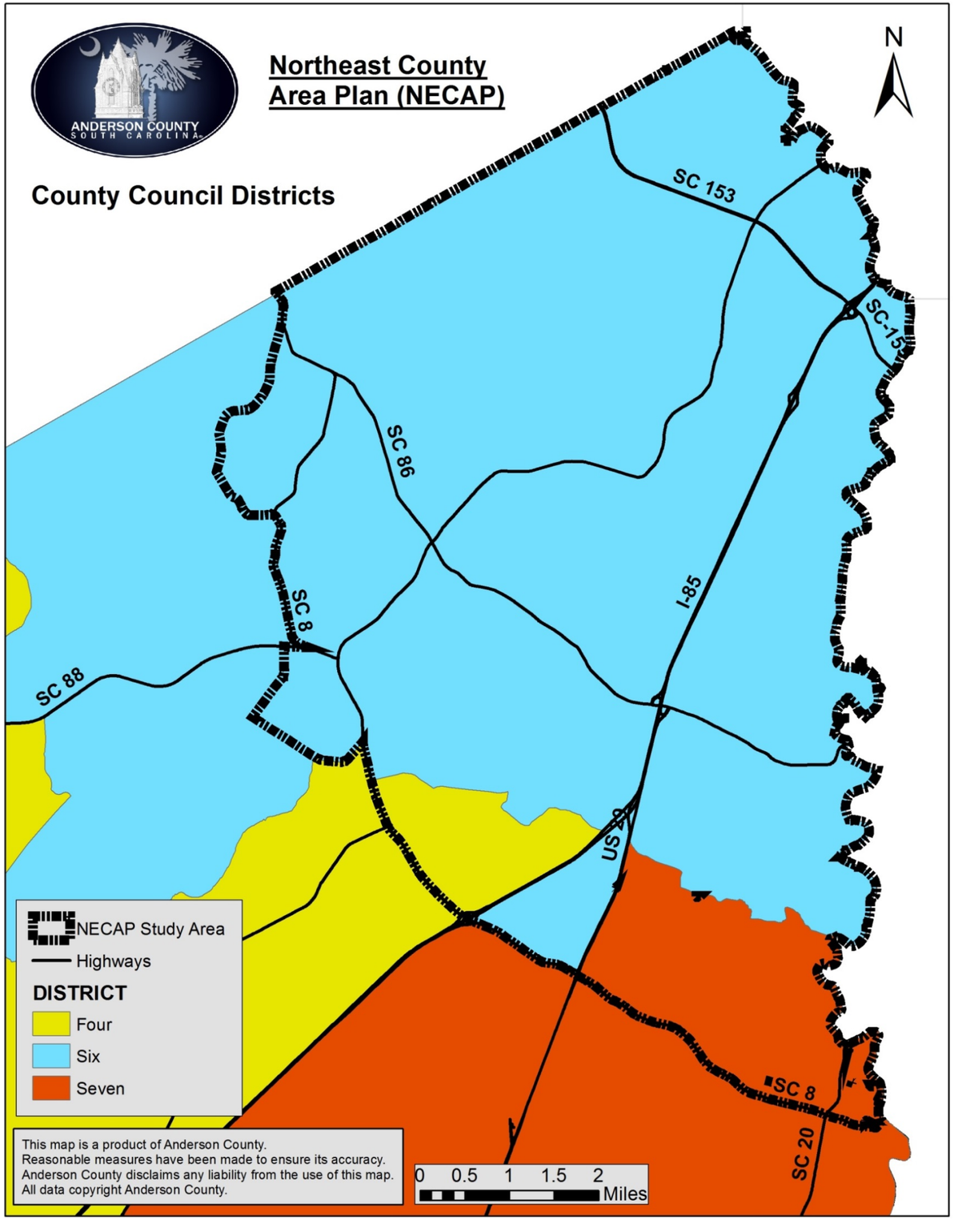


The map to the right indicates Anderson County Council districts located within the NECAP area. Most of the study area lies within County Council District 6 (shown to the right in blue), while some smaller portions of the study area lie within Council Districts 4 (yellow) and 7 (orange).

The elected County Council Member for District 6 is Mr. Ken Waters. The elected County Council member from District 4 is Mr. Tom Allen. The elected County Council member from District 7 is Ms. M. Cindy Wilson.

Each County Council member appoints a resident from within their District to serve on the Planning Commission for Anderson County. The appointed Planning Commission members for Districts 4, 6, and 7, respectively, are Mr. Jerry Vickery, Mrs. Jane Jones, and Mrs. Debbie Chapman. The Planning Commission, among other duties, is tasked with undertaking a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the County. This includes any plans and programs designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of the County.

Further details regarding the Planning Commission's specific duties can be found in Section 38-67 of the Anderson County Code of Ordinances, as well as Title 6, Chapter 29 of the South Carolina Code of Ordinances.



Population Data

The map to the right shows United States Census Blocks and Census Blockgroups located within or near the NECAP boundaries. United States Census Bureau Blocks are the smallest geographic unit used for 100-percent data (rather than a sample). All households are counted at the Census block level.

Census Blockgroups are the smallest geographical unit for which the Bureau publishes sample data, i.e. data which is only collected from a fraction of all households. As the name implies, Census Blockgroups are made up of groups of multiple Census blocks.

Blocks are shown on the map to the right with thin gray lines. Blockgroups are shown on the map to the right with red lines. Using Census Block and Blockgroup data allows us to break out population characteristics from the NECAP area.

NECAP Population ***(*projections)***

	1990	2000	2010	*2015**	*2020**	*2025**	*2030**	*2040**
NECAP Pop	**17,391**	**20,653**	**26,710**	***30,277***	***33,783***	***37,828***	***42,281***	***52,668***

Source: U.S. Census and Anderson County

The table above shows NECAP area population projections over a 30 year period between 2010 and 2040. The historical growth rate over the previous twenty years for the NECAP area average +/-2.90% per year. The NECAP area grew by 29% over the ten year period between 2000 and 2010. Using these historical growth patterns as a guide, the NECAP area can expect to more than double over the next 25-30 years.

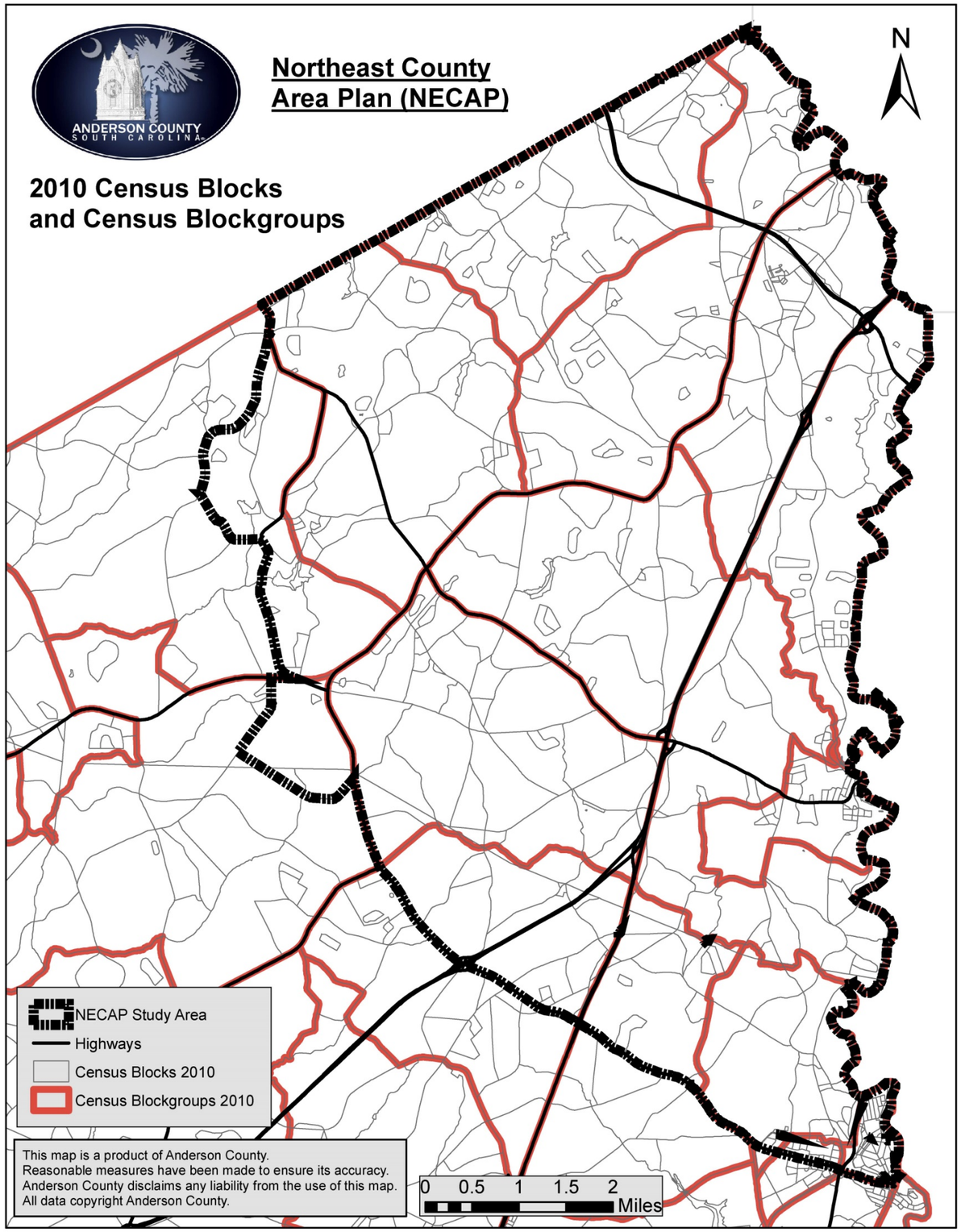
County Population ***(*projections)***

	1990	2000	2010	*2015**	*2020**	*2025**	*2030**	*2040**
County Pop	**145,196**	**165,740**	**187,126**	***199,056***	***211,406***	***224,254***	***237,635***	***266,153***

Source: U.S. Census and Anderson County

The table above shows total County growth population figures and projections over a 50 year period from 1990 to 2040. The County as a whole grew at a rate of 1.44% per year between the years of 1990 and 2010. Using historical growth patterns, the Total County population is expected to grow by +/-80,000 people between 2010 and 2040.

Taken together, the tables above show that while the NECAP area only accounts for +/- 14% of the entire County's population, growth in the NECAP area between the years of 1990 and 2010 accounted for +/-23% of the entire County's growth.



Breaking down the area further, we can look at the area voting precincts that fall within the NECAP area, shown on the map to the right. Voting precincts are sub-districts of the County that contain individual polling places. The County contains a total of 80 voting precincts. The NECAP study area is made up of seven full voting precincts and three partial voting precincts.

Voting Precinct Census Populations and Projections *(*projections)* (p = portion)

	1990	2000	2010	2015*	2020*	2025*	2030*	2040*
Brushy Creek	1,739	2,447	2,885	*3,205*	*3,553*	*3,935*	*4,354*	*5,334*
Concrete	1,759	2,254	3,578	*4,409*	*5,411*	*6,636*	*8,156*	*12,474*
Hunt Meadows	2,036	2,834	4,762	*6,092*	*7,777*	*9,954*	*12,811*	*21,724*
Mt. Airy	1,940	2,497	2,768	*2,969*	*3,181*	*3,404*	*3,641*	*4,158*
Pelzer (p)	902	842	784	*756*	*729*	*703*	*676*	*625*
Piedmont	1,201	1,490	1,538	*1,599*	*1,662*	*1,727*	*1,795*	*1,938*
Powdersville	2,905	3,011	4,033	*4,516*	*5,042*	*5,619*	*6,254*	*7,741*
Simpsonville	2,285	2,723	3,513	*3,948*	*4,422*	*4,939*	*5,508*	*6,827*
West Pelzer (p)	1,807	1,973	2,108	*2,184*	*2,262*	*2,341*	*2,422*	*2,589*
White Plains (p)	538	582	741	*818*	*902*	*991*	*1,088*	*1,306*

Source: U.S. Census and Anderson County

NECAP Area Age and Sex Characteristics

	2000	2010	Increase	% Increase
Total	20,653	26,710	6,057	29%
Female	10,492	13,536	3,044	29%
Male	10,161	13,174	3,013	30%
Under 10	2,825	3,512	687	24%
10 to 19	3,048	4,017	969	32%
20 to 29	2,337	2,660	323	14%
30 to 39	3,201	3,494	293	9%
40 to 49	3,570	4,345	775	22%
50 to 59	2,844	3,881	1,037	36%
60 to 69	1,435	2,816	1,381	96%
Over 70	1,393	1,985	592	42%

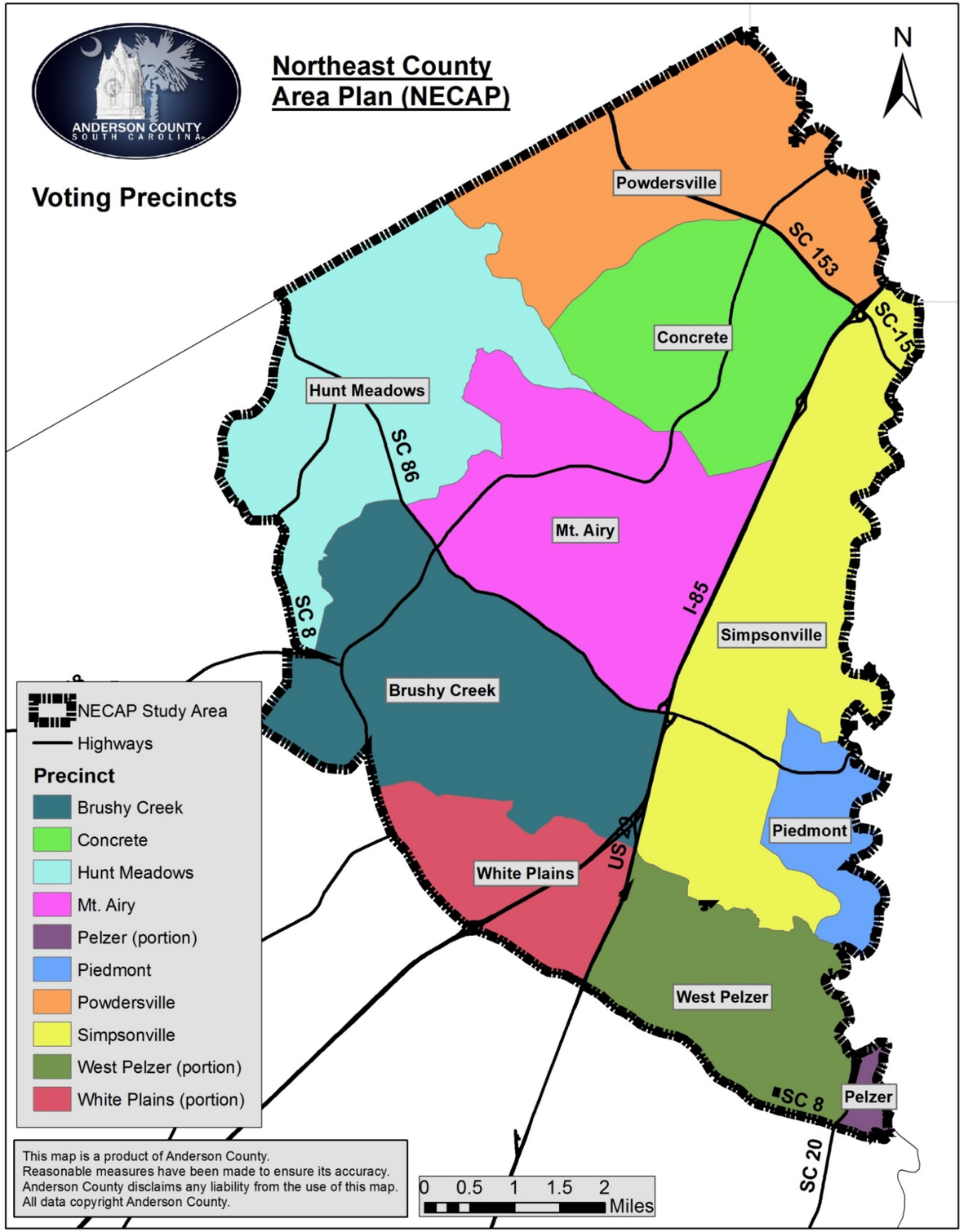
Source: U.S. Census and Anderson County

The NECAP area's total population increased by 29% between 2000 and 2010 as discussed earlier, but as the table to the left shows, the area experienced by far the greatest growth for people over the age of 60. These aging trends are a common characteristic of the Nation as a whole, as well as at the State and local level.

Every age cohort in NECAP has experienced growth over the last decade.

Note: The next United States Census will commence in the year 2020, with results available in 2021 at the earliest. Census data is the most reliable population tabulation available, therefore any numbers shown in these tables that are not tabulated using Census data are expressly presented as projections.

Many factors can influence these projections up or down, and it should be stressed that historical growth rates do not guarantee that future growth rates will be similar. However, historical growth rates are generally a useful tool for predicting future growth trends.



Transportation Infrastructure

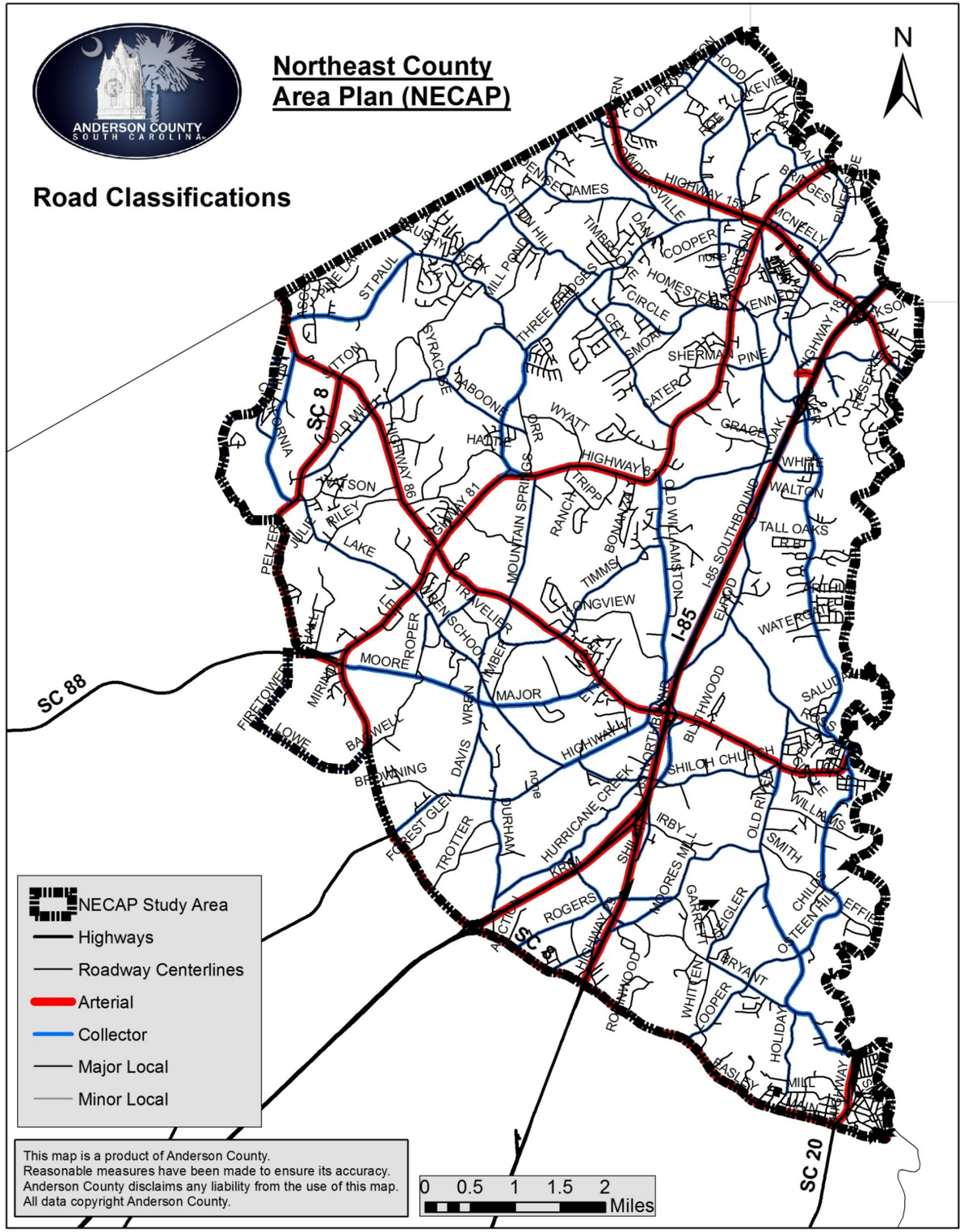
The NECAP area is served by I-85, with four access points onto the interstate. NECAP is also bisected by state highways S.C. 8, S.C. 20, S.C. 81, S.C. 86, and S.C. 153. The transportation network in the NECAP area is essentially funded by Anderson County, C-Funds, and GPATS (Greenville Pickens Area Transportation Study).

A healthy transportation network includes multiple forms of transportation, including safe bike/walk lanes, railways, and public transportation systems, allowing for ease of use and interconnectivity for all users; not just those in cars. Unfortunately, minimal sidewalks and bike lanes are available for use in the NECAP area. There is a significant need for biking trails and/or lanes, Safe Routes to School (walk to school initiative), 'Share the Road', ADA accessibility, and sidewalks.

Anderson County currently categorizes their road network by their intended road function with specific design requirements for each category. Road classifications relate land use intensity to the design function and carrying capacity of the county's road network. Arterial and Collector roads allow for unlimited trip generation, while local Major and Minor Local roads restrict total road capacity to 1000 and 500 trips per day, respectively. Each roadway classification is defined as shown below:

Arterial road: A road designed to carry through traffic and to carry intra-county traffic, with minimal ingress/egress points optimal.
Collector road: A road that connects local access roads to the highway systems major and high-speed arterial roads. Provides both land access service and traffic service within residential subdivisions, commercial and industrial areas.
Major local (access) road: Designed primarily to access abutting properties, with two or more access points.
Minor local (access) road: Designed primarily to access abutting properties with no more than two access points, usually terminating in a cul-de-sac.

As the NECAP area continues to grow, much of the study area will undergo a transformation from low density residential and rural land uses to suburban residential land uses at higher densities. During this transformation the existing collector road network, which is adequate for handling levels of traffic generated by the low rural population densities, will not be able to keep pace.



The lack of street connectivity between subdivisions and complimentary land uses places an extreme burden on the area's arterial and major collector roads. Most roadways in the NECAP area are not intended nor are capable of handling the amount of traffic caused by this fragmented and disconnected development pattern. As this pattern repeats itself, area roads become more congested. This is especially obvious on Highway 153. As the traffic congestion worsens, the quality of life declines, and people spend more time and money behind the wheel.

Traffic congestion on Anderson County's roadways is the most tangible and noticeable indicator of the impact on quality of life caused by new growth. Further discussion regarding a robust and connected transportation system becomes much more apparent and necessary as development continues to expand into the area.

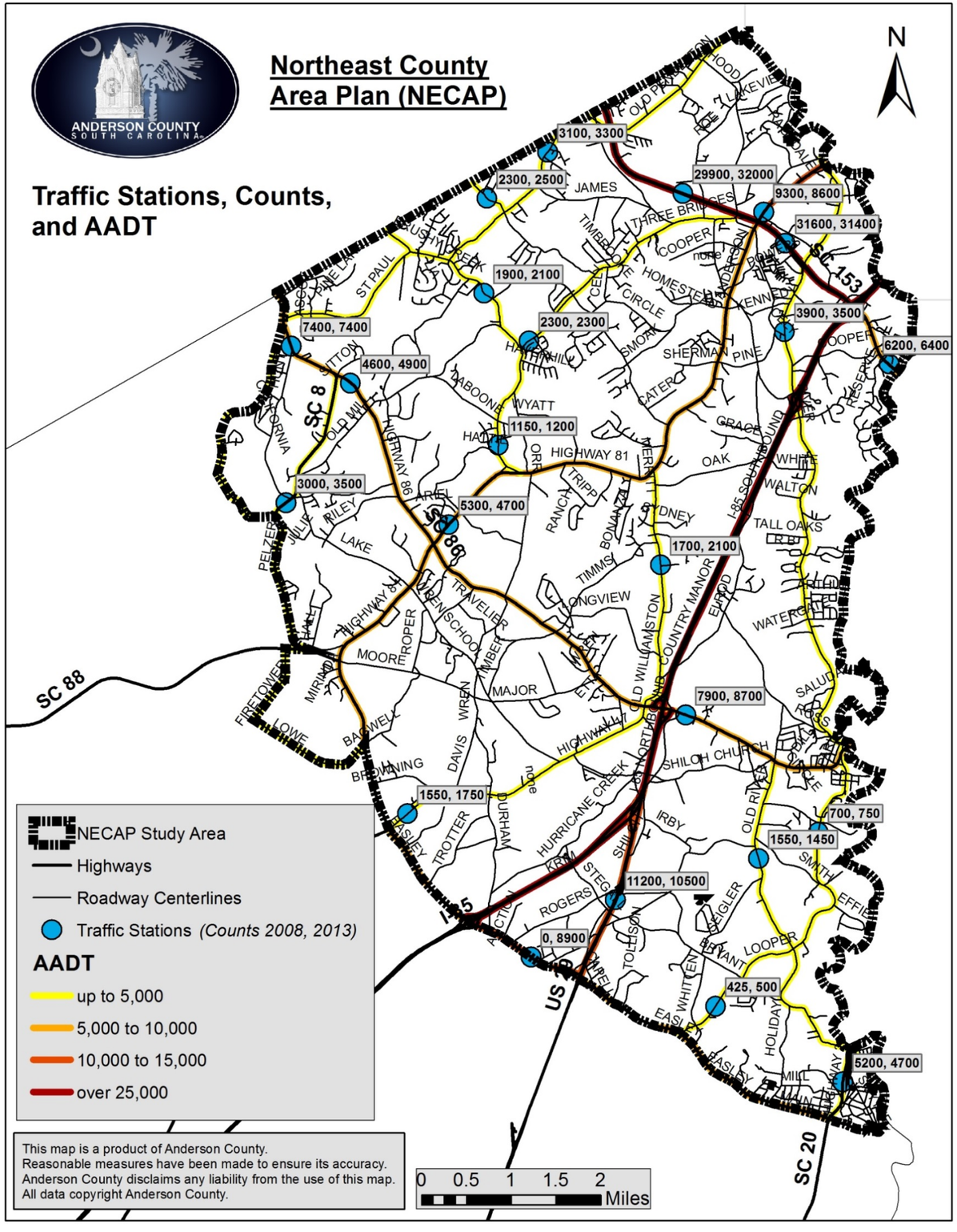
Traffic indicators are steadily increasing, as growth and development continue. The blue dots on the map to the right show Traffic Stations and corresponding traffic counts from the years 2008 and 2013. Also shown are the Annual Average Daily Traffic (AADT) lines with corresponding traffic amounts for select roads within the NECAP area.

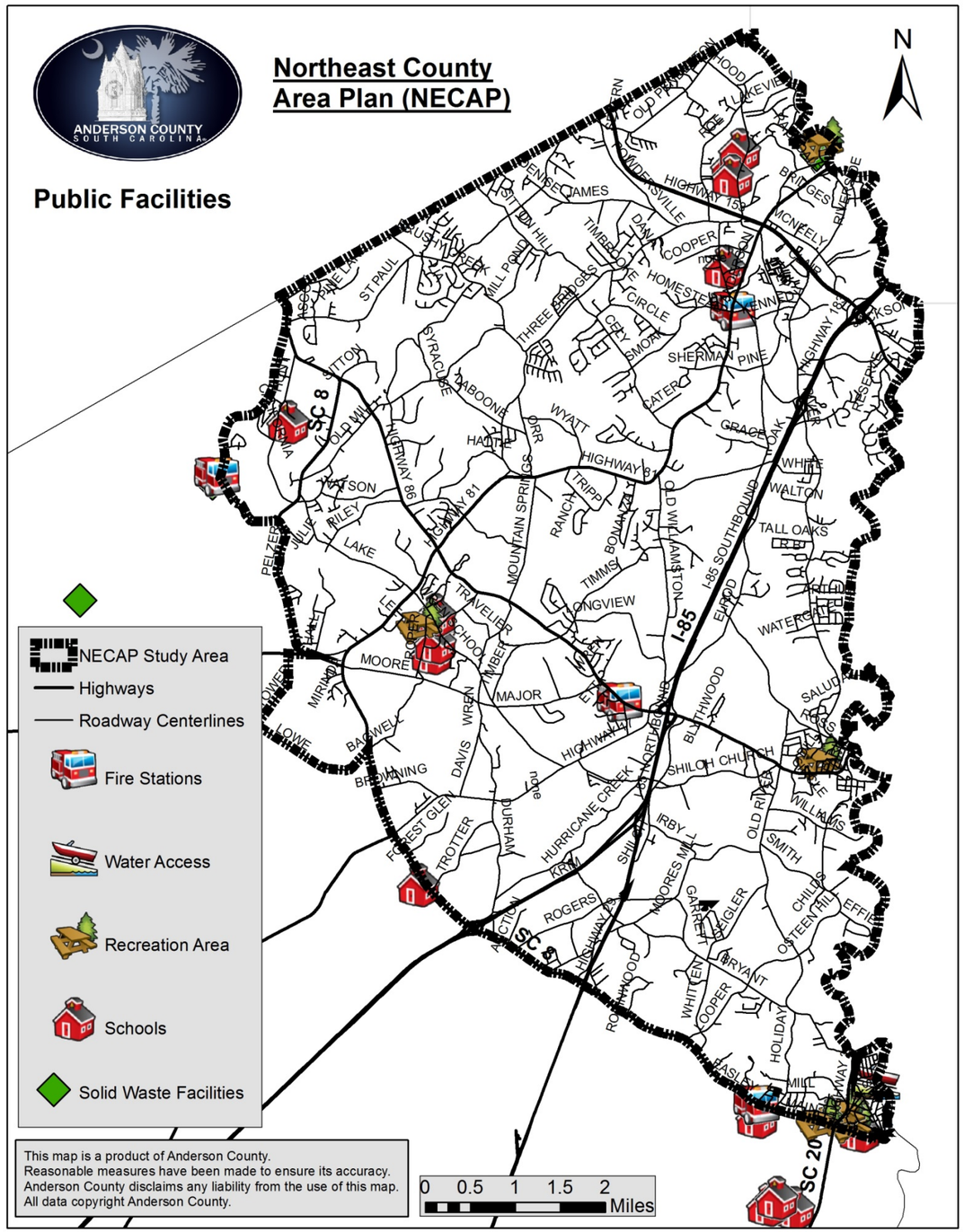
Accident Data for Certain Roads within NECAP

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Hood Rd.	13	5	13	2	5	7	10	10	12
McNeely Rd.	1	0	1	1	1	0	12	6	15
Powdersville Main	2	8	4	6	6	8	5	4	6
River Rd.	18	25	25	20	29	24	30	23	32
SC 8	29	33	32	35	15	12	23	11	13
SC 81	53	44	54	50	56	44	61	32	86
SC 86	52	38	47	37	53	53	49	51	70
SC 153	88	94	93	74	99	114	124	96	131
Three and Twenty Rd.	3	1	3	5	6	8	4	3	3
Three Bridges Rd.	10	7	6	7	4	12	10	12	14
Wren School Road	8	10	5	4	8	3	3	3	2
Total	**277**	**265**	**283**	**241**	**282**	**285**	**331**	**251**	**384**

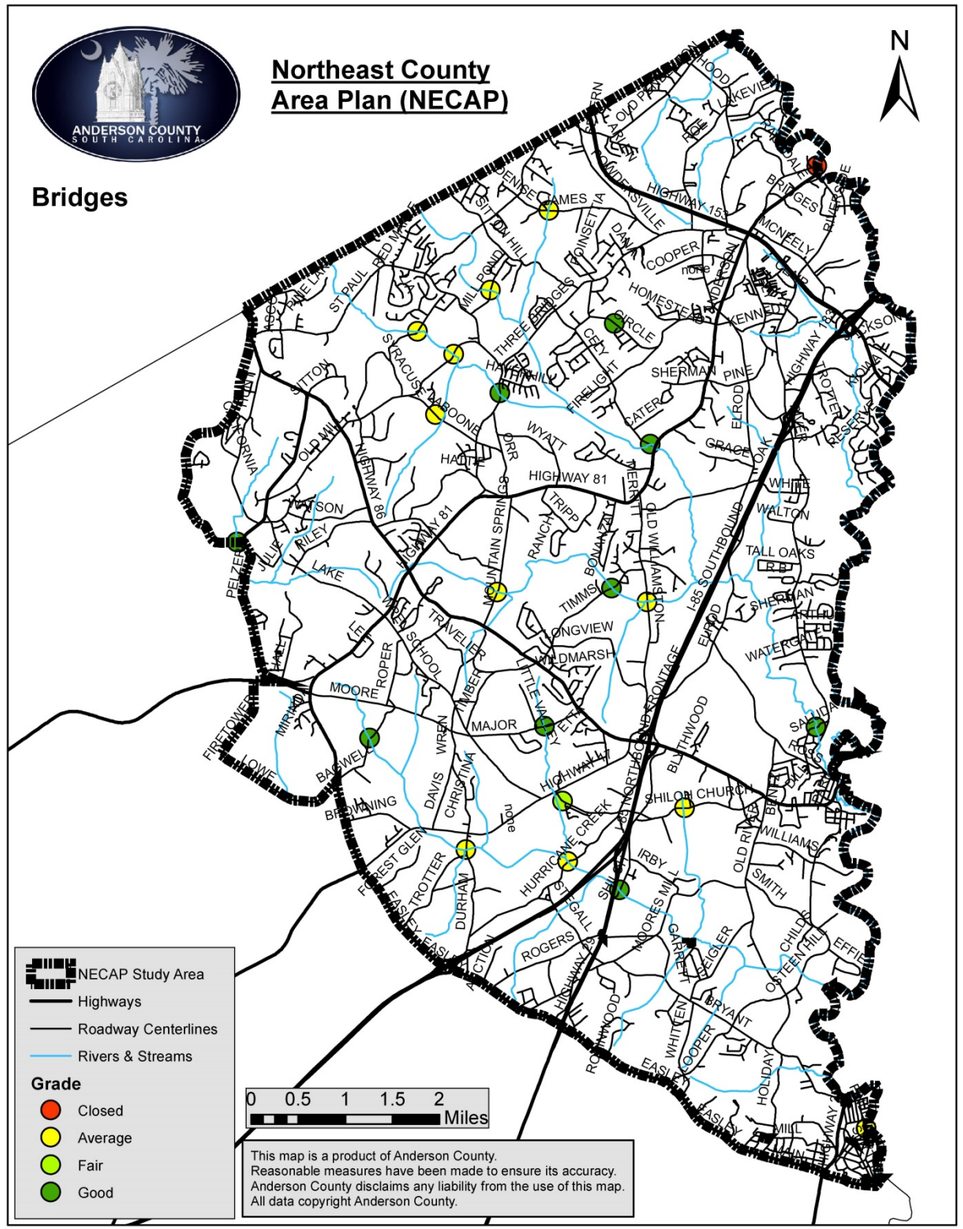
Accident records for certain roads within the NECAP area are shown above. The roads shown above average 288 accidents per year. 2015 is the latest year's data available at the time of this area plan's publication. As such, it is unclear if the year 2015 is the beginning of a major trend upwards, or is merely an outlier as it pertains to accidents.

Nineteen (19) total fatalities were recorded on these roads between 2007 and 2015.

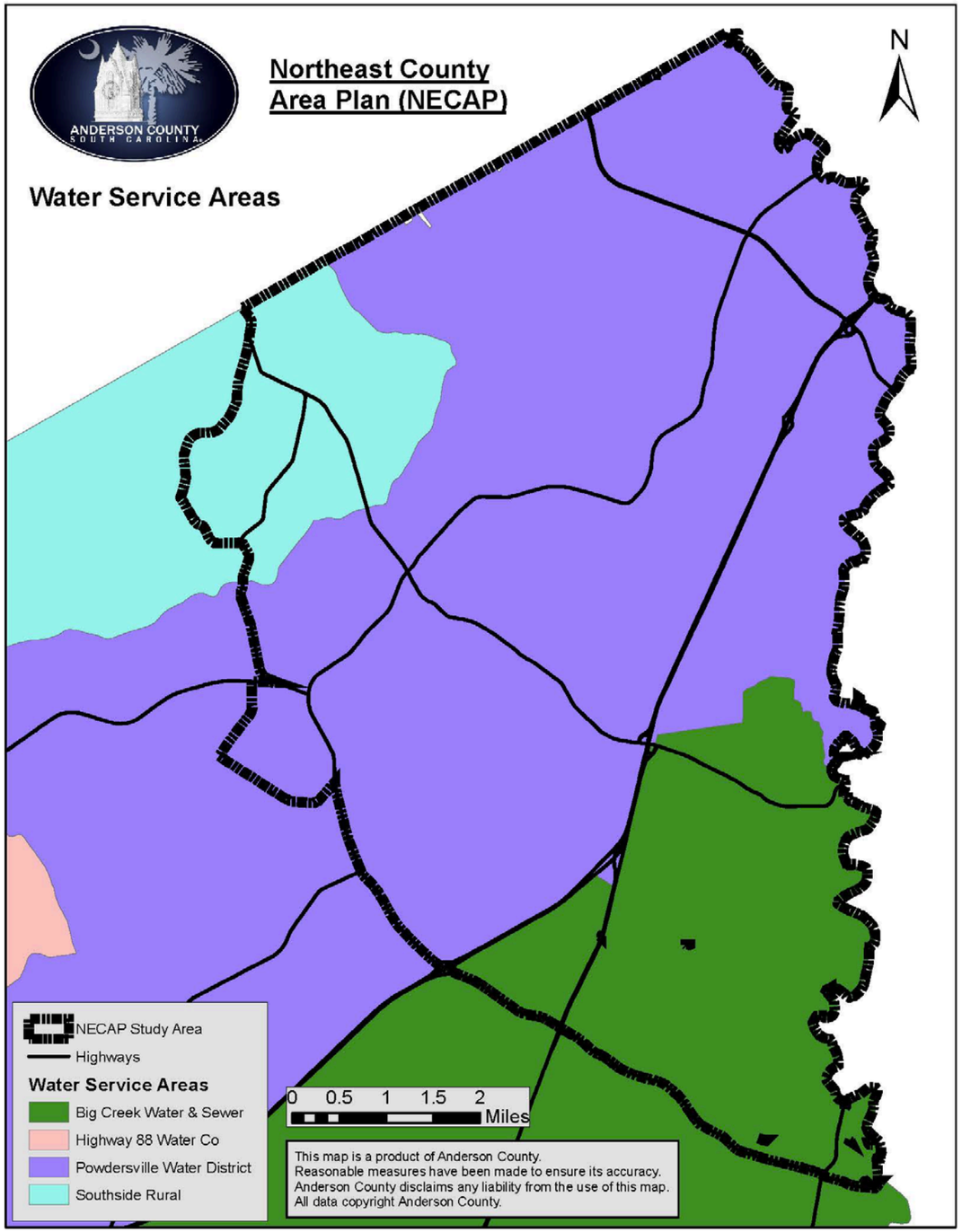




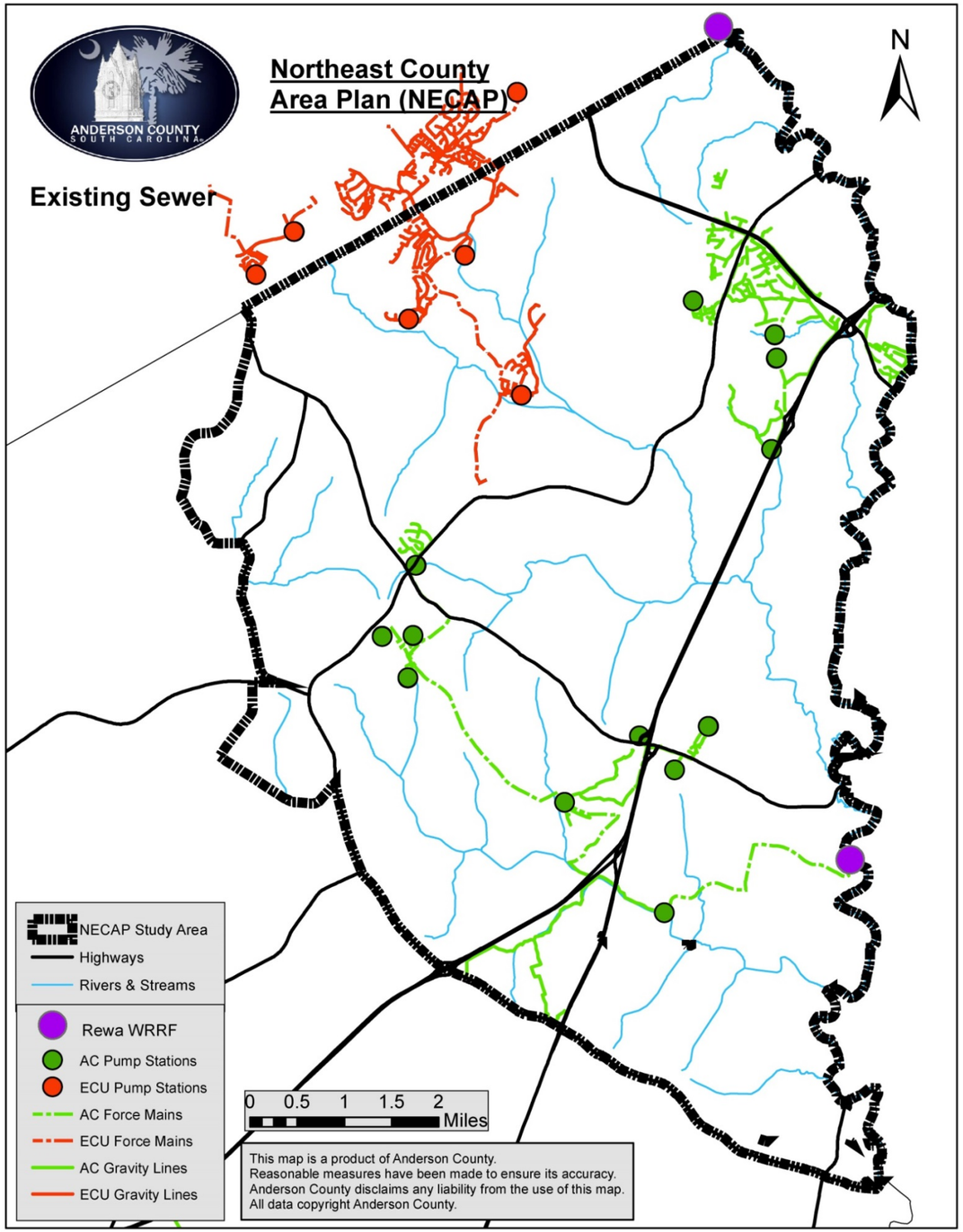
The map to the right indicates bridges located within the NECAP area, with the latest recorded grades for each bridge. The majority of the NECAP area bridges were inspected in 2016. All Bridges in the NECAP area scored as average or better at the time of their inspection.



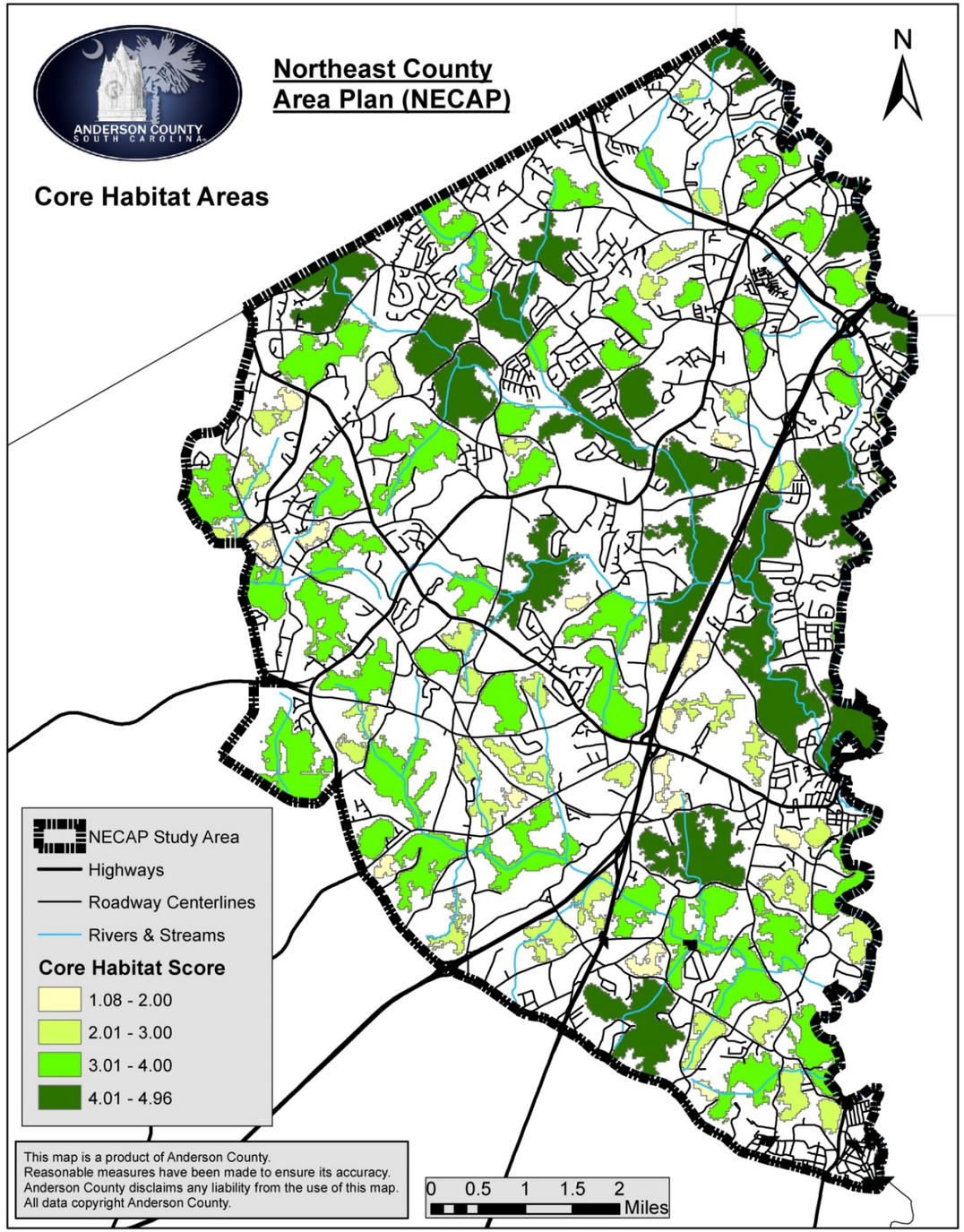
The map to the left indicates certain Public Facilities located within the NECAP area, including Fire Stations, Parks/Recreation areas, Schools, and Solid Waste Facilities. The NECAP area is entirely contained within the boundaries of Anderson School District 1, and includes three high schools, three middle schools, and eight elementary or primary schools. Four fire stations are located within the NECAP area (Powdersville, Three and Twenty, West Pelzer, and Wren). The Saluda River Blue Route runs along the eastern border of the NECAP area, and displays the natural resources of this area of Anderson County through kayaking and hiking.



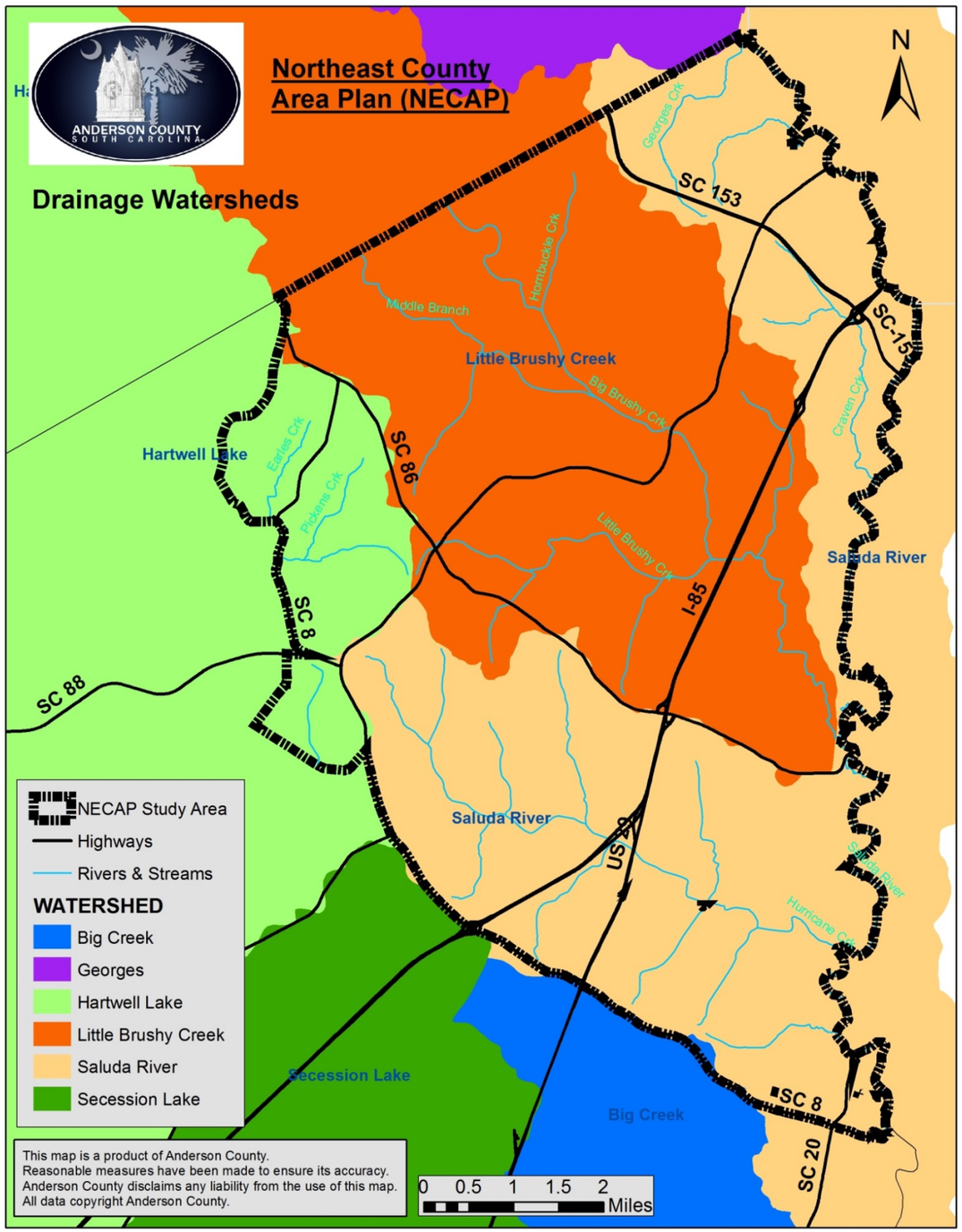
The map above indicates Water Service Areas within the NECAP area. The area is primarily served by Powdersville Water. Big Creek Water and Southside Rural are two additional water providers in the NECAP area.



The map above indicates existing sewer service to the NECAP area. Anderson County (AC) currently utilizes 13 pump stations in the area, Easley Combined utilizes three pump stations located within Anderson County. Renewable Water Resources (REWA) utilizes two Water Resource Recovery Facilities (WRRF) in or near Anderson County.



The map above indicates Intact Core Habitat Quality for the NECAP area as approved by Anderson County Council in November 2016. Core Habitats are scored based on a variety of factors, including area and thickness of land core, species abundance, richness and diversity, topographic and soil diversity, and percentage of wetland cover. Areas scoring highest show as dark green on the map and should be protected as practical.



The map above indicates Drainage Watersheds, with Rivers & Streams located near or within the NECAP area. The NECAP area is broken up into three major watersheds (Saluda River, Little Brushy Creek, and Hartwell Lake), with portions of three other watersheds as well. Major rivers and streams in NECAP include the Saluda River, Hurricane Creek, Big Brushy Creek, and Little Brushy Creek.

Land Characteristics

The map to the right indicates the Current Land Use designations for properties located within the NECAP area. Information was collected via multiple means, including tax assessor data, aerial photography, and 'windshield' surveying.

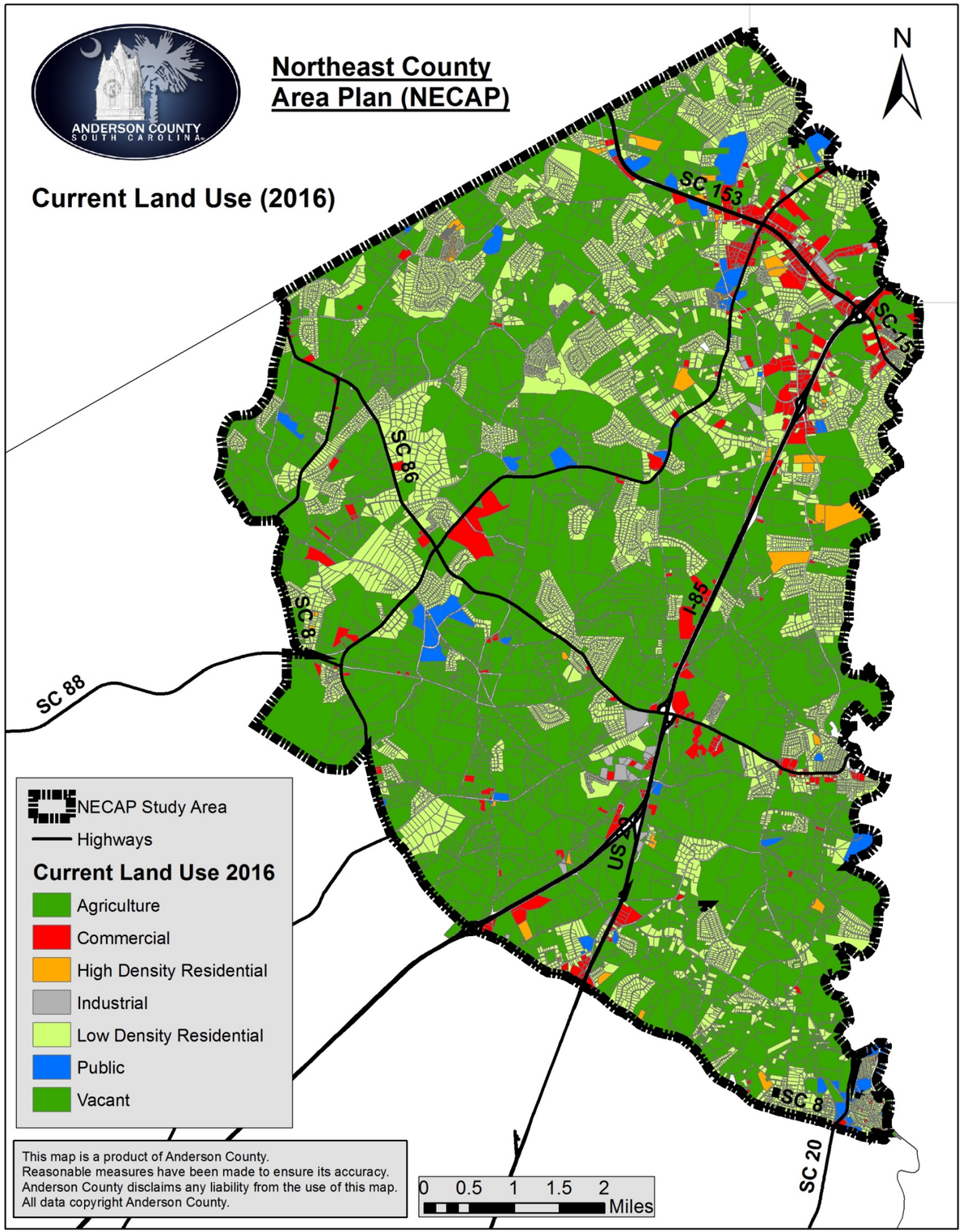
Current Use Acreage		
Undeveloped/Agricultural	23,668.27	66.44%
Developed / Existing		
Residential	9,714.07	27.27%
Commercial	1,395.50	3.92%
Public	687.87	1.93%
Industrial	158.99	0.45%
TOTAL	**35,624.70 acres**	

As shown on the table to the left, **the NECAP area consists of 35,625 acres**, of which 23,668 (or 66%) are characterized as agricultural or undeveloped. 9,714 (27%) acres are characterized as residential, 1,396 (4%) acres are commercial, 688 acres (2%) are public, and 159 acres (<1%) are industrial.

Developed Acreage Breakdown		
Residential	9,714.07	81.25%
Commercial	1,395.50	11.67%
Public	687.87	5.75%
Industrial	158.99	1.33%
Total	**11,956.43 acres**	

As shown on the table to the left, of the properties in NECAP that are developed, 81.25% are of residential use, with 11.67% commercial, 5.75% publicly used, and 1.33% industrial.

As shown on the map to the right, and reiterated in the tables above, the vast majority of historically developed acreage in the NECAP area has been developed for residential purposes. Pockets of commercial land uses are found outside the SC153 corridor, including along SC81, and SC86. The majority of industrial utilized acreage in the NECAP area can be found along the Interstate 85 corridor.

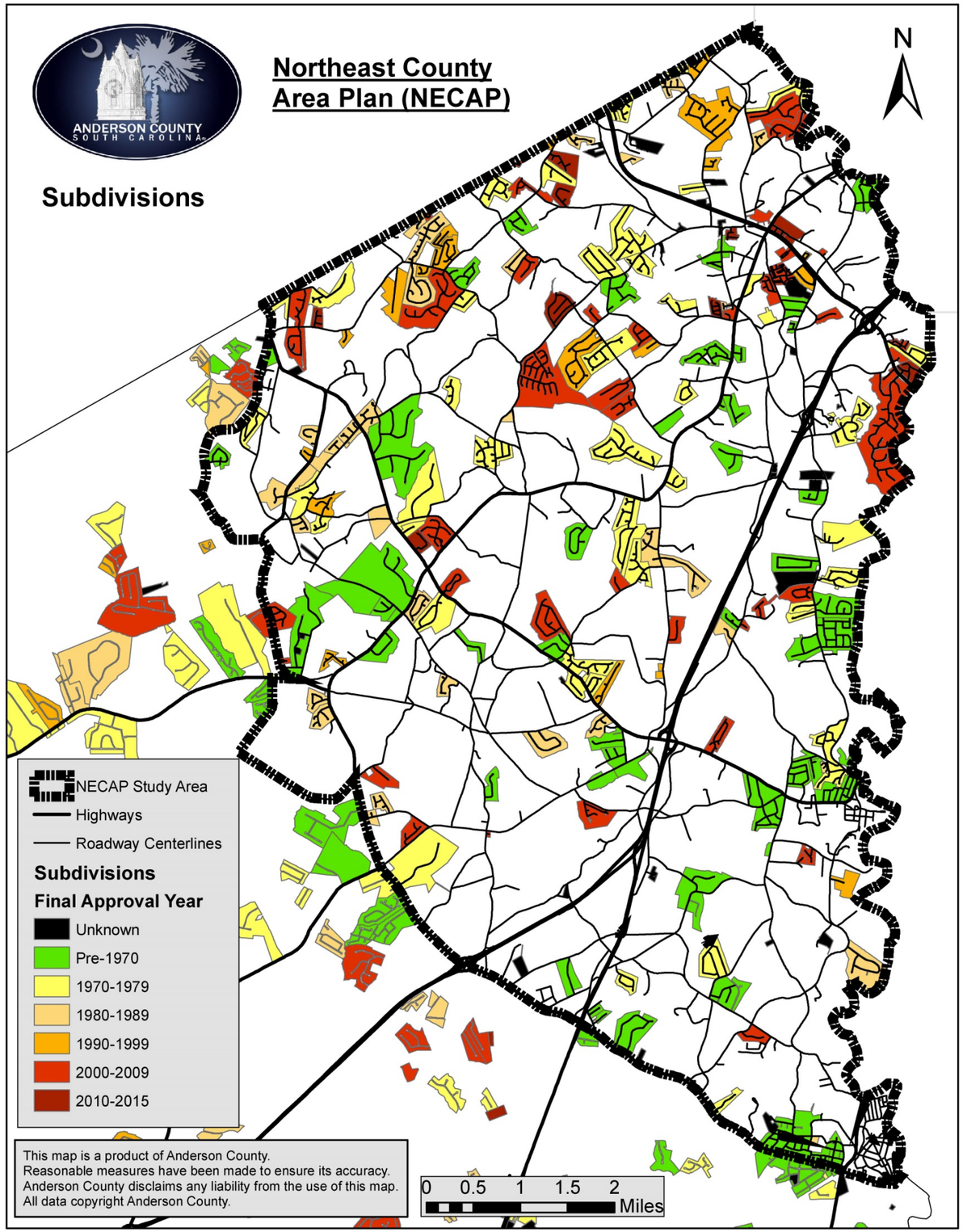


Final Approval	# of Subs	Total Acres	Total Lots	Lots/Acre	Avg Lot Size (acres)
Unknown	15	841	761	0.90	1.11
Pre-1970	21	1038	714	0.69	1.45
1970 - 1979	39	1502	1781	1.19	0.84
1980 - 1989	22	630	690	1.10	0.91
1990 - 1999	11	293	501	1.71	0.58
2000 - 2015	36	1187	1923	1.62	0.62
NECAP Area Total	**129**	**4650**	**5609**	**1.21**	**0.83**

As shown in the table above as well as the heat map to the right, subdivision activity in the NECAP area has been relatively steady, with an uptick in the 1970's, as well as in the 21st century. Average subdivision lot size has generally trended smaller over the years, with newer lots averaging about half to two/thirds the size of lots built prior to 1990. Thirty four percent (34%) of the subdivision lots built in the NECAP area were developed after the year 2000.

Most of the subdivisions built in this area lack interconnectivity. They typically access arterial roads directly, and have not incorporated additional collector streets into their designs. As a result, much of the study area now lacks a functional network of collector roadways, with arterial roadways taking on the function of collector roadways with multiple access points. This trend can cause breakdowns in the safety and functionality of the entire road system as arterial roadways are not intended to serve in this function. Collectors support the arterial highway system by serving short-distance traffic, and providing the connectivity that allows neighborhood trips to avoid using and congesting regional highways.

Special consideration needs to be taken for all future subdivision development, the development of which should include an adequate network of interconnected collector and local roadways, so as to not put additional undue strain on the arterial network.



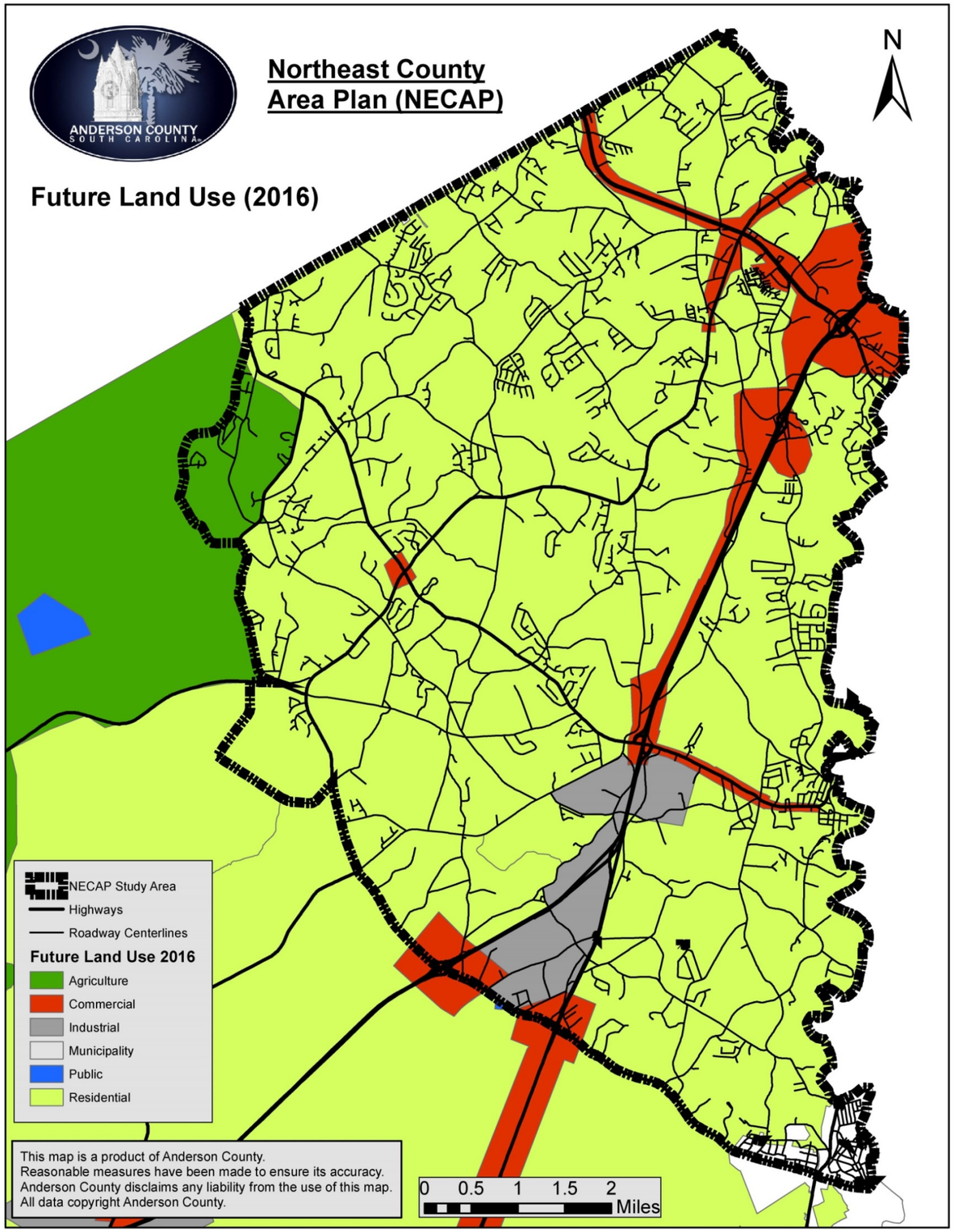
The map to the right shows a portion of the approved Future Land Use map from the County's 2016 Comprehensive Plan, with designations for the NECAP area. The map represents a forecast for the next twenty years and was developed using multiple sources of information including the Current Land Use Map, the County's official Zoning Map, and community input. One function of the Future Land Use map is to extrapolate existing development trends and then project those trends forward up to twenty years.

The majority of the NECAP area is designated for residential use, as per the Future Land Use Map. Certain lands along sections of major highways such as S.C. 153, U.S. 29, and Interstate 85 are designated as commercial use, meaning conditions exist to support potential commercial activity in the near or middle term future. The Future Land Use map designates certain areas along Interstate 85 and U.S. 29 as being suitable for industrial use as well.

The development pattern throughout the NECAP continues to transform from rural into a typical suburban sprawl, with low population densities, isolated single use residential areas, and poor or non-existent road connectivity between residential subdivisions and other compatible land uses.

As discussed previously, sidewalks and bicycle lanes are virtually non-existent in the NECAP area. As a result, it is practically impossible to bike or walk safely to local schools, churches, other subdivisions, and commercial destinations within the NECAP area. As such, automobile use is the predominant form of travel in the NECAP area.

It is unrealistic to expect existing roads to be widened at a pace equal to the rate of growth and development. One more realistic and achievable approach to handling traffic is to establish a more sustainable development pattern with a mix of interconnected land uses that allow trips to be captured internally. This approach, in coordination with strategic infrastructure improvements, is more cost sustainable in the long run and supports a transportation system that can relieve some of the demand on NECAP area roads.



Developable Parcels

The map to the right shows developable parcels within the NECAP area, as defined by the Anderson County Planning Department. For the purposes of this study, "Developable Parcels" are those parcels that are greater than five acres, are located with access or potential access to arterial or collector roads, and have no improvements or few improvements to the property at the time of this study.

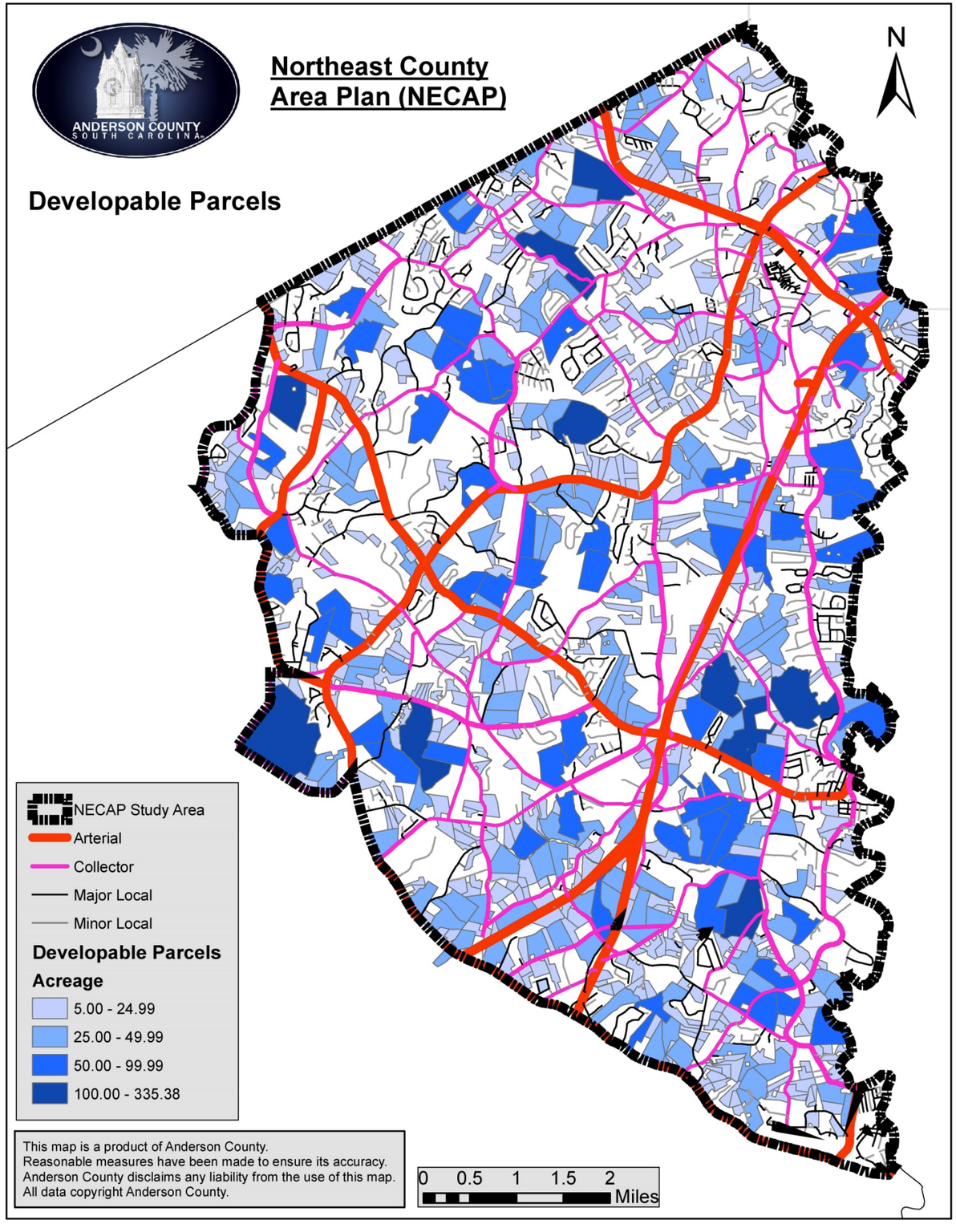
The total number of acres considered "developable parcels" as per this study in the NECAP area is 15,808 acres. The map also groups the parcels by acreage (5-25 acres, 25-50, 50-100, and 100+). These are shown in varying shades of blue, from light (small) to dark (large).

The Anderson County Wastewater Department, Renewable Water Resources, and Easley Combined Utilities continue to discuss various alternatives to upgrade sewer capacity within the NECAP area. The goal of these discussions is to provide an efficient, economical sewer system to the community. This particular map is not intended to consider the effect of growth from any sewer expansion projects.

It's important to understand that even with a lack of additional sewer capacity new growth may not be entirely hindered, as historical trends have shown development occurring in the NECAP area without public sewerage. However, the haphazard nature of "leapfrog" or uncoordinated development over time puts a strain on all of the previously discussed systems such as the natural environment, transportation, sewer, etc. Costs to maintain systems that have been piecemealed together over time will eventually become unsustainable.

A more efficient and cost effective long term development trend would see growth as a natural offshoot of existing developed areas, with infrastructure already in place, or located nearby. To ensure an efficient, cost effective growth pattern, all future development in the NECAP area should coordinate development plans early in their respective planning processes.

Note: This map is not intended to show properties that Anderson County finds suitable for development, nor does it take into account parcels or portions of parcels that may have natural impediments to growth such as unsuitable slope. This map also does not take into account property owners' interest or lack thereof in development of their property.



The Process

The process to develop a long term vision for the NECAP area formalized in earnest around 2011, when the Powdersville Planning Group was formalized. At the time, a study of SC 153 was undertaken, with recommendations for improvements to the SC 153 corridor discussed. Since those meetings occurred, a number of minor improvements have been made to the SC 153 corridor, most of which are smaller “band-aid” solutions for the corridor. Many good ideas were discussed at that time, and it should be noted that some of those discussions are still relevant today, and should be taken into account as the area continues to develop.

The process to develop the NECAP document began in August 2016, when Anderson County Council resolved to request County Administrator Rusty Burns to instruct County Planning staff to begin the process of creating an area plan for northeast Anderson County.

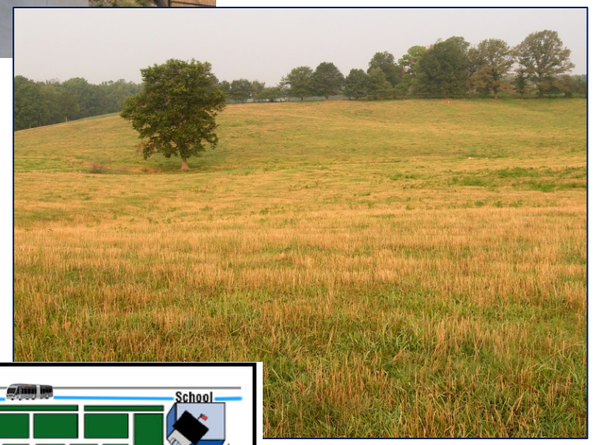
Using the newly adopted Anderson County Comprehensive Plan as a starting point, County Planning staff began preparing baseline conditions to present to the public. These conditions were condensed and formatted into pages 1 to 13 of this document.

Preliminary stakeholder meetings have also occurred during the time within which staff is preparing the baseline conditions report. These stakeholder meetings have occurred specifically with area water providers, sewer providers, Anderson School District 1, and others. The purpose of these stakeholders meetings was and is for data gathering.

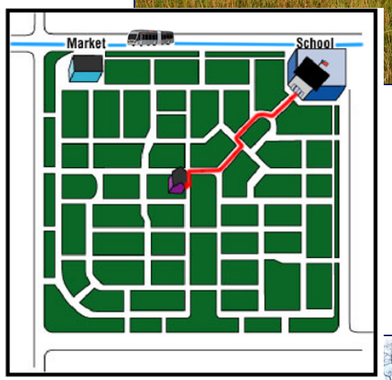
In an effort to gather community input regarding what issues are most important to NECAP residents, County Planning staff will conduct two community meetings, to be held at the Powdersville Library. The first meeting was held on February 13th, 2017, and was an overview of the baseline conditions process, with the initial dissemination of a survey to help prioritize citizen concerns. The second community meeting, to be held on April 24, 2017, will provide results from the survey process, growth management techniques for the community to consider, as well as recommendations from those survey results. The results from the second meeting will be incorporated into the final draft version of the NECAP plan that will move forward to a public hearing and formal recommendation from the Anderson County Planning Commission.

After the Anderson County Planning Commission holds their public hearing, the draft NECAP plan will move forward to County Council for a public hearing with three readings and eventual adoption. This process allows for fine tuning of the plan throughout the entire process, and the end result will be a living document as an addendum to the Comprehensive Plan after adoption by County Council.

The NECAP plan can then be employed by local leaders as an advisory tool for policy decisions in the area, and can be updated and refined in the future as warranted.



Driving-only transportation pattern



Walkable connected transporation network

Survey Results Available in Addendum 1

Hard copies and electronic copies were made available starting February 21st. A copy of the actual survey is shown below.

NECAP Community Assessment Survey

1. Are you a resident and/or employed in the Northeast Anderson County Area?

- [ ] Resident in the area
- [ ] Business owner/work in the area
- [ ] Property Owner but not resident of area
- [ ] None of the above

2. What are challenges facing residents or business owners in the Northeast Anderson County Area (up to 3)?

- [ ] Heavy traffic
- [ ] Lack of employment opportunities
- [ ] Lack of housing choices
- [ ] Lack of mobility choices - sidewalks, bike lanes, transit, etc.
- [ ] Lack of recreational facilities
- [ ] Lack of senior services - ability to age in place
- [ ] Poor road conditions

3. For Residents, what type of additional non-residential development would you prefer to see in the NECAP area (up to 3)?

- [ ] Big Box Retail (Wal-Mart, Publix, etc...)
- [ ] Cultural and Recreational (Libraries, Museums, Parks, etc.)
- [ ] Office (including medical facilities)
- [ ] Neighborhood Commercial (strip development)
- [ ] Restaurants
- [ ] None of the above, I want residential only in this area
- [ ] Not a resident of the NECAP area

4. What services or amenities would you be willing to spend more for (up to 3)?

- [ ] Emergency Services (Fire, Police, Ambulance)
- [ ] Existing Park and Cultural Facilities upgrades
- [ ] New Cultural Facilities (Library, Museum, etc.)
- [ ] New parks/recreational facilities
- [ ] Road network maintenance and upgrade
- [ ] Sidewalk/Bike network

5. Which method of funding would you prefer regarding your answers to question 4 (up to 3)?

- [ ] Community Fund Raisers
- [ ] Property Tax
- [ ] Special Service District Fee
- [ ] User Fee
- [ ] None of the above
- [ ] Other (please specify)

6. Please rank the following:

	Not Important	Not Very Important	No Opinion	Somewhat Important	Very Important
Access and connectivity (Transportation)	○	○	○	○	○
Business/Employment opportunities	○	○	○	○	○
Variety of housing types and prices	○	○	○	○	○
Shopping opportunities	○	○	○	○	○
Parks and recreation opportunities	○	○	○	○	○
Sidewalks and pedestrian friendly streets	○	○	○	○	○
Conservation of natural resources/Open space	○	○	○	○	○
Sense of Community	○	○	○	○	○

2

7. What is your age?

- ○ Under 35
- ○ 35 to 49
- ○ 50 to 64
- ○ 65 and older

8. How many people live in your household?

- ○ 1
- ○ 2
- ○ 3
- ○ 4
- ○ 5 or more

9. If you are a resident in the NECAP area, what do you call your community?

- ○ Anderson
- ○ Easley
- ○ Greenville
- ○ Pelzer/West Pelzer
- ○ Piedmont
- ○ Powdersville
- ○ Other

10. Please provide any additional comments.

3

Growth Management Techniques

As shown in the baseline conditions report, the NECAP area is experiencing unprecedented growth pressures under unique constraints.

The preceding survey results show that growth pressures are important considerations that the NECAP community must consider. Unchecked growth has the potential to bring conflicts between existing property owners and new development, and can disrupt the natural environment with little to no recourse for remediation after the fact. New growth also brings new infrastructure costs to develop and maintain. Issues such as sewer and potable water capacity, new and existing road network support, and school capacity become much more pronounced if not managed properly.

For the purposes of this study, we are looking at three generally recognized methods for growth to be managed in this area. None of these methods are all encompassing, but all could be considered if the goal for the NECAP community is to produce a reasonable growth management strategy that is responsive to local needs.

The three techniques discussed in further detail are: 1) Incorporation; 2) Sewer access; and 3) Zoning (either through traditional or alternative zoning methods). It's important to remember that the historical NECAP development pattern has been without incorporation, with the lack of a robust sewer system, and with no zoning. This current development pattern is unsustainable in the long run, as the community will soon outgrow its ability to effectively maintain all the systems discussed herein.

Each of the three growth management techniques listed have advantages and disadvantages, and none are a "silver bullet" that will answer all potential growth issues in the NECAP area. Obviously, the conditions that are in place in the NECAP area did not occur overnight, and can not be remedied overnight, either.

Some of the advantages and disadvantages for each growth management technique are outlined to the right. Each of these techniques are wide ranging subjects that can not be fully summed up in one page. Rather than being all encompassing, staff outlines a few advantages and disadvantages to each technique.

This document is not a recommendation for all or any of these techniques. However, an intended outcome of this document is to facilitate an open discussion about growth in the NECAP area. Any or all of these techniques could be employed if the community decides these measures are necessitated by projected development patterns.

A. Incorporation: Legally constituting a place and its residents as a municipality.
   - Advantages: Enables community to self-regulate, with local control of subdivision and land use; allows for establishment of specific services such as fire and police protection; provides eligibility for certain State and Federal funding sources; preempts/prevents annexation by nearby municipalities.
   - Disadvantages: Additional layer of government; additional taxation; NECAP is a large area (~55 square miles) that could not/would not feasibly be annexed as one jurisdiction.

B. Sewer access: Connection to sewer infrastructure.
   - Advantages: Enables denser development; opens areas/properties for greater economical use; well maintained and updated systems are cost effective in the long term; would better accommodate heavy precipitation or surges that can overwhelm individual septic systems; environmentally friendlier than individual septic systems.
   - Disadvantages: High up-front costs; risk if development does not occur to offset costs; denser development will lead to straining of other systems (road network, potable water, schools) if not planned for accordingly; not necessarily cost effective for outlying areas.

C. Zoning: Allows for the management of uses, form, design, effect, or compatibility of future development.
   - Advantages: Protects property owners from harmful or undesirable nearby uses; provides a level of certainty for the development of property in an area; required to implement design standards that would preserve existing community character; used as a tool for the implementation of a community's long term vision.
   - Disadvantages: Perceived by some as an unreasonable intrusion on individual property rights; NECAP broken up into nine different voting precincts, each would need to be zoned through separate referenda; additional layer of government; would not alter basic development dynamic in the NECAP area.

Recommendations

With or without the aforementioned growth management techniques discussed on page 20, broad recommendations specific to the NECAP area are made herein that could supplement existing Anderson County policy. Additional discussion is warranted for any or all of these recommendations.

Land development regulations are somewhat limited in their scope by State law (S.C. Sec 6-29-310 et al), and therefore could not have the same reach or effect as the more broadly reaching growth management techniques discussed on page 20. However, even slight tweaks to existing policy can have a positive effect on a community's health, safety, and well being.

Many of these recommendations echo the 2016 Anderson County Comprehensive Plan, as well as the 2016 Anderson County Green Infrastructure Plan. Both plans are available online at www.andersoncountysc.org/planning.

Existing Anderson County Land Development regulations are available online at www.andersoncountysc.org/development.

As discussed previously, this NECAP document is building upon previous discussions coordinated by the Powdersville Planning Group and others, and is the next step in what is an on-going discussion.

As such, a clear vision should be established that will help to reduce the potential for conflicts as growth and development continue in the NECAP area at a rapid pace. This conversation should not end with this document, as this document is not intended to be the final word in regards to growth and development in the NECAP area. Additional conversations should be led at the local level by local decision makers. This will ensure that the needs of the community are being met by those most closely affected by growth and development pressures.

- Overall
  - Form a Citizens Committee for the NECAP area made of residents, business leaders, and public sector leaders to continue these discussions moving forward
  - Coordinate with neighboring jurisdictions and agencies to provide infrastructure cost share where feasible
  - Consider Special Tax District/Special Purpose District as designated by State law to provide supplemental services
- Development
  - Direct new development into areas where public services are available
  - For residential growth, encourage open space development through clustering and/or conservation subdivisions
  - Encourage individual property owners to consider conservation easements
  - Promote mixed use developments along road networks that have the infrastructure ability to support them
- Transportation Infrastructure
  - Identify best practices for the upkeep and maintenance of existing road network
  - Discourage the practice of arterial roadways functioning as connectors through communication with the development community and SCDOT
  - Encourage interconnectivity of subdivisions and commercial uses within existing road network
  - Improve the safety and function of the road network to facilitate the free flow of traffic by providing safe alternatives for transportation
  - Create a pedestrian and bicycle plan that identifies and prioritizes sidewalks, bike lanes, and multi-use paths that link destinations
  - Identify bike and pedestrian infrastructure improvements in areas able to support them, and plan for connectivity to existing and proposed schools and parks
  - Develop a consistent funding mechanism for potential greenway and trail areas
- Environmental
  - Identify and preserve prime agricultural and forestry lands
  - Revise Anderson County Land Development regulations in regards to open space subdivisions and stream buffering
  - Set aside open spaces that are significant in size and contiguous where possible

Addendum #1
NECAP Community Assessment Survey
290 responses

Tuesday, October 10, 2017

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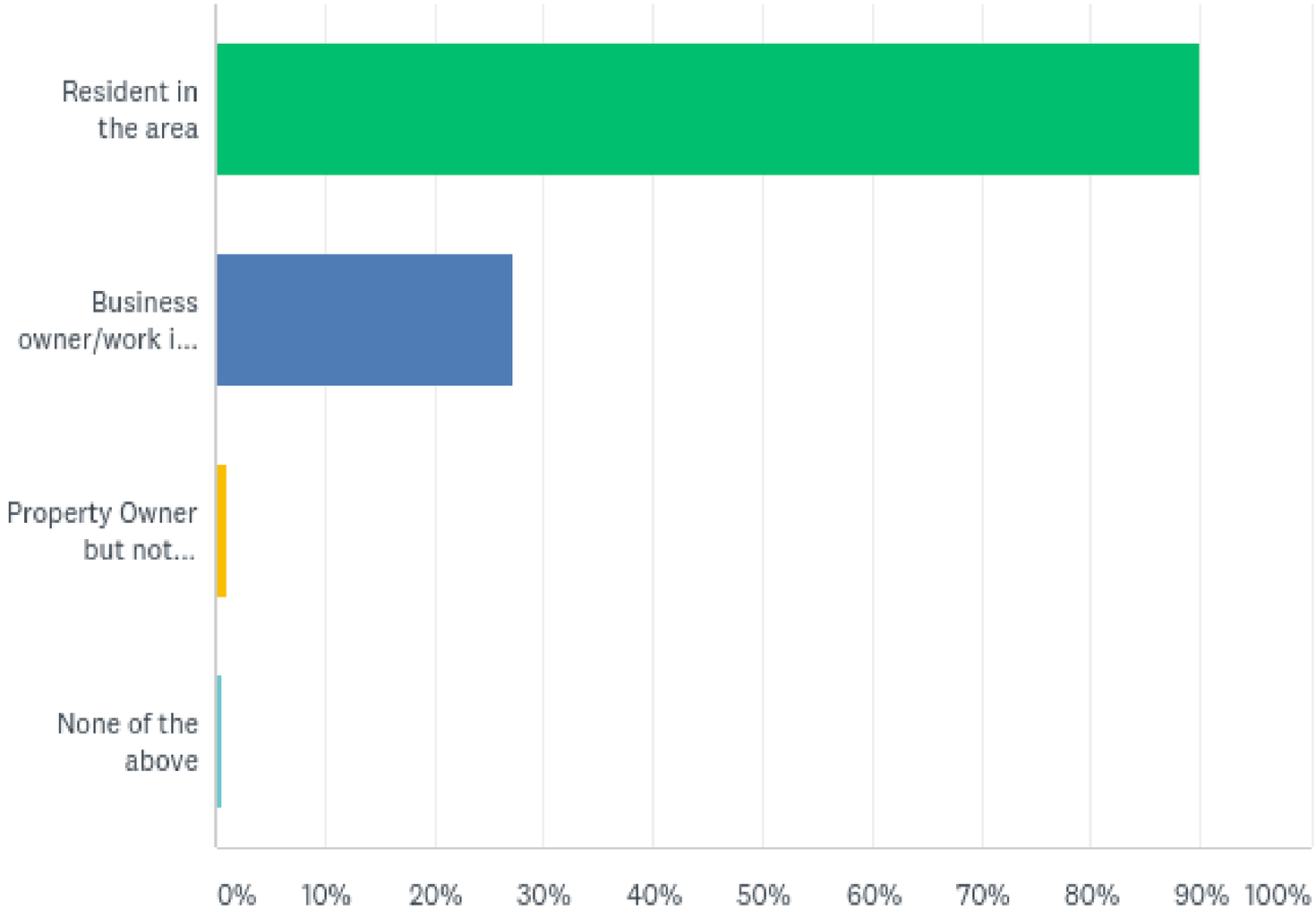
Q1: Are you a resident and/or employed in the Northeast Anderson County Area?

Answered: 291 Skipped: -1



Powered by SurveyMonkey

Q1: Are you a resident and/or employed in the Northeast Anderson County Area?

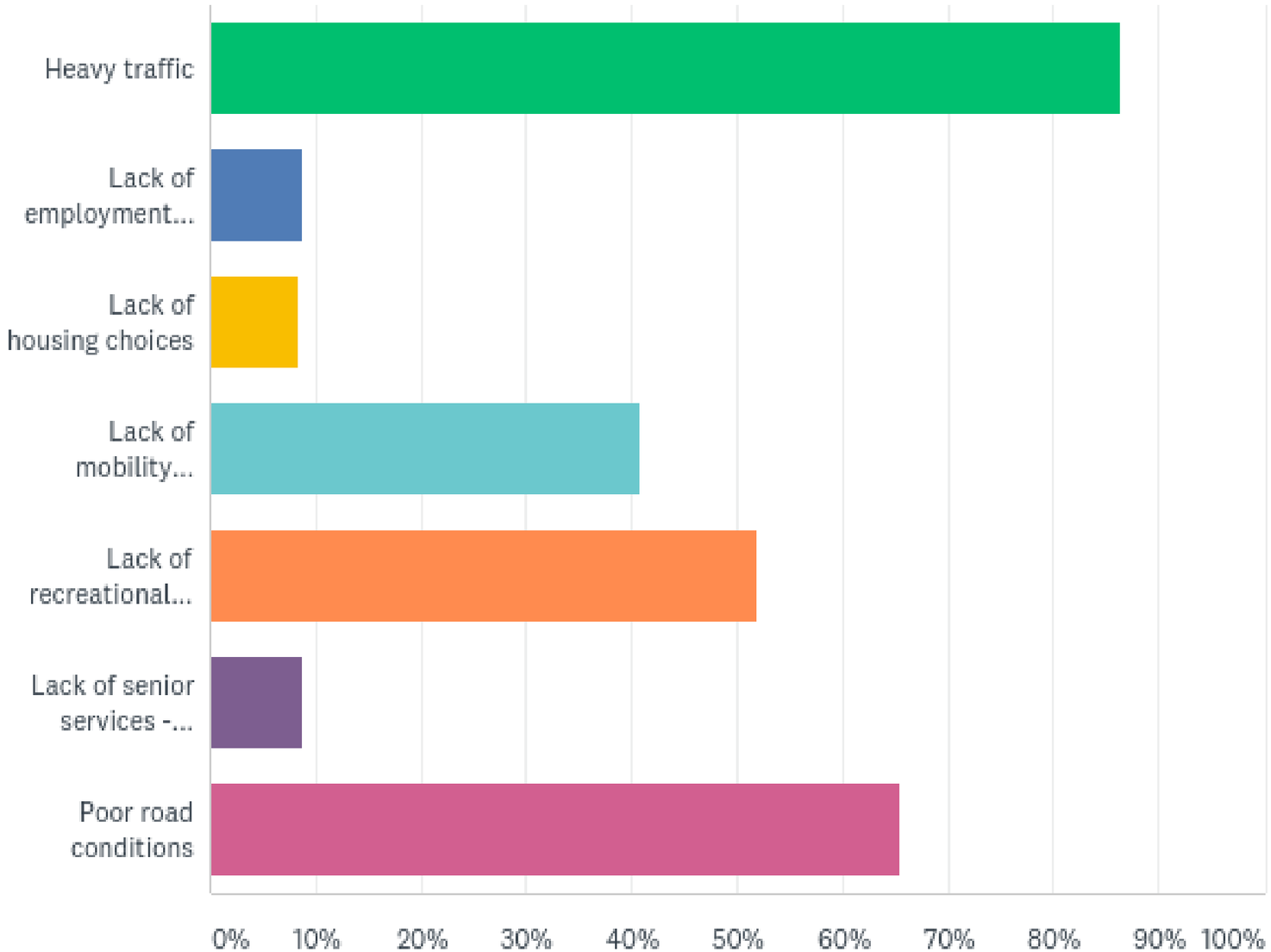
Answered: 291 Skipped: -1

ANSWER CHOICES	RESPONSES	
Resident in the area	90.03%	262
Business owner/work in the area	27.15%	79
Property Owner but not resident of area	1.03%	3
None of the above	0.69%	2
Total Respondents: 291		

Powered by SurveyMonkey

Q2: What are challenges facing residents or business owners in the Northeast Anderson County Area (up to 3)?

Answered: 287 Skipped: 3



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Q2: What are challenges facing residents or business owners in the Northeast Anderson County Area (up to 3)?

Answered: 287 Skipped: 3

ANSWER CHOICES	RESPONSES	
Heavy traffic	86.41%	248
Lack of employment opportunities	8.71%	25
Lack of housing choices	8.36%	24
Lack of mobility choices - sidewalks, bike lanes, transit, etc.	40.77%	117
Lack of recreational facilities	51.92%	149
Lack of senior services - ability to age in place	8.71%	25
Poor road conditions	65.51%	188
Total Respondents: 287		

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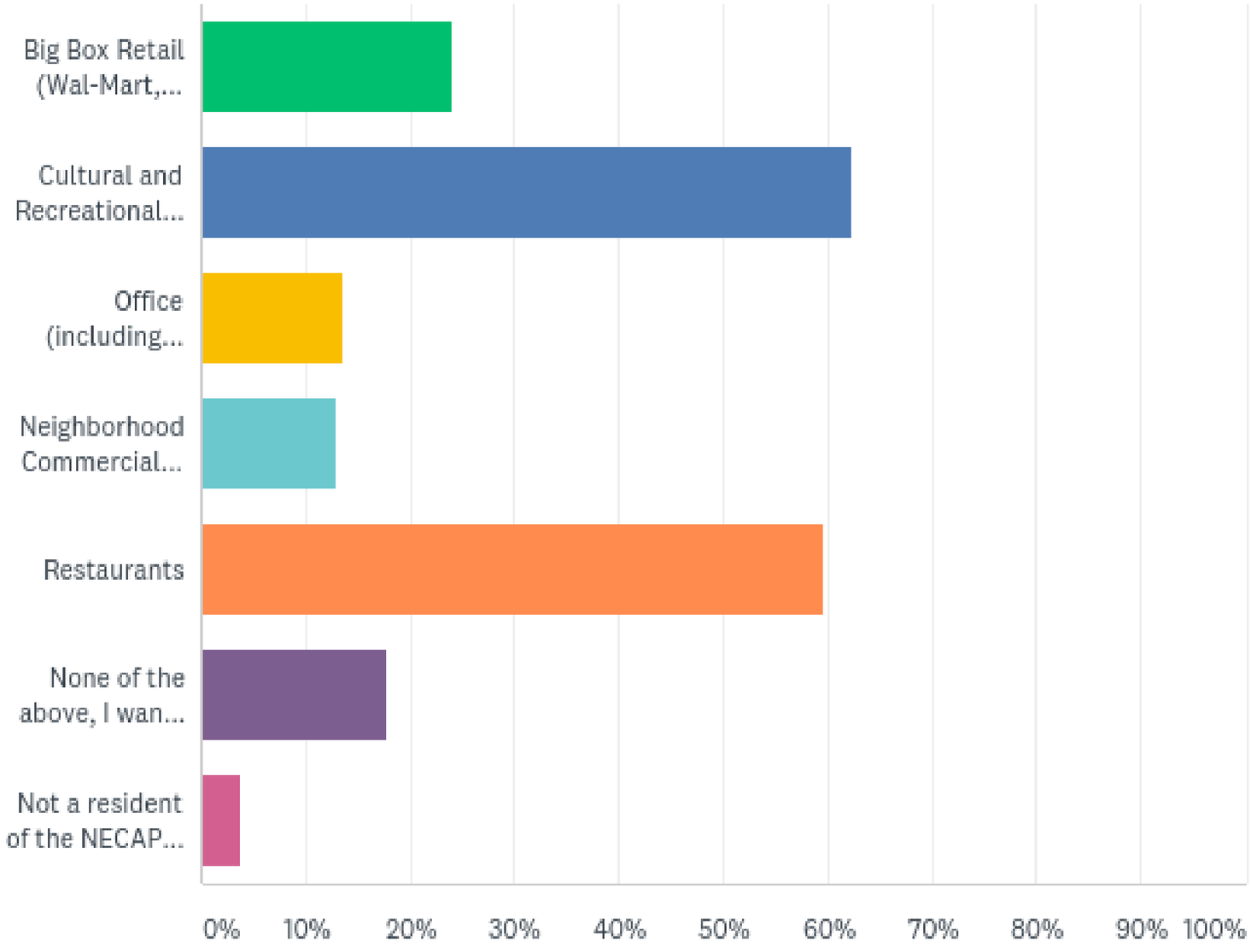
Q3: For Residents, what type of additional non-residential development would you prefer to see in the NECAP area (up to 3)?

Answered: 287 Skipped: 3



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Q3: For Residents, what type of additional non-residential development would you prefer to see in the NECAP area (up to 3)?

Answered: 287 Skipped: 3

ANSWER CHOICES	RESPONSES	
Big Box Retail (Wal-Mart, Publix, etc...)	24.04%	69
Cultural and Recreational (Libraries, Museums, Parks, etc.)	62.37%	179
Office (including medical facilities)	13.59%	39
Neighborhood Commercial (strip development)	12.89%	37
Restaurants	59.58%	171
None of the above, I want residential only in this area	17.77%	51
Not a resident of the NECAP area	3.83%	11
Total Respondents: 287		

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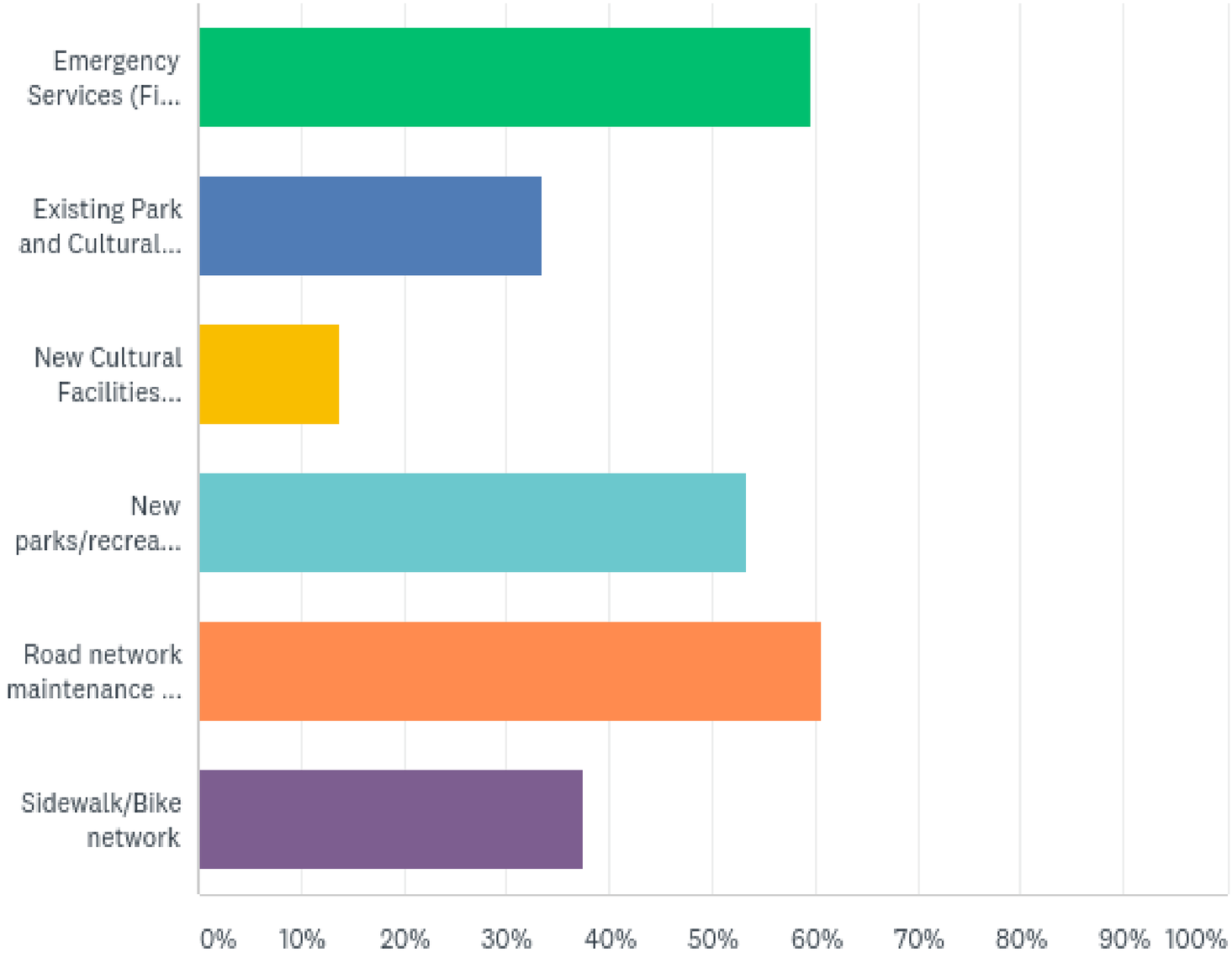
Q4: What services or amenities would you be willing to spend more for (up to 3)?

Answered: 277 Skipped: 13



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Q4: What services or amenities would you be willing to spend more for (up to 3)?

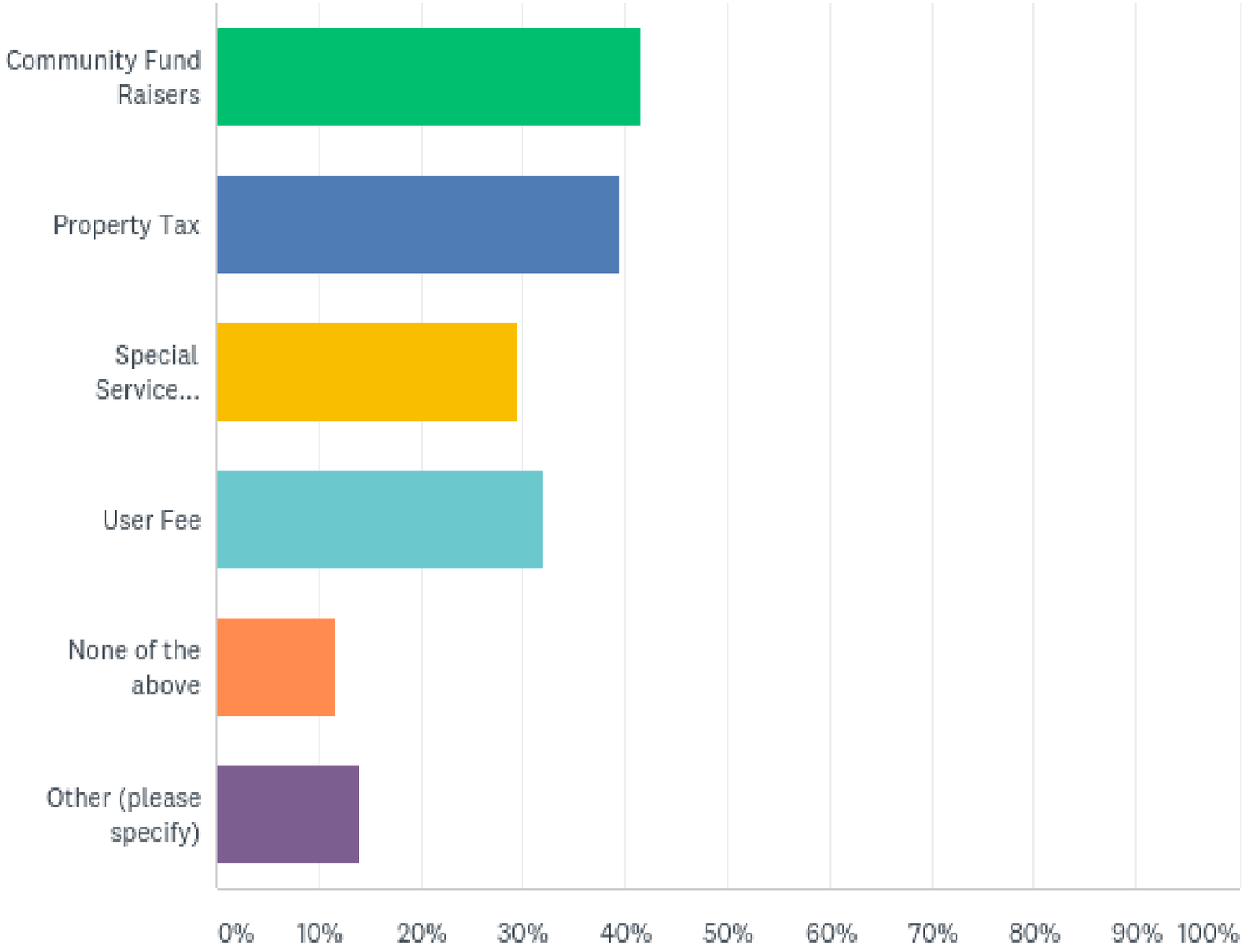
Answered: 277 Skipped: 13

ANSWER CHOICES	RESPONSES	
Emergency Services (Fire, Police, Ambulance)	59.57%	165
Existing Park and Cultural Facilities upgrades	33.57%	93
New Cultural Facilities (Library, Museum, etc.)	13.72%	38
New parks/recreational facilities	53.43%	148
Road network maintenance and upgrade	60.65%	168
Sidewalk/Bike network	37.55%	104
Total Respondents: 277		

Powered by SurveyMonkey

Q5: Which method of funding would you prefer regarding your answers to question 4 (up to 3)?

Answered: 284 Skipped: 6



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Q5: Which method of funding would you prefer regarding your answers to question 4 (up to 3)?

Answered: 284 Skipped: 6

ANSWER CHOICES	RESPONSES	
Community Fund Raisers	41.55%	118
Property Tax	39.44%	112
Special Service District Fee	29.58%	84
User Fee	32.04%	91
None of the above	11.62%	33
Other (please specify)	14.08%	40
Total Respondents: 284		

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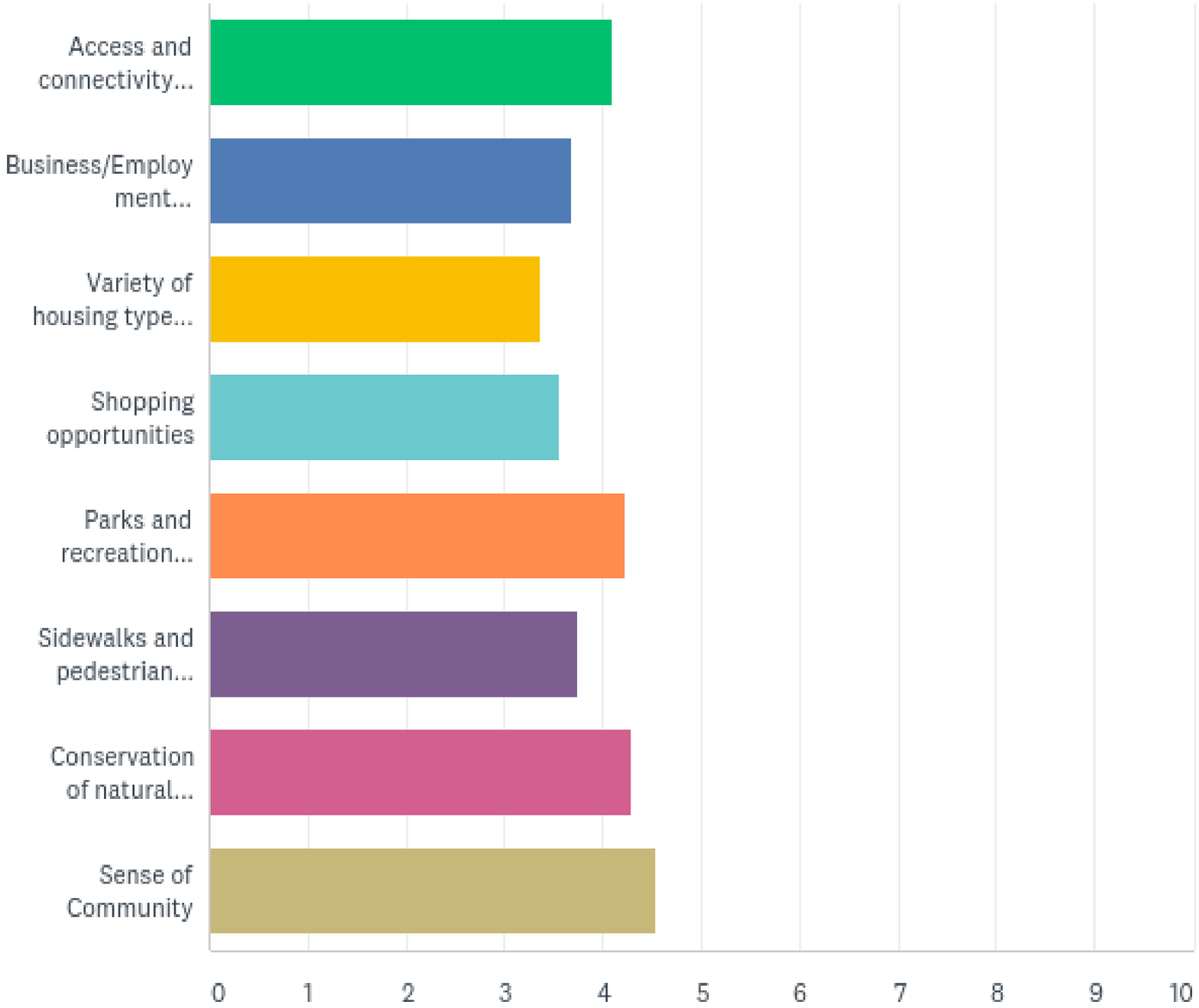
Q6: Please rank the following:

Answered: 289 Skipped: 1



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Q6: Please rank the following:

Answered: 289 Skipped: 1

	NOT IMPORTANT	NOT VERY IMPORTANT	NO OPINION	SOMEWHAT IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Access and connectivity (Transportation)	8.42% 24	5.61% 16	6.67% 19	27.02% 77	52.28% 149	285	4.09
Business/Employment opportunities	6.62% 19	13.24% 38	14.29% 41	36.93% 106	28.92% 83	287	3.68
Variety of housing types and prices	14.89% 42	12.77% 36	14.89% 42	36.52% 103	20.92% 59	282	3.36
Shopping opportunities	11.85% 34	11.85% 34	9.41% 27	42.16% 121	24.74% 71	287	3.56
Parks and recreation opportunities	4.51% 13	3.47% 10	6.94% 20	35.76% 103	49.31% 142	288	4.22
Sidewalks and pedestrian friendly streets	9.34% 27	10.73% 31	10.03% 29	35.29% 102	34.60% 100	289	3.75
Conservation of natural resources/Open space	3.14% 9	3.48% 10	8.71% 25	31.71% 91	52.96% 152	287	4.28
Sense of Community	1.39% 4	1.39% 4	5.90% 17	23.26% 67	68.06% 196	288	4.55

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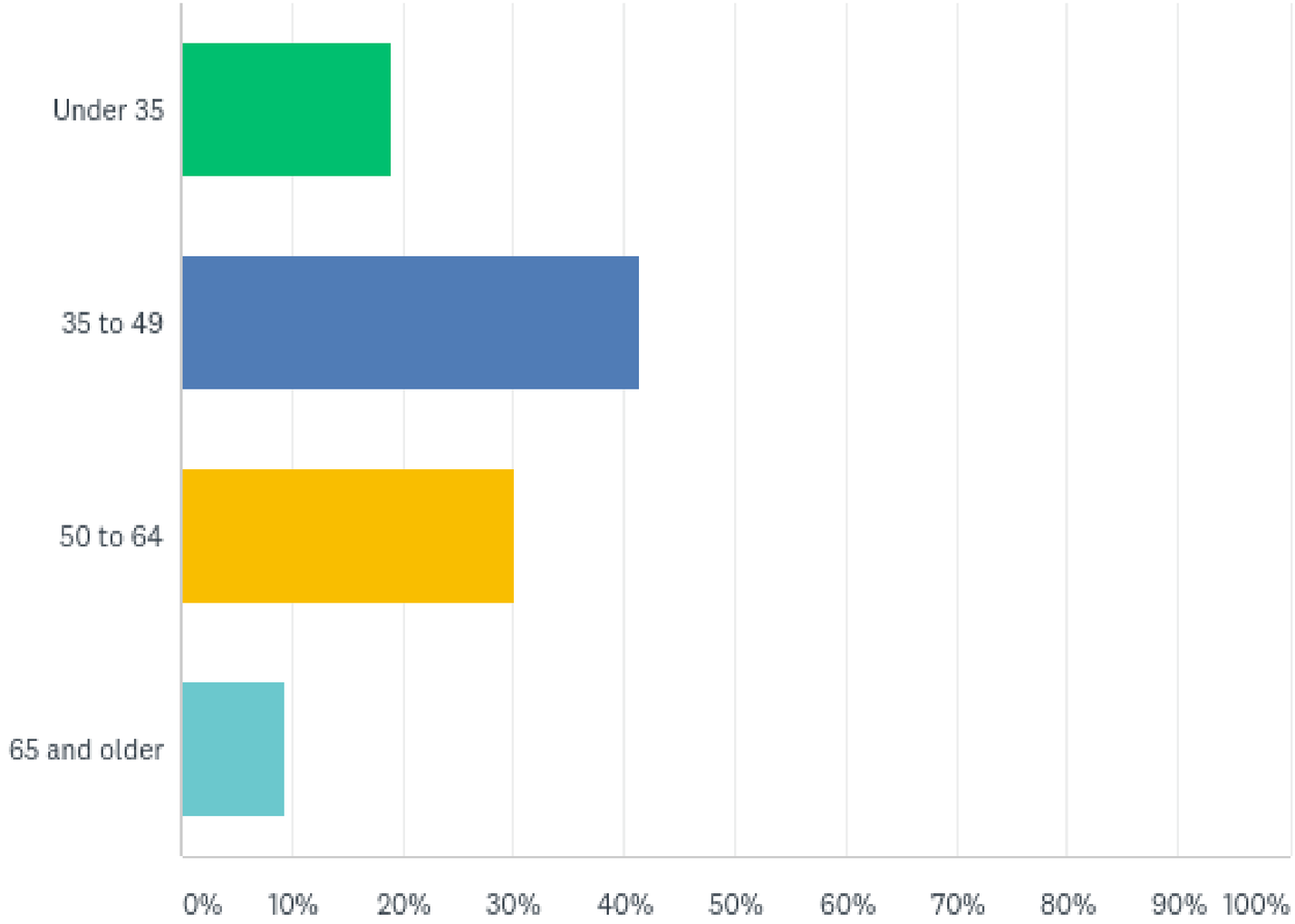
Q7: What is your age?

Answered: 289 Skipped: 1



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Q7: What is your age?

Answered: 289 Skipped: 1

ANSWER CHOICES	RESPONSES	
Under 35	19.03%	55
35 to 49	41.52%	120
50 to 64	30.10%	87
65 and older	9.34%	27
TOTAL		289

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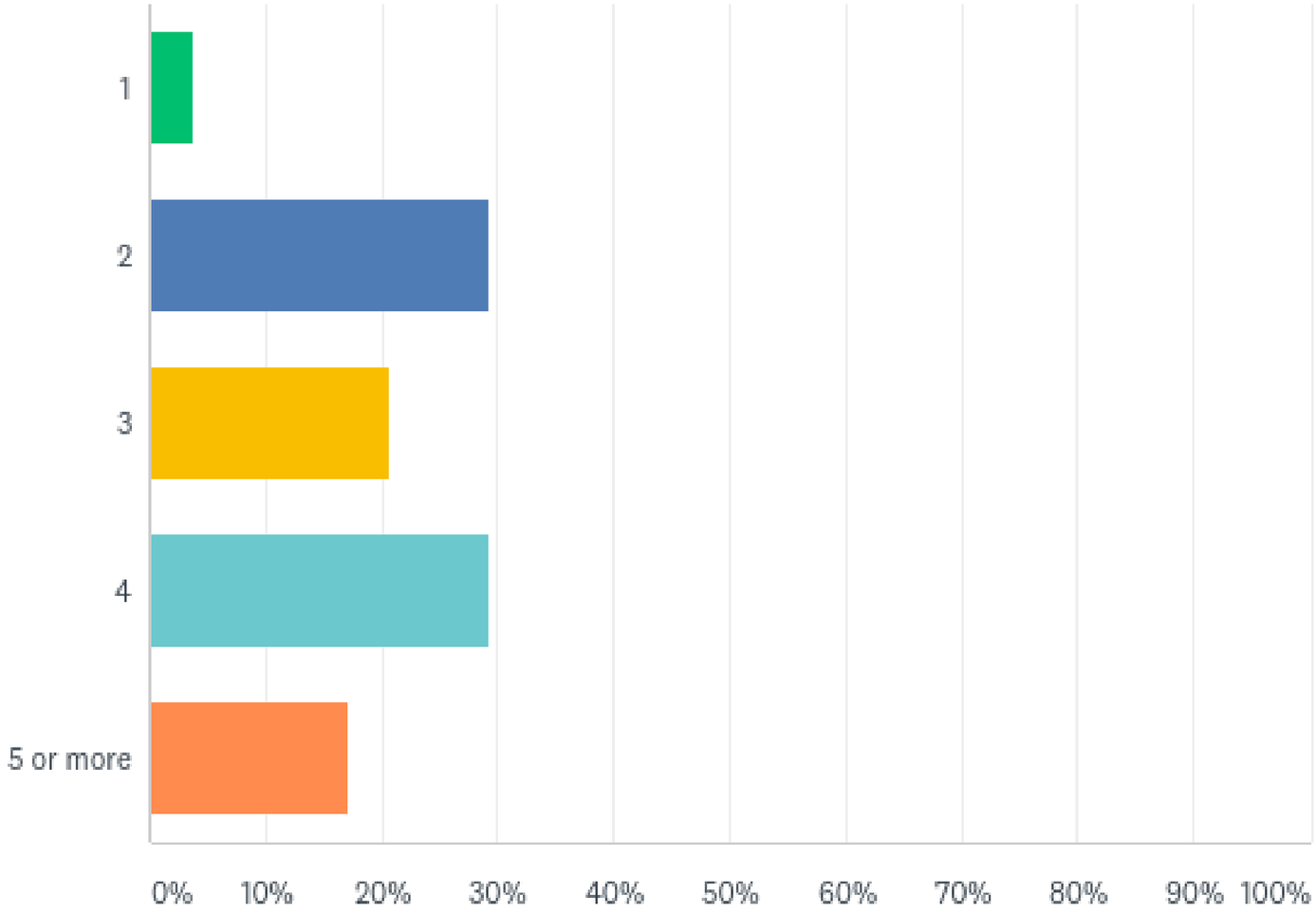
Q8: How many people live in your household?

Answered: 291 Skipped: -1



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Q8: How many people live in your household?

Answered: 291 Skipped: -1

ANSWER CHOICES	RESPONSES	
1	3.78%	11
2	29.21%	85
3	20.62%	60
4	29.21%	85
5 or more	17.18%	50
TOTAL		291

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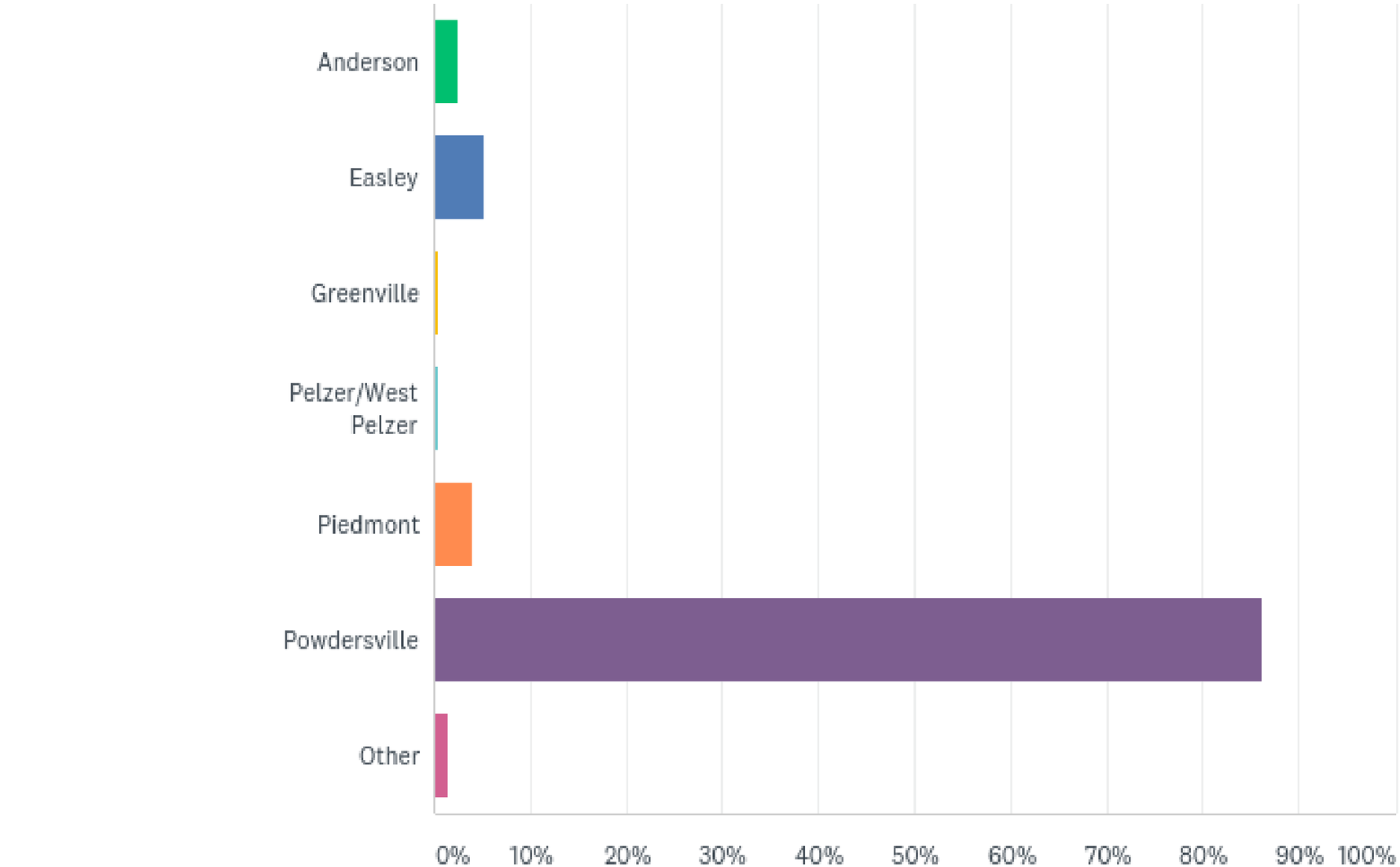
Q9: If you are a resident in the NECAP area, what do you call your community?

Answered: 282 Skipped: 8



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Q9: If you are a resident in the NECAP area, what do you call your community?

Answered: 282 Skipped: 8

ANSWER CHOICES	RESPONSES	
Anderson	2.48%	7
Easley	5.32%	15
Greenville	0.35%	1
Pelzer/West Pelzer	0.35%	1
Piedmont	3.90%	11
Powdersville	86.17%	243
Other	1.42%	4
TOTAL		282

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Q10 Please provide any additional comments.

Answered: 92 Skipped: 193

#	RESPONSES	DATE
1	Zoning is the answer for our community (powedersville) between the Saluda River to Old Williamston highway, hwy 81,74, 486 and brushy creek road	9/1/2017 4:00 PM
2	Biggest concern is speed of 911 response and traffic	9/1/2017 1:08 PM
3	Too much uncontrolled growth on 153. A lot of housing going in that the schools can't accommodate. Localized crime because of lack of constant police presence.	9/1/2017 12:59 PM
4	Keep the RINO's coming!	8/31/2017 11:13 PM
5	I would like to see planned zoning for Powdersville.	8/31/2017 10:14 PM
6	We moved here 21 years ago because of the open country feeling. We didn't move here for sidewalks and walking paths. We are for limited zoning but don't want to see Pville incorporated.	8/31/2017 8:25 PM
7	I do not want my taxes to go up. I love my community exactly the way it is and I am sick and tired of outsiders coming in here and telling me that I need to change things. I live in the country because I love it here. Let's keep it this way. I certainly don't want to pay MORE taxes to make it more congested. If I want to go shopping, I'll drive an extra ten minutes to go to Greenville or Easley. If I wanted to be like them, I would move there. I do not want the taxes or the lifestyle of the city. Give me the simple life!	8/31/2017 3:57 PM
8	I have lived here 59 years and hate to see our country pastures and opened space turned into another Woodruff Road.	8/31/2017 2:03 PM
9	Would like to see design guidelines and growth planning. for example housing developments not approved along 153 or close to 153 but push for that area to be commercial. Design guidelines for commercial down Hwy 81. Expansion of Hwy 81 to 4 lanes.	8/31/2017 10:26 AM
10	We need: (1) Sheriff's Office substation in PVL (2) Special Purpose Fire District embracing PVL (3) sewer infrastructure (4) improved traffic control on major arteries (153 and the eights)	8/31/2017 9:29 AM
11	I will move if my property becomes city limits	8/31/2017 7:57 AM
12	our schools are the backbone of our community. I am an Anderson district 1 grad. We need to protect our classroom sizes at all costs. Please consider our academic success when making decisions.	8/31/2017 1:46 AM
13	Powdersville is growing too fast. Classroom sizes are getting to large. I live and work as a Realtor in the area. I remember when there was little more than cow pastures in Powdersville. I miss that small town feel, but enjoy the convenience of the Wal-mart, etc. Something needs to be done to accommodate the growth. I'm all for property owners rights, but until schools and roads catch up with the growth, there is a problem.	8/30/2017 11:33 PM
14	Any devlopment that is done in this area has to consider current traffic conditions. For example, building a large subdivision on a small back road that already has 3 schools would create a traffic nightmare! We have to plan our community growth around our roads or upgrade our roads to accommodate the growth!	8/30/2017 11:08 PM
15	We do not need any more traffic in this area. No more homes, no more apartments please.	8/30/2017 10:59 PM
16	We need law enforcement! Anderson county is too large for the number of deputies that we have. They are not readily available for the Powdersville area. The number of crimes are on the rise and we are going to have to do something if we want Powdersville to remain the wonderful place it is!	8/30/2017 10:30 PM
17	Thanks for conducting this research. Hopefully some eyes are opened. Builders are running wild with no concerns of how major housing projects are negetavely effecting our community. Growth is wonderful, but it needs to be healthy growth.	8/30/2017 10:17 PM
18	I am a member of a family who has a LONG history in Powdersville. Just want to see Powdersville prosper but make it unique.	8/30/2017 10:17 PM

19	We have allowed our quiet, peaceful community to be overrun with an underclass of criminals, panhandlers, drug dealers and folks that simply don't care about maintaining their property. This has decreased property values and driven people who have lived their entire lives from this community. Not sure what has been gained by the careless overdevelopment of Powdersville. The apartment complexes, Walmart and mobilhome parks have allowed the infestation of a criminal underclass that continues to grow and devalue our little community. The town should have been incorporated prior to opening the floodgates. Road development, emergency responders, police presence and other infer structure development could have deterred many of our current plights. Planners seem to be too preoccupied with the easy money that is to be made rather than a long term sustainable vision of success!	8/30/2017 10:15 PM
20	We are new to Powdersville because of the schools and we are already involved, doing volunteer work. There is plenty of retail but lacking in residential home opportunities. Though I desire to see more home availability (we currently renting until we find a home), and feel there is plenty of land, I am cautious of over development and taking away from agricultural land to do so. Dolly Cooper Park is a great piece of land that should be completed for the community. There is such great opportunity there. I am sure there is grant money available to assist. My family and I feel so confident in our move here and are proud to call Powdersville home. Our only concern is how large it will actually grow.	8/30/2017 9:32 PM
21	Growth has to be controlled. It does not need to be controlled by a paid board it can be done voluntarily and any and all monies needed to increase services and amenities that the voters feel is important will go directly to those services chosen	8/30/2017 9:15 PM
22	We need road maintenance!!! No more small fried food places in powdersville! Help older strip malls get a real facelift	8/30/2017 8:25 PM
23	With all of the developments in the area and state taxes for roads there should be plenty of money to fix the horrible roads and include sidewalks!	8/30/2017 8:18 PM
24	Growth is here, let's be smart and plan accordingly with standards so Powdersville stays desirable and doesn't turn into another Berea(visually).	8/30/2017 8:09 PM
25	I would not necessarily be opposed to the business district being incorporated, however, the residential areas should remain outside any town limits. One of the reasons my family moved to this area is because it is outside town/city limits.	8/30/2017 7:33 PM
26	It will not serve the current residents to pack more people into Powdersville. Most here commute so the traffic will only increase and utilities be burdened. So many houses have been built in the past year our schools are at capacity. Invest in roads, school, utilities before over developing. No zoning makes for miserable growth and those that profit from cheap poorly constructed houses do not reside here. Minimums on lot size and quality homes protect the investments already here. Apartments charge exorbant prices and gouge renters Not fair prices should reflect the quality so the quality should be better if they are allowed to build here. The current trend to remove all nature and flatten the landscape makes unsightly growth, all for the developers to save a buck. Not to mention flooding the market with new cheap housing makes it difficult to sell older yet quality built homes.	8/30/2017 7:27 PM
27	My main concern is not having enough law enforcers to protect our area. Also, I had to call 911 last year to report dangerous driving and I was transferred 2 times. Each time I was told it wasn't their area. The third time they told me they would have an Anderson county sheriff ride by when there was one available. No one ever came by. Do you want to know why there are so many traffic deaths of teenagers on the Powdersville back roads? Because there are not many law enforcement around and the kids know it so they drive fast & dangerous. And I want to be sure that I'll get a fast response if I call 911 if someone is breaking in my house or I am being threatened. I want that sense of security & I don't have it now. And I live close to Hwy 153 & Hwy 81.	8/30/2017 7:03 PM
28	Traffic is crazy and needs immediate attention from the community leaders to determine how to make it safer.	8/30/2017 5:18 PM
29	Commercial growth and public sewer is very important	8/30/2017 3:16 PM
30	We are Powdersville, not Easley or Anderson. We chose to specifically live in this area because it IS NOT Easley or Anderson. It should be managed and developed how Powdersville residents want, not what Easley or Anderson government officials want and not what developers want. We need community planning, not the random growth and development that has happened up to this point.	8/30/2017 1:04 PM

31	Our community is in need of more beautification. Our kids deserve more play space. Our morning commute to school should be addressed. It is being impacted by the community growth and is more of a struggle each year.	8/30/2017 12:41 PM
32	We need turning lanes revamped for traffic flow.The traffic flow on 153 has decent turning lanes but needs improvement. 153 to Roe Rd. needs a left turn signal as well as River Road onto 153.If you insist on adding housing on Circle Road please add a red light at Hwy 81 and Circle Road.	8/30/2017 12:12 PM
33	PVHS is nearing capacity. What are future plans?	8/30/2017 11:28 AM
34	The Powdersville schools, Elementary, Middle and High, are located on the same 2 lane road. With the additional appartments being built on the road, traffic will only get worse in the mornings and after school. There will be traffic accidents and then our public services will be needed and possibly unable to access due to blocked roads. Hood Road desparately needs to be widened. With the poplulation exploding in Powdersville, the schools are bursting at the seams. In the middle school my daughter attends, average class size is 28-30. With the new appartments, there will be another increase in students to teacher ratios. Teachers are going to struggle with the additional students added to their now overloaded classes. Public services (police, fire) cannot keep up with the increased business and residential demand. We need a true police presence and full service fire department. As far as box stores and strip malls coming in and those currently in use, there should be something in the works to prevent these buildings from becoming empty shells, such as with the old Ingles. There should not be tax break given to these businesses. they are moving here to take advantage of a growing community demand and by getting tax breaks, the are truly taking advantage of the community. Typically, Walmart has a 7 or 8 year max on their buildings and then they vacate. If that happens with the one in Powdersville, then we probably have 4 years before that building is empty, and they potentially build another building to get tax breaks. And those old building don't typically get reused for a more positive image business. There is concern over the two motels near KFC, in particular the one behind KFC. What can be done to stop the drug and prostitution rings knowingly using these businesses? Lastly, the influx of repetitive business types is not good for Powdersville. How many auto parts stores, donation stores, drug stores, gas stations do we need in a 2 mile area? And the hotels being built at the intersection of 85 and 153 are gong to cause traffic accidents. We are not prepared for this traffic.	8/30/2017 11:13 AM
35	Taxes are high enough already. Recreational development/improvements should be funded by fundraisers or private donation. Traffic issues need to be addressed before new development is allowed. More access to the schools is also needed. It was not the greatest idea to put 3 schools on a single road.	8/30/2017 10:36 AM
36	I would like to see some regulations for signage in Powdersville. Business signs look junky.	8/30/2017 10:09 AM
37	Allow more green space as in parks, specifically Dolly Cooper. Amazes me how quick Green Pond Landing has been developed and Dolly Cooper is just there, stagnant except for the Saluda River Rally.	8/30/2017 9:27 AM
38	Ragsdale road is a nightmare! Please re-surface it.. New teenage drivers cross the lane to avoid potholes!!! very dangerous..	8/30/2017 8:34 AM
39	Make our area safe for our elders and our children. Finish our park. Spearman park.	8/30/2017 8:30 AM
40	Controlling the growth and having the infrastructure to handle it in place first are my main concerns.	8/30/2017 8:29 AM
41	Everything we need done can be done from the county level. Right now I feel like we have taxation without much representation.....	8/30/2017 8:25 AM
42	We need full time fire and police	8/30/2017 6:00 AM
43	Traffic is a major issue from side roads entering hwy 81 and hwy 153. The turn lanes at McDonalds and Quick Trip on hwy 153 need to be completely closed off before someone gets killed there.The intersection at hwy 81 and McNeely rd needs a concrete median to prevent any traffic from crossing there. There have been too many accidents there making left turns onto hwy 81 or crossing hwy 81 from McNeely Rd. Traffic around the schools looks more like a parking lot in the mornings and afternoons. All three schools on Hood Rd need traffic lights for entry and exit. Hood road needs to be widened to allow for the amount of traffic that is seen there.	8/29/2017 11:46 PM
44	Traffic on I85S & 153 is horrible!	8/29/2017 6:14 PM
45	Powdersville needs a Chipotle :)---more restaurants above anything. Also, not building anymore residential communities...there are way too many as is, which are hard to accommodate in such a small town.	8/29/2017 4:39 PM

46	Concerned about the growth in the schools. The student/teacher ratio has grown and the school is running out of room to teach students.	8/29/2017 4:15 PM
47	Powdersville should be incorporated, have a paid fire district employees, have a zip code and a post office.	8/29/2017 11:55 AM
48	The Hwy 81 corridor is fraught with danger for drivers, pedestrians, and cyclists. Our region has grown in part due to the emmense natural resources and yet we have done little to support the interests and revenue they can generate from both locals and visitors. We need access and protection via road and right of way improvements, cycling lanes, and sidewalks to promote a healthier and safer community	8/29/2017 11:14 AM
49	I work here, so probably do most of my food expense & shopping here in Powdersville. Love the small community atmosphere, but would like to see better shopping opportunities, maybe closer to the interstate exits like 153 & River Rd areas. Too many housing developments are creating terrible traffic congestion...especially at roads such a Circle Rd that has no stop light. Better traffic control is a must!	8/29/2017 11:07 AM
50	Why don't we have a combination FD with a full time FF during the day time hours supported with volunteers ? Why doesn't the County pay for the Pelzer EMS Station 3 ? I understand that Pelzer EMS has to pay for these salaries ..... ??	8/29/2017 11:00 AM
51	Apartment type housing (multifamily) should be limited.	8/29/2017 10:43 AM
52	Something has to be done about the congestion on Hood Road in the mornings and after school. School start times/dismissal times need to be staggered.	8/29/2017 10:34 AM
53	I think our area already has a huge variety both in styles and prices of living accommodations. The uncontrolled growth is causing great strain on our transportation infrastructure, and developers are reaping profits but not paying for the repairs and maintenance.	8/29/2017 10:25 AM
54	45 year resident and want to preserve Powdersville of just the concrete/Powdersville voting precincts	8/29/2017 10:10 AM
55	No more traffic on Hood Road, PLEASE.	8/29/2017 9:53 AM
56	Concerning my answer on #6- I think that we already have a variety of housing options from apartment complexes to million dollar single family residences. Our infrastructure, including our schools which are reaching capacity now, cannot sustain large apartment buildings with multiple family dwellings. The road system which services three schools in Powdersville is currently dangerous due to too much traffic during commute time for students and teachers. People are attracted to Powdersville and willing to pay higher home prices mainly because of the excelent job that our school do to provide a quality edcuation. Apartment complexes are already charging higher prices than comporable housing in Easley and surrounding towns . Overcrowding classrooms will result in diminished education outcomes. Too many permits for even single family dwellings will drive the resale ability of older homes in our area down possibly causing established neighborhoods to deteriorate. I also think that priority should be given to local construction companies wishing to put in quality housing over companies that build prefab houses with little regard to the long-term stability, quality construction, respect of natural resources, and safety of the houses. I think it is time to consider having city planners and the community involved in the growth of our area. Having a vision for a small town of Powdersville somewhat like Peachtree City outside of Atlanta which serves the needs of the residents is the next step in sustaining Powdersville as a place that people come to raise families and enjoy a good life.	8/28/2017 8:14 PM
57	I live in the Powdersville area and teach at one of the Powdersville schools. I think that new housing in the area should include single family houses rather than apartments, which in general are more transient in the community. I do NOT want to see more apartments built off of Hood Road as that road is already incredibly hard to drive on to get to school in the mornings and afternoons.	8/27/2017 3:18 PM
58	I am not opposed to big box companies, but we have the same ones within a small radius. We do not need a Walmart here and 10 minutes away in Easley. It would be of more value to have had a Target. We don't need three drug stores on one corner. I am also not opposed to strip malls, but would prefer them to be more local vendors and restaurants. I feel that 153 is nothing but a fast food stop off 85, this region does nothing to build community it is all just cheap convenience. As far as residential concerns, I believe many people want to live here because they want convenience to Greenville, but still want land and space. If we add apartments and houses one on top of each other we will lose some of our fresh country feel. I understand the area is growing and things must be built, so separate single family homes are preferred.	8/25/2017 4:03 PM

59	I look forward to growth, but too much residential and commercial can be detrimental to a community. I would like to see less residential and more recreational or cultural aspects added/improved in this community	8/25/2017 3:30 PM
60	I hope the residential zoning does not include mostly apartments. Low cost or low rent apartments are transitional homes and are often a detriment to building community and quality neighborhoods. Apartment zoning should be at least equal to housing zoning (if not less). The degree to which homes (and not apartments) are added is important to the general appeal of the community for quality of life and businesses. Please consider this when planning zoning.	8/25/2017 12:41 PM
61	Growth is coming. Uncontrolled growth will be disastrous. County Council needs to do what is necessary to manage growth, including, if necessary, incorporating Powdersville.	8/25/2017 10:30 AM
62	sidewalking, landscaping/streetscaping, zoning in neighborhood commercial areas, safety in roads, curbs, smoke-free, signage, design guidelines	8/8/2017 9:11 AM
63	The Powdersville area needs County provided trash service, Parks, Playgrounds, and traffic control. Powdersville residents pay a fair portion of Anderson County tax but yet we see little done in the area with our tax money.	4/27/2017 8:21 AM
64	I would like to see Dolly Cooper Park completed as a community friendly place to enjoy the Great Outdoors, relax, walk/run track with paved asphalt, hike safely in nature around the Saluda River, or canoeing/kayaking, have covered shelters for family gatherings, lighted outdoor amphitheater with local concerts and festivals... Just a great outdoor space for ALL residents of NE Anderson County. Even the Steel bridge could be revitalized as a walking destination over the river.	4/24/2017 10:35 PM
65	Change question Four (4) to read other than spending money!	4/14/2017 8:47 AM
66	We pay a lot of tax money for services we aren't getting like police coverage.	2/13/2017 9:57 PM
67	NO MORE TAX INCREASES!!!	2/13/2017 9:38 AM
68	No additional taxes, If groups want something such as recreation areas, they should fund themselves with fundraisers, etc.	2/12/2017 11:30 PM
69	muti use path would be great	2/12/2017 10:43 PM
70	The area is growing too fast now. We don't need to spend more money to grow faster. We need to choose very carefully how we spend taxpayer money. Recreation needs should be addressed through fundraisers and private donation. Let those who want these thing so bad pay for them. Wren Youth Association has been very successful in using this method of funding. Learn from them. Don't raise taxes. Let me repeat. Do not raise taxes.	2/12/2017 10:11 PM
71	The housing boom has gotten out of control. The amount of people moving to the area is just too much. The school system and rural roads can not accommodate this influx and I am in fear that the reason we moved to a small community no longer exists.	2/12/2017 8:06 PM
72	I am in favor of a multi use path. We need zoning and planning for Powdersville based on the amount of growth projected.	2/12/2017 7:22 PM
73	I would like to see Dolly Cooper Park in Powdersville gain momentum again and live up to what I know could be an amazing area in our community!	2/11/2017 2:09 AM
74	Stop being so greedy Anderson County	2/10/2017 8:47 AM
75	Left turning lanes with designated traffic lights.	2/10/2017 6:31 AM
76	There are over eighty percent of us grandparents raising our grandchildren. Everything is high enough unless this State considers a way to pay us for this they sure will pay foster parents. On this note that ' s why a tax increase of any kind I would strongly oppose	2/9/2017 7:55 PM
77	Can we get a traffic light at the corner of Highway 81 and Circle Road? During the week the school and work traffic gets so busy on Hwy 81 that the cars on Circle Rd waiting to turn out onto 81 backs way way up and people take crazy chances pulling out into traffic on 81.	2/8/2017 6:11 PM
78	Please get Publix to locate a grocery store in Powdersville	2/8/2017 7:52 AM
79	I don't - there is no community.	2/8/2017 5:38 AM
80	Let's continue to make this community great!	2/8/2017 5:35 AM

81	we are missing opportunities as a county to offer & possibly profit more from parks & recreation in Powdersville! Wren has Hurricane Park - powdersville nothing there is an incredible explosion of residents and development , award winning schools, and now commercial development , Exit 40 can be Exit 19 with careful planning and structure . If it is ignored the county loses the potential of millions in tax dollars. Vision Powdersville as a future Simpsonville. Anderson county has had a GEM in northern anderson county for years and not even realized or embraced the vision . Planning & structure , green space, parks , landscaped areas,others will invest, if the county invests & believes in its future !!! Give us a means to get at least one Park w/ football, soccer, baseball fields for the kids, tennis courts , amphitheater for concerts! give us the opportunity to enjoy God's blessings , river, rolling pastures..... something..... green!!! Thank you for this survey!!	2/7/2017 8:32 PM
82	We really need to beef up our police force in Powdersville. We pay high taxes. Why, when Powdersville has such a concentration of higher priced homes that bring in tax money to Anderson County, don't we have a larger police force?	2/7/2017 4:35 PM
83	We could use some zoning laws.	2/7/2017 1:42 PM
84	Powdersville is so ugly... needs a facelift. Also needs a target and better grocery stores. Along with a little downtown with restaurants and shops. Can we get rid of Walmart? City needs to get going or residents, including us, are going to move back into town. The schools are also overcrowded. 30 kids in a class is unacceptable. We moved here for good schools and are disappointed.	2/7/2017 11:49 AM
85	Powdersville should have their own ZIP CODE. We currently either have a Greenville or Easley zip code. Also, we are closer to Greenville County distance wise but need to travel 20+ miles for anything Anderson County related. It becomes frustrating. It would be great to have a satellite Anderson County office in the Powdersville area.	2/7/2017 10:41 AM
86	Especially needed is attention to the section of road between BiLo shopping center and Walmart/CVS. The entrances on to 81 there are not clearly marked for direction on the BiLo side and it's extremely dangerous there - cars pulling out in front of traffic, not knowing which lane is for straignt, left turn traffic. A traffic light is probably not the answer because of proximity to the light at 81 and 153 but it needs to be addresses.	2/7/2017 10:37 AM
87	Would love to see higher end shopping and restaurants - Publix or Harris Teeter (top choice is Harris Teeter), Target, more restaurants, no more fast food, book store, shops, closer Home Depot or Lowes	2/7/2017 10:16 AM
88	sewer service is maybe the biggest issue in this market.	2/7/2017 8:23 AM
89	NO MORE TAXES OR FEES. If we need parks, have fund raisers for and by the ones that want more of them, or improvements on the one we already have. There is more to life than just a ball field. I feel like Anderson County treats Powdersville area like a cash cow, take our money, give us a few crumbs to keep us happy. Powdersville is the fastest growing part of Anderson County, and what do we get for it? A tax notice!!! If we can't pay it, we are forced to move or get a public sale notice of our own property. Our tax structure for Anderson County, and our State, needs to be looked real hard and restructured. None of the concerns or choices listed above included anything about farming or raising any kind of produce or animals. Why? We need to encourage local produce and farming. All our acreage is being turned into places to plant houses or other buildings. What can we do without for a day? Food is not in that list.	2/6/2017 11:37 PM
90	need traffic signal at 81 and circle road for morning commute, need more police presence for speeders.	2/6/2017 6:59 PM
91	Make Powdersville the REAL address. Not Easley not Piedmont nor Greenville. Our own zip code.	2/6/2017 6:01 PM
92	This effort needs to get in "high gear" to catch up with the growth in our area!	2/6/2017 5:49 PM

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	November 9, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	November 14, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, **November 14, 2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

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Lonnie Murray, District #2
Jerry Vickery, District #4

November 14, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from October 10, 2017 meeting)
4. Old Business
5. New Business
    A. Preliminary Subdivision - Shackleburg Farms
    B. Preliminary Subdivision - Barrington Creek
    C. Preliminary Subdivision - Cheshire
    D. Preliminary Subdivision - Kingslake
    E. Preliminary Subdivision - Hunters Crossing
    F. Preliminary Subdivision - Carriage Hill
    G. Public Hearing: Variance - Attenborough
    H. Public Hearing: Amendment to Section 38-118f regarding traffic studies
6. Other Business
7. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, October 10, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Lonnie Murray and David Cothran

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

Call to Order: Vice-Chair Jones called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. The agenda was unanimously approved.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the September 12th meeting. Hearing none, the minutes were approved 5-0, with a motion made by Mr. Dutton and second by Mr. Vickery.

Old Business: None

New Business:

Preliminary Subdivision: Shackleburg Farms

Ms. Alesia Hunter presented the request for the proposed Shackleburg Farms subdivision. The proposal is located at 645 Shackleburg Road in District #4 and would consist of 119 lots on +/- 40.07 acres. Four variances were requested, relating to lot dimensions and intensity standards. Staff's recommendation of the preliminary subdivision was denial, based on the lack of hardship for the variances among others. Vice-Chair Jones opened the public hearing. Paul Harrison with Blue Water Civil Design approached. He detailed the reasons why each variance was needed and concluded that the applicant had invested a lot of money and time into this site to provide housing for growth and TTI expansion. Mr. Dutton questioned the number of lots under 8,000 square feet. Mr. Harrison responded that the smallest lot would be 7,100 sq ft and a couple were 7,500 sq ft. He stated that otherwise, the lots were 8,000 sq ft or larger. Mr. Joel Walters with Mark III Properties also addressed the Commissioners. He explained that the variances were often requested and that the development was market driven. He added that the one entrance (instead of two) was for vehicular safety due to the curve in the road. Hearing no further comments, Vice-Chair Jones closed the public hearing. After discussion among the Commissioners, Mr. Vickery moved to deny the request of the four variances and preliminary subdivision; Mrs. Chapman seconded. The motion to deny was unanimous.

Public Hearing: Large-Scaled Project – The Oaks Event – WITHDRAWN BY APPLICANT

Public Hearing: Variance – Vance Wells

Ms. Hunter presented the request for the proposed Vance Wells variance. The property is located on Oakview Drive in District #3 and would allow the subdivision of a +/- 5.15 acre parcel into three individual lots (2.99, 1.11, and 1.05 acres) utilizing a private road and cul-de-sac. Staff recommended approval of request. Vice-Chair Jones opened the public hearing. Hearing no comments, she then closed the hearing and called for a motion. Mr. Vickery moved to accept staff's recommendation and approve; Mr. Dutton seconded. The motion to approve was unanimous.

DRAFT

Public Hearing: NECAP (North East County Area Plan)

Mr. Michael Forman presented the NECAP plan, a special area study plan with a proposed resolution from the Commission to County Council. Vice-Chair Jones opened the public hearing and invited comments. Mr. Richard Whitter spoke specifically about the Vantage and Chimney Hill proposals. Main concerns included school traffic and traffic along Three Bridges and Hood Roads. He concluded that stating both projects should be stopped. Ms. Mary Ashley next spoke, and also referred to school traffic. She noted that she had friends whose grandchildren spent 20-30 minutes traveling to school. She also noted that she called Safe Routes, but was informed the program was out of funds. A third gentleman (Brent ?) asked the purpose of NECAP. Mr. Forman informed him that presently before the Commission is a resolution recommending County Council adopt this plan as additional information within the Comprehensive Plan. The gentleman asked for clarification that this is a study and that during the process, the public may make comments and tweak the document. Mr. Forman confirmed that the plan in malleable. Hearing no further comments, Vice-Chair closed the public hearing. Mr. Dutton moved to approve the proposed resolution and recommend adoption by County Council; Mr. Vickery seconded. The motion to approve was unanimous.

Other Business:

Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision (Second Submittal)

Preliminary Subdivision Name: Shackleburg Farms Subdivision (Request approval for phasing project into (Phase I & Phase II)

Intended Development: Residential Single Family

Applicant: John Beeson/Mark III Properties

Surveyor/Engineer: Blue Water Civil Design

Location: 645 Shackleburg Road

County Council District: 4

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

Zoning: The property is un-zoned

Tax Map Number: 143-00-03-007

Extension of Existing Dev: No

Existing Access Road: Shackleburg Road

Number of Acres: 40.07

Number of Lots: 113(Revised from 119 to 113)

Water Supplier: Powdersville Water

Sewer Supplier: Anderson County Wastewater

Variance: None Requested.

The new plan meets the minimum setbacks, of 20' 8' 10', the minimum lot width of 60', and minimum lot area of 8,000 square feet.

Traffic Impact Analysis:
This new subdivision is expected to generate 1190 new trips per day. Shackleburg Farms is classified as a minor collector road with no maximum average vehicle trips per day requirement. A second entrance has been added for ingress and egress for the subdivision.

- A traffic study is required and has been submitted with the following comments;
-1.Cypress Hollow Drive would be classified as a major local road that requires 22' of pavement.
-2.The ADT on Cypress Hollow Drive (internal road within subdivision) is estimated to be 1,190 which is less that the maximum of 1,600 allowed for a major local road.
-3. The traffic study did not recommend any improvements or turning lanes at the proposed access on Shackleburg Road.
4. The proposed road layout is acceptable to Roads & Bridges with providing the two entrances within the subdivision. (NEW PLAN UPDATED)
5. The proposed access on Shackleburg Road is acceptable to Roads and Bridges with two entrances. (NEW PLAN UPDATED)
6. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges for internal roads. Any road improvements, if applicable, will be the responsibility of the developer.
7. An encroachment permit shall be required by Anderson County Roads and Bridges.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision as submitted with the changes to reflect compliance with the subdivision requirements. The following approvals and the following conditions apply;

*Subdivision and road names must be approved by the Addressing Department.
*If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots. Powdersville Water (approval)
*All lots must access internal roads only.
*Developer must obtain the following permits prior to proceeding with development to include;
*Anderson County Roads and Bridges for construction design and encroachment permitting.
*Anderson County Storm water Department and SCDHEC for review and approval of sediment and erosion control plans.
*Anderson County Wastewater Department for sewer and SCDHEC for permit to operate and construction.
*Setbacks must be shown on the Final Plat.

Subdivision Plat Application

10/12/2017
Date of Application Completion

Shackleburg Farms
Name of Project

Applicant's Information

Name: John Beeson w/ Mark III Properties, Inc.

Mailing Address: 170-C Camelot Drive, Spartanburg, SC 29301

Telephone and Fax: 864-809-6675, 864-595-1736 E-Mail: john@markiiiproperties.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 645 Shackleburg Road

Parcel Number/TMS: 1430003007

County Council District: CCD 4 School District: School District 01

Total Acreage: 40.07 Number of Lots: 113

Intended Development: Residential Current Zoning: Unzoned

Surrounding Land Uses: North: Residential South: Residential East: Industrial West: Residential

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Wasetwater

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

If so, please describe: Second entrance added, min. lot size increased

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

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

John Beeson
Applicant's Signature

10-12-17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✷ 401 East River Street ✷ Post Office Box 8002
Anderson, South Carolina 29624 ✷ Phone: (864) 260-4352 ✷ Fax: (864) 260-4795

Revision
April 2012

SITE DATA

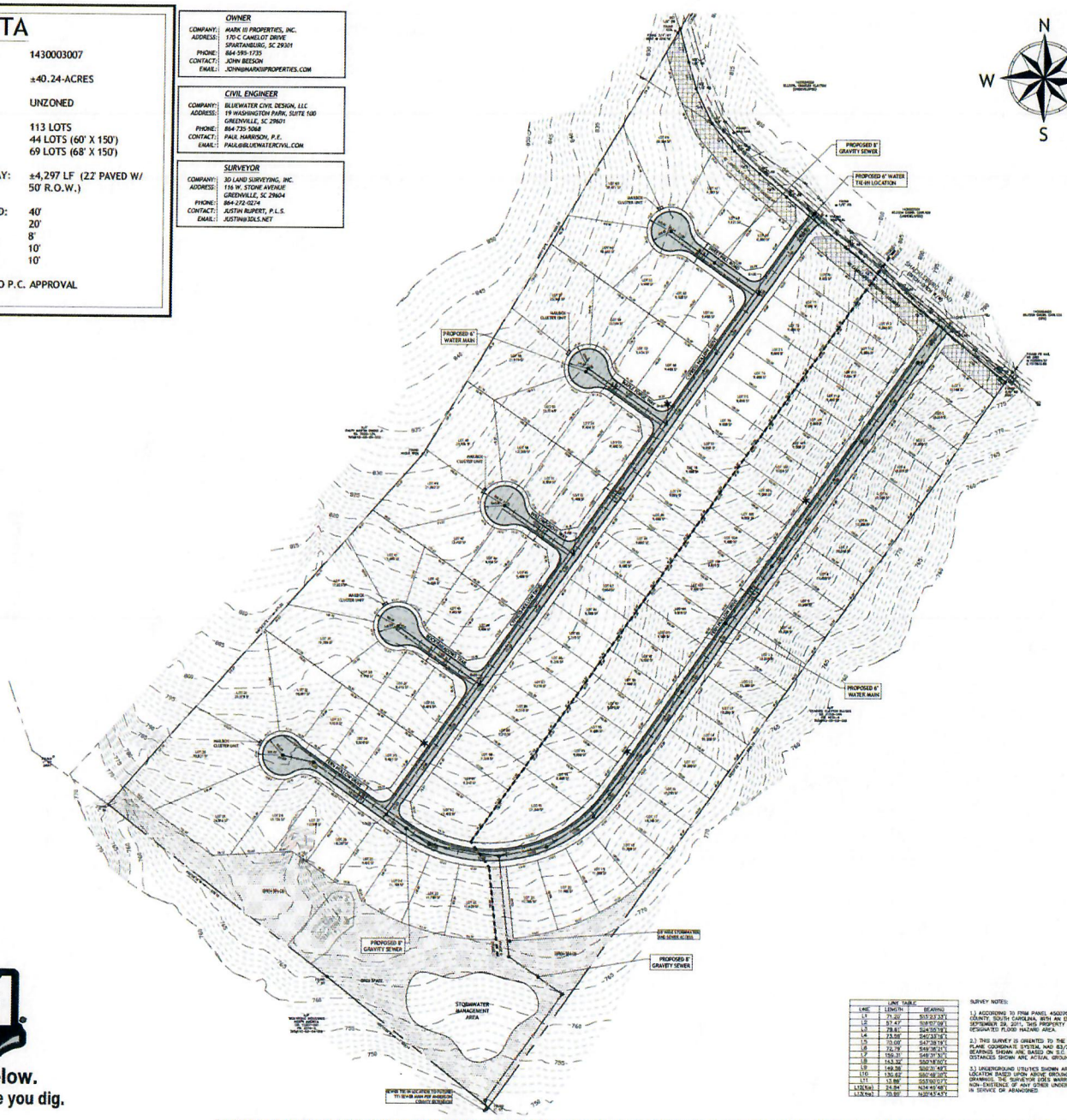
TAX MAP NO.:	1430003007
TOTAL AREA:	±40.24-ACRES
ZONING:	UNZONED
TOTAL LOTS:	113 LOTS 44 LOTS (60' X 150') 69 LOTS (68' X 150')
PROPOSED ROADWAY:	±4,297 LF (22' PAVED W/ 50' R.O.W.)
SETBACKS	
SHACKELBURG ROAD:	40'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

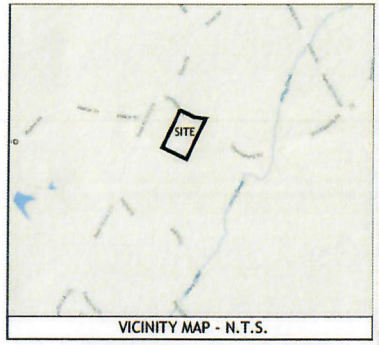
LAYOUT SUBJECT TO P.C. APPROVAL

OWNER
COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170-C CAMELOT DRIVE
SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BESSON
EMAIL: JOHN@MARKIIIPROPERTIES.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 19 WASHINGTON PARK, SUITE 100
GREENVILLE, SC 29601
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 3D LAND SURVEYING, INC.
ADDRESS: 116 W. STONE AVENUE
GREENVILLE, SC 29604
PHONE: 864-272-0214
CONTACT: JUSTIN RUPERT, P.L.S.
EMAIL: JUSTIN@3DLS.NET





VICINITY MAP - N.T.S.

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

SITE PLAN LEGEND

- TYPICAL LIGHT DUTY ASPHALT PAVEMENT
- OPEN SPACE
- LANDSCAPE EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

GENERAL NOTES:

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.49'	S13°23'33"E
L2	57.47'	S18°57'09"E
L3	78.81'	S24°55'18"E
L4	73.08'	S40°33'16"E
L5	13.09'	S47°39'19"E
L6	72.79'	S49°38'21"E
L7	150.31'	S48°31'30"E
L8	143.30'	S50°18'30"E
L9	148.56'	S50°31'48"E
L10	136.62'	S50°48'39"E
L11	13.99'	S53°00'07"E
L12(typ)	24.84'	N34°49'48"E
L13(typ)	70.99'	N20°43'45"E

SURVEY NOTES:

1.) ACCORDING TO FIRM PANEL 45007C0140E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 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 LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

811 Know what's below. Call before you dig.

South Carolina 811 Call 811 Before You Dig

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Project Number: 2017-096
DWG Name: 2017-096 Shackleburg Farms PP.dwg
Drawing Scale: as noted
Date of Project: 10/2017
Engineer of Record: Paul J. Harrison, P.E.

blueWATER civil design
bluewater civil design, llc
19 Washington Park - Suite 100 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC COA212 - GA PEF005865
NC P0868 - AL CA-0408E

SHACKLEBURG FARMS
SHACKLEBURG ROAD
ANDERSON COUNTY, SC

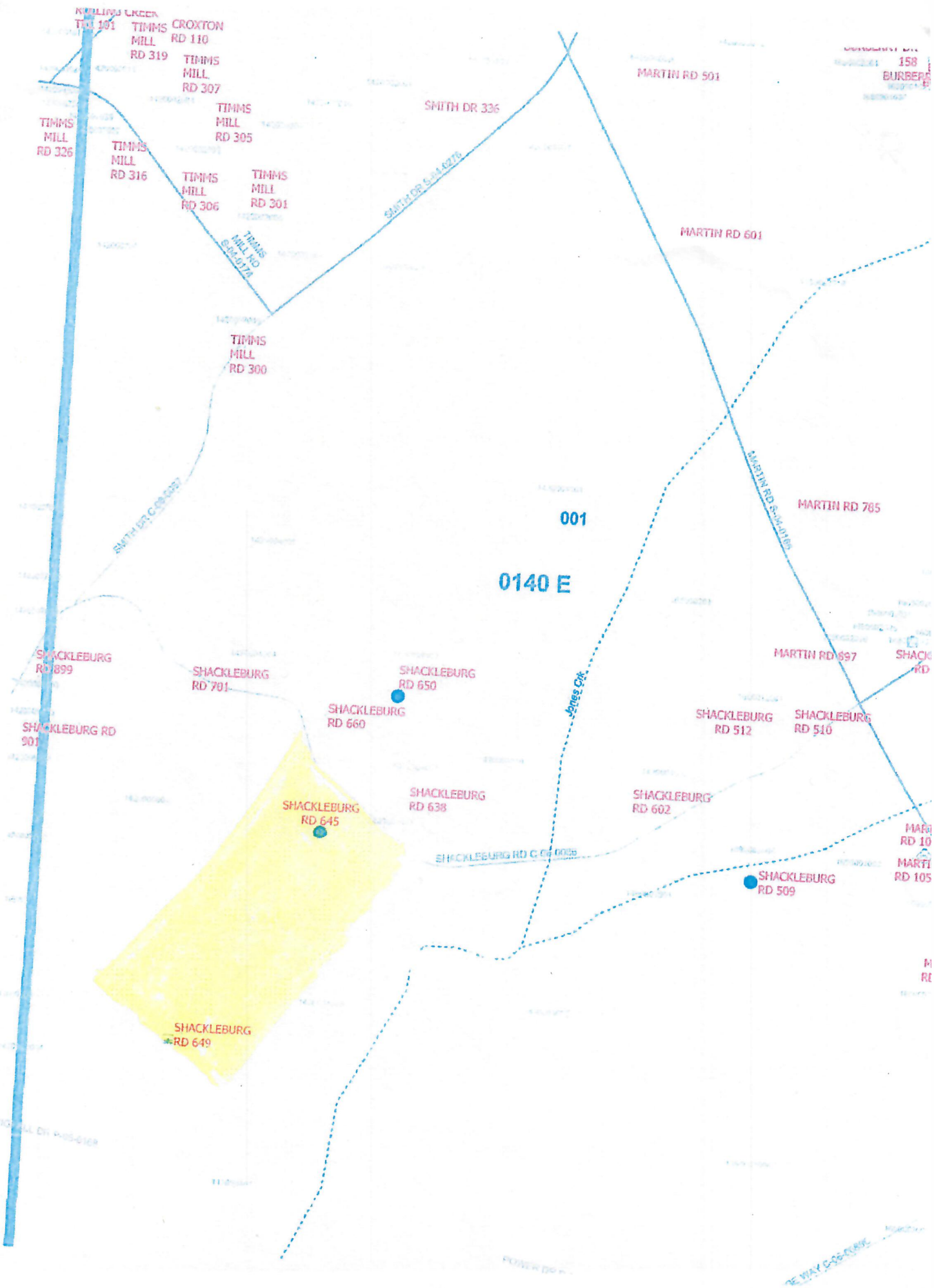
SOUTH CAROLINA PROFESSIONAL ENGINEER — BLUEWATER CIVIL DESIGN, LLC — No. COA212 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 24234 — 10-12-2017 — PAUL J. HARRISON

PLAT REVISIONS	DATE	ISSUE COMMENTS
A	10.12.17	ISSUED TO ANDERSON COUNTY
B		
C		
D		
E		
F		
G		

PRELIMINARY PLAT

PP-1


CROXTON RD 110
TIMMS MILL RD 319
TIMMS MILL RD 307
TIMMS MILL RD 305
TIMMS MILL RD 326
TIMMS MILL RD 316
TIMMS MILL RD 306
TIMMS MILL RD 301
TIMMS MILL RD 300
SMITH DR 336
MARTIN RD 501
MARTIN RD 601
MARTIN RD 785
001
0140 E
SHACKLEBURG RD 899
SHACKLEBURG RD 701
SHACKLEBURG RD 650
SHACKLEBURG RD 660
SHACKLEBURG RD 901
SHACKLEBURG RD 645
SHACKLEBURG RD 638
SHACKLEBURG RD 602
SHACKLEBURG RD 512
SHACKLEBURG RD 510
SHACKLEBURG RD 509
SHACKLEBURG RD 649
MARTIN RD 697
Jones Crk

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Barrington Creek Subdivision
Intended Development:	Residential
Applicant:	Mark III Properties
Surveyor/Engineer:	Gray Engineering
Location:	Shiloh Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Residential East – Commercial West – Residential
Zoning:	None
Tax Map Number:	217-00-13-001
Extension of Existing Dev:	No
Existing Access Road:	Shiloh Road
Number of Acres:	43.24
Number of Lots:	111
Water Supplier:	Hammond-Big Creek Water
Sewer Supplier:	Anderson County
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 1170 new trips per day. Shiloh Road is a state maintained collector road with no maximum average vehicle trips per day requirement. Developer has submitted a traffic study analysis and Roads and Bridges Department concurs with staff the data satisfied that traffic impacts are expected to be minimal and no turn lanes are warranted.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development and the developer must submit any additional transportation related traffic studies as required by SCDOT, when applicable.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Approval from Hammond-Big Creek for potable water and fire protection.
- Approval from Anderson County Wastewater and SCDHEC on sewer for a permit to operate and construction permit.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from Roads and Bridges Department for road construction plans
- Anderson County Encroachment Permit
- Floodplain 100 year floodplain analysis/study required also individual elevation certificates are required at the time of application for a building permit and at the final.

Subdivision Plat Application

10/3/17
Date of Application Completion

BARRINGTON CREEK
Name of Project

Applicant's Information

Name: MARK III PROPERTIES INC.

Mailing Address: 170-C CAMELOTT DRIVE SPARTANBURG, SC 29301

Telephone and Fax: 864-595-1735 E-Mail: JAY@MARKIIIPROPERTIES.COM

Owner's Information

(If Different from Applicant)

Name: MARK III PROPERTIES INC.

Mailing Address: 170-C CAMELOTT DRIVE SPARTANBURG, SC 29301

Telephone and Fax: 864-595-1735 E-Mail: JAY@MARKIIIPROPERTIES.COM

Project Information

Project Location: SHILOH ROAD

Parcel Number/TMS: 2170013001

County Council District: CCD 6 School District: 01

Total Acreage: 43.24 Number of Lots: 111

Intended Development: RESIDENTIAL Current Zoning: UN-ZONED

Surrounding Land Uses: North: RESIDENTIAL South: UNDEVELOPED East: COMMERCIAL West: RESIDENTIAL

Water Supplier: HAMMETT - BIG CREEK 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?: NO If so, please attach the description to this application.

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

Applicant's Signature

10/3/17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

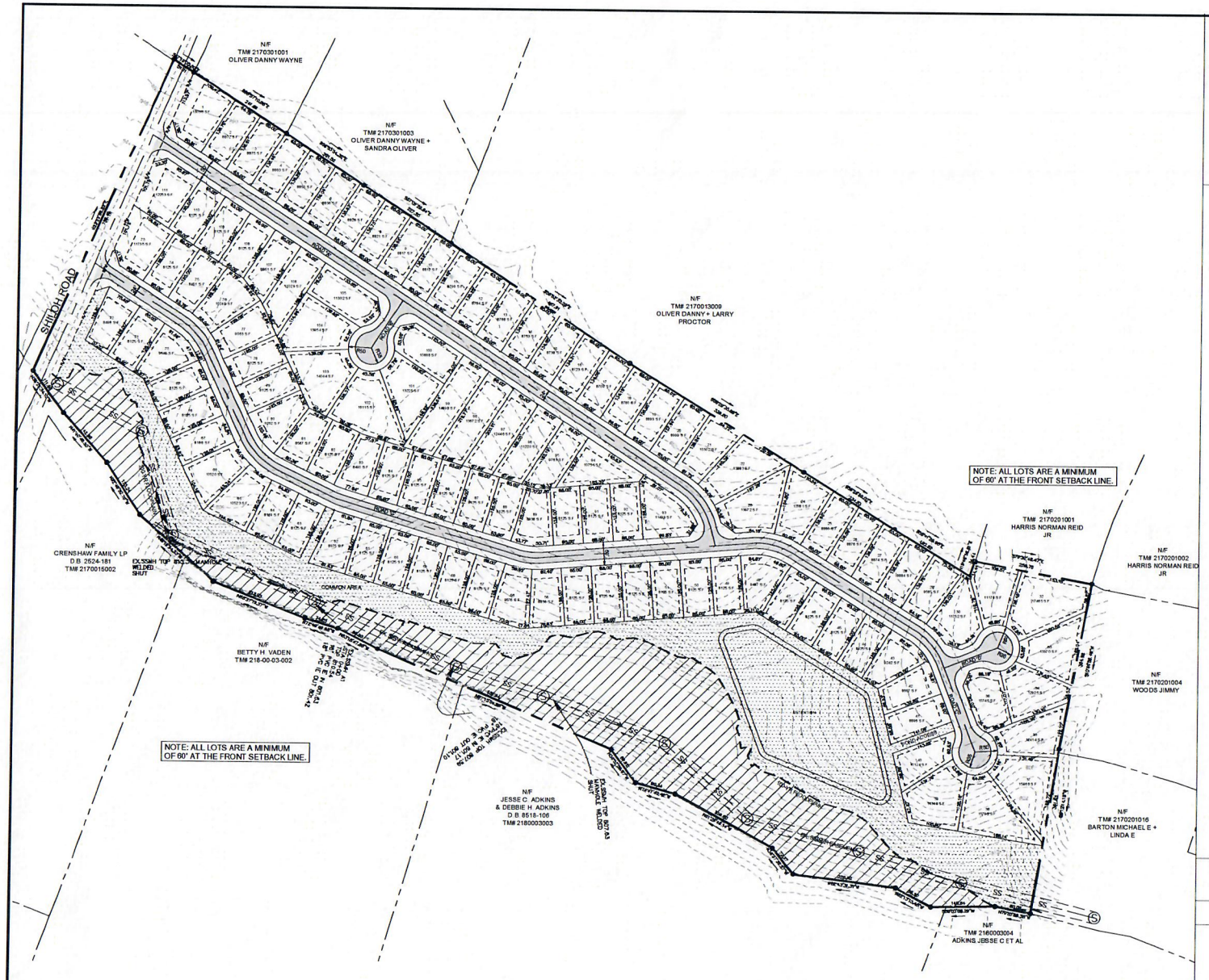
Application Received By: _____ Date Complete Application Received: _____

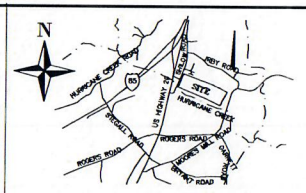
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✷ 401 East River Street ✷ Post Office Box 8002
Anderson, South Carolina 29624 ✷ Phone: (864) 260-4352 ✷ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP (N.T.S.)

SITE DATA:
NEW LOTS: 111
LOT SIZE: 65' x 125'
NEW ROAD: 4,165 L.F.

BARRINGTON CREEK

TM# 2170013001
CURRENT LAND USE: SINGLE FAMILY HOME
ZONING: UN-ZONED

DEVELOPER/APPLICANT	ENGINEER
MARK III PROPERTIES ATTN: JOHN BEGSON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3067

TOTAL ACREAGE: 43.24 AC
MILES OF NEW ROAD: .79 MI.
NO. OF LOTS: 111
DATE: MARCH 9, 2017

SETBACKS:
1. THERE IS A 30' SETBACK OF THE EX. ROAD
2. THERE IS A 20' FRONT SETBACK.
3. THERE ARE 8' SIDE SETBACKS.
4. THERE IS A 10' REAR SETBACK.
5. THERE IS A 10' CORNER SETBACK.

0 100' 200'
SCALE 1" = 100'

NO.	DATE	BY	REVISION
A	3/9/17	CJR	SUBMITTED FOR PRELIM PLAT REVIEW

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3067 - FAX: (864) 297-3487
WWW.GRAYENGINEERING.COM
- SC C.O.A.# 000660 - NC C.O.A.# C-1267 - GA C.O.A.# PEN003431 - TN C.O.A.# 2970

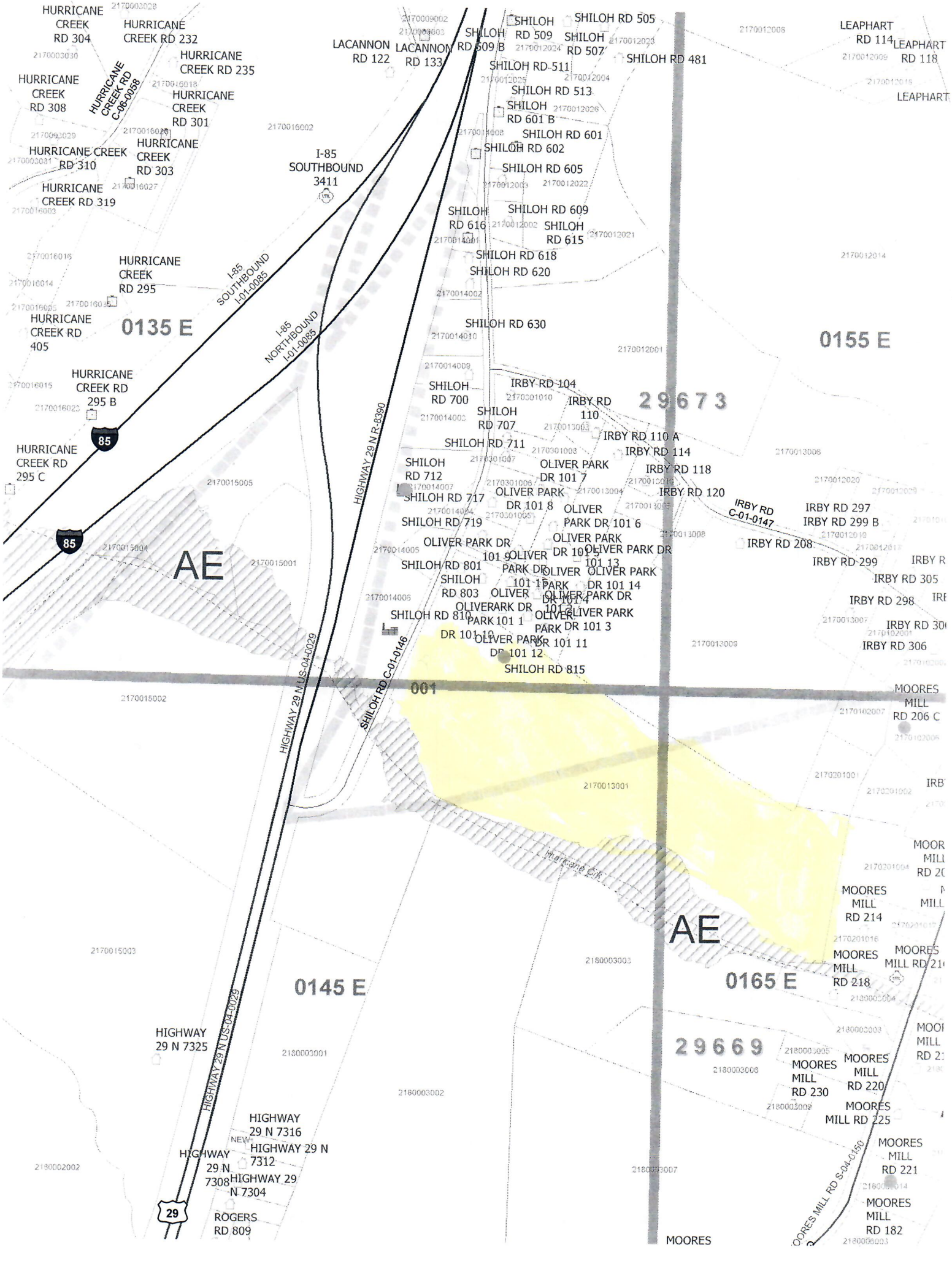
STAKEOUT PLAN

BARRINGTON CREEK
SUBDIVISION
SHILOH ROAD
ANDERSON COUNTY, SC

PROJECT MANAGER:	RHG
DRAWN BY:	CJR
PROJECT DATE:	4/28/16
SCALE:	1"=100'
JOB No.:	2016061
PLOT DATE:	10/2/17

SHEET
CV-1

2016061-prelim.dwg


HURRICANE CREEK RD 304
HURRICANE CREEK RD 232
HURRICANE CREEK RD 235
HURRICANE CREEK RD 308
HURRICANE CREEK RD C-06-0058
HURRICANE CREEK RD 301
HURRICANE CREEK RD 310
HURRICANE CREEK RD 303
HURRICANE CREEK RD 319
HURRICANE CREEK RD 295
HURRICANE CREEK RD 405
HURRICANE CREEK RD 295 B
HURRICANE CREEK RD 295 C
I-85 SOUTHBOUND I-01-0085
I-85 NORTHBOUND I-01-0085
I-85 SOUTHBOUND 3411
0135 E
AE
0145 E
0155 E
0165 E
29673
29669
001
LACANNON RD 122
LACANNON RD 133
SHILOH RD 509
SHILOH RD 509 B
SHILOH RD 505
SHILOH RD 507
SHILOH RD 481
SHILOH RD 511
SHILOH RD 513
SHILOH RD 601 B
SHILOH RD 601
SHILOH RD 602
SHILOH RD 605
SHILOH RD 609
SHILOH RD 616
SHILOH RD 615
SHILOH RD 618
SHILOH RD 620
SHILOH RD 630
SHILOH RD 700
SHILOH RD 707
SHILOH RD 711
SHILOH RD 712
SHILOH RD 717
SHILOH RD 719
SHILOH RD 801
SHILOH RD 803
SHILOH RD 810
SHILOH RD 815
IRBY RD 104
IRBY RD 110
IRBY RD 110 A
IRBY RD 114
IRBY RD 118
IRBY RD 120
IRBY RD C-01-0147
IRBY RD 208
IRBY RD 297
IRBY RD 299 B
IRBY RD 299
IRBY RD 305
IRBY RD 298
IRBY RD 306
OLIVER PARK DR 101 7
OLIVER PARK DR 101 8
OLIVER PARK DR 101 6
OLIVER PARK DR 101 5
OLIVER PARK DR 101 13
OLIVER PARK DR 101 14
OLIVER PARK DR 101 4
OLIVER PARK DR 101 2
OLIVER PARK DR 101 3
OLIVER PARK DR 101 11
OLIVER PARK DR 101 12
OLIVER PARK DR 101 9
OLIVER PARK DR 101 15
OLIVER PARK DR 101 1
OLIVER PARK DR 101 10
HIGHWAY 29 N R-8390
HIGHWAY 29 N US-04-0029
SHILOH RD C-01-0146
LEAPHART RD 114
LEAPHART RD 118
LEAPHART
MOORES MILL RD 206 C
MOORES MILL RD 214
MOORES MILL RD 218
MOORES MILL RD 220
MOORES MILL RD 230
MOORES MILL RD 225
MOORES MILL RD 221
MOORES MILL RD 182
MOORES MILL RD S-04-0150
HIGHWAY 29 N 7325
HIGHWAY 29 N 7316
HIGHWAY 29 N 7312
HIGHWAY 29 N 7308
HIGHWAY 29 N 7304
ROGERS RD 809
Hurricane Crk
85
29

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision Cheshire

Preliminary Subdivision Name:	Cheshire
Intended Development:	Residential Single Family
Applicant:	Beeson Development LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Three Bridges Road
County Council District:	6
Surrounding Land Use:	North – Vacant Residential South – Residential East – Industrial West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	212-00-07-023 Part of 148.27 acre parcel
Extension of Existing Dev:	No
Existing Access Road:	Three Bridges Road
Number of Acres:	Part of 148.27 acre parcel
Number of Lots:	60
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested.

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

Staff Recommendation:

Staff is unable to make a recommendation of the proposed subdivision for the following reasons;
A traffic study is not included with the preliminary application as to address the following conditions;

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

Subdivision Plat Application

Date of Application Completion

Cheshire
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

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

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

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

County Council District: 06 School District: 01

Total Acreage: ±18.9 Number of Lots: 60

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

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

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

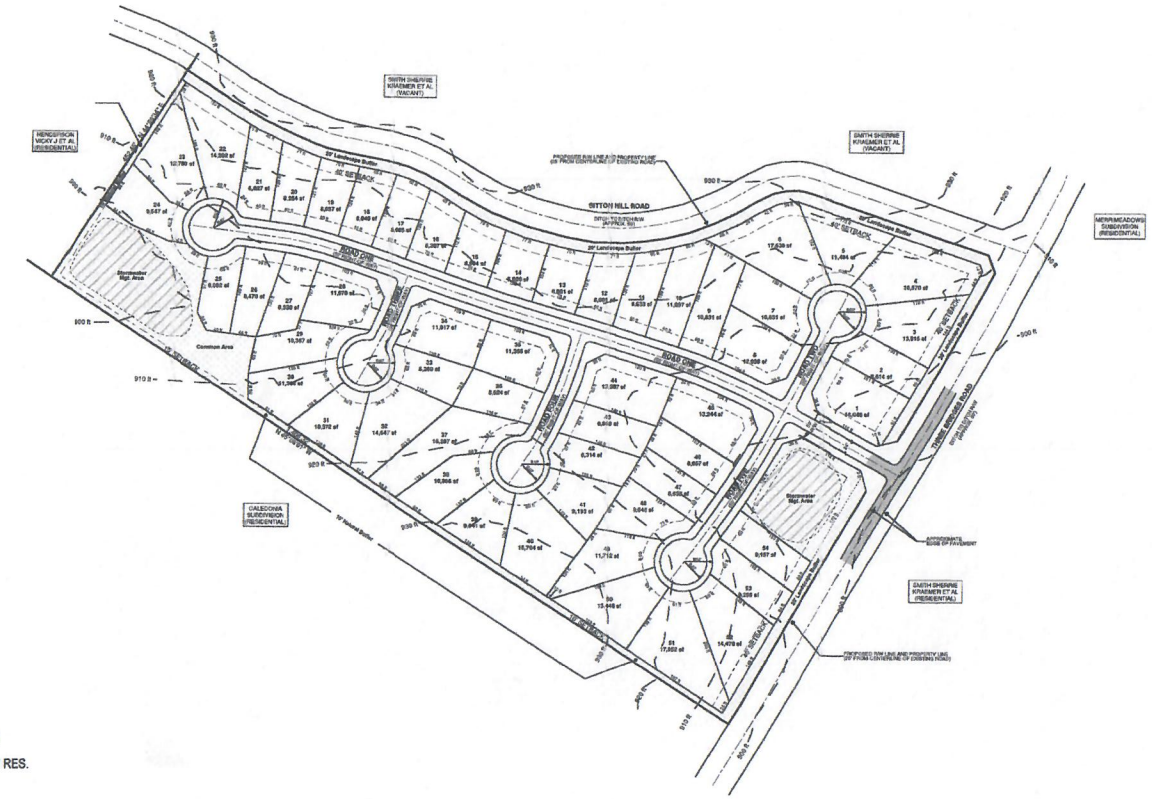
Application Received By: _____ Date Complete Application Received: _____

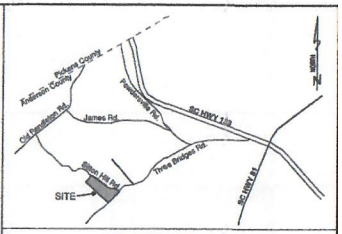
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP (N.T.S.)

Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent and that I(we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Anderson County Subdivision Regulations as adopted.

_____ DATE

_____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

_____ DATE

_____ SUBDIVISION ADMINISTRATOR ANDERSON COUNTY PLANNING BOARD

PART OF TMS 212-00-07-023

CHESHIRE SUBDIVISION

Smith Sherrie Kraemer ET AL	JW White Consulting, LLC
142 Oliver Springs Hwy	P.O. Box 805
Clinton, TN 37716	Anderson, SC 29622
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±19.4 NO. OF LOTS: 54

CURRENT USE: VACANT DATE: 10-12-17

MILES OF NEW ROAD: 0.44

DRAWN BY:	JB
CHECKED:	JWW
JOB NUMBER:	XX
REVISIONS:	1
1)	Lot count reduced to 54
PRELIMINARY PLAT	

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION JW WHITE CONSULTING, LLC No. 4201

LOT SIZE

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

ZONING

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

SETBACKS

SITTON HILL ROAD (COLLECTOR ROAD):	40'
THREE BRIDGES ROAD: (COLLECTOR ROAD):	40'
FRONT:	20'
SIDE:	8' (10' SHOWN)
REAR:	10'

NEW ROADWAY

ROAD ONE:	1,276 LF
ROAD TWO:	215 LF
ROAD THREE:	205 LF
ROAD FOUR:	288 LF
ROAD FIVE:	338 LF
TOTAL NEW ROAD :	2,322 LF

NOTES

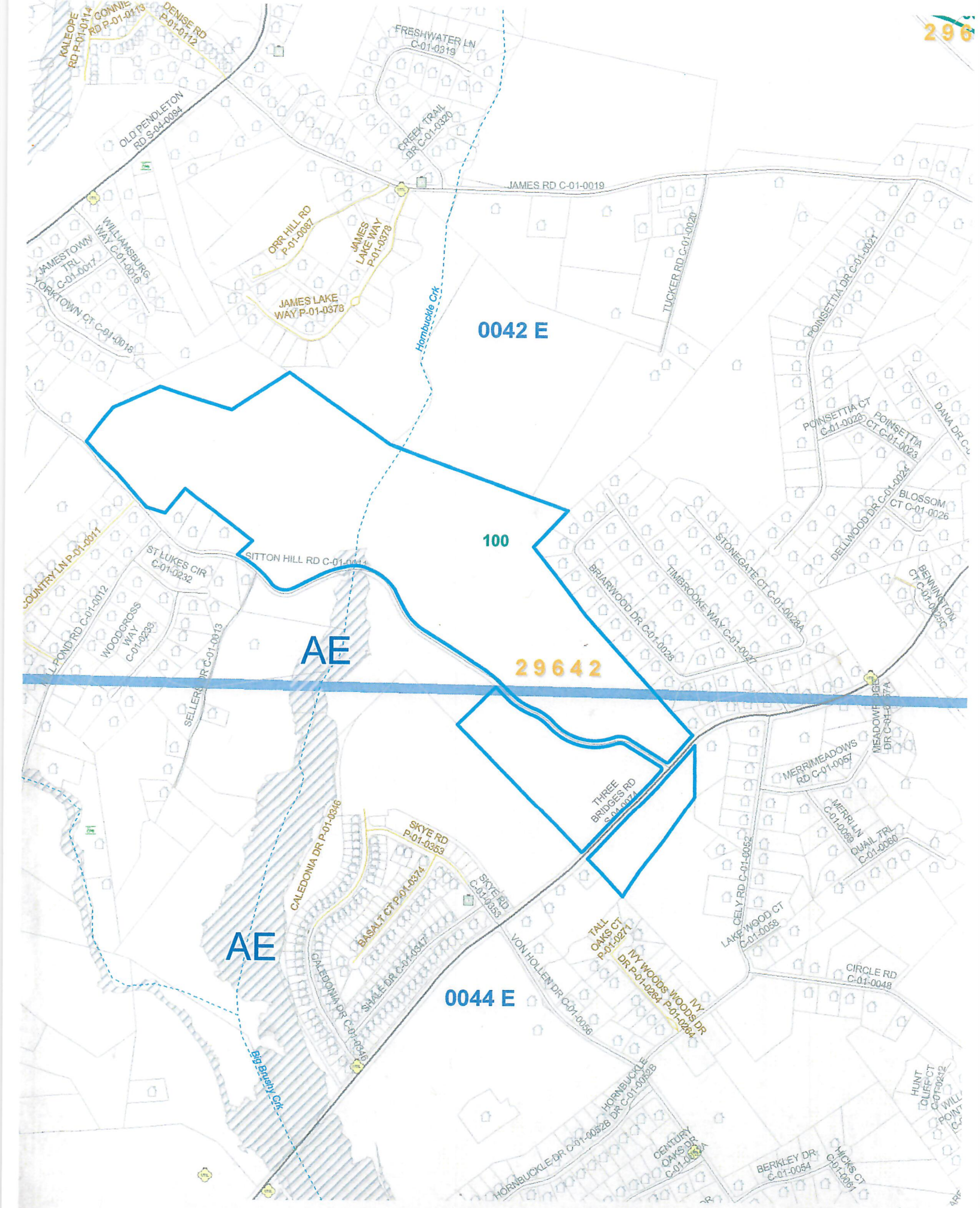
1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
2) BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM SURVEY PREPARED BY BARRY L. COLLINS, SCPLS#11903, FOR EUGENE KRAEMER & WIFE AND FANNIE SITTON KRAEMER ON APRIL 15, 2002. BARRY L. COLLINS [135 ARTIE DR., PICKENS, SC 29671]
4) FRONT LOT DIMENSIONS ARE AT 20' BUILDING SETBACK. ALL OTHER DIMENSIONS ARE AT P/L.
5) ALL SIGHT TRIANGLES ARE 25'
6) AREA IS IN FLOOD ZONE 'X' (NO FEMA FLOODPLAIN).
7) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
8) SUBDIVISION NAME SUBJECT TO ANDERSON COUNTY APPROVAL.

GRAPHIC SCALE

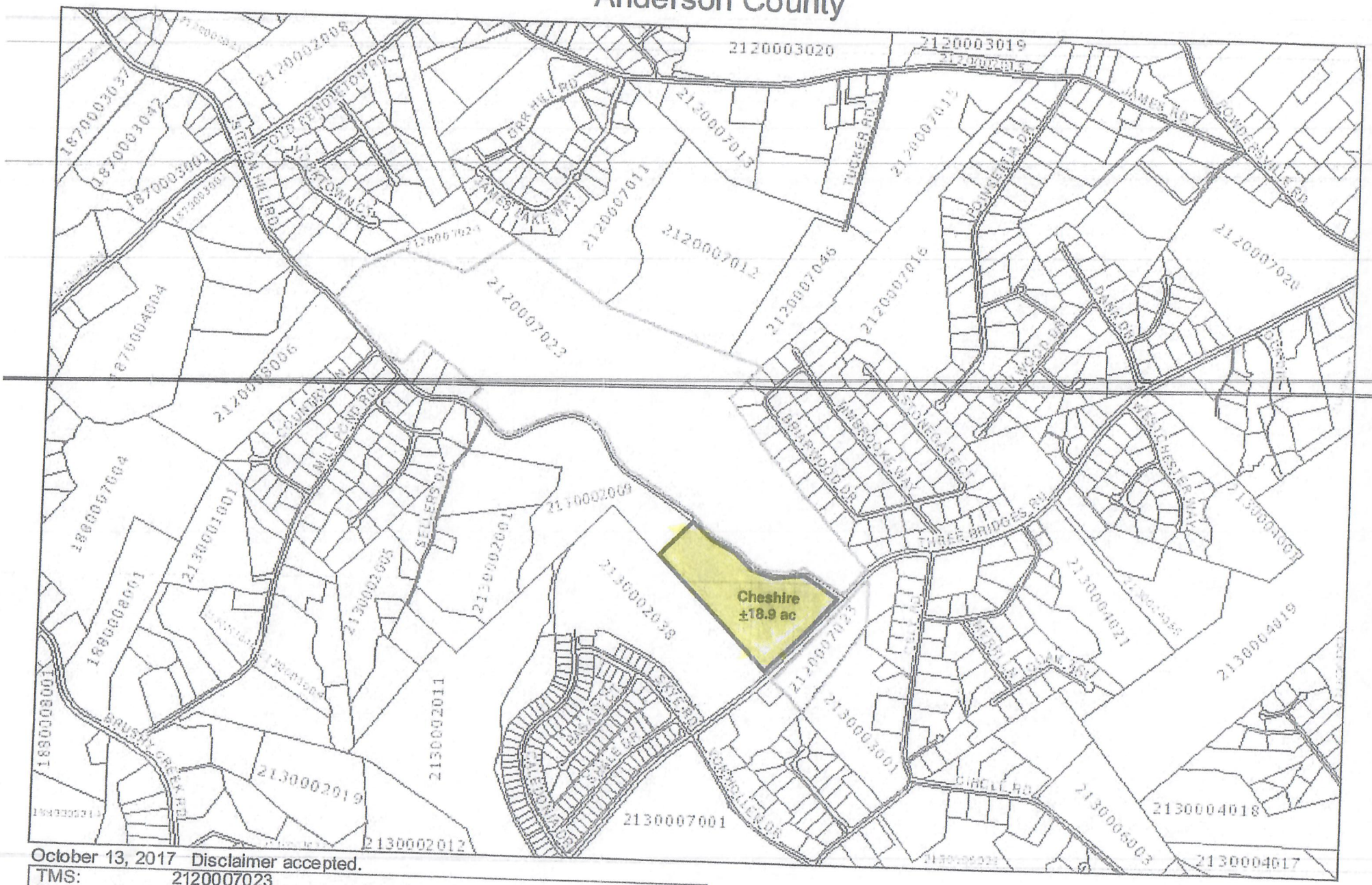
(IN FEET)
1 inch = 100 ft.

JW WHITE CONSULTING, LLC
PO BOX 805
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

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


KALEOPE RD P-01-0114
CONNIE RD P-01-0113
DENISE RD P-01-0112
OLD PENDLETON RD S-04-0084
FRESHWATER LN C-01-0319
CREEK TRAIL DR C-01-0320
JAMES RD C-01-0019
ORR HILL RD P-01-0087
JAMES LAKE WAY P-01-0378
JAMES LAKE WAY P-01-0378
WILLIAMSBURG WAY C-01-0016
JAMESTOWN TRL C-01-0017
YORKTOWN CT C-01-0018
Hornbuckle Crk
0042 E
TUCKER RD C-01-0020
POINSETTIA DR C-01-0021
POINSETTIA CT C-01-0022
POINSETTIA CT C-01-0023
DELLWOOD DR C-01-0024
BLOSSOM CT C-01-0026
DANA DR C-
BENNINGTON CT C-01-0025C
STONEGATE CT C-01-0028A
TIMBROOKE WAY C-01-0027
BRIARWOOD DR C-01-0028
100
SITTON HILL RD C-01-0011
ST LUKES CIR C-01-0232
COUNTRY LN P-01-0011
POND RD C-01-0012
WOODCROSS WAY C-01-0233
SELLERS DR C-01-0013
AE
29642
MEADOWBRIDGE DR C-01-0074A
MERRIMEADOWS RD C-01-0057
MERRI LN C-01-0059
QUAIL TRL C-01-0060
CELY RD C-01-0052
LAKEWOOD CT C-01-0058
THREE BRIDGES RD S-04-0074
CALEDONIA DR P-01-0346
SKYE RD P-01-0353
SKYE RD C-01-0353
BASALT CT P-01-0374
SHALE DR C-01-0347
CALEDONIA DR C-01-0346
AE
TALL OAKS CT P-01-0271
IVY WOODS WOODS DR P-01-0264
IVY WOODS DR P-01-0264
VON HOLLEN DR C-01-0036
0044 E
CIRCLE RD C-01-0048
HORNBUCKLE DR C-01-0052B
HORNBUCKLE DR C-01-0052B
CENTURY OAKS DR C-01-0052A
BERKLEY DR C-01-0054
HICKS CT C-01-0051
HUNT CLIFF CT C-01-0212
Big Brushy Crk

Anderson County



October 13, 2017 Disclaimer accepted.

TMS:	2120007023		
Owner:	SMITH SHERRIE KRAEMER ET AL		
Owner Address:	142 OLIVER SPRINGS HWY		
City/State:	CLINTON TN	Zip Code: 37716	
Deed Book:	12479	Deed Page: 242	
Tax District:	100	Description: SITTON HILL RD 148.27 AC	
Sale Year:	2016	Sale Price: $1	Market Value: $177,920

N

1 in = 1,120 ft

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision Kingslake

Preliminary Subdivision Name:	Kingslake
Intended Development:	Residential Single Family
Applicant:	Beeson Development LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Sitton Hill Road
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Industrial West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	212-00-07-023 Part of 148.27 acre parcel
Extension of Existing Dev:	No
Existing Access Road:	Sitton Hill Road
Number of Acres:	Part of 148.27 acre parcel
Number of Lots:	97
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested.

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

Staff Recommendation:

Staff is unable to make a recommendation of the proposed subdivision for the following reasons;
A traffic study is not included with the preliminary application as to address the following conditions;

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

Subdivision Plat Application

Date of Application Completion

Kingslake
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

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

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

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

County Council District: 06 School District: 01

Total Acreage: ±48.6 Number of Lots: 97

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

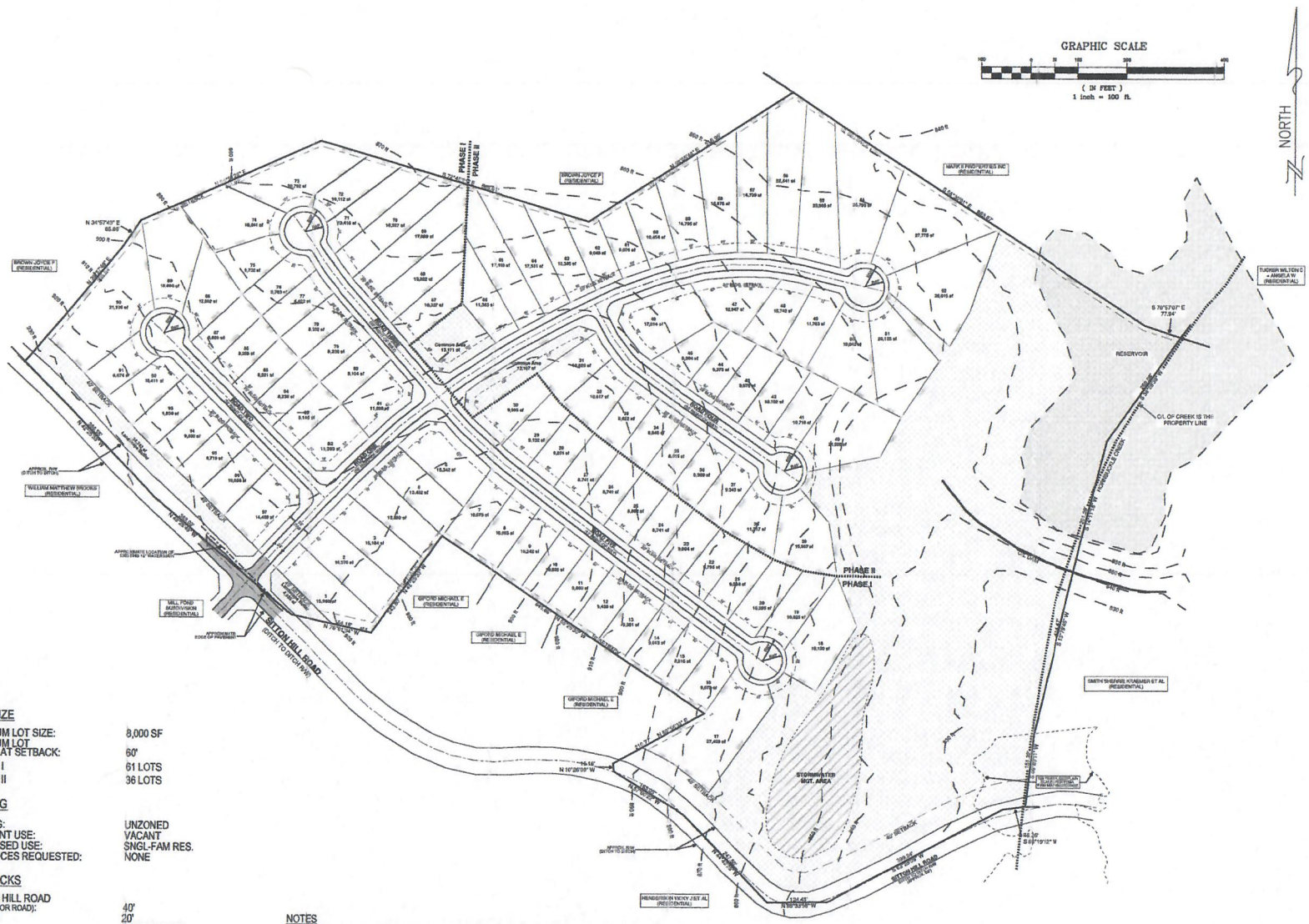
Amount of Fee Paid: _____ Date Complete Application Received: _____

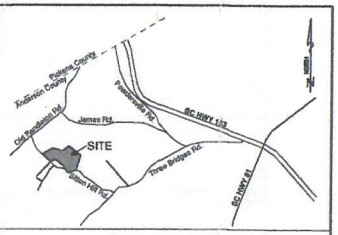
Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP (N.T.S.)

Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent and that I(we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

___/___/___ Signed _____

___/___/___ Signed _____

___/___/___ Signed _____

___/___/___ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was dep prepared in accordance with the Anderson County Subdivision Regulations as adopted.

DATE _____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat, shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Means Conveyance."

DATE _____ SUBDIVISION ADMINISTRATOR ANDERSON COUNTY PLANNING BOARD

PART OF TMS 212-00-07-023

KINGSLAKE SUBDIVISION

Smith Sherrie Kraemer ET AL 142 Oliver Springs Hwy Clinton, TN 37716 OWNER	JW White Consulting, LLC P.O. Box 806 Anderson, SC 29622 ENGINEER OR SURVEYOR
NO. OF ACRES: ±49.4	NO. OF LOTS: 97
CURRENT USE: VACANT	DATE: 10-2-17
MILES OF NEW ROAD: 0.74	

DRAWN BY:	JB
CHECKED:	JWW
JOB NUMBER:	XX
REVISIONS:	0
PRELIMINARY PLAT	

SOUTH CAROLINA JW WHITE CONSULTING, LLC No. 4351 CERTIFICATE OF AUTHORIZATION

LOT SIZE

MINIMUM LOT SIZE:	8,000 SF
MINIMUM LOT WIDTH AT SETBACK:	60'
PHASE I	61 LOTS
PHASE II	36 LOTS

ZONING

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

SETBACKS

SITTON HILL ROAD (COLLECTOR ROAD):	40'
FRONT:	20'
SIDE:	8' (10' SHOWN)
REAR:	10'

NEW ROADWAY

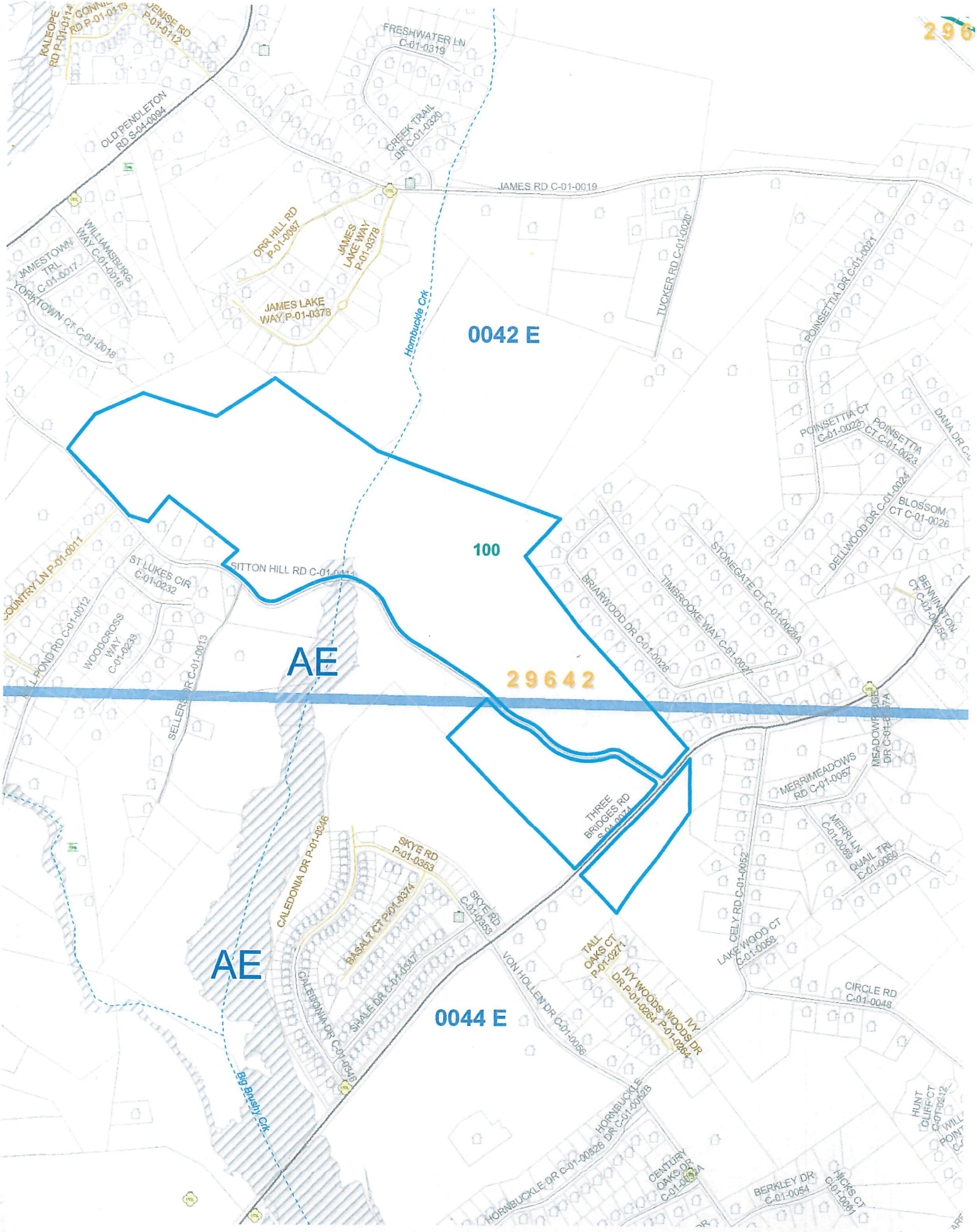
ROAD ONE:	1,501 LF
ROAD TWO:	499 LF
ROAD THREE:	463 LF
ROAD FOUR:	647 LF
ROAD FIVE:	882 LF
TOTAL NEW ROAD :	3,892 LF

NOTES

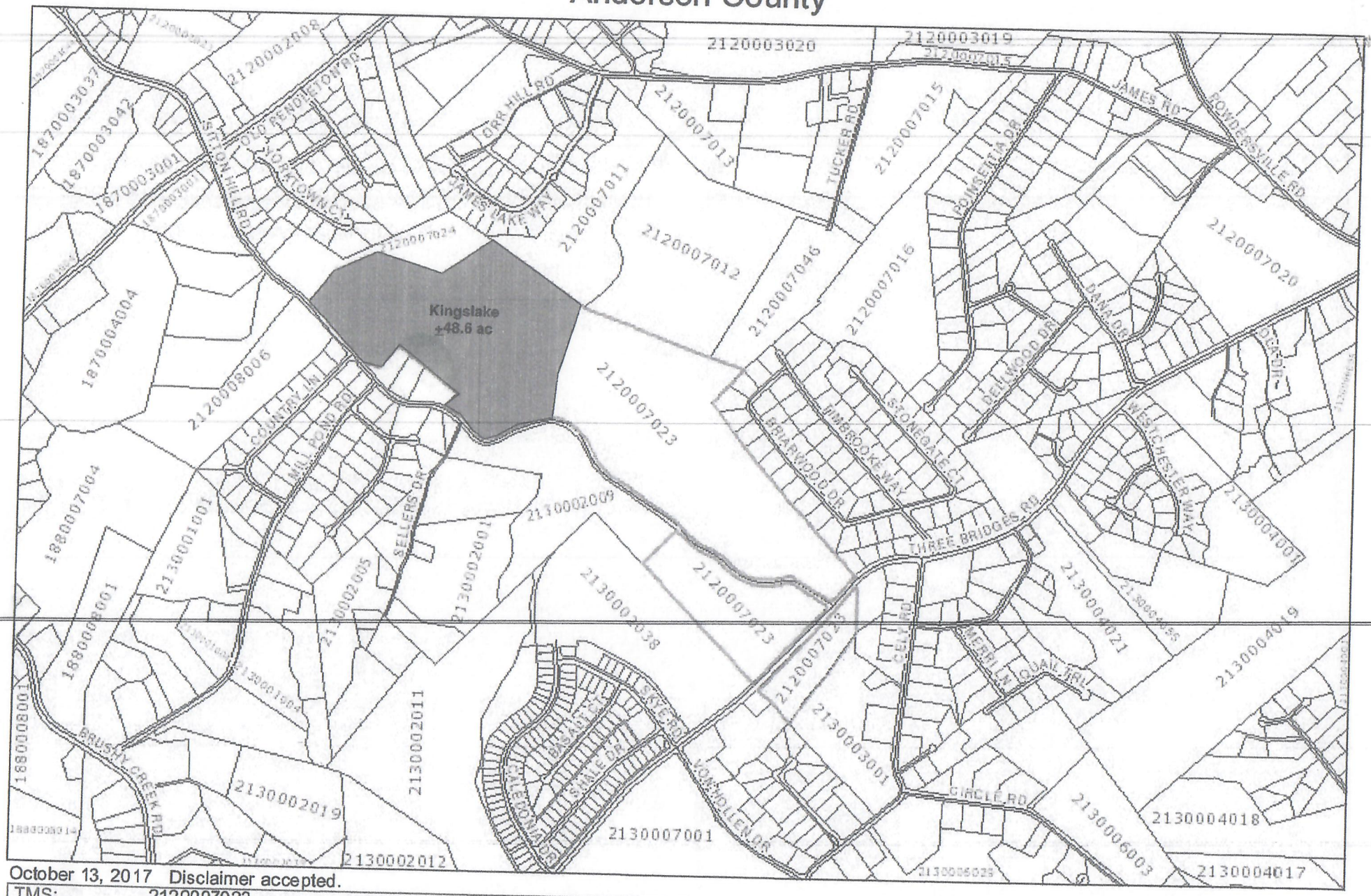
1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
2) BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM SURVEY PREPARED BY BARRY L. COLLINS, SCPLS#11903, FOR EUGENE KRAEMER & WIFE AND FANNIE SITTON KRAEMER ON APRIL 15, 2002. BARRY L. COLLINS (135 ARTIE DR., PICKENS, SC 29671)
4) FRONT LOT DIMENSIONS ARE AT 20' BUILDING SETBACK. ALL OTHER DIMENSIONS ARE AT P/L.
5) ALL SIGHT TRIANGLES ARE 25'
6) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45007C0042E, WITH A DATE OF IDENTIFICATION OF 9/29/2011, FOR COMMUNITY NUMBER 450013, IN ANDERSON COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. NO PORTION OF THE LOTS BEING SUBDIVIDED LIE WITHIN A FLOOD ZONE.
7) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
8) SUBDIVISION NAME SUBJECT TO ANDERSON COUNTY APPROVAL.

JW WHITE CONSULTING, LLC
PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

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


FRESHWATER LN C-01-0319
CREEK TRAIL DR C-01-0320
OLD PENDLETON RD S-04-0084
JAMES RD C-01-0019
ORR HILL RD P-01-0087
JAMES LAKE WAY P-01-0378
JAMES LAKE WAY P-01-0378
Hombuckle Crk
TUCKER RD C-01-0020
POINSETTIA DR C-01-0021
0042 E
100
AE
29642
AE
0044 E
SITTON HILL RD C-01-0011
ST LUKES CIR C-01-0232
WOODCROSS WAY C-01-0238
SELLERS DR C-01-0013
POND RD C-01-0012
COUNTRY LN P-01-0011
BRIARWOOD DR C-01-0028
TIMBROOKE WAY C-01-0027
STONEGATE CT C-01-0028A
POINSETTIA CT C-01-0025
POINSETTIA CT C-01-0023
DELLWOOD DR C-01-0024
BLOSSOM CT C-01-0026
BENNINGTON CT C-01-0026
MEADOWRIDGE DR C-01-0057A
MERRIMEADOWS RD C-01-0057
MERRI LN C-01-0059
QUAIL TRL C-01-0060
CELY RD C-01-0052
LAKEWOOD CT C-01-0053
CIRCLE RD C-01-0048
THREE BRIDGES RD S-04-0074
CALEDONIA DR P-01-0346
SKYE RD P-01-0353
SKYE RD C-01-0353
BASALT CT P-01-0374
SHALE DR C-01-0347
CALEDONIA DR C-01-0346
VON HOLLEN DR C-01-0056
TALL OAKS CT P-01-0271
IVY WOODS DR P-01-0264
IVY WOODS DR P-01-0264
HORNBUCKLE DR C-01-0052B
HORNBUCKLE DR C-01-0052B
CENTURY OAKS DR C-01-0054A
BERKLEY DR C-01-0054
HICKS CT C-01-0061
HUNT CLIFF CT C-01-0612
Big Brushy Crk

Anderson County



October 13, 2017 Disclaimer accepted.

TMS:	2120007023		
Owner:	SMITH SHERRIE KRAEMER ET AL		
Owner Address:	142 OLIVER SPRINGS HWY		
City/State:	CLINTON TN	Zip Code:	37716
Deed Book:	12479	Deed Page:	242
Tax District:	100	Description:	SITTON HILL RD 148.27 AC
Sale Year:	2016	Sale Price:	$1
		Market Value:	$177,920

N

1 in = 1,120 ft

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision-Revised Subdivision (Approved in January of 2017(Revised to reflect new layout change)

Preliminary Subdivision Name:	Hunters Crossing
Intended Development:	Residential
Applicant:	Falcon Real-estate
Surveyor/Engineer:	**Arbor Engineering**
Location:	Off of Palmetto Road
County Council District:	6
Surrounding Land Use:	North – Industrial South – Residential East – Unzoned West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	211-00-08-001
Extension of Existing Dev:	No
Existing Access Road:	Powdersville Road
Number of Acres:	20.6
Number of Lots:	26(Two additional lots)
Water Supplier:	Powdersville Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 260 new trips per day. Powdersville Road is classified as a collector road with no maximum average vehicle trips per day and is maintained by Anderson County. Old Pendleton Road is a state maintained road. There is not a maximum average vehicle trip per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Anderson County-Pickens County Jurisdiction:
Approximately just less than two acres of this property lies within Pickens County. An intergovernmental agreement has been drawn up by Anderson County Attorney and has been forwarded to Pickens County Attorney for review. This agreement in principal will address services for fire, school, police, and taxation for each county boundary. A final copy must be approved by County Council.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- All lots must be .574 acres or 25,000 square feet net. The developer needs to make certain that the setbacks and road right of way are deducted properly to maintain the .574 acres.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT.
- Developer must obtain the following permits prior to proceeding with development to include;
- Anderson County Roads and Bridges Department for road construction plans.
- Developer must complete the subdivision application for SCDHEC for septic approval.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- SCDOT Encroachment Permit.
- Approval from Powdersville Water District for potable water and fire protection.

Subdivision Plat Application

OCTOBER 12, 2017
Date of Application Completion

HUNTERS CROSSING
Name of Project

Applicant's Information

Name: FALCON REAL ESTATE DEVELOPMENT

Mailing Address: 1 HINDMAN DRIVE, GREENVILLE, SC 29609

Telephone and Fax: (864) 907 6909 E-Mail: PHILIP@FALCONSOUTHCAROLINA.COM

Owner's Information

(If Different from Applicant)

Name: WILSON SHIRLEY EDENS

Mailing Address: 102 ARBOR CT., DUBLIN, GA 31021

Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: OLD PENDLETON ROAD AND POWDERSVILLE ROAD

Parcel Number/TMS: 211.00.08-001

County Council District: CCD 6 School District: 01

Total Acreage: 20.67 Number of Lots: 26

Intended Development: RESIDENTIAL SUBDIVISION Current Zoning: UNZONED

Surrounding Land Uses: North: INDUSTRIAL South: RESIDENTIAL East: UN-DEV West: RESIDENTIAL

Water Supplier: POWDERSVILLE WATER Sewer Supplier: SEPTIC

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

If so, please describe: 2 ADDITIONAL LOTS / REVISED ROAD PER SOILS TESTING.

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

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

Applicant's Signature

10/12/17
Date

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

Amount of Fee Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards • 401 East River Street • Post Office Box 8002
Anderson, South Carolina 29624 • Phone: (864) 260-4852 • Fax: (864) 260-4795

Revision
April 2012

NOTES:

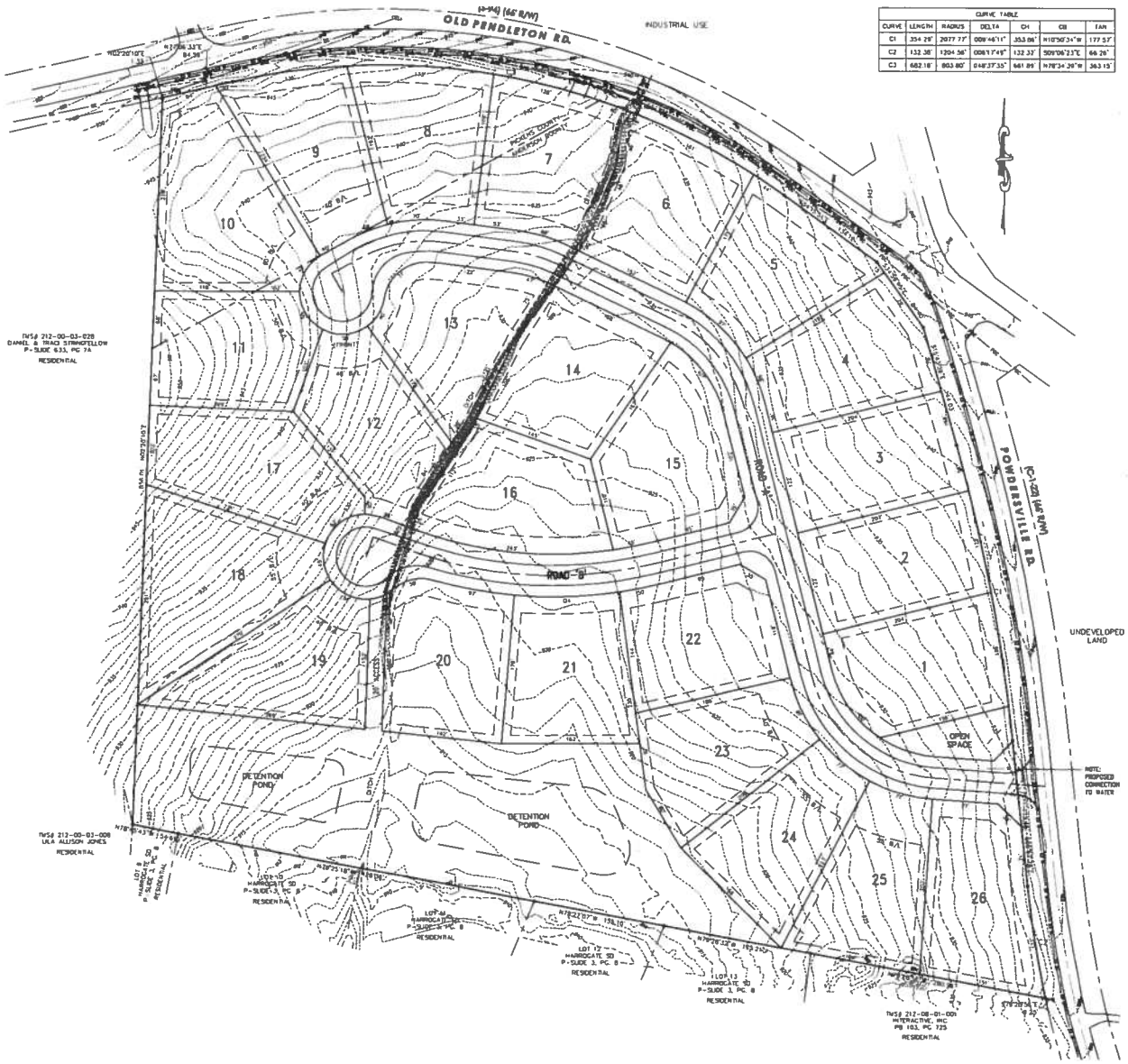
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY HBU SURVEYING & PLANNING, LLC MADE IN SEPTEMBER 2017.
2. TAX MAP NUMBER: 211-00-08-001
3. THIS SITE IS IN AN UNZONED PORTION OF BOTH ANDERSON AND PICKENS COUNTIES. THE SITE IS CURRENTLY UNDEVELOPED.
4. ROAD PAVEMENT WIDTHS ARE 24'.
5. MINIMUM ROAD CENTERLINE RADIUS IS 150'.
6. ALL PROPOSED ROADS HAVE A 50' RIGHT-OF-WAY.
7. ALL LOT DIMENSIONS ARE APPROXIMATE.
8. THIS SITE DOES NOT LIE IN A FLOODPLAIN.
9. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER.
10. THERE IS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL FRONT, SIDE AND REAR LOT LINES.
11. DOMESTIC WATER PROVIDED BY POWDERSVILLE WATER CO.
12. ELECTRICAL SERVICE BY BLUE RIDGE ELECTRIC.
13. ALL ROAD NAMES TO BE APPROVED BY ANDERSON COUNTY E-911 ADDRESSING.
14. OWNER CONTACT INFORMATION IS:
    WILSON SHIRLEY EDENS
    102 ARBOR COURT
    DUBLIN, GA 31021
15. DEVELOPER CONTACT INFORMATION IS:
    FALCON REAL ESTATE DEVELOPMENT
    7 HINDMAN DRIVE
    GREENVILLE, SC 29609
    PH: 864-907-8509
16. ALL ROADS SHALL BE PUBLIC AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
17. SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
18. HUNTERS CROSSING HAS A TOTAL ACREAGE OF 20.67 ACRES. THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE UNZONED AREA OF ANDERSON COUNTY WITH SEPTIC TANKS IS 0.57 ACRES OR 25,000 SQUARE FEET. AVERAGE LOT SIZE FOR HUNTERS CROSSING IS 0.60 ACRES OR 26,094 SQUARE FEET.
20. ALL LOTS EXCEED THE MINIMUM OF 60 FOOT WIDTH AT THE BUILDING SETBACK LINE, THE MINIMUM FOR SINGLE LOTS IN THE UNZONED AREAS OF ANDERSON COUNTY WITH PUBLIC WATER.
21. ALL LOTS TO HAVE A MINIMUM FRONT SETBACK OF 20', SIDE SETBACKS OF 10', AND A REAR SETBACK OF 10'.

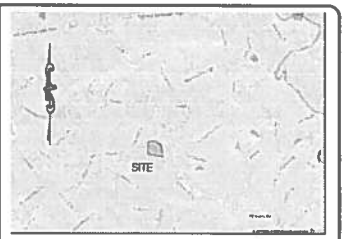
LOT INFORMATION

LOT#	SQUARE FEET	ACRES	LOT#	SQUARE FEET	ACRES
1	28,783	0.66	14	26,281	0.60
2	31,134	0.71	15	26,278	0.60
3	28,128	0.65	16	26,272	0.60
4	28,274	0.65	17	27,783	0.64
5	26,227	0.60	18	27,834	0.64
6	26,784	0.61	19	28,261	0.65
7	26,281	0.60	20	29,971	0.69
8	26,134	0.60	21	28,098	0.64
9	28,218	0.65	22	28,258	0.65
10	36,463	0.79	23	28,958	0.67
11	26,268	0.60	24	29,858	0.68
12	26,727	0.61	25	29,783	0.68
13	26,380	0.61	26	29,783	0.68

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH	CB	TAN
C1	354.28'	2077.77'	009°46'11"	353.98'	N10°50'34"W	177.53'
C2	132.38'	1204.56'	006°17'49"	132.33'	S09°06'23"E	66.26'
C3	682.18'	803.80'	048°37'35"	661.89'	N78°34'26"W	363.15'





LOCATION MAP (NOT TO SCALE)

REVISIONS

NO	DATE	DESCRIPTION	BY
1	10/13/17	SUBMITTED TO ANDERSON COUNTY	JMB

PRELIMINARY PLAN

HUNTERS CROSSING

OWNER	ENGINEER
WILSON SHIRLEY EDENS	ARBOR ENGINEERING, INC.

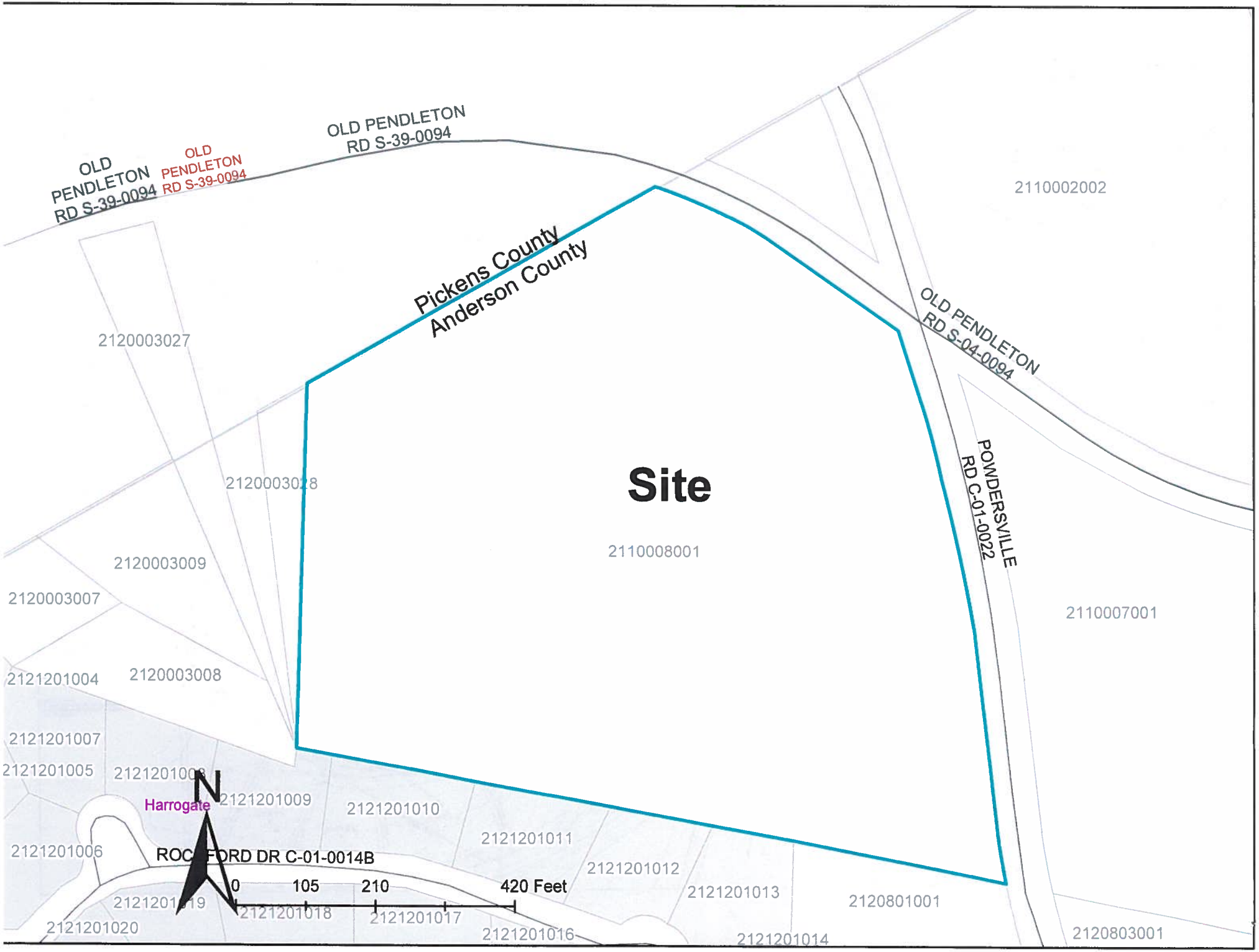
NO OF ACRES	20.67	MILES OF NEW ROAD	0.32	NO OF LOTS	26

Arbor Engineering, Inc.
Post Office Box 2123 Greenville, S.C. 29602
Telephone: (864) 235-3030
Fax: (864) 235-8274
Email: arbor@arborengineering.com
LAND SURVEYORS · CIVIL ENGINEERS · LAND SURVEYORS
HORIZONTAL PLANNERS · LAND PLANNERS

DRAWN	CHKD	APPD	DATE
MMB	JCA	JMB	OCTOBER 12, 2017

17087.PLAT.DWG 17087

2018 Arbor Engineering, Inc. This Drawing is the property of Arbor Engineering, Inc. and is furnished only for limited use in connection with the Subdivision Shown It is not to be used in whole or in part for any other purpose without the written authorization of Arbor Engineering, Inc. Furthermore, it is shown it is not to be copied, reproduced or used in whole or in part for any other purpose without the written authorization of Arbor Engineering, Inc. Furthermore, it is shown it is not to be copied, reproduced or used in whole or in part for any other purpose without the written authorization of Arbor Engineering, Inc.


OLD PENDLETON RD S-39-0094
OLD PENDLETON RD S-39-0094
OLD PENDLETON RD S-39-0094
2110002002
Pickens County
Anderson County
OLD PENDLETON RD S-04-0094
2120003027
2120003028
Site
2110008001
POWDERSVILLE RD C-01-0022
2120003009
2120003007
2110007001
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2121201005
2121201008
Harrogate
2121201009
2121201010
2121201011
2121201006
ROCKFORD DR C-01-0014B
2121201012
2121201013
2120801001
2121201019
2121201018
2121201017
2121201020
2121201016
2121201014
2120803001
N
0
105
210
420 Feet

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Carriage Hill Subdivision
Intended Development:	Residential
Applicant:	Jimmy Francis Builders
Surveyor/Engineer:	Gray Engineering
Location:	River Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Undeveloped East – Residential and Undeveloped West – Residential
Zoning:	None
Tax Map Number:	188-00-08-014
Extension of Existing Dev:	No
Existing Access Road:	Colonel Johnson Road and Old Mill
Number of Acres:	68.94
Number of Lots:	128(Reduction of 9 lots)
Water Supplier:	Powdersville Water District
Sewer Supplier:	Easley Combined Utilities
Variance:	None Requested

Traffic Impact Analysis:
This new subdivision is expected to generate 1470 new trips per day. Colonel Johnson is a major local road with 1600 AVT per day trip requirement. Old Mill Road is a state maintained collector road with no maximum average vehicle trips per day requirement. Developer has submitted a traffic study analysis and Roads and Bridges Department concurs with the data satisfied.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development and the developer must submit any additional transportation related traffic studies as required by SCDOT, when applicable.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Approval from Powdersville Water District for potable water and fire protection.
- Approval from Easley Combined Utilities and SCDHEC on sewer for a permit to operate and construction permit.
- Developer must submit a floodplain analysis for the subdivision and designate which lots are located with the 100 year floodplain. All lots located within the 100 year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from Roads and Bridges Department for road construction and encroachment.

Subdivision Plat Application

10/3/17
Date of Application Completion

CARRIAGE HILL
Name of Project

Applicant's Information

Name: JIMMY FRANCIS BUILDERS

Mailing Address: 101 LOVETT DRIVE GREENVILLE, SC 29607

Telephone and Fax: 864-268-4101 E-Mail: jimmyf@jfrancisbuilders.com

Owner's Information

(If Different from Applicant)

Name: COLONEL JOHNSON, LLC

Mailing Address: 500 DUVALL DRIVE GREENVILLE, SC 296307

Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: COLONEL JOHNSON ROAD AND ARMSTEAD LANE

Parcel Number/TMS: 1880008014

County Council District: CCD 6 School District: SD 01

Total Acreage: 68.94 AC Number of Lots: 128

Intended Development: RESIDENTIAL Current Zoning: UN-ZONED RESIDENTIAL

Surrounding Land Uses: North: RESIDENTIAL South: UNDEVELOPED East: AND UNDEVELOPED West: RESIDENTIAL

Water Supplier: POWDERSVILLE WATER Sewer Supplier: EASLEY COMBINED

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

If so, please describe: WE LOST 9 LOTS

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

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

Applicant's Signature

10/3/17
Date

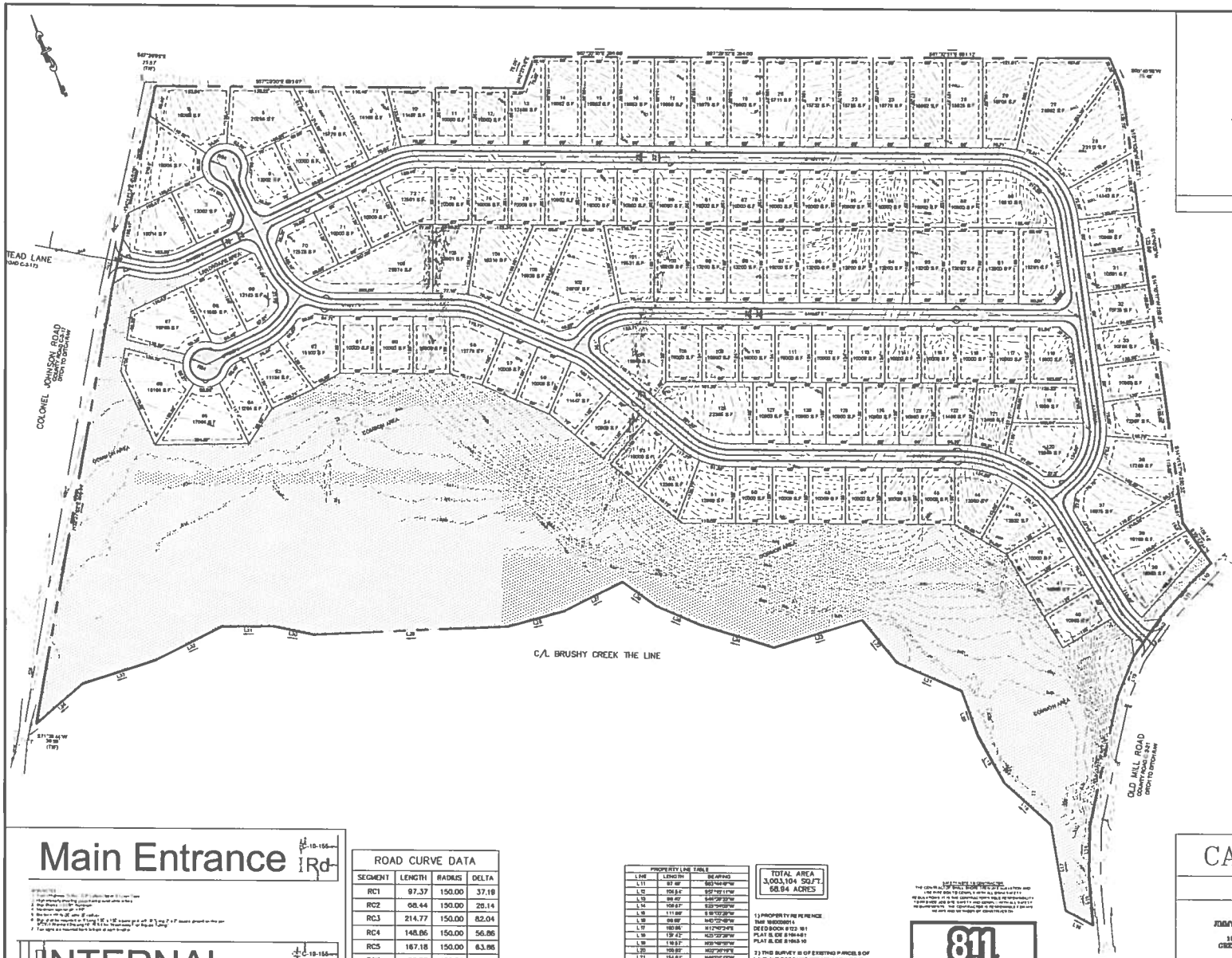
For Office Use Only:

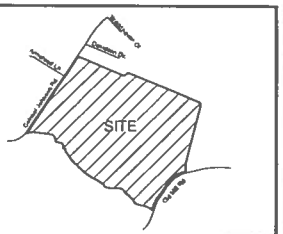
Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____





LOCATION MAP (N.T.S.)

Main Entrance

INTERNAL

ROAD CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
RC1	97.37	150.00	37.19
RC2	68.44	150.00	26.14
RC3	214.77	150.00	82.04
RC4	148.86	150.00	56.86
RC5	167.18	150.00	63.86
RC6	59.77	150.00	22.83
RC7	43.52	150.00	16.62
RC8	103.29	150.00	39.45
RC9	282.03	275.00	58.78
RC10	37.09	150.00	14.17
RC11	76.48	150.00	29.21
RC12	136.58	150.00	52.17

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L11	97.68'	S83°44'49"W
L12	109.84'	S52°49'13"W
L13	99.40'	S48°09'33"W
L14	108.87'	S33°34'02"W
L15	111.89'	S19°02'26"W
L16	99.69'	S40°12'49"W
L17	160.86'	N12°46'24"E
L18	139.42'	N25°23'28"W
L19	119.97'	N55°46'39"W
L20	105.82'	N52°26'19"E
L21	154.81'	N46°01'13"W
L22	130.91'	N15°52'25"W
L23	212.82'	N84°56'17"W
L24	169.93'	N70°34'28"W
L25	109.32'	S46°48'13"W
L26	90.35'	N31°31'25"W
L27	142.26'	S66°39'40"W
L28	130.62'	N62°10'11"W
L29	428.73'	N70°02'49"W
L30	88.35'	N75°07'14"W
L31	132.84'	N69°58'32"W
L32	160.28'	S66°49'51"W
L33	170.84'	S65°21'49"W
L34	134.88'	S71°36'49"W

TOTAL AREA
3,003,104 SQ.FT.
68.94 ACRES

1) PROPERTY REFERENCE
TMS# 1660000014
DEED BOOK 6123 181
PLAT SLIDE 2164-81
PLAT SLIDE 2163-10

2) THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE OR ELIMINATE ROAD OR ALTER ANY PROPERTY LINES.

3) ACCORDING TO FIRM PANEL 45007C0093E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPT. 29, 2011, A PORTION OF THIS PROPERTY IS LOCATED IN DESIGNATED FLOOD HAZARD AREA ZONE AE.

4) THIS SURVEY IS REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2007. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

811 Know what's below. Call before you dig.

NOTE: THE LAND USES FOR ALL ABUTTING PROPERTIES ARE RESIDENTIAL OR UN-DEVELOPED.

SETBACKS:
1. THERE IS A 30' SETBACK OF THE EXISTING ROADS.
2. THERE IS A 20' FRONT SETBACK.
3. THERE ARE 5' SIDE SETBACKS (15' CORNER)
4. THERE IS A 10' REAR SETBACK.

CARRIAGE HILL

TMS# 1660000014
ZONING: UN-ZONED

DEVELOPER	ENGINEER
JIMMY FRANCIS BUILDERS JIMMY FRANCIS 101 LOVETT DRIVE GREENVILLE, SC 29607 864-268-4104	GRAY ENGINEERING RODNEY GRAY, P.E. 135 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3227

NO. OF ACRES 68.28 AC — MILES OF NEW ROAD 1.29 MI.
NO. OF LOTS 126 — DATE AUGUST 31, 2017

N

0 100 200
SCALE: 1" = 100'

GRAY
ENGINEERING CONSULTANTS
135 PILGRIM ROAD, GREENVILLE, SC 29607
PH: (864) 297-3227 FAX: (864) 297-3228
WWW.GRAYENGINEERING.COM
SC C.O.A.# Corporate 3116 SC C.O.A.# 1627 GA C.O.A.# PEPartnership TX C.O.A.# 16

NO.	DATE	BY	REVISION
A	10/20/17	CJR	REVISED PER BILL RUTLEDGE
B	10/31/17	BMC	REVISED TO DA PRELIMINARY PLAT

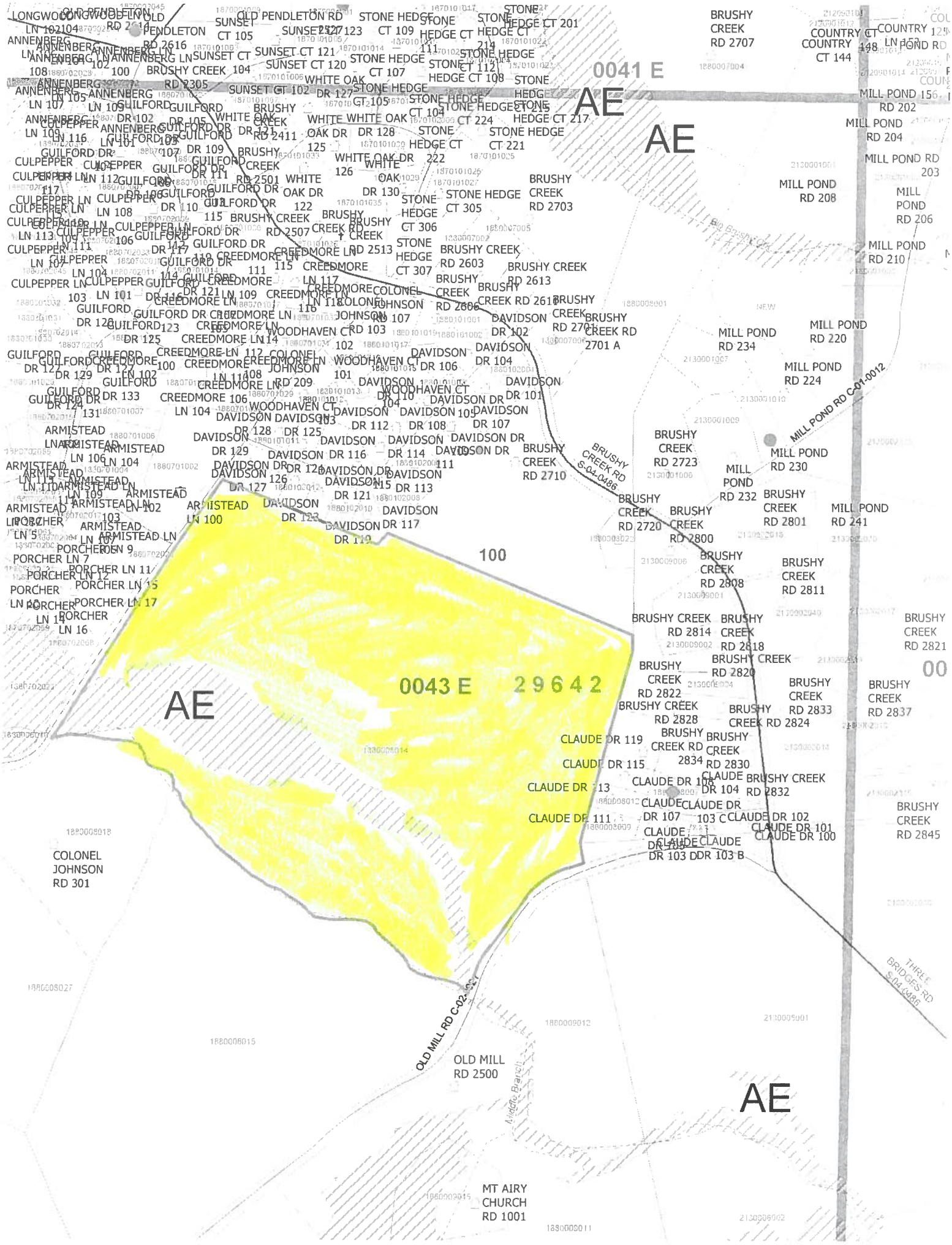
STAKEOUT PLAN

CARRIAGE HILL
SUBDIVISION
COLONEL JOHNSON ROAD
EASLEY, SC

PROJECT MANAGER:	BMC
DRAWN BY:	CJR
PROJECT DATE:	10/06/17
SCALE:	1"=100'
JOB No.:	2015070
PLOT DATE:	10/3/17

SHEET
CV-1

2015070-BS.dwg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OLD PENDLETON RD
PENDLETON RD 2616
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SUNSET CT 120
SUNSET CT 102
WHITE OAK CREEK RD 2411
WHITE OAK CREEK RD 2501
WHITE OAK CREEK RD 2507
BRUSHY CREEK RD 2513
BRUSHY CREEK RD 2603
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COUNTRY CT 148
COUNTRY CT 144
MILL POND RD 156
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MILL POND RD 241
MILL POND RD C-01-0012
BRUSHY CREEK RD S-04-0486
OLD MILL RD C-02-0021
THREE BRIDGES RD S-04-0486
OLD MILL RD 2500
COLONEL JOHNSON RD 301
MT AIRY CHURCH RD 1001
Middle Branch
Big Brushy
STONE HEDGE CT 109
STONE HEDGE CT 111
STONE HEDGE CT 112
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LONGWOOD LN
OLD PENDLETON LN
SUNSET CT 123
BRUSHY CREEK 104
ANNENBERG LN 102104
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COLONEL JOHNSON 116
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CREEDMORE 133
MT AIRY CHURCH RD 1001
OLD MILL RD 2500
COLONEL JOHNSON RD 301

Anderson County Planning Commission

November 14, 2017
6:00 PM

Staff Report – Preliminary Townhome Development

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

Parking:
The developer has requested to allow the garage and or driveway to count for off-street parking to meet the requirements for each individual townhomes. For one bed room units, 1.5 spaces are needed and for two or more bedrooms, 2 spaces are required.

Traffic Impact Analysis:
This new subdivision is expected to generate 608 new trips per day. River Road is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

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

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

Subdivision Plat Application

Date of Application Completion

Attenborough
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: THRIFT BROTHERS INC.

Mailing Address: PO BOX 1293, SENECA, SC 29679

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

Parcel Number/TMS: PART OF 237-00-05-043

County Council District: 06 School District: 01

Total Acreage: ±10.11 Number of Lots: 76

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: MULTI-FAMILY/ RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

Page 1 of 1

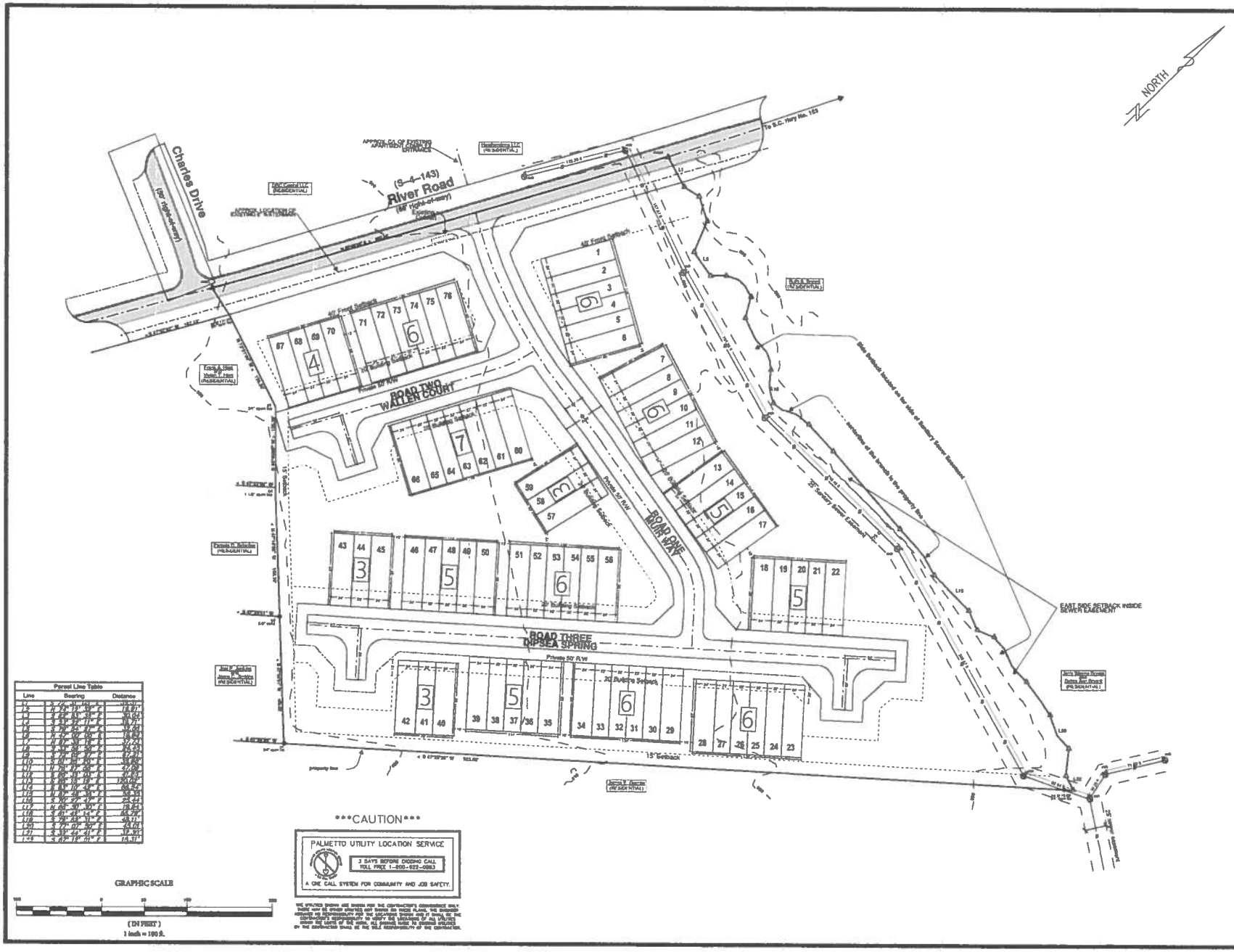
For Office Use Only:

Scheduled Public Hearing Date: _____

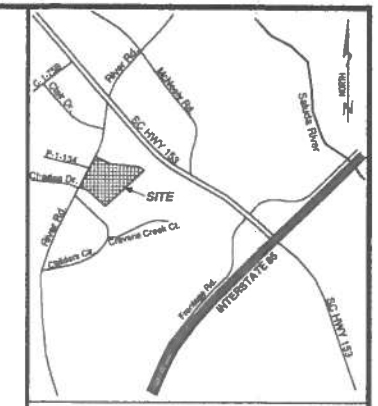
Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____



Parcel Line Table		
Line	Bearing	Distance
L1	S 47°28'38" W	112.81'
L2	S 47°28'38" W	50.04'
L3	S 47°28'38" W	100.71'
L4	S 47°28'38" W	100.71'
L5	S 47°28'38" W	100.71'
L6	S 47°28'38" W	100.71'
L7	S 47°28'38" W	100.71'
L8	S 47°28'38" W	100.71'
L9	S 47°28'38" W	100.71'
L10	S 47°28'38" W	100.71'
L11	S 47°28'38" W	100.71'
L12	S 47°28'38" W	100.71'
L13	S 47°28'38" W	100.71'
L14	S 47°28'38" W	100.71'
L15	S 47°28'38" W	100.71'
L16	S 47°28'38" W	100.71'
L17	S 47°28'38" W	100.71'
L18	S 47°28'38" W	100.71'
L19	S 47°28'38" W	100.71'
L20	S 47°28'38" W	100.71'
L21	S 47°28'38" W	100.71'
L22	S 47°28'38" W	100.71'



LOCATION MAP (N.T.S.)

PRELIMINARY SITE PLAN

NOTES
1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD.
2) EXISTING SURVEY INFORMATION WAS OBTAINED FROM BOUNDARY SURVEY PREPARED BY THOMAS E. BELCHER (PLS# 16126) OF J.C. SMITH & ASSOCIATES (R.L.S. #7882) ON JULY 18, 1999 FOR THRIFT BROTHERS INC.
3) FRONT LOT DIMENSIONS ARE AT 20' BUILDING SETBACK, ALL OTHER DIMENSIONS ARE AT P/L.
4) ALL SIGHT TRIANGLES ARE 25'
5) AREA IS IN FLOOD ZONE 'X' (NO FEMA FLOODPLAIN).
6) ROAD NAMES AND SUBDIVISION NAME SUBJECT TO ANDERSON COUNTY APPROVAL.
7) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
8) "LOT" DIMENSIONS SHOWN ARE FOR PAD SIZES ONLY.

PARKING
PARKING REQUIRED = 152 SPACES
PARKING PROVIDED = 152 SPACES

LOT (BLDG. PAD) SIZE
INTERIOR PADS = 22' X 85' = 1,870 SF QTY = 46
EXTERIOR PADS = 24' X 85' = 2,040 SF QTY = 30

SETBACKS
FRONT = 40' (RIVER RD.) REAR = 15'
SIDE = 15' B/T BLDGS. = 15' MIN.

NEW ROADWAY
MUIR WAY (ROAD ONE) = 557 LF
WALLEN COURT (ROAD TWO) = 351 LF
DIPSEA SPRING (ROAD THREE) = 695 LF
TOTAL NEW ROADWAY = 1,603 LF = 0.30 MILES

Thrift Brothers Inc.
PO Box 1293
Seneca, SC 29679
OWNER

See notes
SURVEYOR

ATTENBOROUGH
TOWNHOMES

POWDERSVILLE, SOUTH CAROLINA

NO. OF ACRES: ± 10.1 (TO R/W) MILES OF NEW ROADS: 0.30
NO. OF UNITS: 76 DATE: 10/6/17
COUNTY: ANDERSON TMS: 237-00-013
ZONING: NONE PRESENT USE: VACANT

DRAWN BY:	JMB
DATE:	10/6/17
JOB NUMBER:	AC.237-013
REVISIONS:	1
>entrance alignment (10/23/17)	

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: THRIFT BROTHERS INC.

Mailing Address: PO BOX 1293, SENECA, SC 29679

Telephone and Fax: _____ E-Mail: _____

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.

SEE ATTACHED LETTER GRANTING APPLICANT PERMISSION TO REPRESENT OWNER IN THIS VARIANCE REQUEST

Owner's Signature

LETTER DATED 10-12-17

Date

Project Information

Property Location: 3104 RIVER ROAD, PIEDMONT, SC 29673

Parcel Number(s)/TMS: PART OF 237-00-05-043

County Council District: 06 School District: 01

Total Acreage: ±10.11 Current Zoning: UNZONED

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

Requested Variance: PARKING VARIANCE

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT. SEE ATTACHED LETTER FOR FURTHER EXPLANATION.

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

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

If you indicated no, your signature is required.

Applicant's Signature _____ Date 10-12-17

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

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

_____

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE IS IMPRACTICAL AND WOULD ALSO BY MAKE THE PROJECT COST PROHIBITIVE AND BE INCONSISTANT WITH SIMILAR PROJECTS. SEE RAVENHILLS TOWNHOMES.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) LETTER

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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

Applicant's Signature _____ Date 10-12-17

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

October 10, 2017

Anderson County
Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Attenborough Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Attenborough Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

Application of the ordinance would put Attenborough at a distinct disadvantage when competing with similar townhome projects in Greenville and Anderson Counties which regularly meet parking requirements in this way. One such townhome project in Anderson County, Raven Hills Townhomes, was granted this variance earlier this year.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the success other townhome developments have experienced in nearby Greenville County.

The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.

An excessively large parking lot as required would:

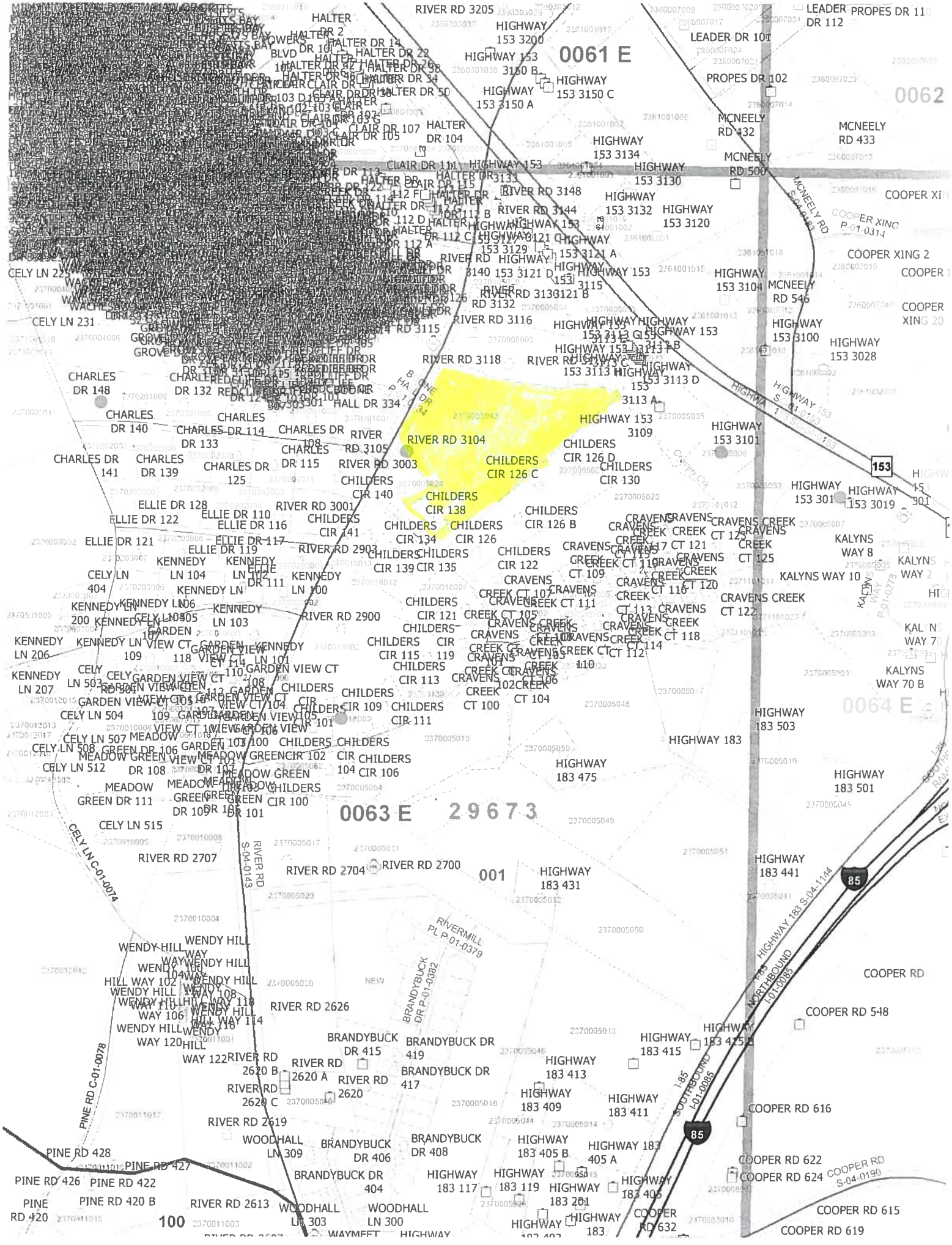
- Be underutilized as most homeowners would prefer to park closer to their residences for convenience, safety and security.
- Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities which successfully use garage and/or driveway parking to meet their parking needs.

Sincerely,

Beeson Development, LLC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WOODHALL LN 309
WOODHALL LN 303
WOODHALL LN 300
PINE RD 428
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PINE RD 426
PINE RD 422
PINE RD 420 B
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BRANDYBUCK DR 415
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BRANDYBUCK DR 406
BRANDYBUCK DR 408
BRANDYBUCK DR 404
BRANDYBUCK DR P-01-0082
RIVERMILL PL P-01-0379
MCNEELY RD 432
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COOPER RD
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LEADER DR 112
LEADER DR 101
PROPES DR 11
PROPES DR 102
KALYNS WAY 8
KALYNS WAY 10
KALYNS WAY 2
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HIGHWAY 183 S-04-1144
I-01-0085 NORTHBOUND
I-01-0085 SOUTHBOUND
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153
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PROPERTY LINE
CLEVEN CRK
HALL DR P-01-0278
KALYNS WAY P-01-0278

Sec. 38-118. - Intensity standards.

(f) Traffic impact studies. A traffic impact study shall be required along the County road-network ~~for access approval through the state and county encroachment permit process~~ when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street. The estimated number of trips for the site will be based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The table below provides guidelines for determining the need for a traffic impact study. The traffic impact study and subsequent access location, turning lane and signalization requirements shall follow the South Carolina Department of Transportation Access and Roadside Management Standards, latest edition. For studies of County roads, the district traffic engineer (DTE) shall ~~be~~ act as the county engineer. Projects on State roads must comply with DOT's Access and Roadside Manual. The developer shall be responsible for all costs of the required study, roadway improvements identified in the study, and right-of-way acquisition. The traffic impact study shall be included ~~in~~ with either the application for certificate of compliance or preliminary plat ~~approval~~, depending on the nature of the project.

Table: Institute of Transportation Engineers Trip Generation Manual Examples

Land Use	100 Peak Hour Trips
Single Family Home	90 units
Apartments	150 units
Condos/Townhomes	190 units
Mobile Home Park	170 units
Shopping Center -Gross Leasable Area (GLA)	16,000 s.f.
Fast Food Restaurant w/Drive In - Gross Floor Area	2,000 s.f.
Gas Station w/Convenience Store	7 fueling positions
Banks w/Drive-In (GFA)	4,000 s.f.
General Office	67,000 s.f.
Medical/Dental Office	29,000 s.f.
Research & Development	71,000 s.f.
Light Industrial/Warehousing	185,000 s.f.
Manufacturing Plant (GFA)	144,000 s.f.

(Ord. No. 03-007, § 1, 4-15-03; Ord. No. 2003-069, § 1a, 1-20-04; Ord. No. 2006-025, § 2, 8-15-06; Ord. No. 2011-017, § 1, 7-19-2011)

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

Memorandum

To:	Anderson County Planning Commission
From:	Celia Boyd Myers
Date:	December 7, 2017
Cc:	Planning & Community Development Staff
	Development Standards Staff
	County Council
Re:	December 12, 2017 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, **December 12, 2017** at 6:00 PM in council chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

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

Planning & 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

David Cothran, Chair, District #5
Ed Dutton, District #1
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Debbie Chapman, District #7
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Lonnie Murray, District #2
Jerry Vickery, District #4

December 12, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

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

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 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
Tuesday, November 14, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: None

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

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

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

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

Old Business: None

New Business:

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

Preliminary Subdivision: Shackleburg Farms

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

Preliminary Subdivision: Barrington Creek

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

DRAFT

Preliminary Subdivision: Cheshire

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

Preliminary Subdivision: Kingslake

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

Preliminary Subdivision: Hunters Crossing

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

Preliminary Subdivision: Carriage Hill

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

Public Hearing: Variance – Attenborough

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

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

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

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

Other Business:

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

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

December 14, 2017
6:00 PM

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

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

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

Traffic Impact Analysis:
This new subdivision is expected to generate 608 new trips per day. River Road is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

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

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

Subdivision Plat Application

Date of Application Completion

Attenborough
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: THRIFT BROTHERS INC.

Mailing Address: PO BOX 1293, SENECA, SC 29679

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

Parcel Number/TMS: PART OF 237-00-05-043

County Council District: 06 School District: 01

Total Acreage: ±10.11 Number of Lots: 76

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: MULTI-FAMILY/ RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

Page 1 of 1

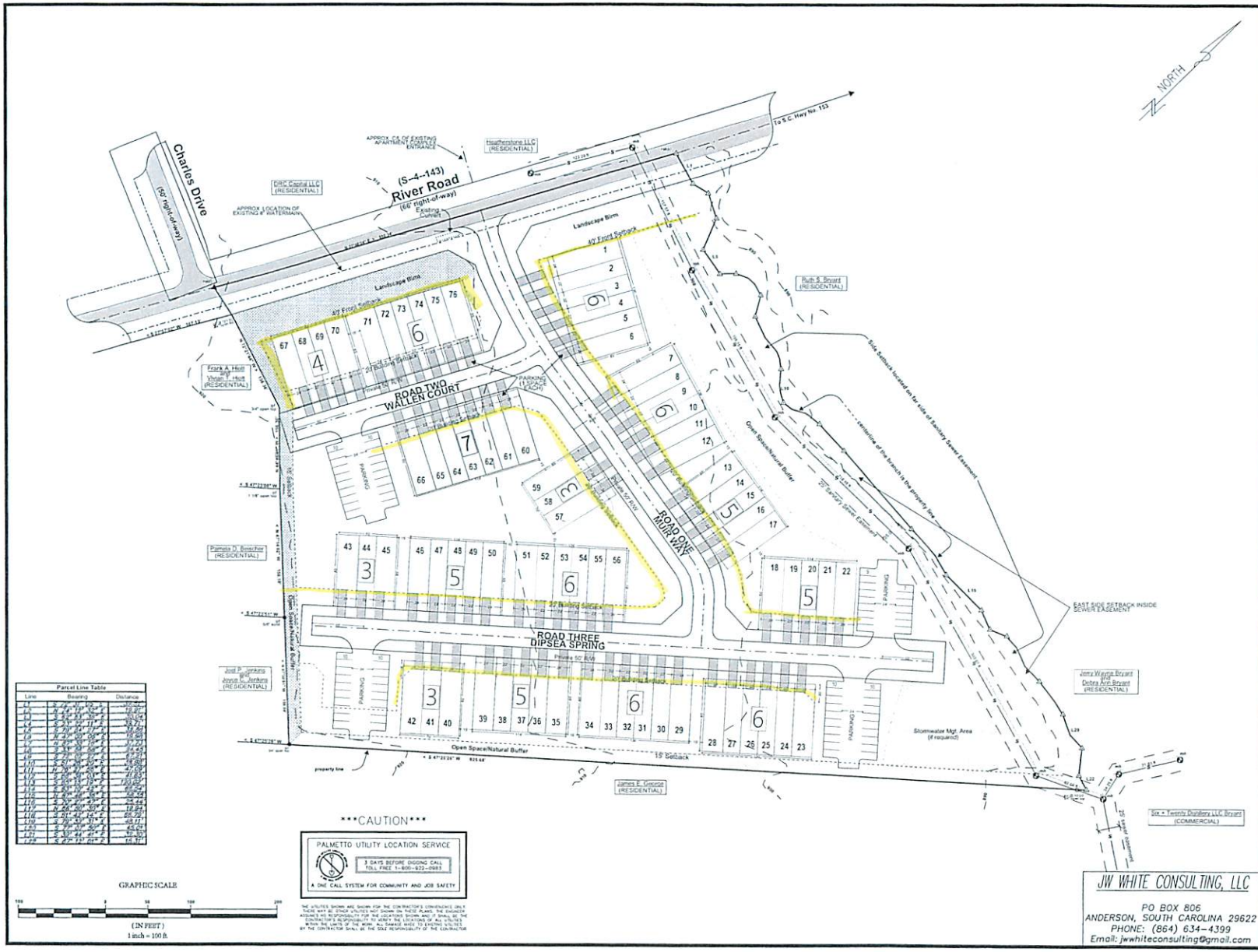
For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____



Parcel Line Table		
Line	Bearing	Distance
L1	S 47°23'26" W	10.00'
L2	S 47°23'26" W	10.00'
L3	S 47°23'26" W	10.00'
L4	S 47°23'26" W	10.00'

Anderson County Planning Commission

December 12, 2017
6:00 PM

Staff Report – Preliminary Subdivision Cheshire

*NO ADDITIONAL INFORMATION HAS BEEN SUBMITTED BY THE APPLICANT
*THE PLANNING COMMISSION MUST VOTE TO APPROVE OR REJECT THE PRELIMNIARY SUBDIVISION APPLICATION SINCE IT WAS TABLED AT THE NOVEMBER 14, 2017 MEETING.
*FAILURE TO ACT UPON THE APPLICATION WILL RESULT IN AN AUTOMATIC APPROVAL AS OUTLINED IN THE ORDINANCE.

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

Sewer Supplier: Anderson County Wastewater

Variance: None Requested.

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

Staff Recommendation:

No additional information has been submitted to staff.
Staff recommends denial of the preliminary application because a traffic study has not been included with the preliminary application to address the following conditions;

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

Subdivision Plat Application

Date of Application Completion

Cheshire
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

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

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

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

County Council District: 06 School District: 01

Total Acreage: ±18.9 Number of Lots: 60

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

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

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

For Office Use Only:

Scheduled Public Hearing Date: _____

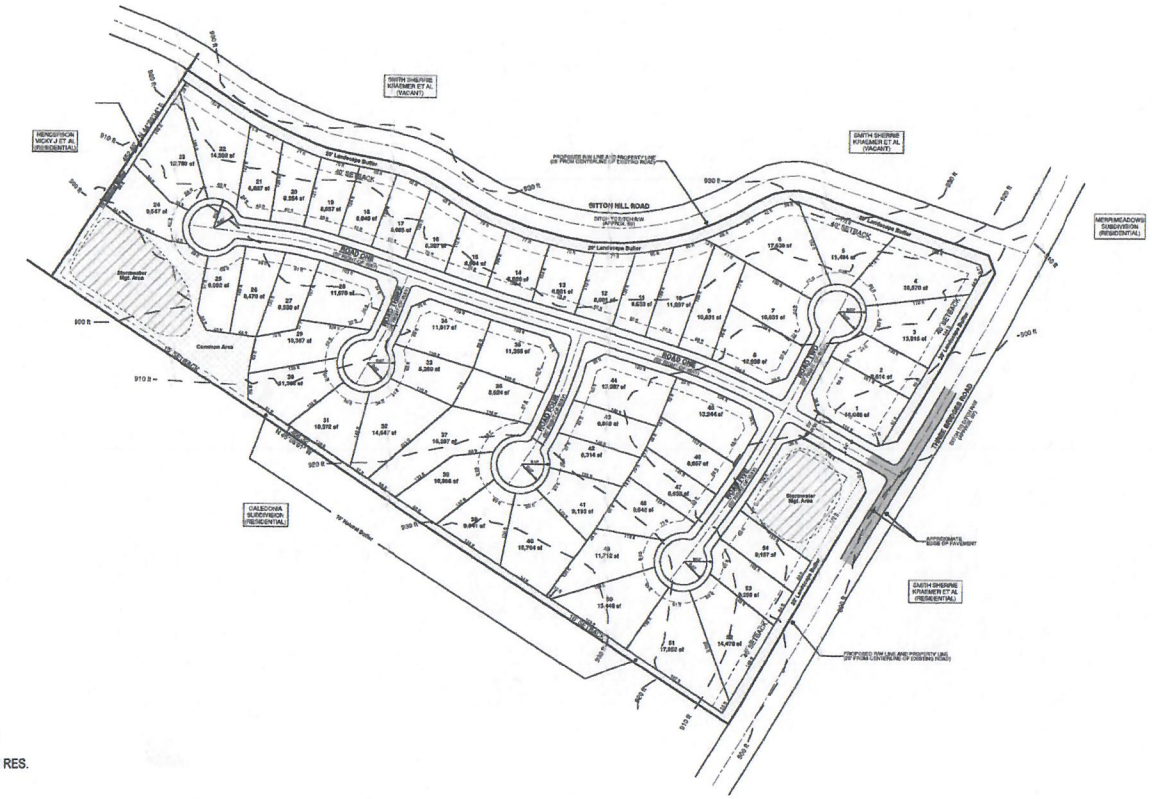
Application Received By: _____ Date Complete Application Received: _____

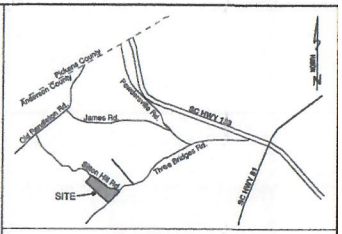
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP (N.T.S.)

Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent and that I(we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

____/____/____ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Anderson County Subdivision Regulations as adopted.

_____ DATE

_____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

_____ DATE

_____ SUBDIVISION ADMINISTRATOR ANDERSON COUNTY PLANNING BOARD

PART OF TMS 212-00-07-023

CHESHIRE SUBDIVISION

Smith Sherrie Kraemer ET AL	JW White Consulting, LLC
142 Oliver Springs Hwy	P.O. Box 805
Clinton, TN 37716	Anderson, SC 29622
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±19.4 NO. OF LOTS: 54

CURRENT USE: VACANT DATE: 10-12-17

MILES OF NEW ROAD: 0.44

DRAWN BY:	JB
CHECKED:	JWW
JOB NUMBER:	XX
REVISIONS:	1
1)	Lot count reduced to 54
PRELIMINARY PLAT	

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION JW WHITE CONSULTING, LLC No. 4201

LOT SIZE

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

ZONING

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

SETBACKS

SITTON HILL ROAD (COLLECTOR ROAD):	40'
THREE BRIDGES ROAD: (COLLECTOR ROAD):	40'
FRONT:	20'
SIDE:	8' (10' SHOWN)
REAR:	10'

NEW ROADWAY

ROAD ONE:	1,276 LF
ROAD TWO:	215 LF
ROAD THREE:	205 LF
ROAD FOUR:	288 LF
ROAD FIVE:	338 LF
TOTAL NEW ROAD :	2,322 LF

NOTES

1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
2) BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM SURVEY PREPARED BY BARRY L. COLLINS, SCPLS#11903, FOR EUGENE KRAEMER & WIFE AND FANNIE SITTON KRAEMER ON APRIL 15, 2002. BARRY L. COLLINS [135 ARTIE DR., PICKENS, SC 29671]
4) FRONT LOT DIMENSIONS ARE AT 20' BUILDING SETBACK. ALL OTHER DIMENSIONS ARE AT P/L.
5) ALL SIGHT TRIANGLES ARE 25'
6) AREA IS IN FLOOD ZONE 'X' (NO FEMA FLOODPLAIN).
7) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
8) SUBDIVISION NAME SUBJECT TO ANDERSON COUNTY APPROVAL.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

JW WHITE CONSULTING, LLC
PO BOX 805
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

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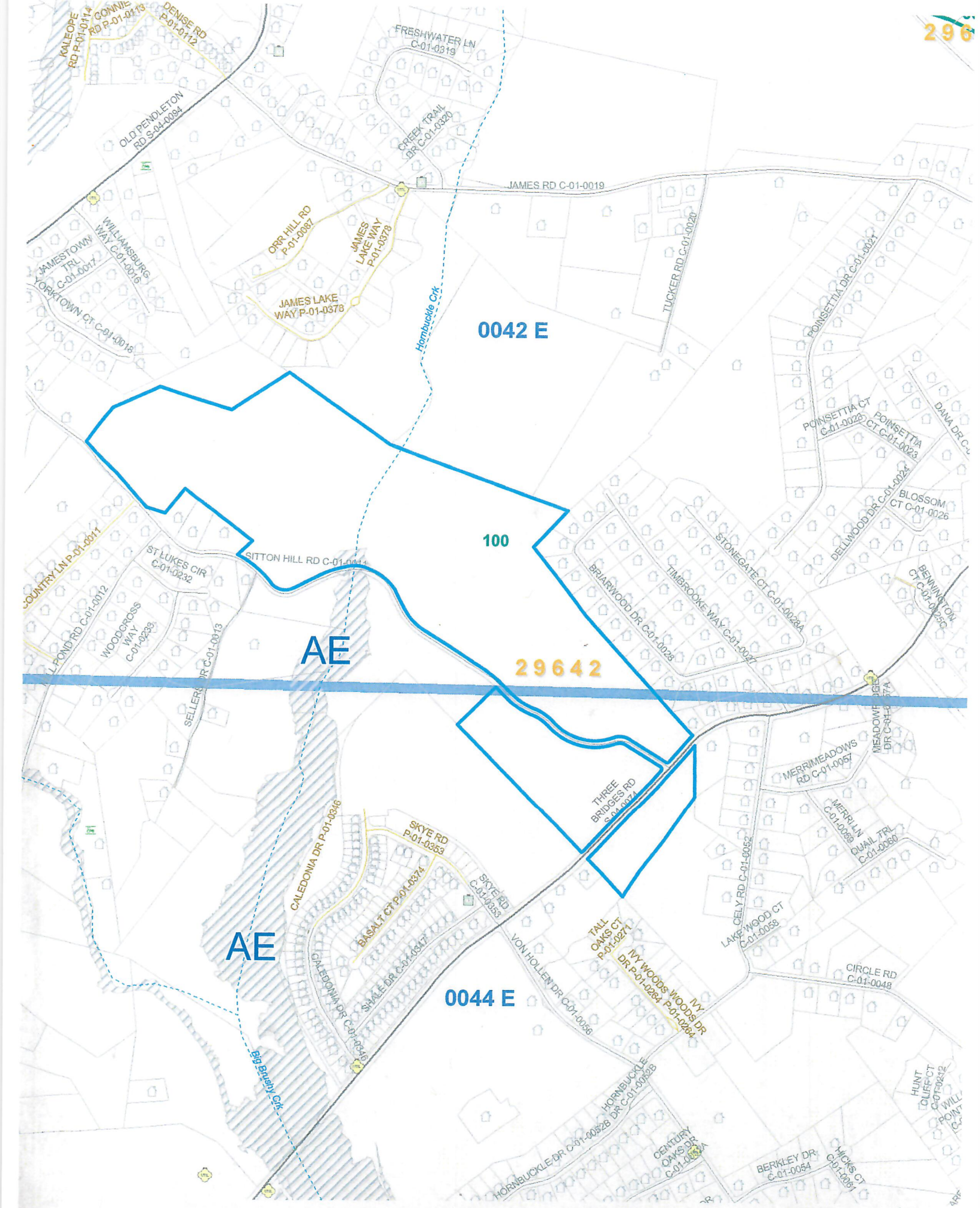
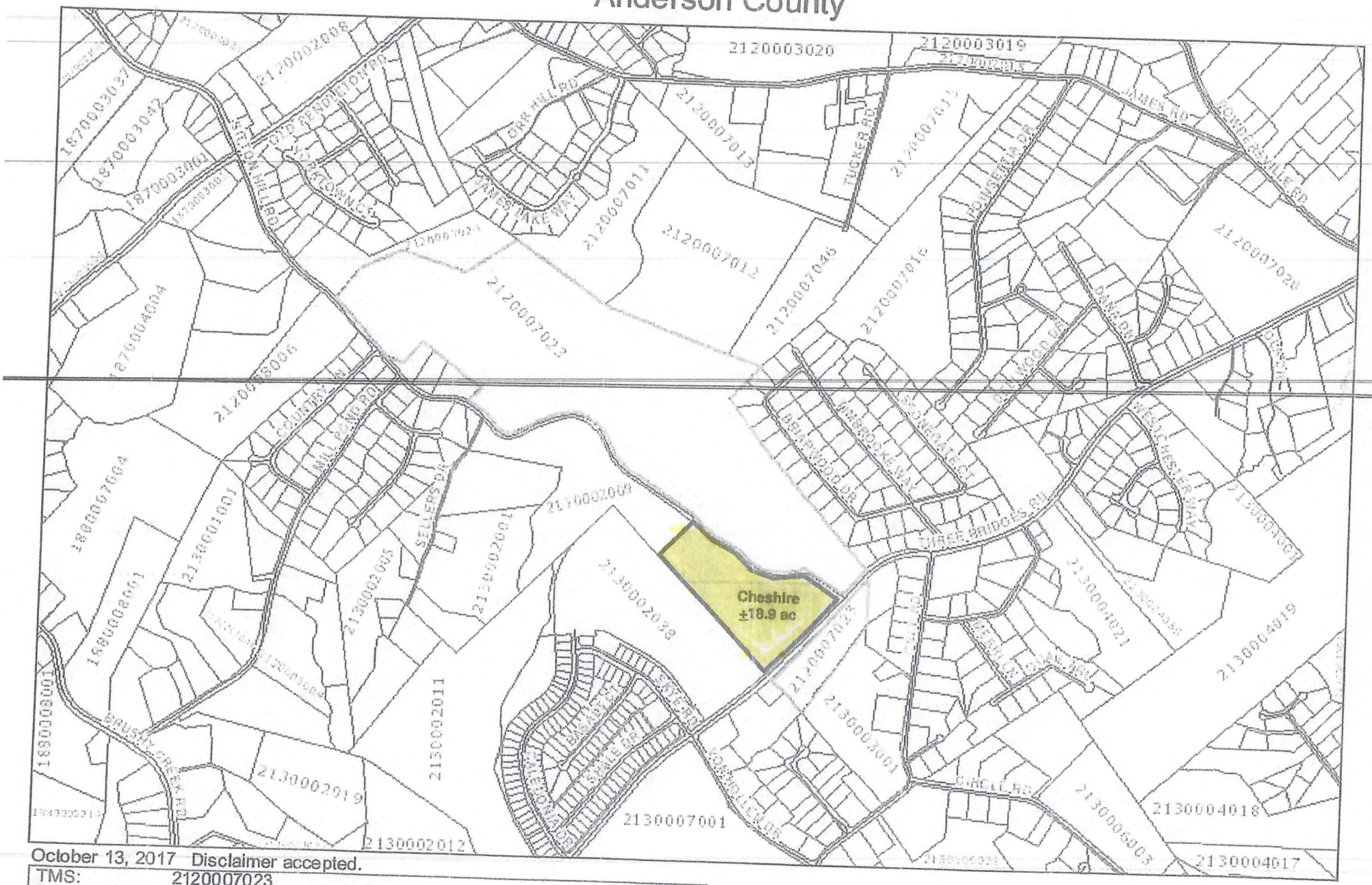

KALEOPE RD P-01-0114
CONNIE RD P-01-0113
DENISE RD P-01-0112
OLD PENDLETON RD S-04-0084
FRESHWATER LN C-01-0319
CREEK TRAIL DR C-01-0320
JAMES RD C-01-0019
ORR HILL RD P-01-0087
JAMES LAKE WAY P-01-0378
JAMES LAKE WAY P-01-0378
WILLIAMSBURG WAY C-01-0016
JAMESTOWN TRL C-01-0017
YORKTOWN CT C-01-0018
Hornbuckle Crk
0042 E
TUCKER RD C-01-0020
POINSETTIA DR C-01-0021
POINSETTIA CT C-01-0022
POINSETTIA CT C-01-0023
DELLWOOD DR C-01-0024
BLOSSOM CT C-01-0026
DANA DR C-
BENNINGTON CT C-01-0025C
STONEGATE CT C-01-0028A
TIMBROOKE WAY C-01-0027
BRIARWOOD DR C-01-0028
100
SITTON HILL RD C-01-0011
ST LUKES CIR C-01-0232
COUNTRY LN P-01-0011
POND RD C-01-0012
WOODCROSS WAY C-01-0233
SELLERS DR C-01-0013
AE
29642
MEADOWBRIDGE DR C-01-0074A
MERRIMEADOWS RD C-01-0057
MERRI LN C-01-0059
QUAIL TRL C-01-0060
CELY RD C-01-0052
LAKEWOOD CT C-01-0058
THREE BRIDGES RD S-04-0074
CALEDONIA DR P-01-0346
SKYE RD P-01-0353
SKYE RD C-01-0353
BASALT CT P-01-0374
SHALE DR C-01-0347
CALEDONIA DR C-01-0346
AE
TALL OAKS CT P-01-0271
IVY WOODS WOODS DR P-01-0264
IVY WOODS DR P-01-0264
VON HOLLEN DR C-01-0036
0044 E
CIRCLE RD C-01-0048
HORNBUCKLE DR C-01-0052B
HORNBUCKLE DR C-01-0052B
CENTURY OAKS DR C-01-0052A
BERKLEY DR C-01-0054
HICKS CT C-01-0051
HUNT CLIFF CT C-01-0212
Big Brushy Crk

Anderson County



October 13, 2017 Disclaimer accepted.

TMS:	2120007023		
Owner:	SMITH SHERRIE KRAEMER ET AL		
Owner Address:	142 OLIVER SPRINGS HWY		
City/State:	CLINTON TN	Zip Code: 37716	
Deed Book:	12479	Deed Page: 242	
Tax District:	100	Description: SITTON HILL RD 148.27 AC	
Sale Year:	2016	Sale Price: $1	Market Value: $177,920

N

1 in = 1,120 ft

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Anderson County Planning Commission

December 12, 2017
6:00 PM

Staff Report – Preliminary Subdivision Kingslake

*NO ADDITONAL INFORMATION HAS BEEN SUBMITTED BY THE APPLICANT
*THE PLANNING COMMISSION MUST VOTE TO APPROVE OR REJECT THE PRELIMINARY SUBDIVISION APPLICATION SINCE IT WAS TABLED AT THE NOVEMBER 14, 2017 MEETING.
*FAILURE TO ACT UPON ON THE APPLCIATION WILL RESULT IN AN AUTOMATIC APPROVAL AS OUTLINED IN THE ORDINANCE.

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

Variance: None Requested.

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

Staff Recommendation:

No additional information has been submitted to staff.
Staff recommends denial of the preliminary application because a traffic study has not been included with the preliminary application to address the following conditions;

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

Subdivision Plat Application

Date of Application Completion

Kingslake
Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

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

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

Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

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

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

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

County Council District: 06 School District: 01

Total Acreage: ±48.6 Number of Lots: 97

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

10-12-17
Date

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

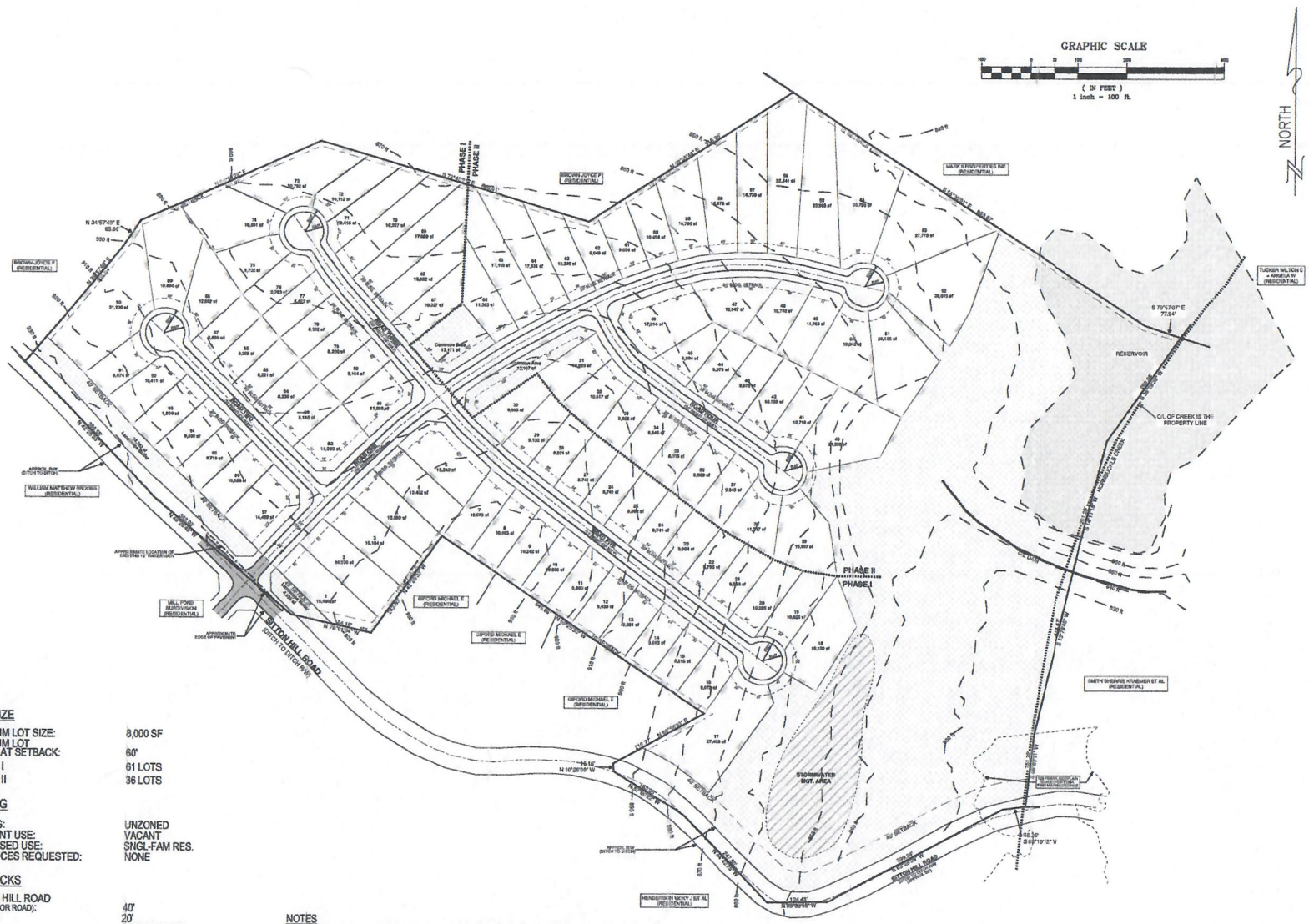
Amount of Fee Paid: _____ Date Complete Application Received: _____

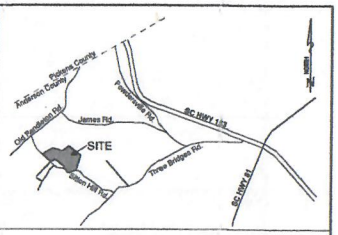
Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____

Anderson County Public Works Division – Development Standards ✱ 401 East River Street ✱ Post Office Box 8002
Anderson, South Carolina 29624 ✱ Phone: (864) 260-4352 ✱ Fax: (864) 260-4795

Revision
April 2012





LOCATION MAP (N.T.S.)

Preliminary Plat

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___/___/___ Signed _____

___/___/___ Signed _____

___/___/___ Signed _____

___/___/___ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was dep prepared in accordance with the Anderson County Subdivision Regulations as adopted.

DATE _____ LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25728

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat, shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Means Conveyance."

DATE _____ SUBDIVISION ADMINISTRATOR ANDERSON COUNTY PLANNING BOARD

PART OF TMS 212-00-07-023

KINGSLAKE SUBDIVISION

Smith Sherrie Kraemer ET AL 142 Oliver Springs Hwy Clinton, TN 37716 OWNER	JW White Consulting, LLC P.O. Box 806 Anderson, SC 29622 ENGINEER OR SURVEYOR
NO. OF ACRES: ±49.4	NO. OF LOTS: 97
CURRENT USE: VACANT	DATE: 10-2-17
MILES OF NEW ROAD: 0.74	

DRAWN BY:	JB
CHECKED:	JWW
JOB NUMBER:	XX
REVISIONS:	0
PRELIMINARY PLAT	

SOUTH CAROLINA JW WHITE CONSULTING, LLC No. 4351 CERTIFICATE OF AUTHORIZATION

LOT SIZE

MINIMUM LOT SIZE:	8,000 SF
MINIMUM LOT WIDTH AT SETBACK:	60'
PHASE I	61 LOTS
PHASE II	36 LOTS

ZONING

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

SETBACKS

SITTON HILL ROAD (COLLECTOR ROAD):	40'
FRONT:	20'
SIDE:	8' (10' SHOWN)
REAR:	10'

NEW ROADWAY

ROAD ONE:	1,501 LF
ROAD TWO:	499 LF
ROAD THREE:	463 LF
ROAD FOUR:	647 LF
ROAD FIVE:	882 LF
TOTAL NEW ROAD :	3,892 LF

NOTES

1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
2) BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM SURVEY PREPARED BY BARRY L. COLLINS, SCPLS#11903, FOR EUGENE KRAEMER & WIFE AND FANNIE SITTON KRAEMER ON APRIL 15, 2002. BARRY L. COLLINS (135 ARTIE DR., PICKENS, SC 29671)
4) FRONT LOT DIMENSIONS ARE AT 20' BUILDING SETBACK. ALL OTHER DIMENSIONS ARE AT P/L.
5) ALL SIGHT TRIANGLES ARE 25'
6) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45007C0042E, WITH A DATE OF IDENTIFICATION OF 9/29/2011, FOR COMMUNITY NUMBER 450013, IN ANDERSON COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. NO PORTION OF THE LOTS BEING SUBDIVIDED LIE WITHIN A FLOOD ZONE.
7) TOPOGRAPHIC INFORMATION PER ANDERSON COUNTY GIS.
8) SUBDIVISION NAME SUBJECT TO ANDERSON COUNTY APPROVAL.

JW WHITE CONSULTING, LLC
PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwwhiteconsulting@gmail.com

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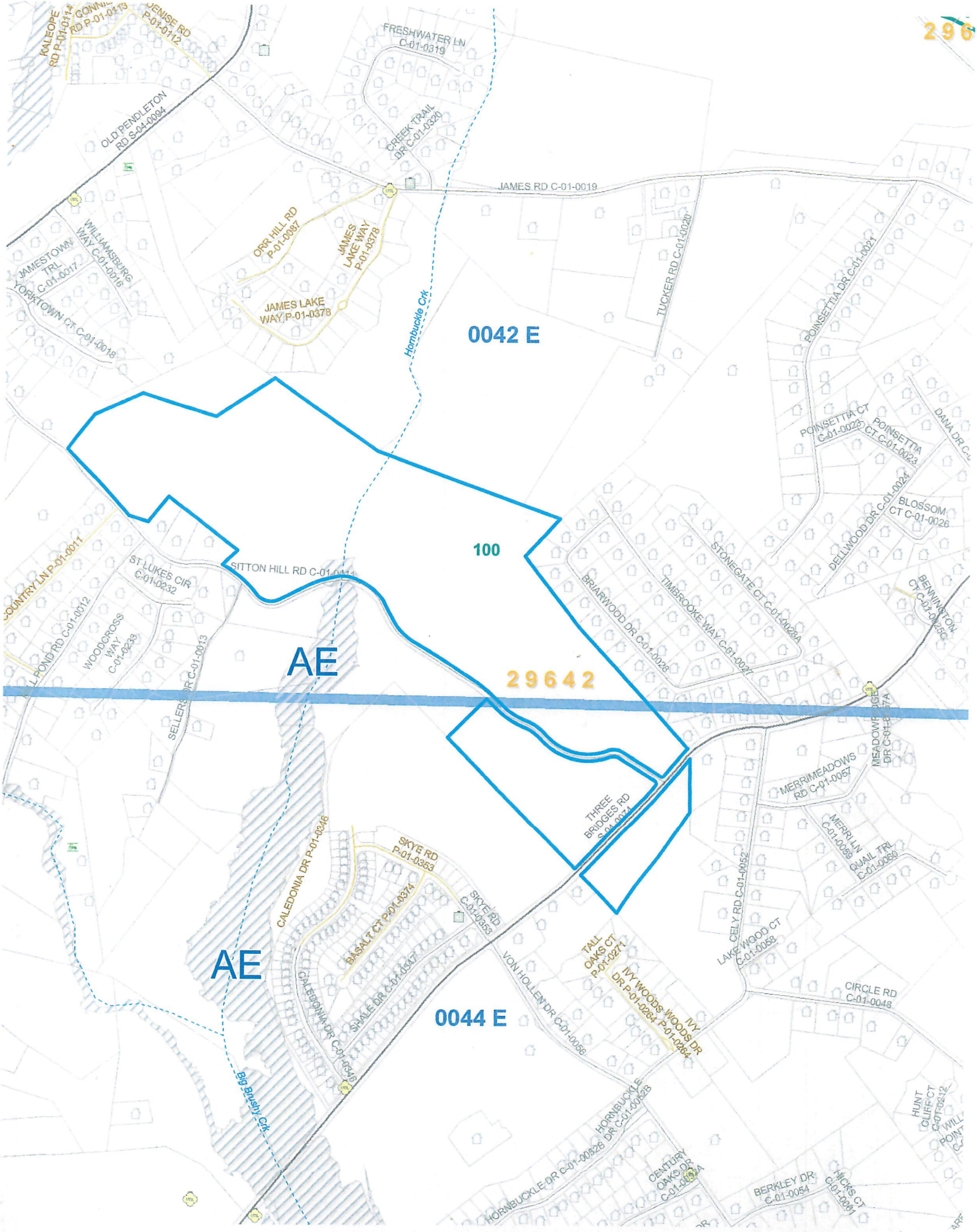
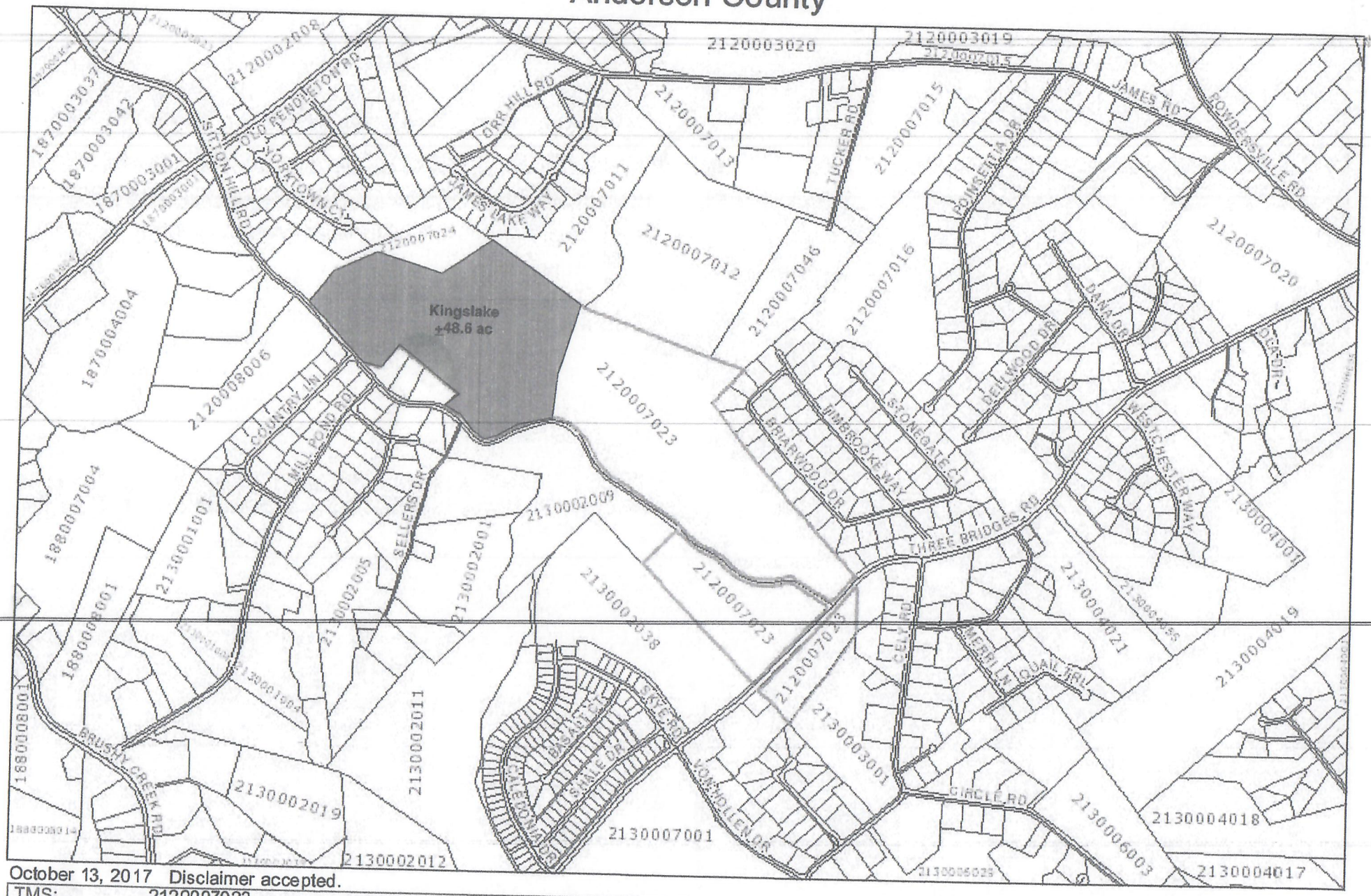

FRESHWATER LN C-01-0319
CREEK TRAIL DR C-01-0320
OLD PENDLETON RD S-04-0084
JAMES RD C-01-0019
ORR HILL RD P-01-0087
JAMES LAKE WAY P-01-0378
JAMES LAKE WAY P-01-0378
Hombuckle Crk
TUCKER RD C-01-0020
POINSETTIA DR C-01-0021
0042 E
100
AE
29642
AE
0044 E
SITTON HILL RD C-01-0011
ST LUKES CIR C-01-0232
WOODCROSS WAY C-01-0238
SELLERS DR C-01-0013
POND RD C-01-0012
COUNTRY LN P-01-0011
BRIARWOOD DR C-01-0028
TIMBROOKE WAY C-01-0027
STONEGATE CT C-01-0028A
POINSETTIA CT C-01-0025
POINSETTIA CT C-01-0023
DELLWOOD DR C-01-0024
BLOSSOM CT C-01-0026
BENNINGTON CT C-01-0026
MEADOWRIDGE DR C-01-0057A
MERRIMEADOWS RD C-01-0057
MERRI LN C-01-0059
QUAIL TRL C-01-0060
CELY RD C-01-0052
LAKEWOOD CT C-01-0053
CIRCLE RD C-01-0048
THREE BRIDGES RD S-04-0074
CALEDONIA DR P-01-0346
SKYE RD P-01-0353
SKYE RD C-01-0353
BASALT CT P-01-0374
SHALE DR C-01-0347
CALEDONIA DR C-01-0346
VON HOLLEN DR C-01-0056
TALL OAKS CT P-01-0271
IVY WOODS DR P-01-0264
IVY WOODS DR P-01-0264
HORNBUCKLE DR C-01-0052B
HORNBUCKLE DR C-01-0052B
CENTURY OAKS DR C-01-0054A
BERKLEY DR C-01-0054
HICKS CT C-01-0061
HUNT CLIFF CT C-01-0612
Big Brushy Crk

Anderson County



October 13, 2017 Disclaimer accepted.

TMS:	2120007023		
Owner:	SMITH SHERRIE KRAEMER ET AL		
Owner Address:	142 OLIVER SPRINGS HWY		
City/State:	CLINTON TN	Zip Code:	37716
Deed Book:	12479	Deed Page:	242
Tax District:	100	Description:	SITTON HILL RD 148.27 AC
Sale Year:	2016	Sale Price:	$1
		Market Value:	$177,920

N

1 in = 1,120 ft

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Anderson County Planning Commission

December 12, 2017
6:00 PM

Staff Report – Preliminary Subdivision

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

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

Water Supplier:	Sandy Springs Water District
Sewer Supplier:	Anderson County Waste Water
Variance:	Yes

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

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

Traffic Impact Analysis:

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

Staff Recommendation:

Approval of the preliminary subdivision with the following conditions:

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

Subdivision Plat Application

11-7-17
Date of Application Completion

Small Mill Landing
Name of Project

Applicant's Information

Name: Jonathan Neff

Mailing Address: 935 Tanner Rd Greenville SC 29607

Telephone and Fax: 864-553-2191 E-Mail: Jneff@civilsd.com

Owner's Information

(If Different from Applicant)

Name: NWTRS, LLC - Tom Winkopp

Mailing Address: 391 College Ave Suite 103 Clemson SC 29631

Telephone and Fax: 864-304-1562 E-Mail: Twinkopp@tomwinkopp.com

Project Information

Project Location: Just South of I-85/Clemson Hwy - end of South Mill Rd

Parcel Number/TMS: 930302.001

County Council District: 05 School District: 04

Total Acreage: 3.94 Number of Lots: 35

Intended Development: Attached Townhomes Current Zoning: R-M

Surrounding Land Uses: North: Lake Hartwell South: Lake Hartwell East: ~~high rise Apartments~~ West: Lake Hartwell

Water Supplier: Sandy Springs Sewer Supplier: Anderson County

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

If so, please describe: added units 33-35 in place of pool

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

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

Applicant's Signature

11-7-17
Date

Page 1 of 1

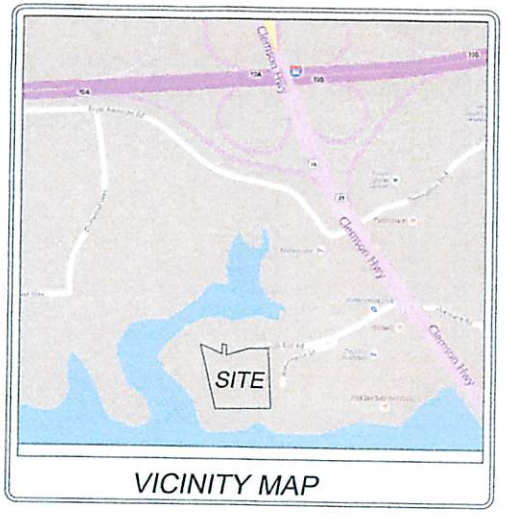
For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____

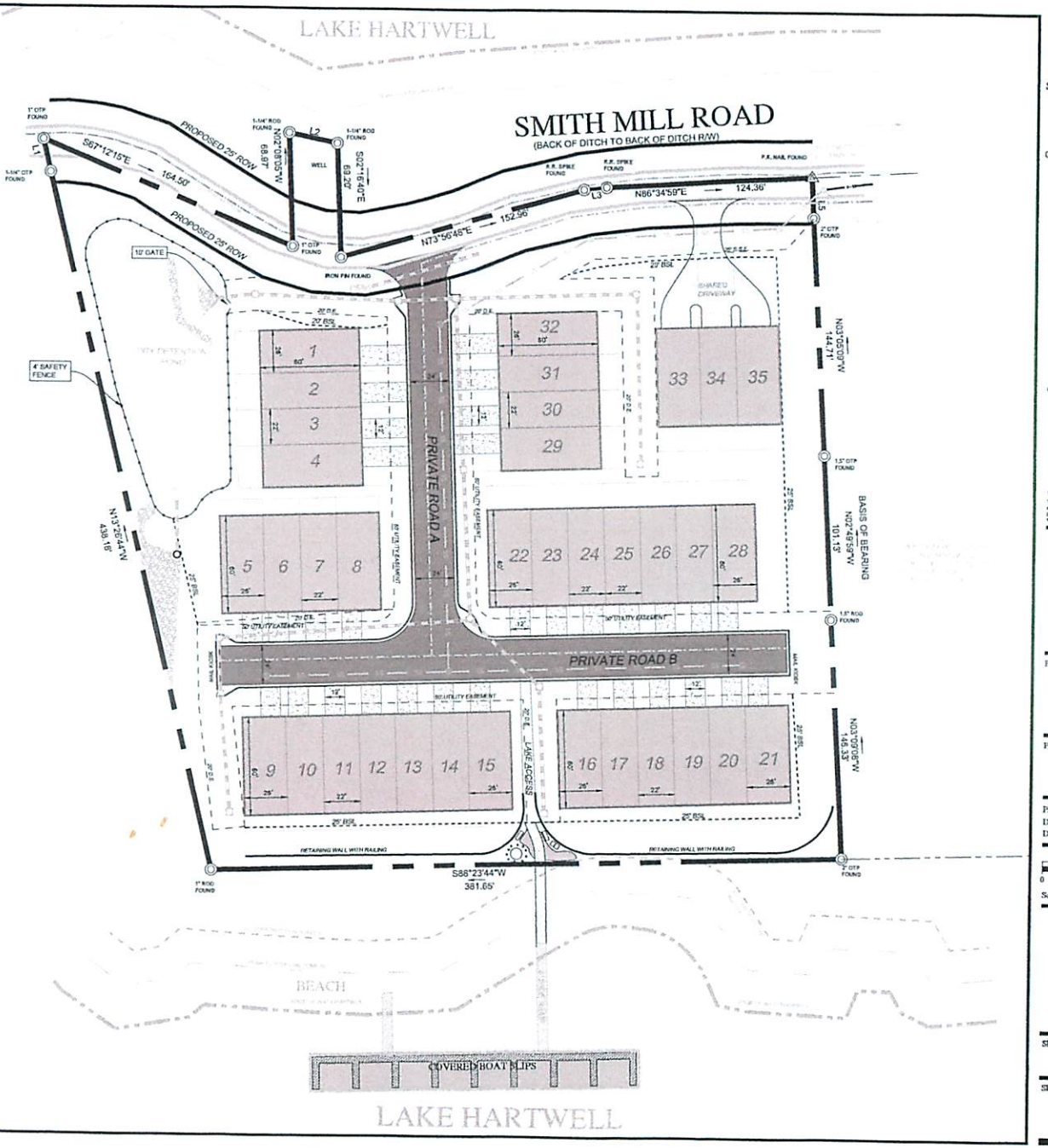
Amount of Fee Paid: _____ Date Complete Application Received: _____

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____



VICINITY MAP



LEGEND

PROPERTY LINE(SURVEYED)		CRIMP-TOP PIPE	C.T.P.
PROPERTY LINE(NOT SURVEYED)		OPEN-TOP PIPE	O.T.P.
DEED/PLAT REFERENCE		IRON PIN SET	I.P.S.
BEARINGS & DISTANCES	(S45°45'45"W)	IRON PIN OLD/DESTROY	I.P.O.
SURVEYED BEARINGS & DISTANCES	S45°45'45"W	CALCULATED POINT (AS NOTED) CALC	□
RIGHT OF WAY		NAIL SET	
OVERHEAD ELECTRIC		NAIL OLD/DESTROY	
EDGE OF PAVEMENT		UTILITY POLE	
SANITARY SEWER LINE		SANITARY SEWER MANHOLE	
STORM DRAIN LINE		STORM DRAIN MANHOLE	

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	20.33	N12°40'21"W
L2	28.70	S78°08'11"E
L3	13.79	N83°38'03"E
L4	21.07	S10°46'40"E
L5	24.83	N00°01'48"W

GENERAL NOTES

1. TOTAL AREA = +/- 3.66 A.C.
2. NAME OF SUBDIVISION: SMITH MILL LANDING
3. NUMBER OF UNITS: 35
4. WATER TO BE PROVIDED BY: SANDY SPRINGS WATER DISTRICT
5. GRAVITY SEWER TO BE PROVIDED BY: ANDERSON COUNTY PUBLIC WORKS

SITE DATA

TAX MAP NUMBER	930302001
CURRENT PROPERTY OWNER:	NWTRJ LLC 391 COLLEGE AVE STE 103 CLEMSON SC 29631
LOCATION	END OF SMITH MILL ROAD
CURRENT ZONING	R-M
BUILDING SETBACK: SMITH MILL ROAD	20'
SIDE/REAR SETBACK:	25'
PROPOSED UNITS	35 UNITS
PROPOSED DENSITY	9.56 UNITS PER ACRE
PROPOSED AVERAGE UNIT SIZE	24' X 60'
PROPOSED NEW PRIVATE ROADWAY	585 feet

CivilSD
Site Development Engineering
935 Tanner Road
Greenville, South Carolina 29607
864.373.9662
Juett@CivilSD.com
CivilSD.com
Civil engineering Land planning Landscape architecture

Revisions

No.	Description	Date
A	Added units 33-35 in place of pool	11 7 17

SOUTH CAROLINA CIVILSD, LLC NO. 5432 CERTIFICATE OF AUTHORIZATION

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

SOUTH CAROLINA No. 29676 JONATHAN C. NEE

Project Title
Smith Mill Road Townhomes

Project Location
George Smith Mill Road
Anderson County, SC

Project No. 17-015
Date: 11 7/17
Dwg: 17015-Prelim Plat.dwg

0 30 60 90
Scale 1" =30'

N W E S

Sheet Title
Prelim Plat

Sheet Number
PP-1

Date: May 11th, 2017

Subject: Smith Hill Road Townhomes (Preliminary Plat Variance Request # 2)

To: Anderson County Development

To whom it may concern:

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

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

Roads designed to be permanently closed at one end shall not serve as access to more than 30 residential lots and shall be terminated by a circular right-of-way of not less than a 50 foot radius (standard I or standard II) from the center point of the circular right of way and a paved radius of not less than 35 feet from said center point. (See appendix F)

Specific variance Request:

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

Justification:

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

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

Thank you,

Jonathan Nett, P.E.

5-11-17

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION CivilSD, LLC No. 5412

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 5-11-17 No. 28676 JONATHAN C. NETT

George Smith Mill Road

Anderson County Planning Commission Meeting

December 12, 2017
6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing
Land Use Application- Any application that has the potential to impact adjacent property owners require a public hearing.
(Outdoors Wedding Venue-Southern Manors)

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

Extension of Existing Dev: No

Existing Access Roads: Cannon Bottom Road

Sewer Supplier: Septic

Water Supplier: Private Well

Power Supplier: Duke Power

Variance: None requested

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

Staff Recommendation:
This development constitutes a large-scale project and a land use that has the potential to impact adjacent property owners.
Staff recommends APPROVAL of the overall development plan, with the following conditions:

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

Land Use Permit Application

Nov. 9, 2017
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: SEAN AND AMANDA KEARNS

Business Name (if applicable): SOUTHERN MANORS

Mailing Address: 2501 HWY 247, BELTON, SC 29627

Telephone and Fax: 2622270232 E-Mail: AJSHALL318@GMAIL.COM

Authorized Representative's Information

Name: _____

Company Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Property Location: 2501 HWY 247, BELTON, SC 29627

Parcel Number(s)/TMS: 262-00-06-004-000

County Council District: ANDERSON (7) School District: ANDERSON DISTRICT #2

Total Acreage: 13.16 Current Zoning: NONE

Proposed Land Use: COMMERCIAL Current Land Use: AGRICULTURAL
RENT OUT FOR WEDDING VENUE

Water Supplier: WELL Sewer Supplier: SEPTIC Power Supplier: DUKE

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

If you indicated no, your signature is required.

_____ _____
Applicant's Signature Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Anderson County Public Works Division – Development Standards ✸ 401 East River Street ✸ Post Office Box 8002
Anderson, South Carolina 29624 ✸ Phone: (864) 260-4719 ✸ Fax: (864) 260-4795

Revision
April 2012

Comments: _____

_____

_____

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

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

_____ 11/8/17

Applicant's Signature Date

_____ 11/8/17

Applicant's Signature Date

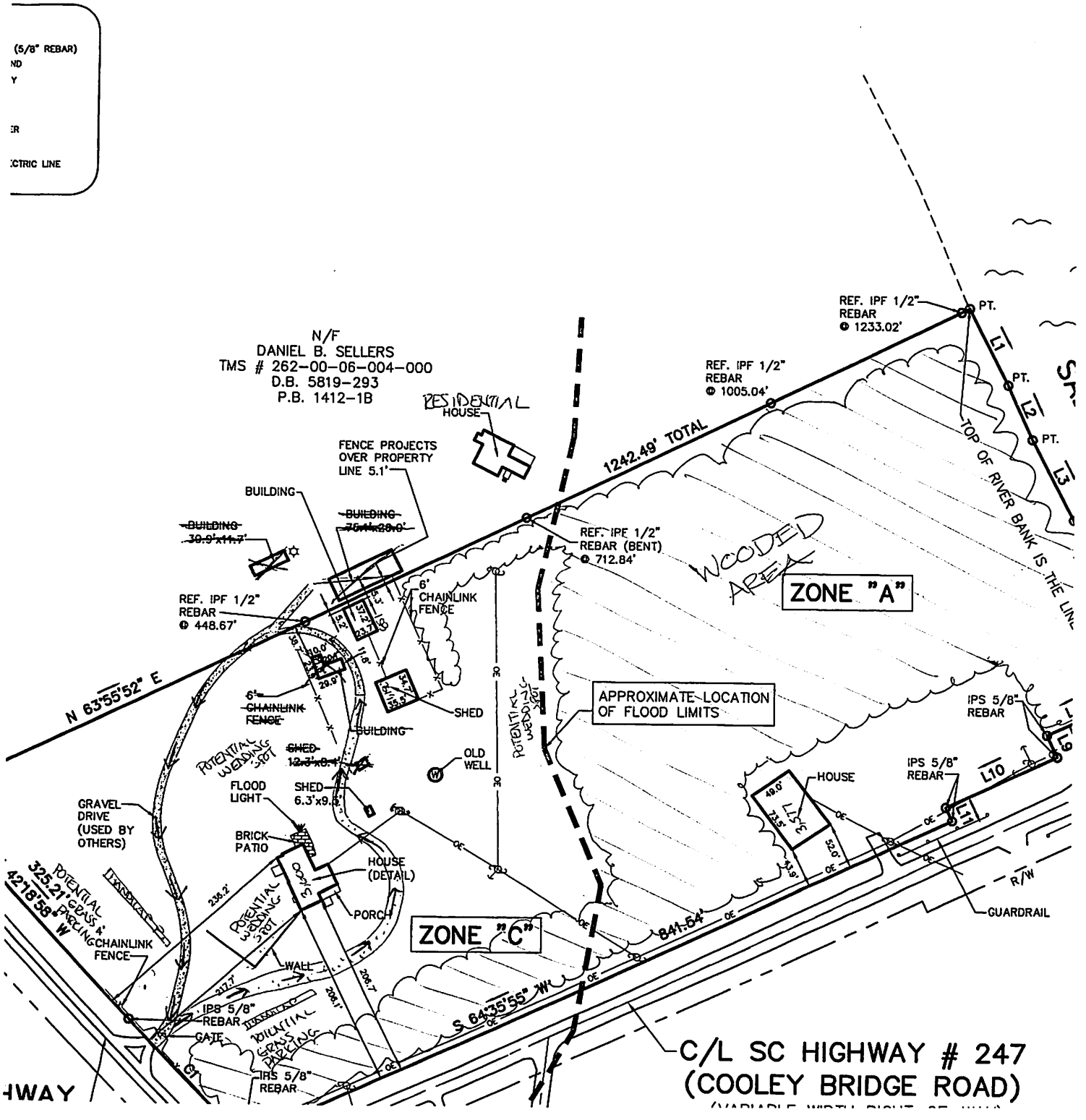
For Office Use Only:

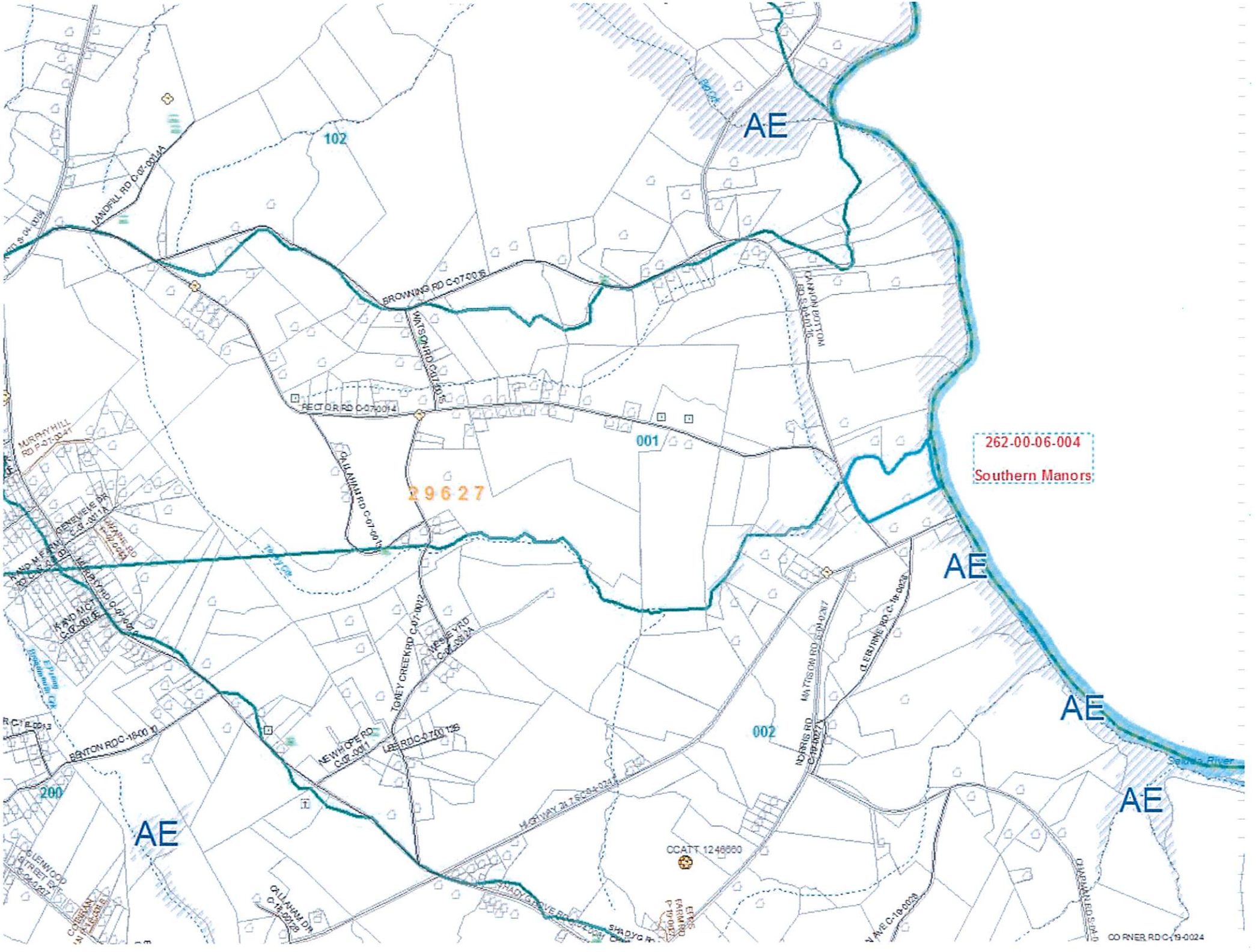
Application Received By: ABDove Scheduled Public Hearing Date: _____

Application Fee Amount Paid: _____ Date Complete Application Received: 11/9/2017

Staff Recommendation: _____ Check Number: _____

Planning Commission Decision: _____


(5/8" REBAR)
ND
Y
ER
CTRIC LINE
N/F
DANIEL B. SELLERS
TMS # 262-00-06-004-000
D.B. 5819-293
P.B. 1412-1B
RESIDENTIAL HOUSE
FENCE PROJECTS OVER PROPERTY LINE 5.1'
BUILDING
~~BUILDING 39.9'x11.7'~~
~~BUILDING 75.4'x28.0'~~
REF. IPF 1/2" REBAR
© 448.67'
N 63°55'52" E
1242.49' TOTAL
REF. IPF 1/2" REBAR
© 1005.04'
REF. IPF 1/2" REBAR
© 1233.02'
PT.
L1
L2
L3
TOP OF RIVER BANK IS THE LINE
REF. IPF 1/2" REBAR (BENT)
© 712.84'
WOODED AREA
ZONE "A"
6' CHAINLINK FENCE
~~6' CHAINLINK FENCE~~
SHED
BUILDING
~~SHED 12.3'x8.4'~~
SHED 6.3'x9.8'
OLD WELL
POTENTIAL WELDING SPOT
APPROXIMATE LOCATION OF FLOOD LIMITS
POTENTIAL WELDING SPOT
IPS 5/8" REBAR
L9
L10
L11
HOUSE
IPS 5/8" REBAR
FLOOD LIGHT
GRAVEL DRIVE (USED BY OTHERS)
BRICK PATIO
HOUSE (DETAIL)
PORCH
POTENTIAL WELDING SPOT
POTENTIAL GRASS PARKING
325.21'
S 42°18'58" W
CHAINLINK FENCE
WALL
IPS 5/8" REBAR
GATE
IRS 5/8" REBAR
ZONE "C"
841.54'
S 64°35'55" W
R/W
GUARDRAIL
C/L SC HIGHWAY # 247
(COOLEY BRIDGE ROAD)
HWAY


AE
102
LANDFILL RD C-07-0014A
BROWNING RD C-07-0015
WATSON RD C-07-0016
CANYON BOTTOM RD C-19-0025
RECTOR RD C-07-0014
001
29627
262-00-06-004
Southern Manors
AE
MURPHY HILL RD P-07-0041
GENEVIEVE DR C-07-0011A
MURPHY RD C-07-0010
O'LLANAM RD C-07-0013
TOMEY CREEK RD C-07-0012
WEST ST RD C-07-0012A
NEW HOPE RD C-07-0011
LEE RD C-07-0125
BENTON RD C-16-0013
200
AE
002
WATSON RD C-19-0027
NORRIS RD C-19-0027
CLEARVIEW RD C-19-0028
AE
AE
Sequim River
AE
CCATT 1246660
HIGHWAY 20 T SCCRA-0214
SHADY GROVE RD C-19-0022
EVANS FARM RD P-19-0021
O'LLANAM DR C-16-0022
O'LENWOOD STREET C-16-0021
CORNER RD C-19-0024

AE
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262-00-06-004
Southern Manors
29627
001
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003
280

Anderson County Planning Commission
Staff Report
December 2017

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

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

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

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

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

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

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

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

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

Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Philip G Marett, Sr

Mailing Address: 1625 Marett Rd Pendleton, SC 29670

Telephone and Fax: ~~864 225 0880~~ 864 221 2880 E-Mail:

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Telephone and Fax: E-Mail:

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

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

Owner's Signature

11/7/2017
Date

Project Information

Property Location: corner Lebanon Rd/ Marett Rd

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

County Council District: 4 School District: 4

Total Acreage: 6.5 acres Current Land Use: agriculture

Current Zoning: R-20 Requested Zoning: R-M7

Purpose of Rezoning: Townhomes

RECEIVED
NOV - 7, 2017
HDC
Development Standards

Revision
June 20 Anderson County Planning and Community Development * 401 East River Street
Post Office Box 8002 * Anderson, South Carolina 29622 * Phone: (864) 260-4720 * Fax: (864) 260-4795

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

Phillip Guy Marett — 11/7/17

Applicant's Signature — Date

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

Comments: _____

_____

_____

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

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

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

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

_____ _____

Applicant's Signature — Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

Anderson County Planning and Community Development ✸ 401 East River Street
Post Office Box 8002 ✸ Anderson, South Carolina 29622 ✸ Phone: (864) 260-4720 ✸ Fax: (864) 260-4795

Revision
June 2015

Rezoning Application Supplement
Planning Commission Review Criteria

Date of Application Completion

Application Status (Approved or Denied)

Project Information

Property Location: corner Lebanon Rd/ Marett Rd

County Council District: 4 School District: 4

Total Acreage: _____ Current Land Use: agriculture

Current Zoning: RM-20 Requested Zoning: _____

Purpose of Rezoning: For development as townhomes/condominiums

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

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

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes. Property could be developed as single family. About 7 or 8 lots.

What would be the increase to population and traffic, if the proposal were approved?

Multi family use would add about 24 families instead of 8. Traffic increase is minor.

Anderson County Planning and Community Development ✸ 401 East River Street
Post Office Box 8002 ✸ Anderson, South Carolina 29622 ✸ Phone: (864) 260-4720 ✸ Fax: (864) 260-4795

Revision
June 2015

What would be the impact to schools and utilities, if the proposal were approved? Adding 24 families to the area would have little noticable impact on schools and utilities.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? Future land use is indicated as agricultural.

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

Additional Comments:

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

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

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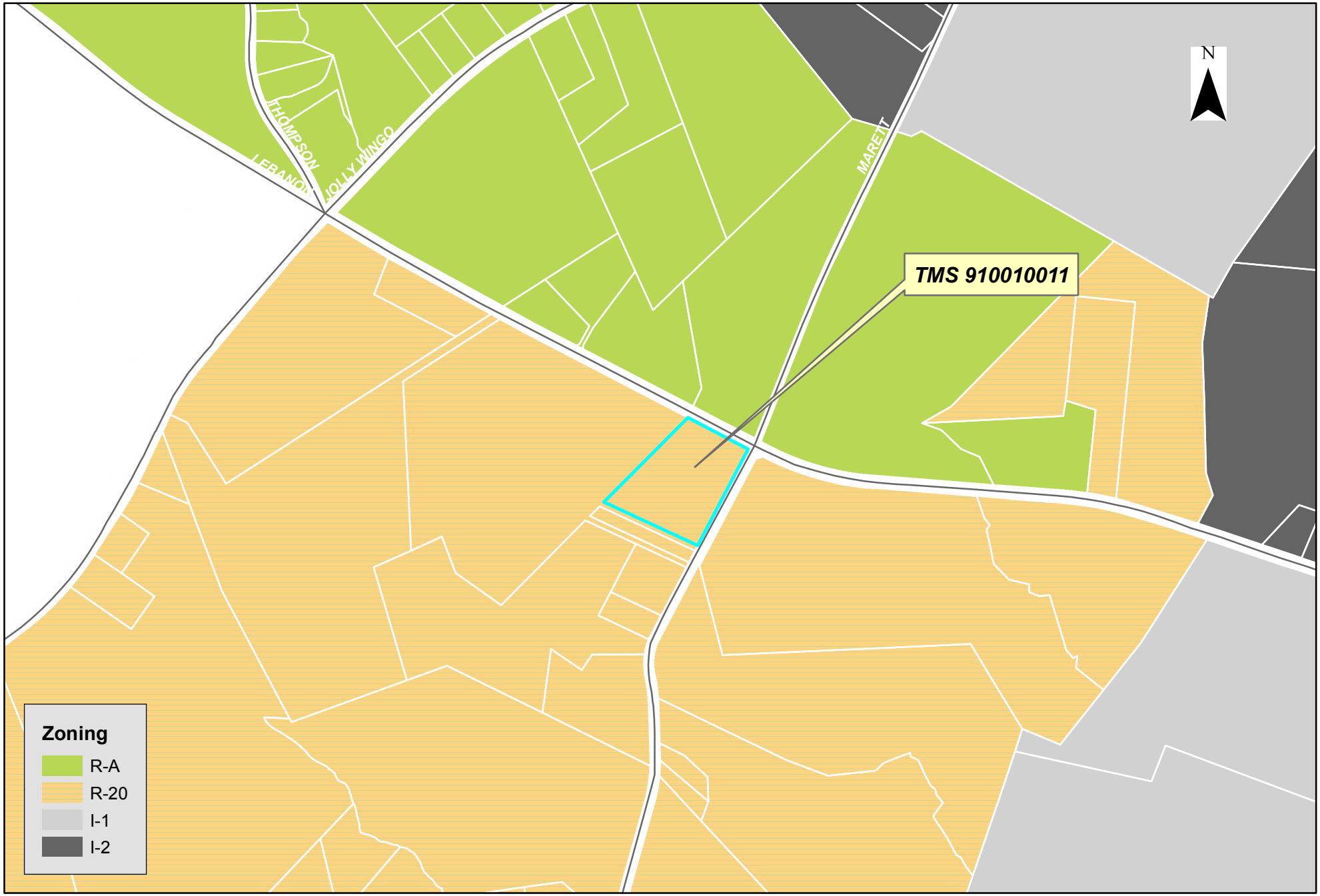
Post Office Box 8002 • Anderson, South Carolina 29622 • Phone: (864) 260-4720 • Fax: (864) 260-4795

Revision
June 2015

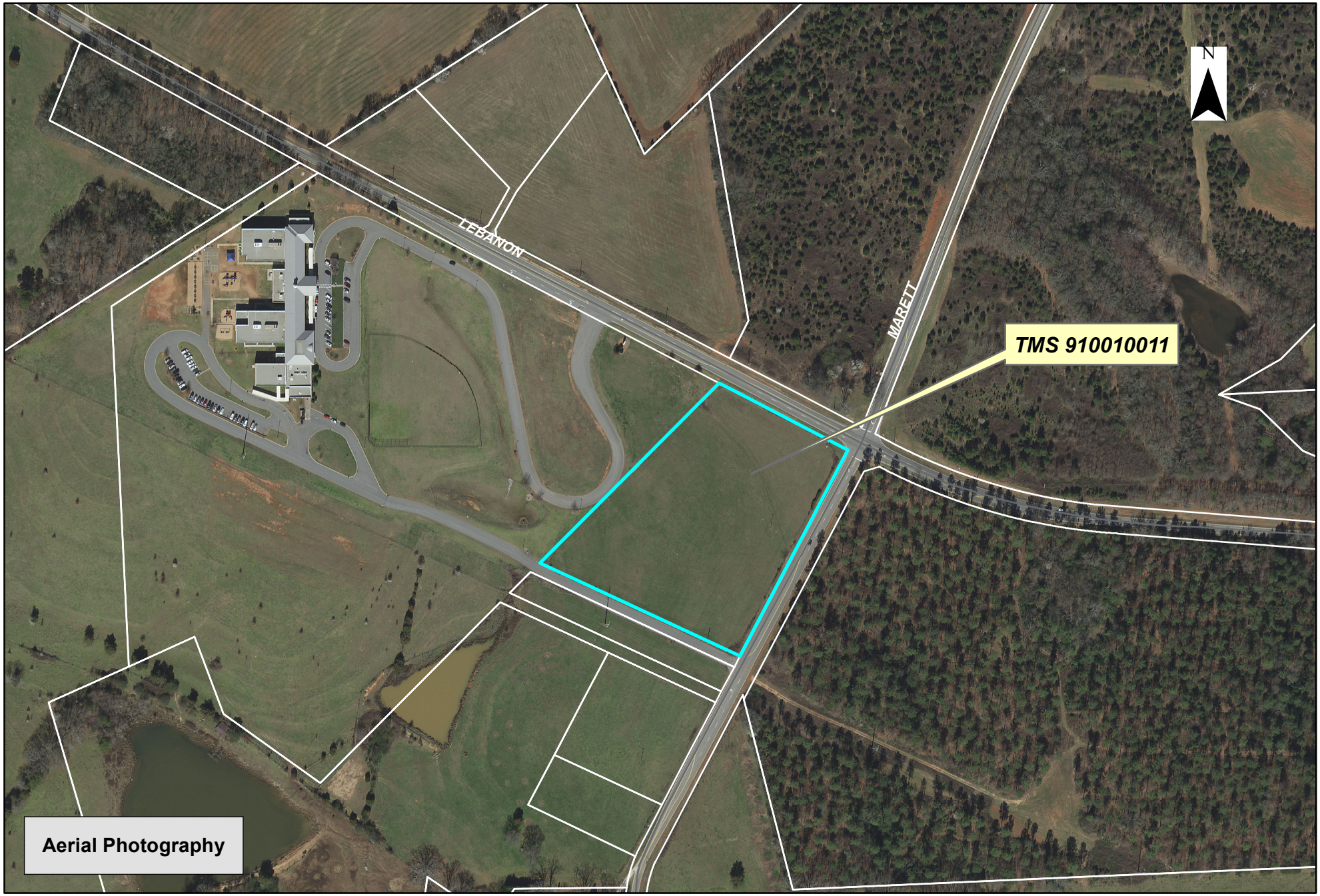


Rezoning Request
Corner of Lebanon Rd. and Marett Rd.
R-20 to R-M7

0 500 1,000 2,000 Feet

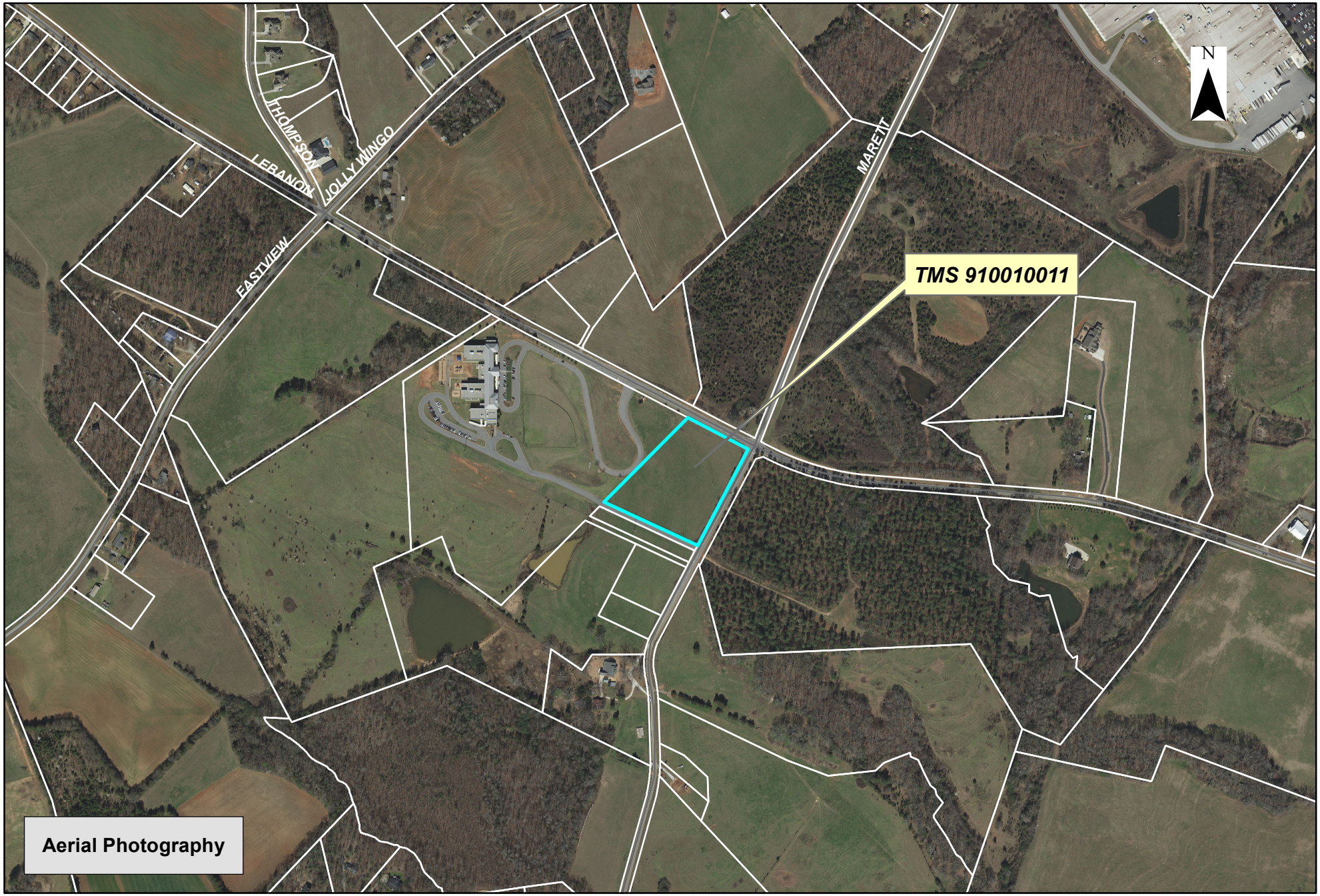
Rezoning Request
Corner of Lebanon Rd. and Marett Rd.
R-20 to R-M7

0 500 1,000 2,000 Feet



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

0 250 500 1,000 Feet



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

0 500 1,000 2,000 Feet