

Anderson County Planning Commission
February 9, 2016- 6:00 PM
County Council Chambers
2nd Floor – Old Courthouse
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Minutes (from January 11th meeting)
4. Public Comments
During Public Comments, please state your name and address and limit speaking time to a maximum of five (5) minutes in order to allow for other comments. The Chairperson may, at his/her discretion and/or after consultation with other members of the Planning Commission, allow additional time to a speaker to complete his/her comments.
5. Subdivisions
 - A. Carriage Run
 - B. Scott Drive
 - C. Vandiver Road
6. Old Business
 - A. Planning Commission By-Laws Update
7. New Business
 - A. Discussion of upcoming Municode revisions
 - B. March 3rd training session
8. Adjournment

Anderson County Planning Commission
Monday, January 11, 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 by the Planning Secretary.

Members Present: David Cothran, Lonnie Murray, Brad Burdette and Jerry Vickery

Members Absent: Ed Dutton, Jane Jones and Debra Chapman

Staff Present: Michael Forman, Alesia Hunter, Jeff Parkey, Bill Huggins and Celia Myers

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

Election of Chair, Vice-Chair: A call for nominations for Chair and Vice-Chair was made. Mr. Vickery moved to keep the current officers of Mr. Cothran as Chair and Mrs. Jones as Vice-Chair. Mr. Burdette seconded the motion. The motion passed.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the December 8th regular Commission meeting. Hearing none, Mr. Vickery made a motion of approval; and Mr. Burdette seconded his motion. The minutes were unanimously approved.

Consent Agenda: Ms. Hunter presented the staff report and recommendation of approval for the Hanna Crossing commercial complex request. This request was to allow 3 phases for the complex. Mr. Vickery moved to approve the request; and Mr. Burdette seconded. The motion passed 4-0.

Public Comments: Chairman Cothran called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Public Hearing:

Large-Scale Project: Wal-Mart

Ms. Hunter presented the staff report and recommendation for approval for the large-scale project on the corner of Pearman Dairy and Whitehall Road. Chairman Cothran asked for clarification that all parcels would be combined for the project. Ms. Hunter confirmed. Mr. Murray asked if an economic study had been conducted, particularly focusing on the affect to existing small businesses. Ms. Hunter stated that this was not required. Mr. Murray questioned the reasoning and reiterated the need to look after small businesses. He then asked if the Commission could require the study. Ms. Hunter stated that the Anderson County Code only required a public hearing. Mr. Dan Smith, owner of Arby's on Pearman Dairy, approached the Commission during the public hearing. He offered support for the proposal stating that this will fill the need for a grocery store on the west side of town, as well as spur growth along the

corridor. Mr. Vickery moved to approve the large-scale project request; and Mr. Burdette seconded. The motion was 3-0, with Mr. Murray abstaining.

Request for Text Amendment – Chapter 70, Section 10:1.3

Mr. Forman presented the request to amend Chapter 70, Section 10:1.3 regarding an update and clarification to the rezoning fee schedule. It was reiterated that no changes to the fees were made. Hearing no comments during the public hearing, Mr. Burdette moved to accept the recommended changes. Mr. Vickery seconded the motion; and the motion passed 4-0.

Old Business:

Review of Planning Commission By-Laws

Mr. Forman presented some suggestions by staff to update the By-Laws. It was requested that Commissioners review the suggestions and add further changes and/or comments at the February meeting.

Chairman Cothran then called for any other old business. Mr. Forman noted that Celia Myers passed the AICP exam and was now a certified planner. Chairman Cothran offered congratulations on behalf of the Commission. No other information was presented.

New Business:

Chairman Cothran called for any new business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:10 pm.

Respectfully Submitted,

Celia Boyd Myers

Anderson County Planning Commission

February 9, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Carriage Run Subdivision
Intended Development:	Residential
Applicant:	Mark III Properties- John Beeson
Surveyor/Engineer:	Gray Engineering
Location:	River Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Undeveloped East – Commercial 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:	70 acres
Number of Lots:	147
Water Supplier:	Powdersville Water District
Sewer Supplier:	Easley Combined Utilities
Variance:	None Requested

Traffic Impact Analysis:

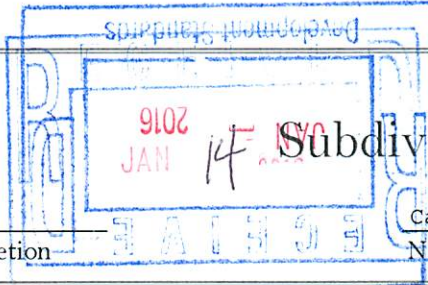
This applicant had already submitted a traffic study analysis as part of the preliminary plat approval process last year. This new request is a significant change to the approved plat which requires Planning Commission review and approval.

Staff Recommendation:

The applicant has submitted a revised preliminary plat which removes the previous cul-de-sac and reconfigures the lot layout. No lots are gained or lost by this change.

Staff recommends approval of the revised preliminary plat with the following requirements:

- 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 Stormwater 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 construct permit
- Developer must submit a floodplain analysis for the subdivision and designate which lots are located within the 100 year floodplain. Elevation certificates must be submitted for all lots located within the 100 year floodplain 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.



Subdivision Plat Application

January 13, 2016

Date of Application Completion

Carriage Run

Name of Project

Applicant's Information

Name: Mark III Properties - John Beeson

Mailing Address: 170 Camelot Drive Spartanburg, SC 29301

Telephone and Fax: 864-595-1735 E-Mail: John@markiiiproperties.com

Owner's Information

(If Different from Applicant)

Name: Colonel Johnson, LLC

Mailing Address: 500 Duvall Rd. Greenville, SC 29607

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

Project Information

Project Location: Colonel Johnson Rd. - Adjacent to Armistead Lane

Parcel Number/TMS: 1880008014

County Council District: 6 School District: 01

Total Acreage: 70 AC Number of Lots: 147

Intended Development: Residential Subdivision Current Zoning: Unzoned

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

Water Supplier: Powdersville Water Sewer Supplier: Easley Combined Utilities

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

If so, please describe: Removed Cul-De-Sac, due to floodplain issues - No Lots lost

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

January 13, 2016

Date

Page 1 of 1

For Office Use Only:

Application Received By: diagrone Scheduled Public Hearing Date: 2/9/16

Amount of Fee Paid: \$247.00 Date Complete Application Received: 1/14/16

Staff Recommendation: _____ Check Number: 11883

Planning Commission Decision: _____

PROJECT NO. 2010070

PROJECT DATE: 10/09/10

PROJECT MANAGER: GRI

PROJECT SITE: CRI

SCALE: 1"=150'

DATE: 1/14/11

BY: GRI

CHECKED: GRI

APPROVED: GRI

CARRIAGE RUN
SUBDIVISION
COLONEL JOHNSON ROAD
EASLEY, SC

STAKEOUT PLAN



GRAY
ENGINEERING CONSULTANTS
100 PLEASANT ROAD - GREENVILLE, SC 29607
WWW.GRAYENGINEERING.COM
P: 864.654.1700 F: 864.654.1701

NO.	DATE	BY
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SCALE 1"=150'

DATE: 1/14/11

BY: GRI

CHECKED: GRI

APPROVED: GRI

CARRIAGE RUN

100 PLEASANT ROAD

GREENVILLE, SC 29607

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NOTE: THE LAND USES FOR ALL
RESIDENTIAL OR UNDEVELOPED
LANDS ARE AS SHOWN ON THE
MAP.

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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	187.18	150.00	63.86
RC6	59.77	150.00	20.83
RC7	43.52	150.00	16.62
RC8	103.29	150.00	39.45
RC9	287.03	150.00	98.78
RC10	37.09	150.00	14.17
RC11	78.48	150.00	28.21
RC12	136.26	150.00	52.17

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RC9	287.03	150.00	98.78
RC10	37.09	150.00	14.17
RC11	78.48	150.00	28.21
RC12	136.26	150.00	52.17

Main Entrance

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The map displays a complex network of land parcels, each labeled with an owner's name and address. The parcels are situated along several major roads, including Old Mill Rd, Mt Airy Church Rd, and various local streets. A large area in the center is labeled 'AE' and '0043 E'. The map is oriented with North at the top.

Parcel Owners and Addresses:

- CAMPERDOWN CT 327
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- CAMPERDOWN CT 326
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Anderson County Planning Commission

February 9, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Scott Drive
Intended Development:	Residential
Applicant:	Silver Path, LLC
Surveyor/Engineer:	Nu-South Surveying
Location:	Scott Drive
County Council District:	5
Surrounding Land Use:	North – Residential South – Lake Hartwell East – Lake Harwell West – Lake Hartwell
Zoning:	R-15
Tax Map Number:	93-01-02-021 and 030
Extension of Existing Dev:	No
Existing Access Road:	Scott Drive – Major local road
Number of Acres:	1.58 acres
Number of Lots:	4
Water Supplier:	Sandy Springs
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 40 trips per day. Scott Drive is a major local road which is allowed 1,600 tpd, using an AVT calculation of 10 trips per day for single family development.

Also, this tpd level falls below the maximum allowed by ordinance based on a review of existing uses on the impacted road.

Staff Recommendation:

Approval, with the following conditions:

- 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 Sandy Springs Water District for water availability.
- If volumes and pressures exist, fire hydrants shall be placed within 1000 feet of all lots.
- Developer must obtain an encroachment permit from Anderson County Roads and Bridges prior to proceeding with development.
- Approval from SCHEC regarding septic/sewer construction.



Subdivision Plat Application

SCOTT DRIVE

Date of Application Completion

Name of Project

Applicant's Information

Name:

NU SOUTH SURVEYING

Mailing Address:

117 E. MAULDIN ST. ANDERSON SC 29621

Telephone and Fax:

864-224-2754
864-225-2344

E-Mail:

nusouthsc@gmail.com

Owner's Information

(If Different from Applicant)

Name:

SILVER PATH, LLC

Mailing Address:

PO Box 555, ILA, GA 30647

Telephone and Fax:

1-770-329-4293

E-Mail:

bobby@kyle777.com

Project Information

Project Location:

SCOTT DRIVE

Parcel Number/TMS:

93-01-02-021 + 030

County Council District:

5

School District:

4

Total Acreage:

1.58Ac

Number of Lots:

4

Intended Development:

SINGLE FAMILY

Current Zoning:

R-15

Surrounding Land Uses: North:

RES

South:

LAKE

East:

LAKE

West:

LAKE

Water Supplier:

SANDY SPRINGS

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

Date

01/07/2016

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

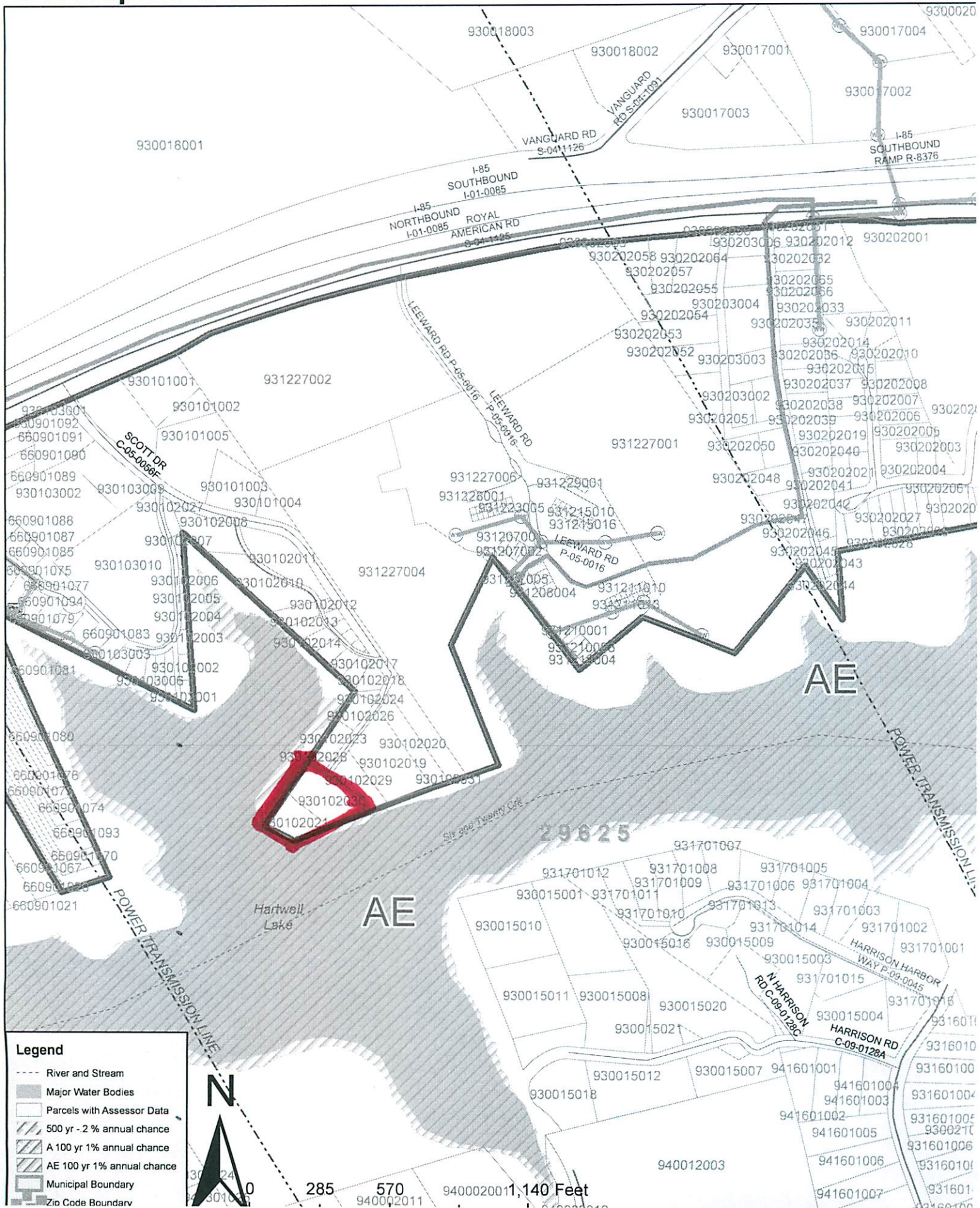
Check Number:

Staff Recommendation:

Planning Commission Decision:



Development Standards



Anderson County Planning Commission

February 9, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Vandiver Road
Intended Development:	Residential
Applicant:	Energy Conversion Corporation
Surveyor/Engineer:	Bluewater Civil Design
Location:	122 Vandiver Road, Anderson, SC
County Council District:	1
Surrounding Land Use:	North – School South – Agriculture East – Agriculture West – Agriculture
Zoning:	R-20
Tax Map Number:	146-00-07-001
Extension of Existing Dev:	No
Existing Access Road:	Vandiver Road – Minor Urban Collector
Number of Acres:	32.55 acres
Number of Lots:	12
Water Supplier:	Hammond
Sewer Supplier:	City of Anderson
Variance:	No

Traffic Impact Analysis:

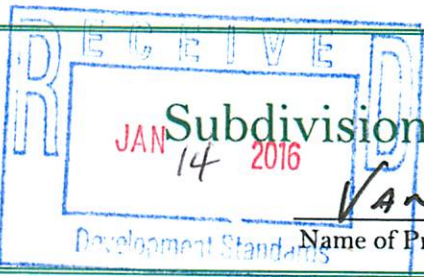
This new subdivision is expected to generate 120 trips per day. Vandiver Road is a minor urban collector.

Because this road is a collector, there is no maximum trip limit.

Staff Recommendation:

Approval, with the following conditions:

- Due to the horizontal curve in Vandiver Road, there is not adequate sight distance within the existing right of way when looking east towards Crestview Rd. Applicant will have to acquire a sight easement from the adjacent property and adjust the lot 1 line along Vandiver Road to ensure adequate sight distance at this location
- Developer must obtain an encroachment permit from Anderson County Roads and Bridges prior to proceeding with development.
- 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 Water District for potable water and fire protection.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from SCDHEC and City of Anderson regarding sewer construction.



Subdivision Plat Application

14 January 2016
Date of Application Completion

Vandiver Road
Name of Project

Applicant's Information

Name: Energy Conversion Corp.
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com
Fax: (864) 225-0026

Owner's Information

(If Different from Applicant)

Name: _____
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 122 Vandiver Road, Anderson, SC 29621
Parcel Number/TMS: 146-00-07-001
County Council District: 1 School District: 5
Total Acreage: 32.55 Number of Lots: 12
Intended Development: Residential Current Zoning: R-20
Surrounding Land Uses: North: School South: Ag East: Ag West: Ag
Water Supplier: Hammond Sewer Supplier: City of Anderson

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.

Eddie Kinsey
Applicant's Signature

14 January 2016
Date

Page 1 of 1

For Office Use Only:
Application Received By: Hagroome 2/1/2007 Scheduled Public Hearing Date: 2/9/14
Amount of Fee Paid: _____ Date Complete Application Received: 1/14/16
Check Number: 16233
Staff Recommendation: _____ Planning Commission Decision: _____

SITE DATA

TAX MAP NO.: 1460007001
 LAND AREA: ±32.55 AC.
 ZONING: R-20
 SETBACK INFORMATION: 30' ALONG VANDIVER ROAD
 20' FRONT SETBACK
 10% SIDE SETBACK
 5' REAR SETBACK
 20' SECONDARY SIDE
 TOTAL ROADWAY: 1,348 LF (22' PAVED W/
 50' R.O.W.) (PHASE I)
 PROPOSED LOTS: 12 LOTS (PHASE I)

SITE LEGEND



TRAFFIC NOTE:

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

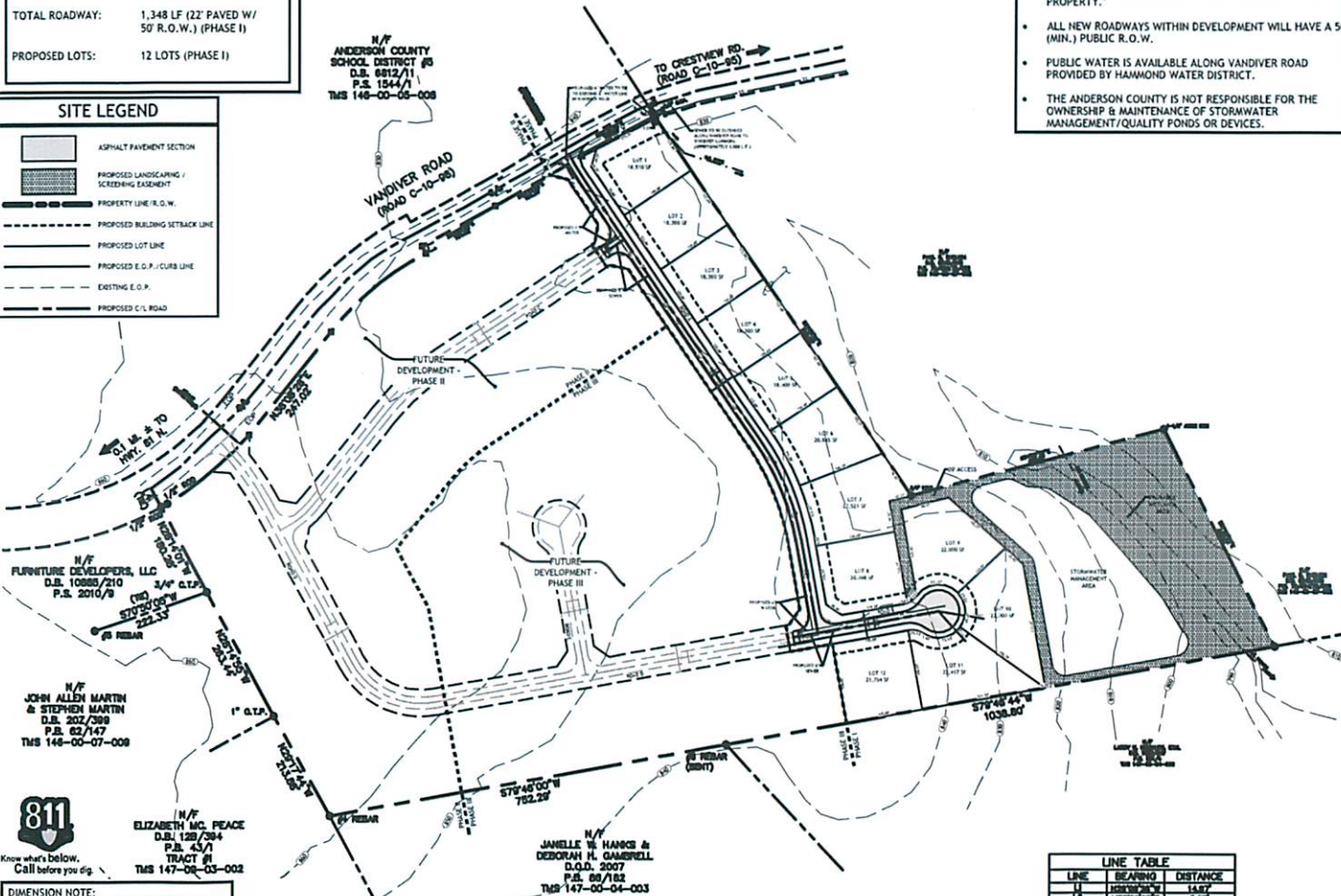
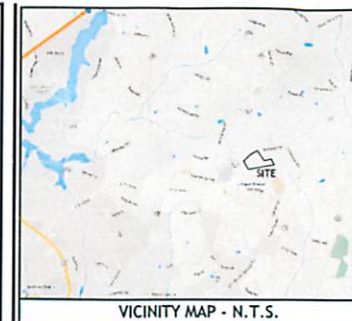
R.O.W. NOTE:

ALL WORK WITHIN THE PUBLIC R.O.W. (VANDIVER ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.



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 VANDIVER ROAD PROVIDED BY HAMMOND WATER DISTRICT.
- THE ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.



Know what's below.
 Call before you dig.

NOTE:

ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

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

SUBDIVISOR

COMPANY: BLUM & BLUM, INC.
 ADDRESS: 818 CAROLINA CIRCLE
 ANDERSON, SC 29621
 PHONE: 864-221-0296
 CONTACT: BARRY K. BLUM, P.E.
 EMAIL: BARRY@BLUMINC.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 18 WASHINGTON PARK, SUITE 100
 GREENVILLE, SC 29615
 PHONE: 864-725-5088
 CONTACT: PAUL J. HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

OWNER

COMPANY: ENERGY CONVERSION CORP.
 ADDRESS: 321 NORTH McDUFFIE STREET
 ANDERSON, SC 29621
 PHONE: 864-725-0025
 CONTACT: EDDIE KINSEY
 EMAIL: EDDIEKINSEY@ETC.COM

LINE	BEARING	DISTANCE
1	N 89°12'00" E	14.87'
2	N 89°12'00" E	8.87'
3	S 89°12'00" W	19.07'
4	S 89°12'00" W	49.34'
5	S 89°12'00" W	14.37'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
1	14.87'	132.47'	14.87'	N 89°12'00" E
2	8.87'	132.47'	8.87'	N 89°12'00" E
3	19.07'	132.47'	19.07'	S 89°12'00" W
4	49.34'	132.47'	49.34'	S 89°12'00" W
5	14.37'	132.47'	14.37'	S 89°12'00" W

PRELIMINARY

VANDIVER ROAD SUBDIVISION

Owner: Energy Conversion Corp.
 Edie Kinsey
 521 North McDuffie Street
 Anderson, SC 29621
 864-725-0025
 Engineer: Bluewater Civil Design, LLC
 Paul J. Harrison, P.E.
 19 Washington Park, Suite 100
 Greenville, SC 29601
 864-735-5088

Total Acreage: 32.55 AC. Existing Zoning: R-20
 Number of Lots: 12 Lots New Roadway: 1,348 LF

GRAPHIC SCALE



Project Number: 2016-001
 Date: 07-13-2016
 Drawing Title: P-1 PRELIM
 Scale: 1" = 100'
 Designer: Paul J. Harrison, P.E.
 Checker: Paul J. Harrison, P.E.
 Approver: 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

Professional Engineer
 SC 00012 - SA 00010000
 NC 00004 - AL 00000000

Vandiver Road Subdivision
 Vandiver Road
 Anderson County, SC



DATE	BY	DESCRIPTION
07-13-2016	PAUL J. HARRISON	PRELIMINARY

Preliminary Plat

PP-1

Legend

- River and Stream
- Major Water Bodies
- Parcels with Assessor Data
- 500 yr - 2 % annual chance
- A 100 yr 1% annual chance
- AE 100 yr 1% annual chance
- Municipal Boundary
- Zio Code Boundary

0 340 680 Feet

Map of the City of Raleigh, North Carolina, showing parcels with assessor data

