

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
Will Moore, District #4

Memorandum

To: Anderson County Planning Commission
From: Celia Boyd Myers
Date: February 4, 2020
Cc: Planning & Community Development Staff
Development Standards Staff
County Council
Re: February 11, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, February 11, 2020, 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, extension 3 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

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
Will Moore, District #4

Tuesday, February 11, 2020
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. January 14, 2020 Regular Meeting
4. Public Hearings
 - A. Rezoning Request: +/-50.26 acres, located at 1061 Asbury Park Road from R-20 to R-A
 - B. Rezoning Request: +/-48.67 acres, located along Hwy 178 near Exit 21 from C-2 (+/-8.17 acres) and I-2 (+/-40.5 acres) to S-1
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Woodglen Phase I and II
 - i. Staff Report and Recommendation
 - ii. Public Hearing on Variance Request
7. Public Comments, non-agenda items -3 minute limit per speaker
8. Other Business
9. Adjournment

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

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

Anderson County Planning Commission
Wednesday, January 14, 2020
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: Lonnie Murray, Brad Burdette, Will Moore, David Cothran, Jane Jones and Debbie Chapman

Members Absent: Ed Dutton

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

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with the addition of Secretary to the Election of Officers, by a motion from Mr. Burdette and a second by Mr. Murray.

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

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the December 10th regular Commission meeting. Hearing none, the minutes were approved 6-0, with a motion by Mr. Murray and a second by Mr. Burdette.

Public Hearings:

Request to rezone +/-23.66 acres, located at 150 Burns Bridge Circle from R-20 (Single-Family Residential) to R-A (Residential – Agricultural)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from R-20 to R-A, in order to allow animals. Staff recommended approval of this request. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Murray moved to accept staff's recommendation of approval; and Mr. Moore seconded the motion. The motion to approve was passed 6-0.

Old Business: None

New Business:

Preliminary Subdivision: Breckenridge

Tim Cartee presented the request for Breckenridge and staff recommendation. The applicant requested a revision to Breckenridge and Breckenridge II that was denied on November 12, 2019. The applicant wished to revise into Phases I-IV.

Staff recommendation approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;

- 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 prior to home construction;
- DHEC septic tank permits for each individual lot will be required after the final plat;
- Developer must obtain the following permits prior to proceeding with development to include:
 - DHEC and Anderson County approval letter for stormwater erosion control;
 - SCDOT encroachment permit approval;
 - Anderson County Roads & Bridges subdivision plan approval letter; and
 - Hammond Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)

Mrs. Jones questioned the request for phases. Mr. Wesley white, representative and civil engineer approached the Commission. He explained that the permitting phase went smoother and more quickly with phases. Chairman Cothran invited public comments related to the Breckenridge subdivision. None approached. Mr. Moore then moved to approve the request; Mr. Burdette seconded. The motion to approve passed 6-0.

Other Business:

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

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

**Anderson County Planning Commission
Staff Report
February 2020**

Applicant: Jonathan & Laini Jackson
Current Owner: Jonathan & Laini Jackson
Property Address: 1061 Asbury Park Road
Precinct: Denver-Sandy Springs
Council District: 5
TMS #(s): 045-00-04-009
Acreage: +/- 50.26
Current Zoning: R-20 (Single-Family Residential)
Requested Zoning: R-A (Residential - Agricultural)
Surrounding Zoning: North: R-20 (Single-Family Residential)
South: R-20 (Single-Family Residential 20,000 sq. ft. lot) and R-15 (Single-Family Residential 15,000 sq. ft. lot)
East: Hartwell Lake
West: R-20 (Single-Family Residential)

Evaluation: This request is to rezone the parcel of property described above from R-20 (Single-Family Residential) to R-A (Residential Agricultural). The applicant's stated purpose is a future riding academy.

The purpose of the R-A district is to provide for a full range of agricultural activities and spacious residential development.

Single-Family Residential uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed, as follows:

- January 23: Rezoning notification signs posted on subject property;
- January 23: Rezoning notification postcards sent to 163 property owners within 2,000' of the subject property;
- January 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received five phone call requesting more information.

Staff Recommendation: Due to the surrounding uses and its compatibility with the character of the area, staff recommends approval of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on February 11, 2020 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was ___ in favor, ___ opposed, and ___ absent.



Rezoning Application

Anderson County Planning & Community Development

1-8-20

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

Jonathan & Laini Jackson

Mailing Address:

1061 Asbury Park Road Anderson 29625

Telephone:

309-303-4564

Email:

laini654@yahoo.com

Owner's Information

(If Different from Applicant)

Owner Name:

Mailing Address:

Telephone:

Email:

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location:

1061 Asbury Park Road Anderson 29625

Parcel Number(s)/TMS:

045-00-64-009-000

County Council District:

4 5

School District:

4

Total Acreage:

50.26

Current Land Use:

R-20 (Ag)

Requested Zoning:

R-A

Current Zoning:

R-20

Purpose of Rezoning:

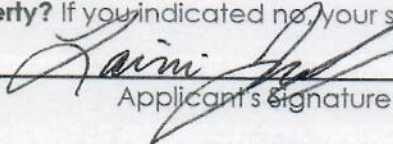
Future riding academy

Are there any Private Covenants or Deed Restrictions on the

Yes

No

Property? If you indicated no, your signature is required.


Applicant's Signature

1-8-20

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.

Additional Information or Comments:

* Please note: The survey reflects a second home on 1 acre. That home was demolished and our tax surveyor, Jimmy, said that the county takes care of absorbing that 1 acre into the larger parcel and did not need a new survey.
An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

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


Applicant's Signature

1-8-20

Date

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

For Office Use Only:

Application Received By: R. Sloan

Complete Submission Date: 1-8-20

Commission Public Hearing: 2-11-20

Council Public Hearing: 3-3-20



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

1. The purpose of this application is to have our property rezoned from the current R-20 to R-A so that we may utilize the property as a riding academy. We would like to offer riding lessons and boarding for horses.

2. We have an existing barn and riding arena with a bathroom facility.

3. N/A

4. N/A

THIS SURVEY DOES NOT CONSTITUTE A TITLE, PERSONAL, FLOOD, SLIP, SETBACK OR EASEMENT SURVEY, NOR DOES IT CONSTITUTE A TITLE, PERSONAL, FLOOD, SLIP, SETBACK OR EASEMENT SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.

DAVID L. JONES
 DB 18/18/20
 PE 79/51

BOONIE A. BOSTON
 DB 23/23/20
 PE 54/18

RAY A. & LINDA S. CREMER
 DB 18/17/32
 PE 28/203

ELIZABETH H. JENNA
 DB 9/7/43
 PE 86/828

SAMUEL P. TERRELL
 DB 8/25/23
 PE 81/708

DANIEL J. JONES
 DB 10/16/21
 PE 81/640

U.S. ARMY CORP. OF ENGINEERS
 (LAKE HARTWELL)

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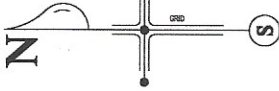
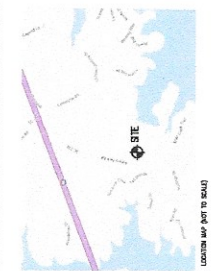
U.S. ARMY CORP. OF ENGINEERS
 (LAKE HARTWELL)

U.S. ARMY CORP. OF ENGINEERS
 (LAKE HARTWELL)

BOUNDARY SURVEY FOR
JONATHAN P. JACKSON
LAINI M. JACKSON
 1069 / 1061 ASBURY PARK ROAD
 ANDERSON COUNTY
 STATE OF SOUTH CAROLINA
 TWP 45000-4009, 45000-4008
 DATE: MARCH 9, 2015

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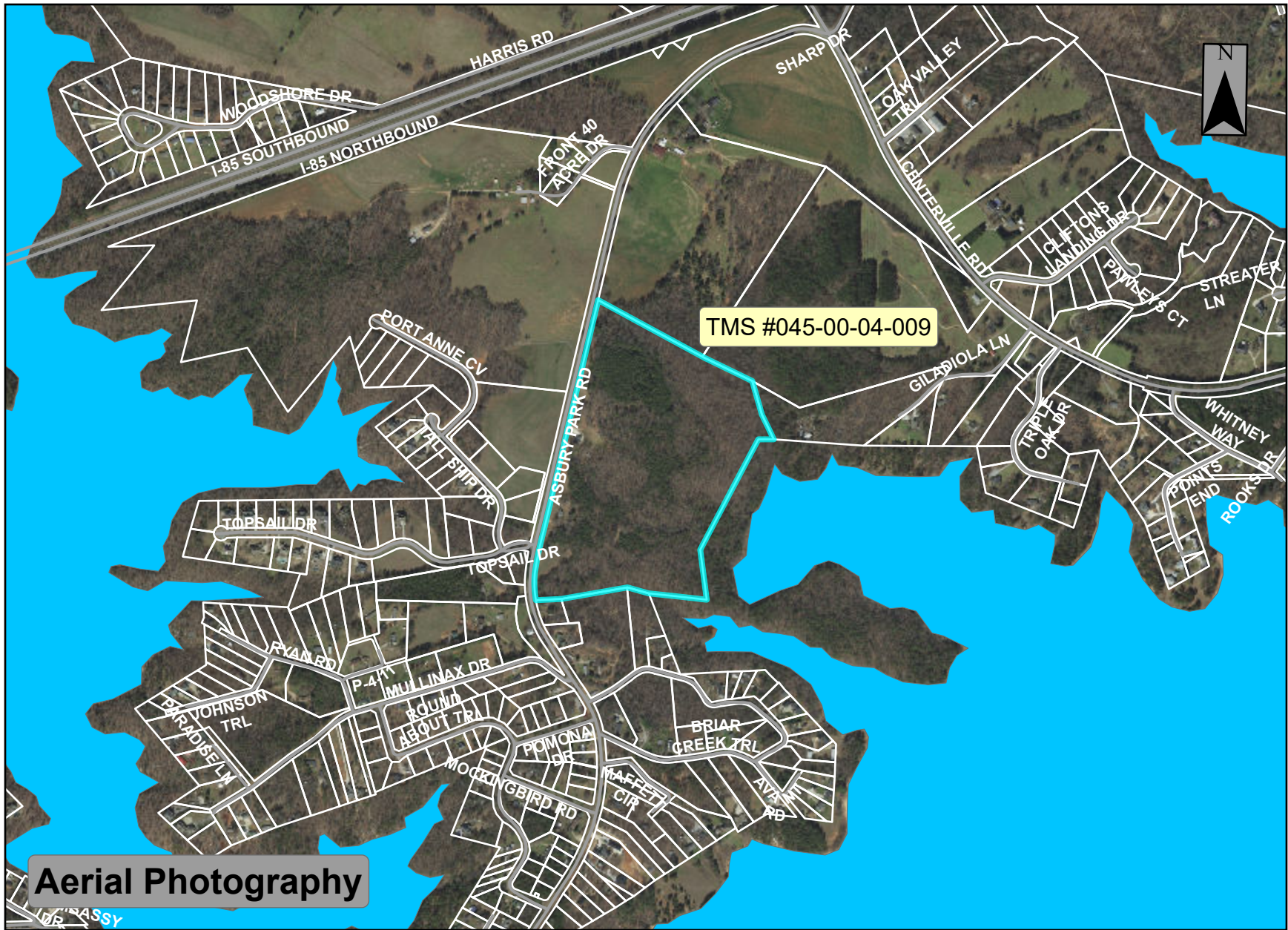
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TOPSAIL DRIVE
 (BY INSTRUMENT)



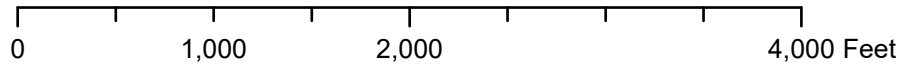
INTERESTED PARTIES
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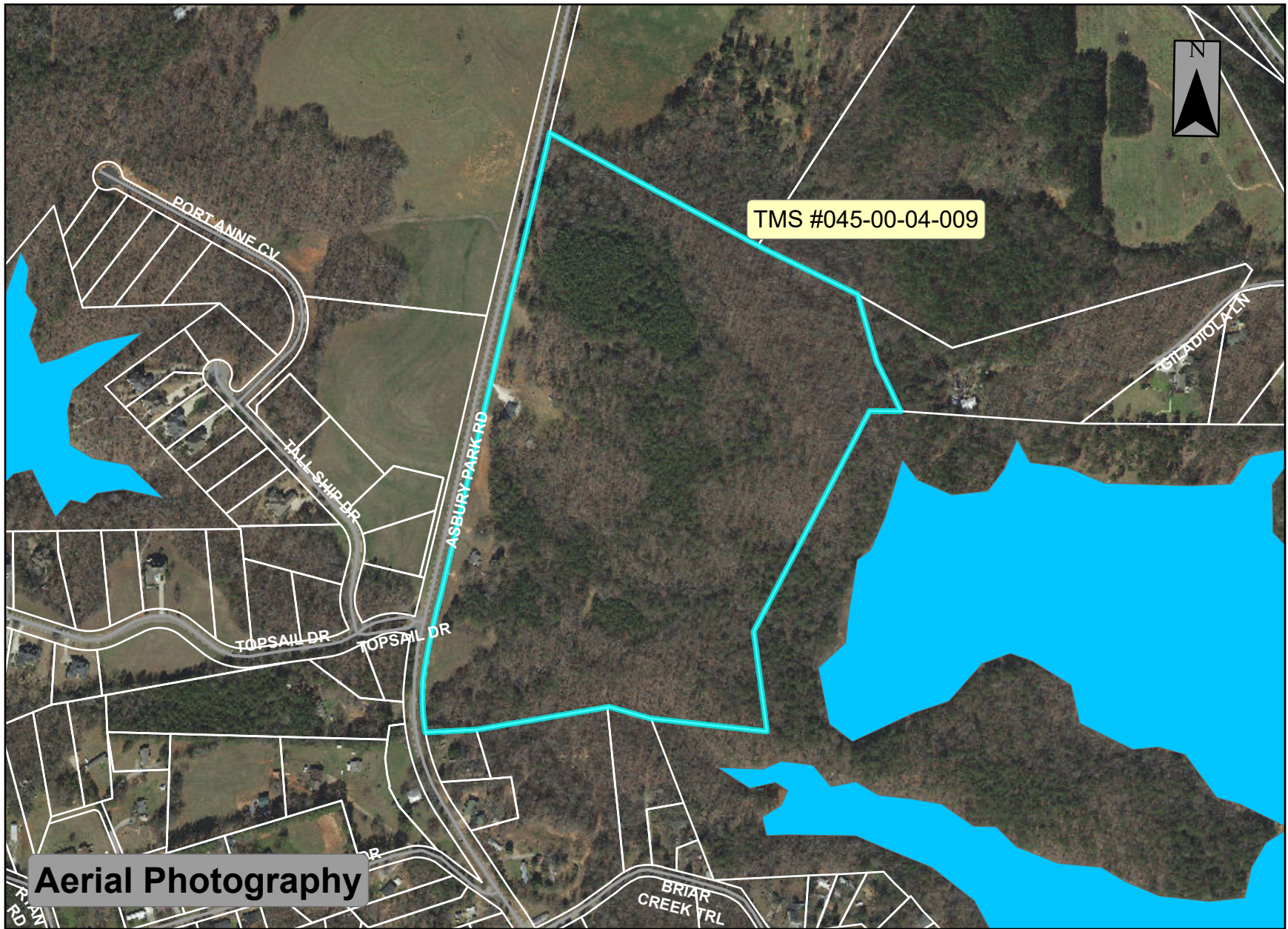




Aerial Photography

Rezoning Request
1061 Asbury Park Road
R-20 to R-A



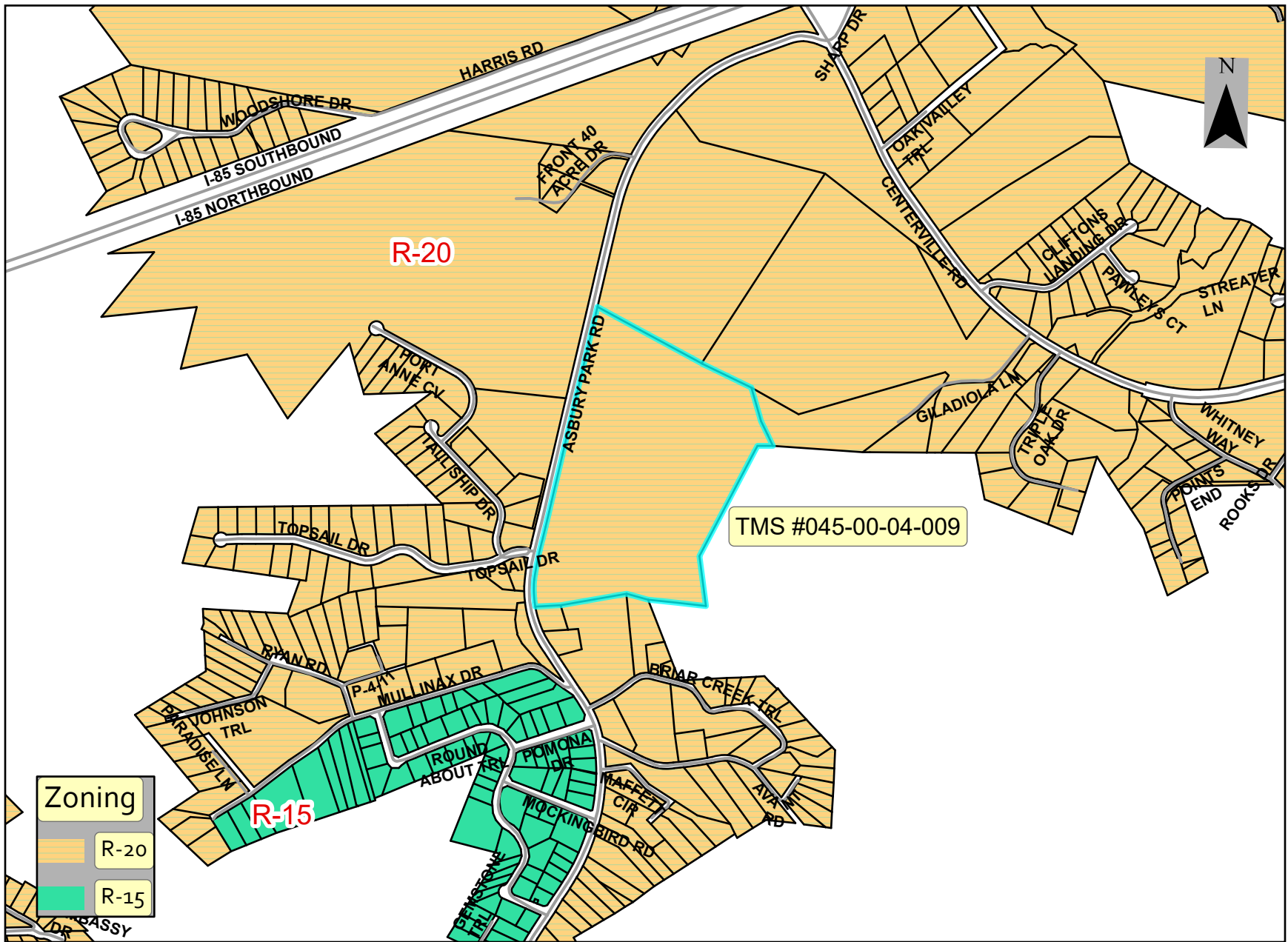


TMS #045-00-04-009

Aerial Photography

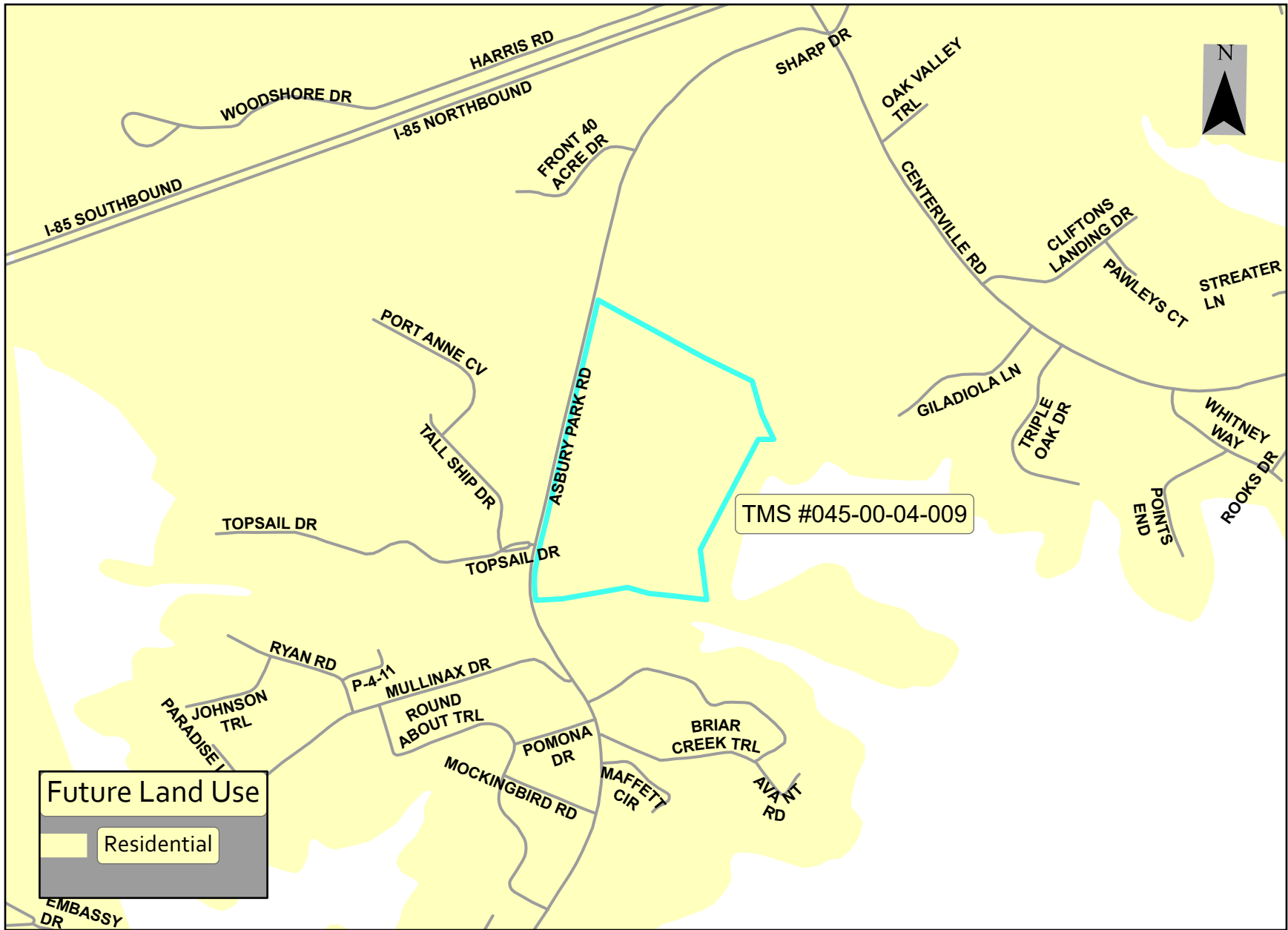
Rezoning Request
1061 Asbury Park Road
R-20 to R-A

0 500 1,000 2,000 Feet

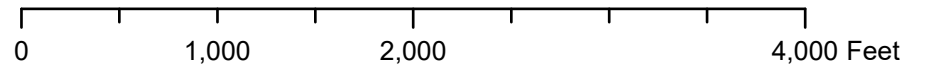


Rezoning Request
1061 Asbury Park Road
R-20 to R-A

0 1,000 2,000 4,000 Feet



Rezoning Request
1061 Asbury Park Road
R-20 to R-A





NOVEMBER PUBLIC
HEARING NOTICE

1/23/20



1/23/20



CALLING TO BUY
CALLING TO BUY
CALLING TO BUY

1/23/20



1/23/20

20

**Anderson County Planning Commission
Staff Report
February 2020**

Applicant: Love's Travel Stop and Country Store
Current Owner: Coleman Family Properties, LLC
Property Address: 4610 Liberty Highway
Precinct: Five Forks
Council District: 4
TMS #(s): 092-00-06-015 and 092-00-06-016
Acreage: +/- 48.67
Current Zoning: C-2 (Highway Commercial) and I-2 (Industrial Park District)
Requested Zoning: S-1 (Services District)
Surrounding Zoning: North: Industrial District (I-1)
South: C-2 (Highway Commercial) and R-20 (Single-Family Residential)
East: C-2 (Highway Commercial)
West: R-20 (Single-Family Residential) and I-2 (Industrial Park District)

Evaluation: This request is to rezone two parcels of property described above from C-2 (Highway Commercial) and I-2 (Industrial Park District). The applicant's stated purpose is an "Interstate Travel Facility". Proposed development may include convenience store; restrooms; showers; laundry facilities; auto gasoline and diesel sales; propane sales; parking for general auto, RVs and trucks; fast food restaurant with drive-thru; air, water and sewer connect for RVs; dog run; trash compactor; and scale, tire checks, tire shop and light repair facility for trucks.

The purpose of the S-1 District is to provide a transition between commercial and industrial districts by allowing: 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

Residential, agriculture and vacant uses are currently adjacent to the subject parcels with industrial uses close by. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as Commercial and Industrial.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- January 23: Rezoning notification signs posted on subject property;
- January 23: Rezoning notification postcards sent to 79 property owners within 2,000' of the subject property;
- January 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback:

To date, staff has received six phone calls requesting more information or speaking in opposition to the request.

Staff Recommendation:

Based on the purpose of the requested S-1, Service District, as well as, the current zoning and land uses of parcels on either side of the Interstate interchange, and future land use map, staff elects to recommend approval of the rezoning request.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on February 11, 2020 and after a duly noted public hearing recommended _____ of a request to rezone from C-2 and I-2 to S-1. The vote was __ in favor, __ opposed, and __ absent.



Rezoning Application

Anderson County Planning & Community Development

01-09-2019

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Love's Travel Stops & Country Store, Inc. attn: - Rick Shuffield VP Real Estate & Dev.

Mailing Address: 10601 North Pennsylvania Avenue, Oklahoma City, OK 73120

Telephone: 405.749.1744

Email: Rick.Shuffield@loves.com

Owner's Information

(If Different from Applicant)

Owner Name: Coleman Property

Mailing Address: 4610 Liberty Highway Anderson, SC

Telephone: _____

Email: _____

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning: please see attached owner's authorization from the Purchase Agreement authorizing this Rezoning of these parcels.

Owner's Signature

Date

Project Information

Property Location: US Highway 85 Exit 21 @ SC Highway 178 Anderson County, South Carolina

Parcel Number(s)/TMS: #092-00-06-015 & 092-00-06-016

County Council District: 4 School District: 4

Total Acreage: 48.67± Current Land Use: Agricultural

Requested Zoning: S1 Services District Current Zoning: C2 8.18ac. & I2 40.5ac.

Purpose of Rezoning: to provide a transition between commercial and industrial districts by allowing placement of commercial services uses and sales for this parcel that C2 and I2 do not provide, i.e. Truck Terminal, Tire Shop, Commercial Fueling and Parking, Commercial Gas sales, Drive In business, etc.

401 East River Street/Post Office Box 8002 * Anderson, South Carolina 29622
Phone: 864.260.4720 * Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the

Yes

No

Property? 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.

Additional Information or Comments: Anderson County Temporary and Permanent Easement B13468-P255 dated 07/19/2018, Duke Power Easement B7-P97 dated 03/05/1946, Duke Power Easement B7-P102 dated 12/28/19, Easements-ROW-Boundary Lines B74-P47 dated 06/70/1970, Lease with a Mr. Daniel Cathy dated 06/01/2012.

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

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

Rick Dufford VP
Applicant's Signature

1-7-20
Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

1. Proposed use of these parcels is to be an Interstate Travel Facility. This includes construction of a large convenience store with fast food restaurants, rest rooms, showers, laundry facilities, with Auto Gasoline & Diesel Fuel sales under a lighted Auto Canopy, Propane Sales, general automobile parking including accessible parking spaces and dedicated aisles, RV parking, Drive Thru lane for fast food sales, Air Water and RV sewer connect, Dog Run fenced area, fenced Trash compactor with yard service building. Also, there is Commercial Truck diesel sales under a lighted truck canopy, with TPMS 'Fast Lane' for tire checks, Truck Scale fore weighing, then a Tire Shop with tire repair/replacement and oil change facility with light mechanical repairs, truck parking to include overnight parking, Underground Storage Tanks for all fuel types, new and used oils, with Interstate Sign and street front signage to attract customers into their facility.

2. Water - There is an 8" water line evidenced by red fire hydrants running along the parcel frontage of Hwy 178 belonging to Sandy Springs Water Company that will provide the site with water.

Sewer - There is an 8" sewer line that belongs to the City of Anderson that will provide sewer service at the northern end of the site, on-site, as evidenced by City of Anderson Temporary and Permanent Easement document.

3. Buffers and landscaping are to be provided in accordance with Anderson Code of Ordinances and development regulations. We are also planning to construct a stormwater management area onsite to safely detain and discharge storm water in order to comply with local flood ordinances.

4. This is almost a 50 acres total site where at this time we propose to develop less than 20 acres of improvements at this time. There is no future plans at this time to develop the remaining land; however, the stormwater system will be designed to accommodate future buildout of the overall property. SCDOT has requested a Traffic Analysis to analyze the access and roadway conditions. This study is not yet complete at this juncture but will be provided when ready.

We welcome your questions and appreciate your feedback thru this rezoning process.

EXHIBIT C

Owner's Authorization

The undersigned, on behalf of COLEMAN FAMILY PROPERTIES, LLC, an South Carolina limited liability company (the "Owner"), does hereby certify that Owner is the owner of record of that certain real property further described on Exhibit A attached hereto, as evidenced in the deed attached hereto as Exhibit B or other such proof of ownership as may be required. Owner hereby authorizes and appoints Rick Shuffield with Love's Travel Stops & Country Stores, Inc. to act on behalf of Owner solely with respect to applying to the Agencies listed below, as may be necessary, for applications related to development permits or other actions pursuant to:

- | | |
|--|--|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Stormwater Management Permit |
| <input type="checkbox"/> Zoning Exception | <input type="checkbox"/> Access Management |
| <input type="checkbox"/> Appeals, if necessary | <input type="checkbox"/> Water and Sewer Approvals |
| <input type="checkbox"/> Concurrency | <input type="checkbox"/> Wetland Permits |
| <input type="checkbox"/> Construction Permits | <input type="checkbox"/> Other permits, as may be required |

The authorization granted herein shall last for a period of [] following the date of acknowledgement below, after which such authorization shall terminate without any further action by either party.

COLEMAN FAMILY PROPERTIES, LLC
A South Carolina limited liability company

By: James W. Sharpe, Jr.
Name: JAMES W. SHARPE, JR.
Title: MANAGER

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

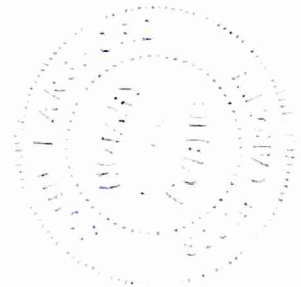
Sworn to and subscribed before me this 8th day of November, 2019 by James W. Sharpe, Jr. as Manager of COLEMAN FAMILY PROPERTIES, LLC.

John Lough
Notary Public
Commission Number N/A
My commission expires: April 4, 2024

AGENCIES:

[]

[EXHIBITS TO BE ATTACHED; FORM OF ACKNOWLEDGMENT TO BE CONFORMED TO LOCAL LAW REQUIREMENTS]



STATE OF SOUTH CAROLINA)	
)	TEMPORARY AND PERMANENT
)	EASEMENT
COUNTY OF ANDERSON)	

Property Address: 40.49 Acres, Welpine Road, Pendleton, South Carolina 29670
TMS: 092-00-06-015
Deed Reference: Deed Book 11000 at Page 8

KNOW ALL MEN BY THESE PRESENTS, this Grant of Easement is made effective this 10th day of ~~June~~^{July}, 2018 by and between Coleman Family Properties, LLC (hereinafter "Grantor"), and Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (hereinafter "Grantee").

WHEREAS, Grantor is the owner of certain real property situated in the County of Anderson, South Carolina as is more particularly described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter Coleman Family Properties, LLC Property);

WHEREAS, Grantee has requested from Grantor and its heirs and assigns a temporary construction easement and a permanent right-of-way and easement over a portion of the Coleman Family Properties, LLC Property for the operation, maintenance, repair and installation of sewer lines and other improvements to be located on the Coleman Family Properties, LLC Property; and

WHEREAS, Grantor wishes to voluntarily grant Grantee both a 50' Temporary Construction Easement and a 25' Permanent Easement right-of-way and easement to access a portion of the Coleman Family Properties, LLC Property that are shown on a drawing dated September 11, 2017 prepared by GMC, an engineering firm, which is attached hereto as **Exhibit B** and incorporated herein by reference. The 25' Permanent Easement is more particularly described on **Exhibit C** attached hereto and incorporated herein and referred to herein as 50' Temporary Easement and/or 25' Permanent Easement subject to the terms and conditions contained in this Agreement and access to the real property thereafter to maintain the Temporary and Permanent Easement;

NOW THEREFORE, for an in consideration of the sum of Five and 00/100 (\$5.00 See Affidavit) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated and made a part of this Agreement.
2. Grant of Temporary Construction Easement: Grantor does hereby grant, bargain, sell, convey and warrant unto Grantee, its successors and assigns, a 50' Temporary Easement as is more particularly described on shown on a drawing dated September 11, 2017 prepared by GMC, an engineering firm, which is attached hereto as Exhibit B and incorporated herein by reference for the purpose of laying, constructing, maintaining, operating, repairing, altering, relocating, and replacing, sewer lines and the necessary appurtenances therein upon a route located within the 50'

Temporary Right-of-Way and Easement. The specific locations of the 50' Temporary Easement are shown on a drawing dated September 11, 2017 prepared by GMC, an engineering firm, which is attached hereto as Exhibit B and incorporated herein by reference.

3. Grant of Permanent Easement. Grantor does hereby grant, bargain, sell, convey and warrant unto Grantee, its successors and assigns, a 25' Permanent Easement as is more particularly described on Exhibit C attached hereto and incorporated herein for the purpose of laying, constructing, maintaining, operating, repairing, relocating, altering, and replacing, sewer lines and the necessary appurtenances therein located within the 25' Permanent Easement. The specific locations of the 25' Permanent Easement are shown on a drawing dated September 11, 2017 prepared by GMC, an engineering firm, which is attached hereto as Exhibit B and incorporated herein by reference. The route to be followed by the sewer pipeline(s) is generally shown upon the drawing dated September 11, 2017, prepared by GMC, an engineering firm, as shown on Exhibit B.

4. Rights and Obligations under the Easement. Grantor, its successors and assigns, shall have the right to use the lands within the 25' Permanent Easement area for any purpose not inconsistent with Grantee's operation, maintenances, inspection, repair and replacement of the Property and appurtenances, but Grantor, its successors and assigns, shall not erect within the 25' Permanent Easement area any permanent or temporary building or permanent or temporary structure, which will interfere with Grantee's access to the 25' Permanent Easement. Grantor, its successors and assigns, shall not plant trees in the 25' Permanent Easement area. The Grantee, its agents, servants, employees, and contractors shall have the right to access said Property and appurtenances at any point along the 25' Permanent Easement area or by any route which appears to them to do the least damage to the contemporaneous use of Grantor's Property, to inspect, repair and replace the sewer lines and appurtenances. This right-of-way and utility easement conveys to Grantee, its successors and assigns, the right and privilege of entry in the Coleman Family Properties, LLC Property and to construct, maintain, operate pipelines, manholes, and any other appurtenances deemed by Grantee to be necessary for the purpose of conveying wastewater, and to make such relocations, changes, renewals, substitutions, replacements, and additions of or to the same from time to time as Grantee may deem desirable; the right of all time to cut away and keep clean of the sewer pipelines any and all vegetation that might, in the sole opinion of Grantee, endanger or injure the sewer pipeline or their appurtenances, or interfere with their proper operation of maintenance; the right of access to and from said right of way and utility easement for the purpose of exercising the rights herein granted, provided that the failure of Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time to exercise any or all of those rights.

No building shall be erected within the 25' Permanent Easement nor in such proximity to as to impose and load thereon. In the event a building or other structure should be erected contiguous to the 25' Permanent Easement, no claim for damage shall be made by Grantor, its heirs, successors and assigns, on account of any damages that may occur to such structure, building or the contents thereof due to the operation, maintenance, or negligence of operation and maintenance, of said sewer pipelines or their appurtenances, or any accident or mishap that might occur therein or

thereto. Grantor may plant crops and maintain fences within the 25' Permanent Easement and may construct streets or roads across, but not lengthwise, of the 25' Permanent Easement provided that such plants, fencing and/or streets or roads or any other use of the land within the 25' Permanent Easement shall not, in the sole opinion of the Grantee, interfere or conflict with the use of the 25' Permanent Easement by the Grantee.

During initial construction and installation of the sewer lines and appurtenances and until it shall have been inspected, put in operation and accepted as completed, the Grantee shall have access to and use of the Temporary Easement area for all purposes related to construction and installation of the sewer lines and appurtenances, and to enable Grantee to alter the topography of the Coleman Family Properties, LLC Property by grading or terracing the existing slope to accommodate the sewer lines and appurtenances. Upon completion of construction, inspection, placing into operation and acceptance of said bridge, the Grantee shall relinquish to Grantor its rights under the Temporary Easement.

5. Legal Effects. The Temporary Easement and Permanent Easement shall run with the Coleman Family Properties, LLC Property and shall bind Grantor, Grantee and their respective successors and assigns, and every other person or entity now or hereafter acquiring an interest in or lien upon any of the referenced properties, or any time, merge by operation of law into any owner's title or interest in any parcel, but that all easements granted herein shall remain separate and distinct right and estate in land. It is further expressly provided that the acquisition hereafter by any other party (including, without limitation, a present or further mortgagee of any parcel or any portion thereof) of any ownership interest (in fee simple, leasehold or otherwise) shall not operate, by merger or otherwise, to extinguish, diminish, impair or otherwise affect any easement granted herein, which easement shall remain separate and distinct estates in land.

6. Successors in Interest. All provisions of this Agreement shall be binding upon, inure to the benefit of and be enforceable by and against the respective heirs, successors and tenants of any part of this Agreement.

7. Severability. If any provision of this Agreement shall, in whole or in part, prove to be invalid for any reason, such invalidity shall affect only the portion of such provision which shall be invalid, and in all other respects this Agreement shall stand as if such invalid provision, or other invalid provision thereof, had not been a part hereof. The parties agree that this Agreement shall be enforced to the fullest extent permitted by law.

8. Entire Agreement; Amendment. This Agreement is the sole and entire agreement and understanding of the parties with respect to the matters contemplated herein. This Agreement may be amended only by a written instrument executed by the party then owning the real property subject to this Agreement.

9. Governing Law and Jurisdiction. The performance and enforcement of all matters relating to this Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of South Carolina.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In addition, this Agreement may contain more than one counterpart of the signature page(s), all of which signature page(s) may be attached to one copy of this Agreement to constitute the entire executed Agreement.

IN WITNESS WHEREOF, the undersigned as hereto set his hand and seal this 31st day of MAY, 2018.

Signed, Sealed and Delivered in the Presence of:

GRANTOR:
COLEMAN FAMILY PROPERTIES, LLC

Amanda C
Witness #1

Nancy Coleman Hart
By: Nancy Coleman Hart
Its: Member, Manager

[Signature]
Witness #2/Notary Public

State of South Carolina)
County of Anderson)

I, the undersigned Notary Public for South Carolina, do hereby certify that Nancy Coleman Hart, as Member/Manager of Coleman Family Properties, LLC personally appeared before this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 31st day of MAY, 2018.

[Signature] (SEAL)
Notary Public for GA-SC-LD
My Commission Expires: 01/13/2025

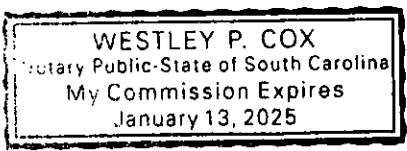


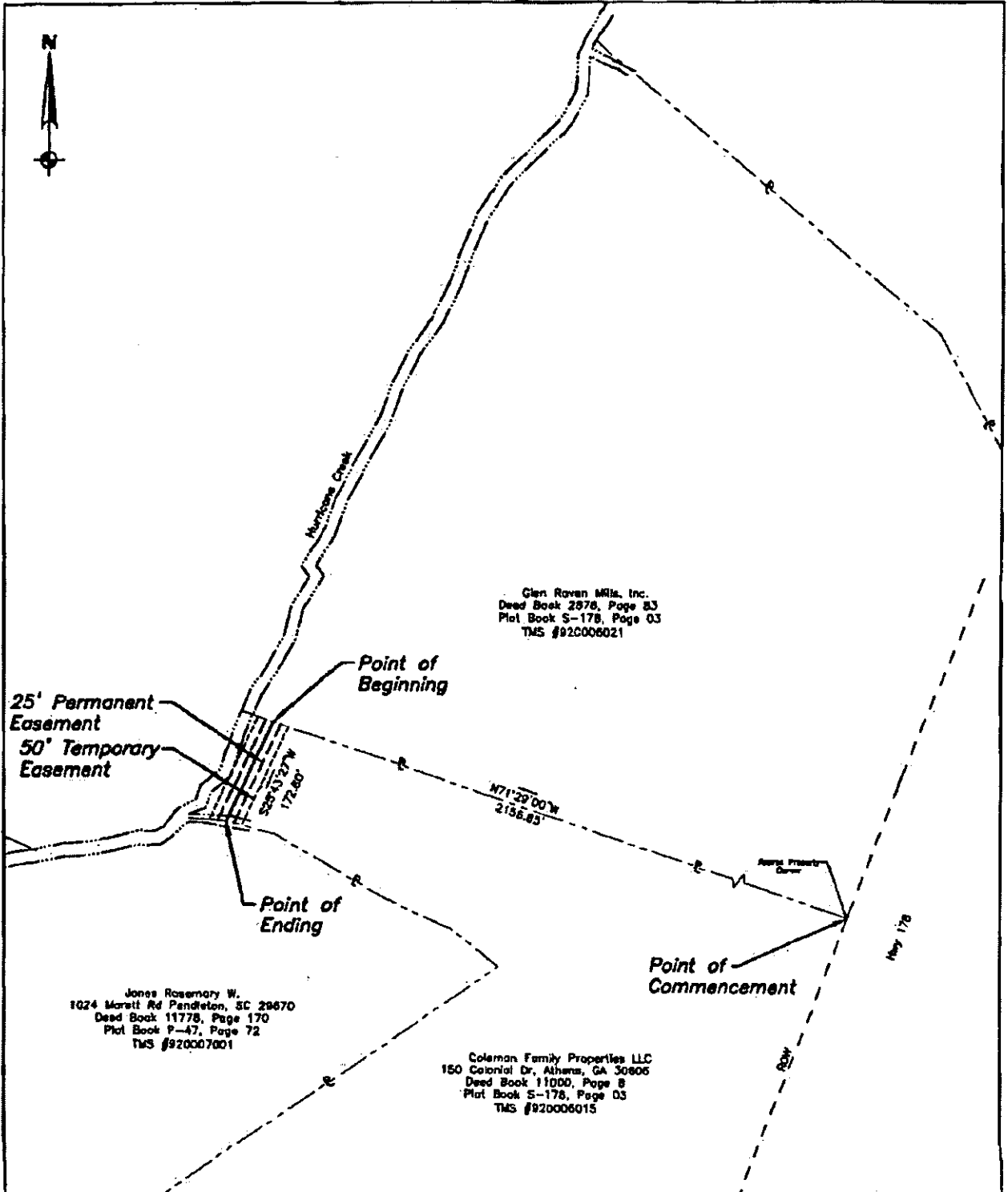
EXHIBIT "A"

All that certain piece, parcel or lot of land situate, lying in Garvin Township, Anderson County, South Carolina, being shown and designated as Tract Number 2 on a plat by Farmer & Simpson Engineers, dated December 14, 1990, which plat is recorded in the Register of Deeds Office for Anderson County, South Carolina in Plat Slide 178 at page 3 and according to said plat containing 40.49 acres, more or less, and having the following metes and bounds, courses and distances: BEGINNING at an iron pin corner on the westerly side of U. S. Highway 178 which corner is common with other property now or formerly of Annie McMurtrey Coleman and running thence N 51-51 W 561.1 feet to an iron pin corner; thence S 17-10 W 793.3 feet to a corner common with property now or formerly of Ramseur Oil Company; thence N 77-59 W 74.5 feet to an angle; thence N 78-03 W 395.7 feet to an angle said boundary being common with property now or formerly of Howard Smith; thence continuing along said property line N 58-16 W 1119.0 feet to an iron pin corner common with property now or formerly of Welborn; thence along said property line N 50-41 E 713.9 feet to a corner designated as Point A on said plat which corner is the centerline of a branch said boundary being the centerline of said branch from Point A to Point B as shown on said plat; the offset lines of which are as follows: N 68-59 W 10.4 feet to an angle; thence N 53-14 W 94.0 feet to an angle; thence N 60-25 W 234.0 feet to an angle; thence S 27-37 W 11.1 feet to an angle; thence N 55-27 W 89.3 feet to an angle; thence N 81-47 W 73.0 feet to an angle; thence N 88-20 W 81.8 feet to Point B which is the centerline of said branch and Hurricane Creek the property line from Point B to Point C as shown on said plat being the centerline of Hurricane Creek, the offset lines for which are N 37-14 E 101.1 feet to an angle; thence N 20-16 W 39.8 feet to an angle; thence N 53-05 E 44.7 feet to an angle; thence N 23-50 E 6.0 feet to Point C which is common with Tract 1 as shown on said plat; thence along the boundary line with Tract 1 S 75-42 E 2210.6 feet to a corner on the westerly side of U. S. Highway 178 and thence along the westerly side of said Highway S 17-02 W 825.8 feet to the BEGINNING CORNER.

For a more accurate and complete description as to the metes and bounds, courses and distances, reference is invited to said plat being incorporated herein.

This is the same property conveyed to Coleman Family Properties, LLC by deed of C. Dean Coleman, et al recorded June 27, 2013 in Deed Book 11000 at page 8, records of Anderson County, SC.

TMS 092-00-06-015



COLEMAN FAMILY PROPERTIES, LLC
GARVIN TOWNSHIP, ANDERSON CO., SC

SUPPLEMENTAL DRAWING
GMC #
08/11/2017
DRAWN BY: TMM

101 East Washington Street, Suite 200
Greenville, SC 29601
T 864.627.0480
© JONES & MCMILLAN, LLC



UTILITY EASEMENT

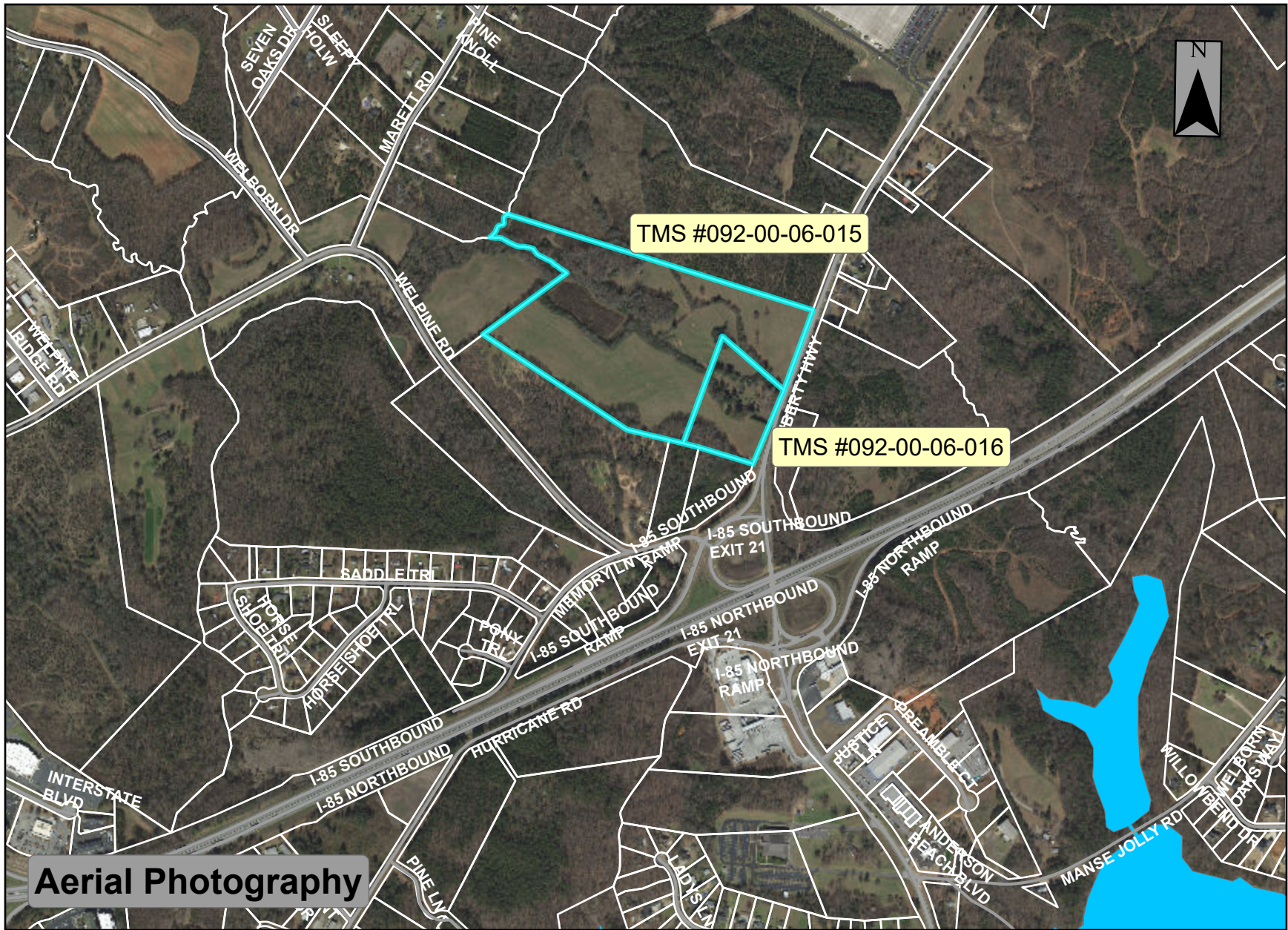
**Proposed Sanitary Sewer Easement
Coleman Family Properties LLC
TMS No. 092-00-06-015
Deed Book 1100, Page 8
Plat Book S-178, Page 03**

A twenty five foot wide Easement with the centerline being described as follows:
Commence at the northeast property corner, said point also described as being on the
westerly Right-of-Way of Highway 178; thence run N71°29'00"W, 2156.85 feet, more or
less, to a point, said point located on the north property line and further described as the
Point of Beginning. Thence run S25°43'27"W, 172.80 feet, more or less, to a point, said
point further described as the centerline of a small stream and approximately the south
property line of the Dean C. Coleman property, and also the **Point of Ending**.

Said twenty-five (25) foot Easement lying 12.5 feet on either side of the above described
centerline.

Together with a fifty (50) foot Temporary Construction Easement lying on either side of
the above-described Easement.

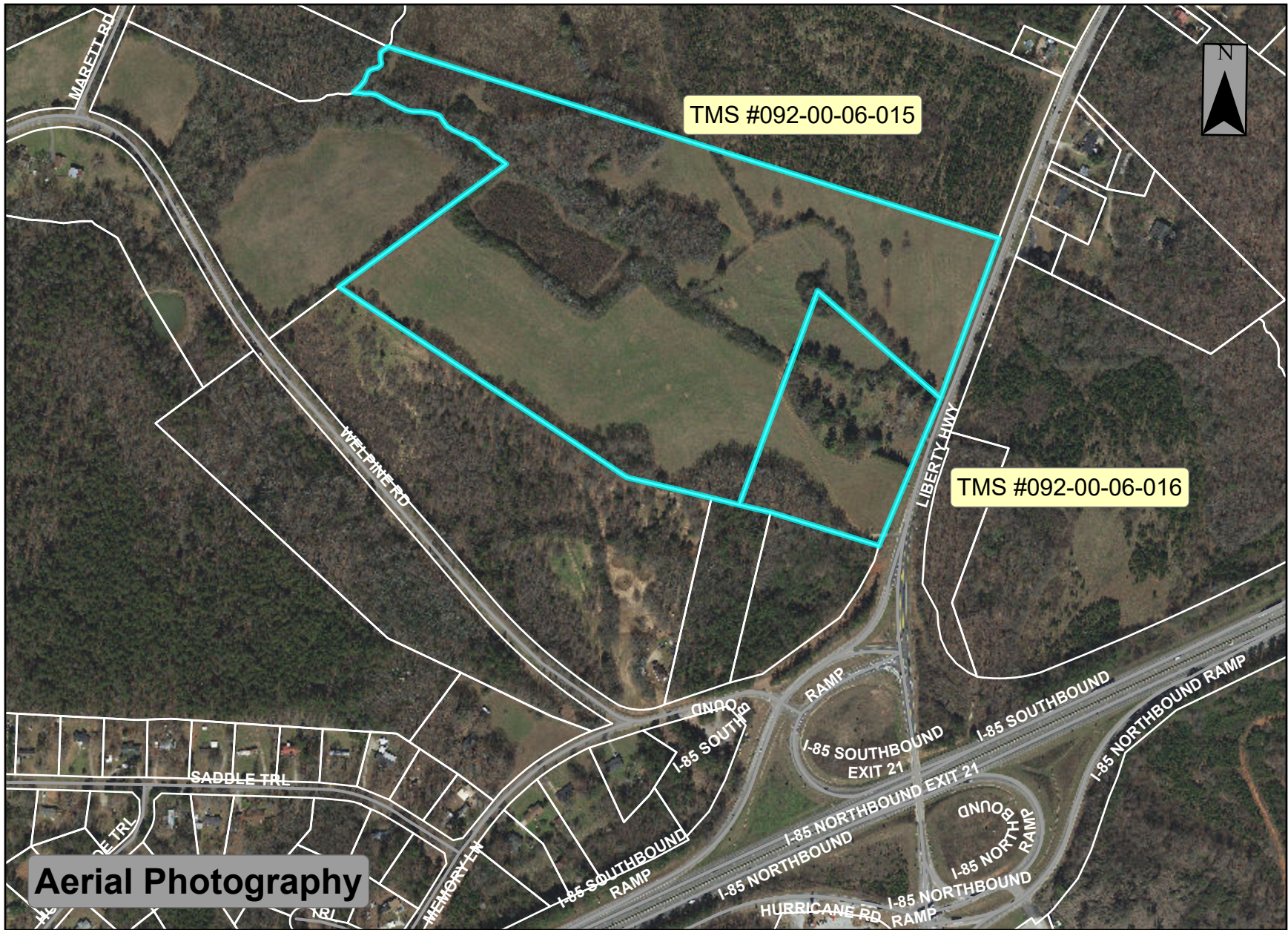
Said Easement lying and being situated in Garvin Township, Anderson County, South
Carolina, and contains 4,320 S.F. (0.099 Acres) more or less.



Aerial Photography

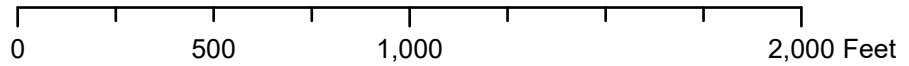
**Rezoning Request
4610 Liberty Highway
C-2/I-2 to S-1**

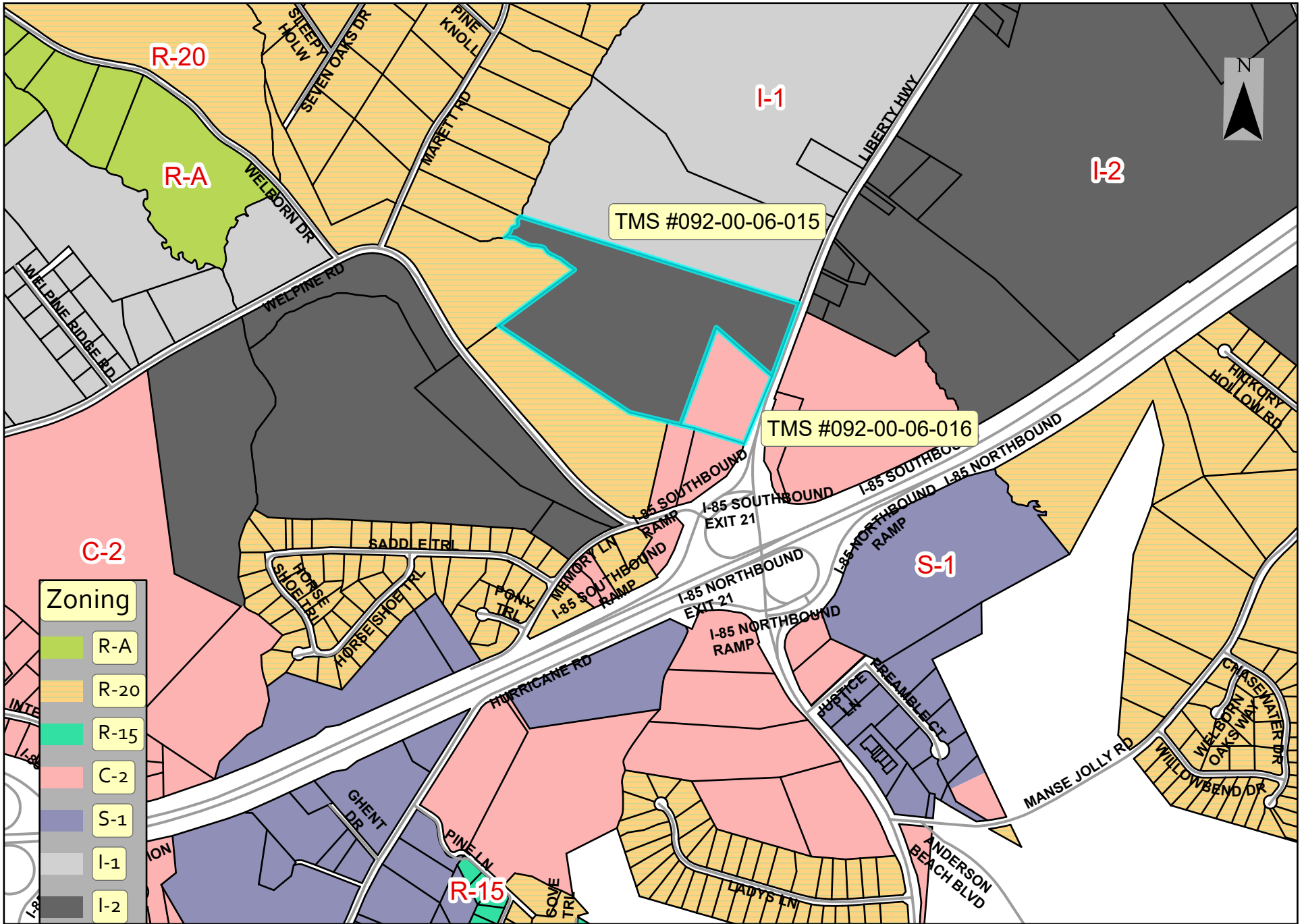
0 1,000 2,000 4,000 Feet



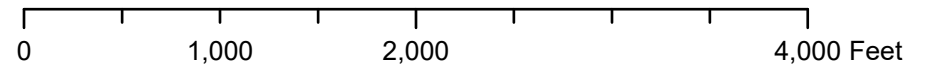
Aerial Photography

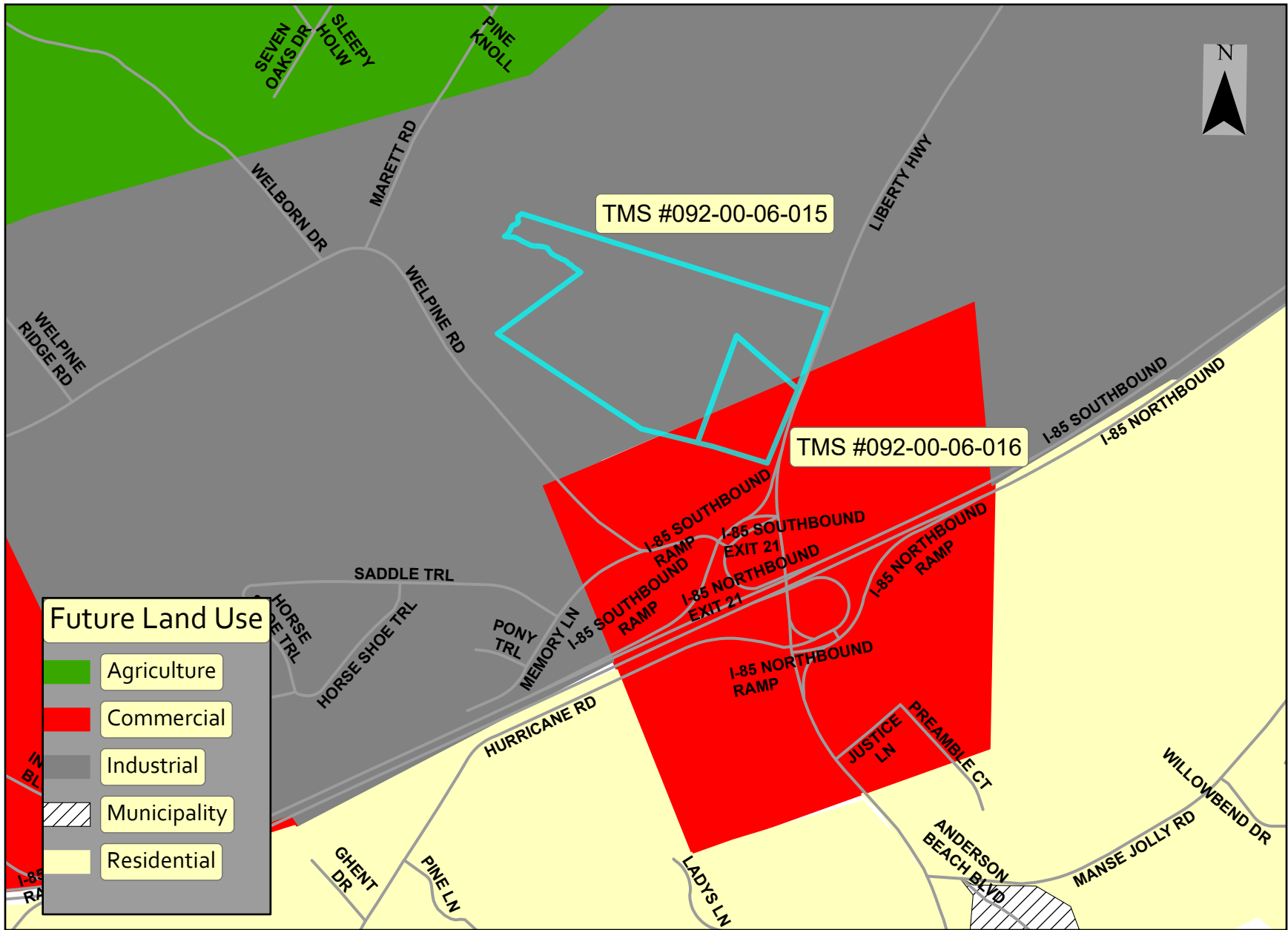
**Rezoning Request
4610 Liberty Highway
C-2/I-2 to S-1**



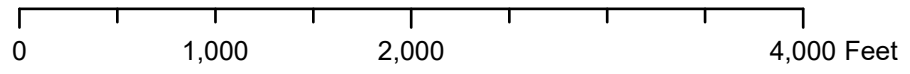


Rezoning Request
4610 Liberty Highway
C-2/I-2 to S-1





Rezoning Request
4610 Liberty Highway
C-2/I-2 to S-1





1/23/20



ALL 40 ACRES FOR DEVELOPMENT
The Sharpe Group
800.855.4430
www.sharpegroup.com
OFFERS WELCOME

1/23/20

RES FOR DEVELOPMENT

Sharpe
Group

3.665.4420
@thesharpegroup.net

RS WELCOME

WOODY SHARPE

ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT

**REZONING PUBLIC
HEARING NOTICE**

 864-260-4720

1/23/20

Sharp Group
CALL 864-260-4720
OFFICE WELCOME

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

1/23/20

Anderson County Planning Commission

February 11, 2020

6:00 PM

Staff Report – Preliminary Subdivision (Woodglen Approved 7-9-2019)

Preliminary Subdivision Name:	Woodglen Phase I & II
Intended Development:	Single Family Residential
Applicant:	Mark III Properties, Inc.
Surveyor/Engineer:	Bluewater
Location:	Hwy 86 (State) Blossom Branch Road (County)
County Council District:	6
Surrounding Land Use:	North – Vacant South – Commercial, Residential East – Residential West – Vacant
Zoning:	Property Unzoned
Tax Map Number:	240-00-01-005,-020,-018
Extension of Existing Dev:	Yes
Existing Access Road:	Hwy 86 (State) Blossom Branch Road
Number of Acres:	(County) +/- 224.95
Number of Lots:	563
Water Supplier:	Greenville
Sewer Supplier:	ReWa (Renewable Water Resources)
Variance:	Yes

Our development proposes 563 total lots and 5 full entrances. Three of these entrances, located off of Highway 86, have dual outbound lanes with wider lane widths. Due to existing access points off of Highway 86, we are limited to the location and spacing of the proposed Highway 86 entrances for this development. However, there are significant proposed road improvements on Highway 86 resulting from this development. Therefore, this development will appropriately disperse traffic at the 5 proposed access points to an improved SCDOT road network. Finally, there are two stub-out streets provided internally for future interconnectivity to adjacent, undeveloped parcels should they ever be developed.

Traffic Impact Analysis:

This new subdivision is expected to generate 5,630 new trips per day. Hwy 86 is classified as an Arterial with no maximum average vehicle trips per day and Blossom Branch Road is classified as a collector with no maximum average vehicle trips per day.

The SCDOT and Roads & Bridges have approved the TIS with the recommendation of turn lanes.

The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges and the SCDOT.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: 1-14-20

Application Received By: Hc

Date Application Received: 12-12-19

Amount of Fee Paid: 400.⁰⁰ Check # 4099

Revision & Variance

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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



DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 12-12-19

DS Number 19-05

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

Proposed Subdivision Name: Woodglen - Section I & II

1. Name of Applicant Mark III Properties, Inc.

Address of Applicant 170-C Camelot Drive, Spartanburg, SC 29301

Telephone Number(s) 864-595-1735 Email john@markiiiproperties.com

2. Property Owner(s) Guerry & Guerry LLC Agnew Family LP Mark III Properties, LLC

Owner(s) Address 413 Inverness Way, Easley, SC 29642 51 Hawthorne Road, Bluffton, SC 29910 170-C Camelot Drive, Spartanburg, SC 29301

Telephone Number(s) _____ Email _____

Project Information
3. Project Location: Highway 86 & Blossom Branch Road

Parcel Number/TMS 2400001018, 2400001020, 2400001005 County Council District: CCD Six School District: 01

Total Acreage: 224.95 Number of Lots: 563 Intended Development: SFR

Current Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Comm/Res East: Residential West: Residential

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

Water Supplier: GWS Sewer Supplier: ReWa Septic: N/A

Electric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: AT&T

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

If so, please describe: Woodglen Section I has been revised to interconnect to Section II and third access added to Section I

6. Is there a request for a variance? Yes if so, please attach the description to this application. (Variance Fee \$200.00)

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

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

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

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

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.

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

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

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

Sec. 38-93. - Floodplain requirements.

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

Sec. 38-94. - Soils analysis.

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

Sec. 38-95. - Wetlands requirements.

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

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

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

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

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

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

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

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

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant _____

Date 12/12/19

Signature of Owner _____

Date 12/12/19

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

- DHEC approval letter for stormwater and erosion control
- Anderson County approval letter for stormwater and erosion control
- DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- SCDO or the Anderson County Roads & Bridges Department Encroachment Permit
- Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**
- Form from E911/Addressing Office verifying the subdivision and road names have been approved
- Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

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

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

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

Seventeen (17) 11 X 17 copies of the Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

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

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

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

Sec. 38-332. - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by David Modny, RLS, and dated October 11, 2019; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 12/12/19

OWNER'S CERTIFICATION

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

Date: 12/12/19

[Owner] [Agent] [Name]: John Beeson

Signed: *John Beeson*

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: January 24, 2020

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Asst. Principal Engineer

CC: Bee Baker
Principal Engineer

SUBJECT: Woodglen Subdivision Traffic Impact Study
Section I & II 563 Single Family lots

I have reviewed the Traffic Impact Study for Woodglen Subdivision Section I & II dated January 22, 2020. The development will not generate enough turning movements on Blossom Branch Road (C-01-0114) to meet the SCDOT guidelines for left or right auxiliary turn lanes. The traffic impact study meets the requirements of the Anderson County Traffic Impact Study Ordinance.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

December 12, 2019

Alesia Hunter
Anderson County Planning Division
Development Standards
401 East River Street
Anderson, SC 29624
864.260.4352

RE: Woodglen - Section I & II
"Variance Request for Number of Subdivision Entrances"
Highway 86 & Blossom Branch Road - Anderson County, SC

Dear Alesia,

Please accept this document as a formal request for a variance from Section 38-358 Intensity Standards for one subdivision entrance per every 100 lots of a proposed subdivision. Our development proposes 563 total lots and 5 full entrances. Three of these entrances, located off of Highway 86, have dual outbound lanes with wider lane widths. Due to existing access points off of Highway 86, we are limited to the location and spacing of the proposed Highway 86 entrances for this development. However, there are significant proposed road improvements on Highway 86 resulting from this development. Therefore, this development will appropriately disperse traffic at the 5 proposed access points to an improved SCDOT road network. Finally, there are two stub-out streets provided internally for future interconnectivity to adjacent, undeveloped parcels should they ever be developed. 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, PLLC



Paul J. Harrison, P.E., LEED® AP
Partner

SITE DATA

TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

TOTAL AREA: ± 70.94 AC (SECTION 1)
± 154.01 AC (SECTION 2)
± 224.95 AC TOTAL

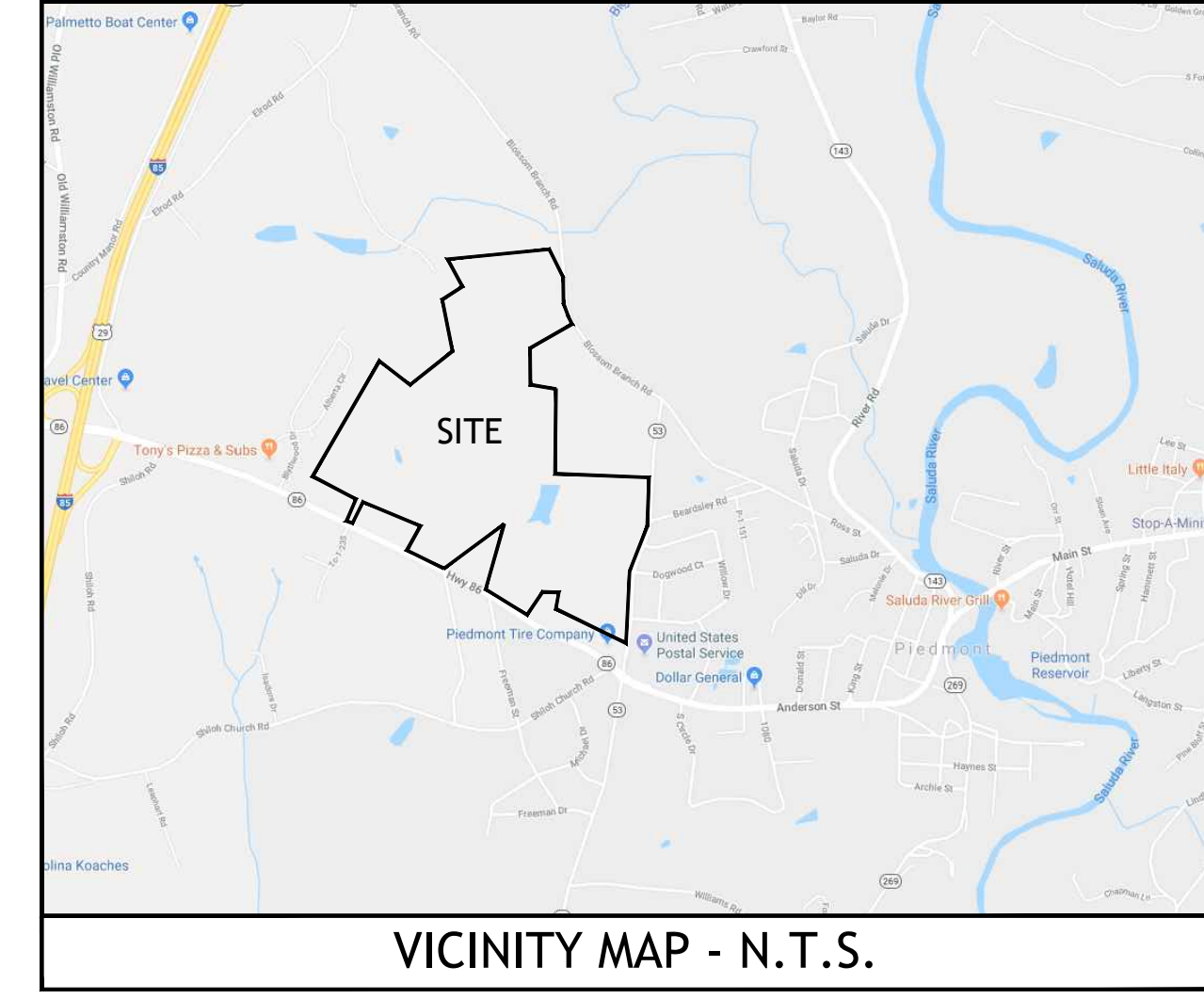
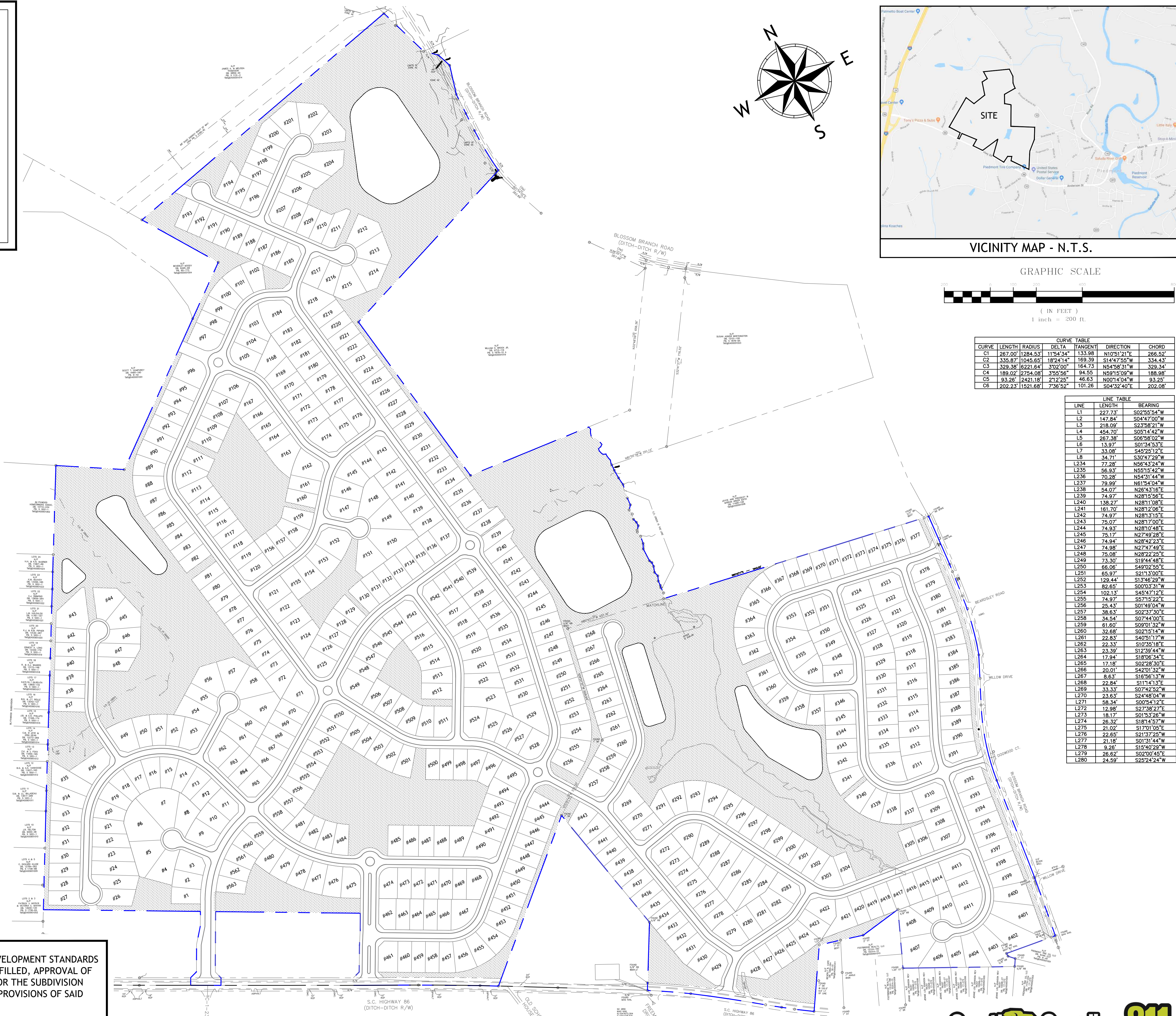
ZONING: *UNZONED

TOTAL LOTS: 187 LOTS (SECTION 1)
376 LOTS (SECTION 2)
563 LOTS (60' X 135' TYP.)

PROPOSED ROADWAY: ± 8,703 LF (50' R.O.W. SECTION 1)
± 16,060 LF (50' R.O.W. SECTION 2)
± 810 LF (66' R.O.W. SECTION 2)
± 537 LF (80' R.O.W. SECTION 2)

SITE PLAN LEGEND

- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	267.00'	1284.53'	11°54'34"	133.98'	N10°51'21"E	266.52'
C2	335.87'	1045.65'	18°24'14"	169.39'	S14°47'55"W	334.43'
C3	329.38'	8221.64'	3°02'00"	164.73'	N54°58'31"W	329.34'
C4	189.02'	2744.08'	3°55'56"	94.55'	N59°15'09"W	188.98'
C5	93.26'	2421.18'	2°12'25"	46.63'	N00°14'04"W	93.26'
C6	202.23'	1521.68'	7°36'52"	101.26'	S04°32'40"E	202.08'

LINE	LENGTH	BEARING
L1	227.23'	S02°55'54"W
L2	147.84'	S04°47'00"W
L3	218.09'	S24°58'21"W
L4	454.70'	S05°14'42"W
L5	267.38'	S06°58'02"W
L6	13.97'	S01°54'53"E
L7	33.08'	S45°25'12"E
L8	34.71'	S30°47'29"W
L234	77.28'	N56°43'24"W
L235	56.93'	N55°15'42"W
L236	70.98'	N54°31'44"W
L237	79.99'	N61°54'04"W
L238	54.07'	N26°43'18"E
L239	74.97'	N28°15'56"E
L240	138.27'	N28°11'08"E
L241	161.70'	N28°12'06"E
L242	74.97'	N28°13'15"E
L243	75.07'	N28°12'00"E
L244	74.93'	N28°10'48"E
L245	75.17'	N27°49'28"E
L246	74.94'	N28°42'23"E
L247	74.95'	N27°47'49"E
L248	75.08'	N28°22'25"E
L249	73.30'	S19°44'48"E
L250	66.06'	S49°02'55"E
L251	65.97'	S21°13'00"E
L252	129.44'	S13°46'29"W
L253	82.65'	S00°03'31"W
L254	102.13'	S45°47'12"E
L255	74.97'	S27°19'44"W
L256	25.43'	S01°49'04"W
L257	38.63'	S02°37'30"E
L258	34.54'	S07°44'00"E
L259	61.60'	S09°01'32"W
L260	32.68'	S02°15'14"W
L261	22.83'	S40°51'17"W
L262	22.33'	S10°35'18"E
L263	23.39'	S17°19'44"W
L264	17.94'	S18°06'34"E
L265	17.18'	S02°28'30"E
L266	20.01'	S42°01'32"W
L267	8.63'	S16°58'13"W
L268	22.84'	S11°14'13"E
L269	33.33'	S07°42'52"W
L270	23.63'	S24°48'04"W
L271	58.34'	S02°00'45"E
L272	12.98'	S27°38'27"E
L273	18.17'	S01°53'26"W
L274	26.32'	S18°14'57"W
L275	21.02'	S17°00'12"E
L276	22.65'	S21°37'25"W
L277	21.18'	S01°31'44"W
L278	9.26'	S15°40'29"W
L279	26.62'	S02°00'45"E
L280	24.59'	S28°24'24"W

OWNER'S CERTIFICATION:
AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE: 01/24/2020

NAME: John Beeson (Authorized Representative)

SIGNED:

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Paul J. Harrison, PE

SIGNED:

REGISTERED PROFESSIONAL NO.: 24224

ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607

TELEPHONE NUMBER: 864-735-5068

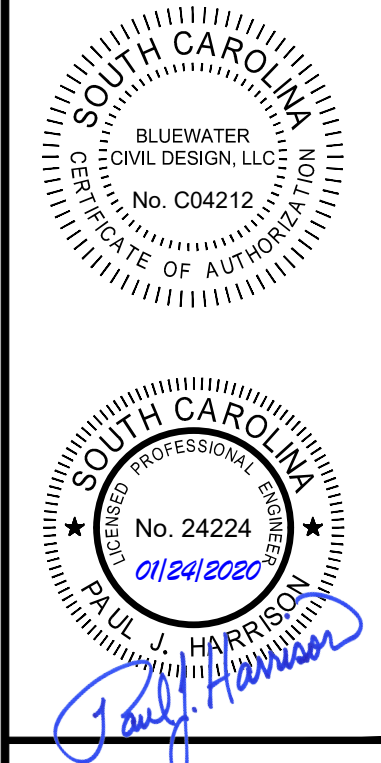
DATE: 01/24/2020

CERTIFICATE OF PROJECT APPROVAL:
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR: _____

DATE: _____

Project Number: 2019-102
DWG Name: Woodglen II PP-2.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371



WOODGLEN - SECTION I & II
Single-Family Subdivision
Highway 86 & Blossom Branch Road
Piedmont, SC 29673

REVISION	DATE	ISSUE	COMMENT
A	11/05/2019	Issued Preliminary Plat	
B	11/27/2019	Revised to Remove Parcels	
C	12/12/2019	Revised Entrances	
D	01/03/2020	Revised per Anderson County Comments	
E	01/24/2020	Revised per Anderson County Comments	

PRELIMINARY PLAT OVERALL (SHEET 1 OF 7)

PP-OVR



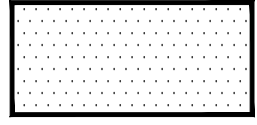




SITE DATA

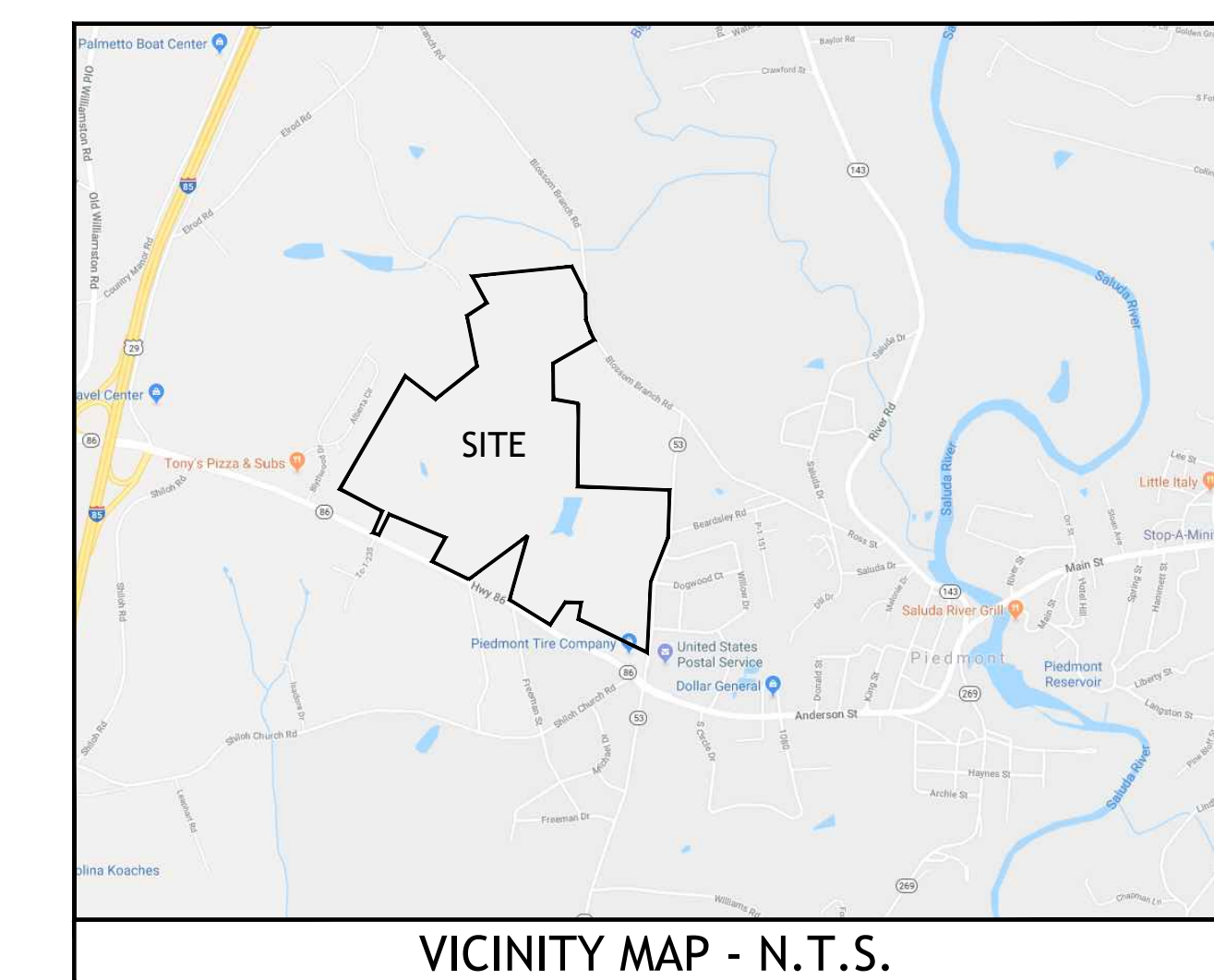
TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

TOTAL AREA: ± 70.94 AC (SECTION 1)
± 154.01 AC (SECTION 2)
± 224.95 AC TOTAL

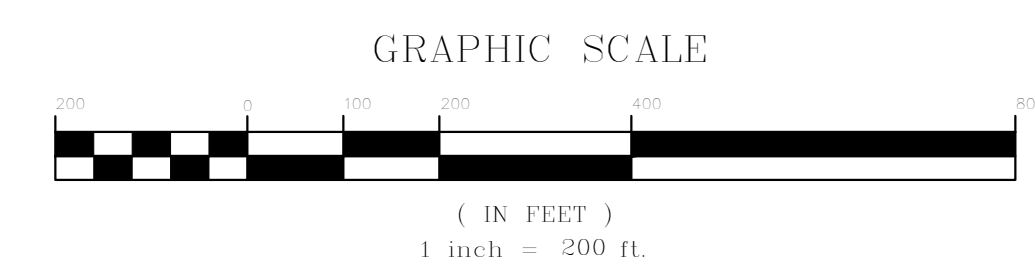
ZONING: *UNZONED

SITE PLAN LEGEND

-  OPEN SPACE
-  PROPERTY LINE
-  PROPOSED BUILDING SETBACK LINE
-  EXISTING EDGE OF PAVEMENT
-  PROPOSED EDGE OF PAVEMENT

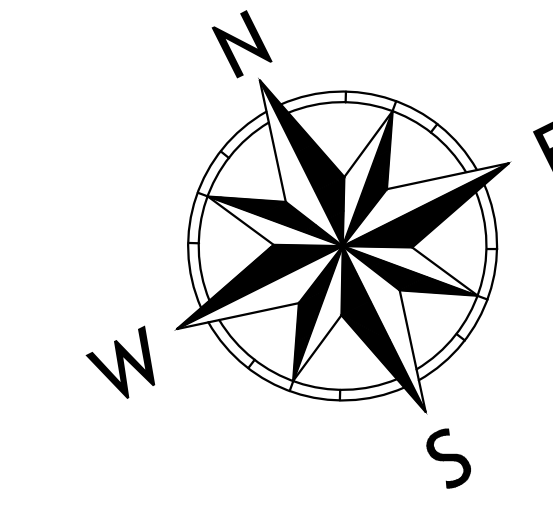
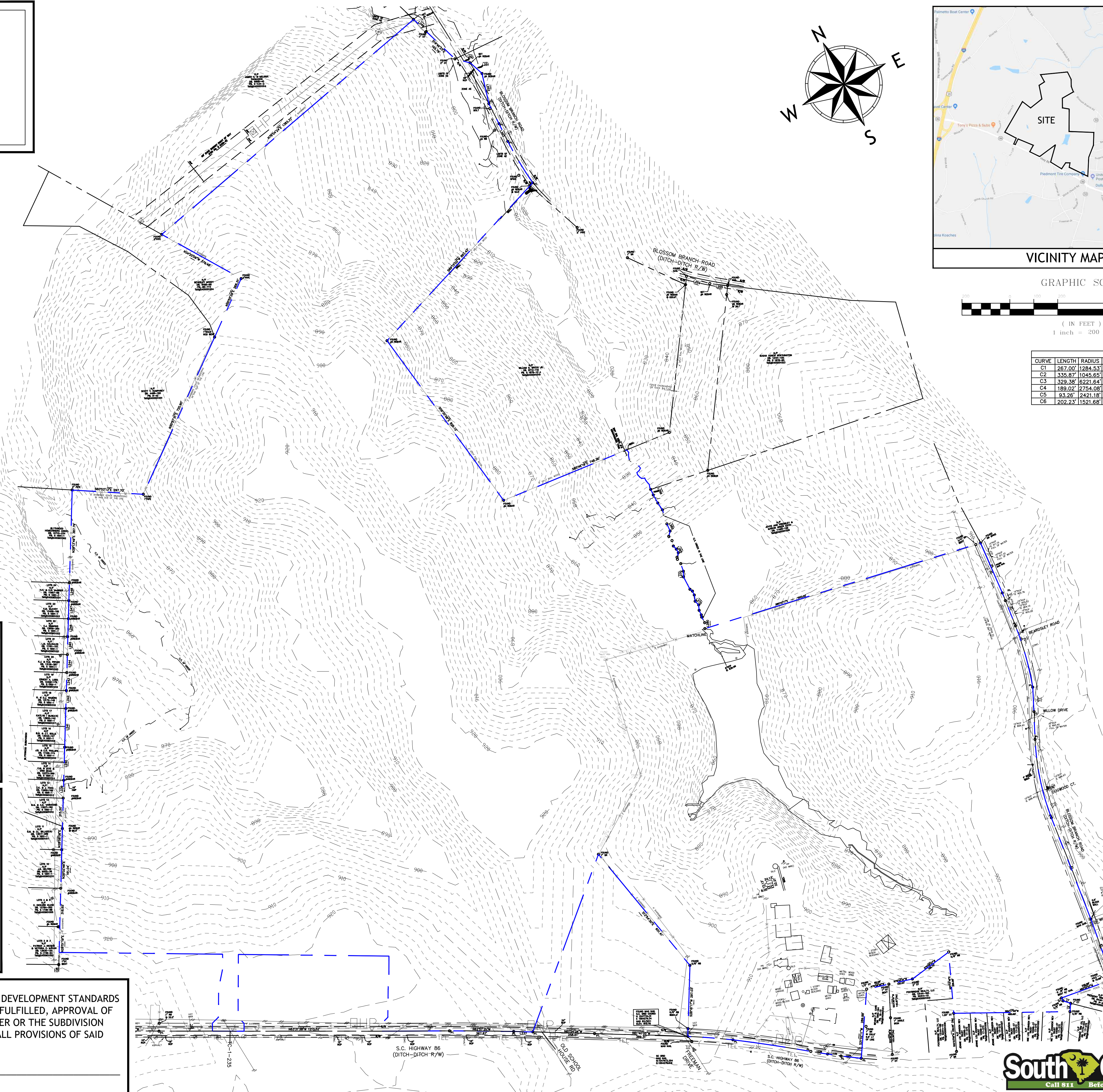


VICINITY MAP - N.T.S.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	267.00'	1284.53'	11°54'34"	133.98'	N10°51'21"E	266.52'
C2	335.87'	1045.65'	18°24'14"	169.39'	S14°47'55"W	334.43'
C3	339.38'	6271.64'	3°02'00"	164.73'	N54°58'31"W	339.34'
C4	189.02'	2754.08'	3°55'56"	94.55'	N59°15'09"W	188.98'
C5	93.26'	2421.18'	2°12'25"	46.63'	N00°14'04"W	93.25'
C6	202.23'	1521.68'	7°36'52"	101.26'	S04°32'40"E	202.08'

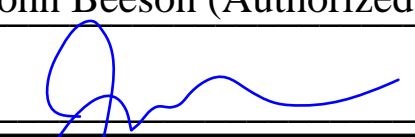
LINE	LENGTH	BEARING
L1	227.73'	S02°55'54"W
L2	147.84'	S04°47'00"W
L3	218.09'	S03°58'21"W
L4	454.70'	S05°14'42"W
L5	267.38'	S06°58'02"W
L6	13.97'	S01°54'53"W
L7	33.08'	S45°25'12"E
L8	34.71'	S30°47'29"W
L234	77.28'	N56°43'24"W
L235	56.93'	N55°15'42"W
L236	70.98'	N54°31'44"W
L237	79.99'	N61°54'04"W
L238	54.07'	N26°43'16"E
L239	74.97'	N28°15'56"E
L240	138.27'	N28°11'08"E
L241	161.70'	N28°12'06"E
L242	74.97'	N28°13'15"E
L243	75.07'	N28°17'00"E
L244	74.93'	N28°10'48"E
L245	75.17'	N27°49'28"E
L246	74.94'	N28°42'23"E
L247	74.98'	N27°47'49"E
L248	75.08'	N28°22'25"E
L249	73.30'	S19°44'48"E
L250	66.06'	S49°02'55"E
L251	65.97'	S21°13'00"E
L252	129.44'	S13°46'29"W
L253	82.65'	S00°03'31"W
L254	102.13'	S45°47'12"E
L255	74.97'	S27°15'22"E
L256	25.43'	S01°49'04"W
L257	38.63'	S02°37'30"E
L258	34.54'	S07°44'00"E
L259	61.60'	S09°01'32"W
L260	32.68'	S02°15'14"W
L261	22.83'	S40°51'17"W
L262	22.33'	S10°35'18"E
L263	23.39'	S17°59'44"W
L264	17.94'	S18°06'34"E
L265	17.18'	S02°28'30"E
L266	20.01'	S42°01'32"W
L267	6.63'	S16°56'13"W
L268	22.84'	S11°14'13"E
L269	33.33'	S07°42'52"W
L270	23.63'	S24°48'04"W
L271	58.34'	S00°54'12"E
L272	12.98'	S27°38'27"E
L273	18.17'	S01°53'26"W
L274	26.32'	S18°14'57"W
L275	21.02'	S17°01'05"E
L276	22.65'	S21°37'25"W
L277	21.18'	S01°31'44"W
L278	9.26'	S15°40'29"W
L279	26.62'	S02°00'45"E
L280	24.59'	S28°24'24"W



OWNER'S CERTIFICATION:
AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

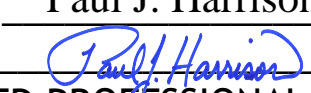
DATE: 01/24/2020

NAME: John Beeson (Authorized Representative)

SIGNED: 

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Paul J. Harrison, PE

SIGNED: 

REGISTERED PROFESSIONAL NO.: 24224

ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607

TELEPHONE NUMBER: 864-735-5068

DATE: 01/24/2020

CERTIFICATE OF PROJECT APPROVAL:
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

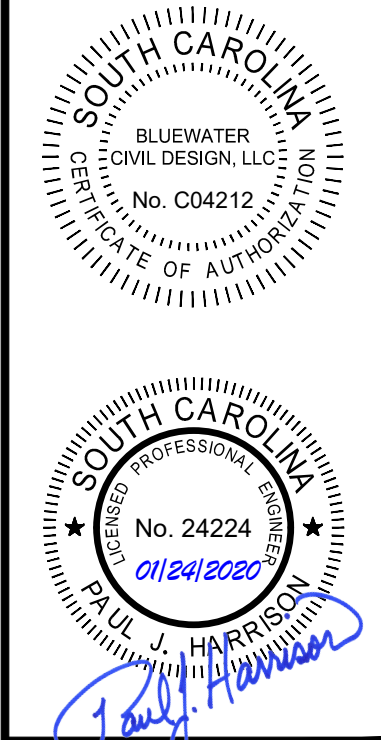
MANAGER OR SUBDIVISION ADMINISTRATOR: _____

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Project Number: 2019-102
DWG Name: Woodglen II PP-2.dwg
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Paul J. Harrison, P.E.
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North Carolina P.E. #039371

bluewater
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bluewatercivil.com • Greenville, SC 29607
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E



WOODGLEN - SECTION I & II
Single-Family Subdivision
Highway 86 & Blossom Branch Road
Piedmont, SC 29673

REVISION	DATE	ISSUE	COMMENT
A	11/05/2019	Issued Preliminary Plat	
B	11/27/2019	Revised to Remove Parcels	
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PRELIMINARY PLAT
EXISTING CONDITIONS
(SHEET 2 OF 7)

PP-EX



SITE DATA

TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

TOTAL AREA: ± 70.94 AC (SECTION 1)
± 154.01 AC (SECTION 2)
± 224.95 AC TOTAL

ZONING: *UNZONED

TOTAL LOTS: 187 LOTS (SECTION 1)
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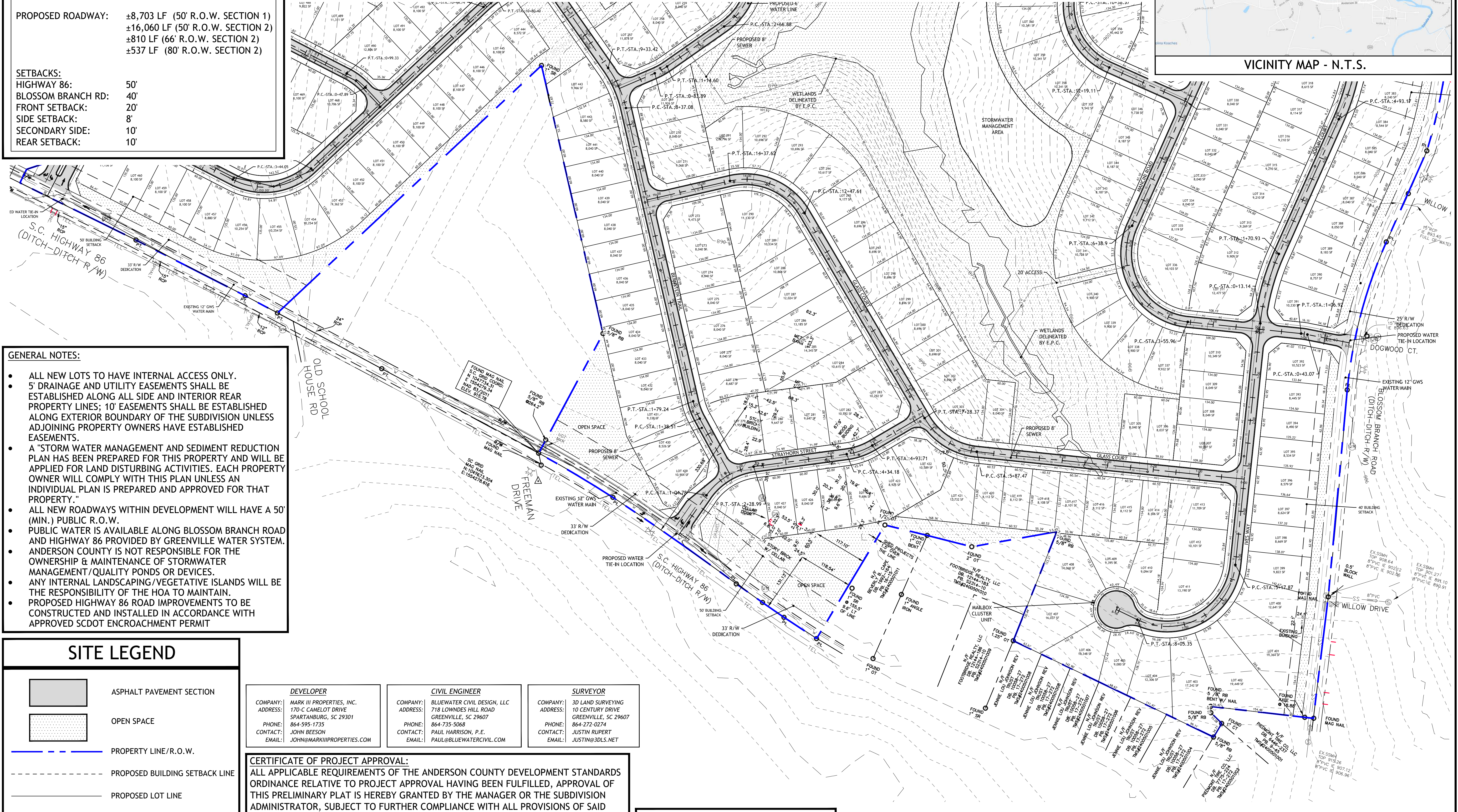
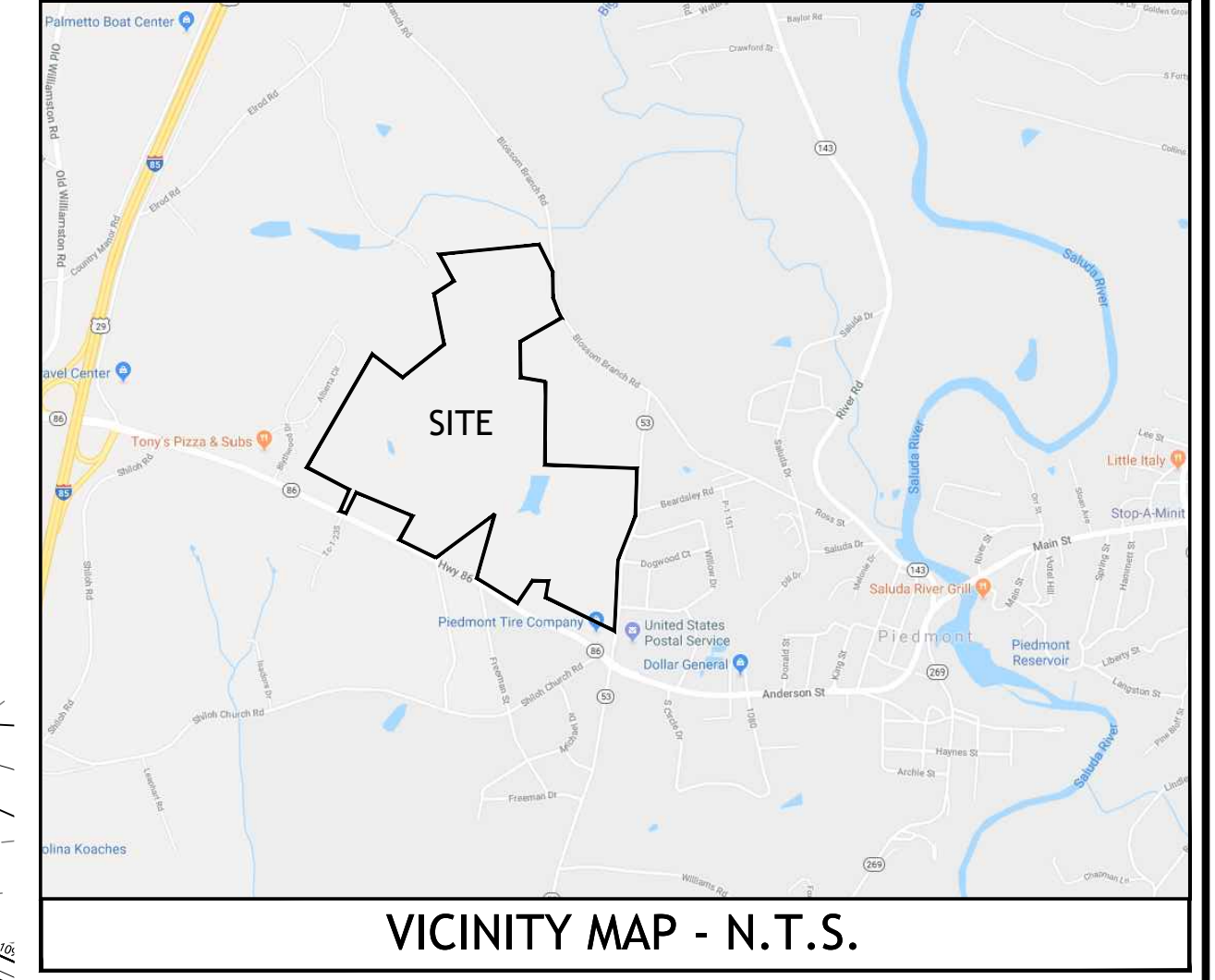
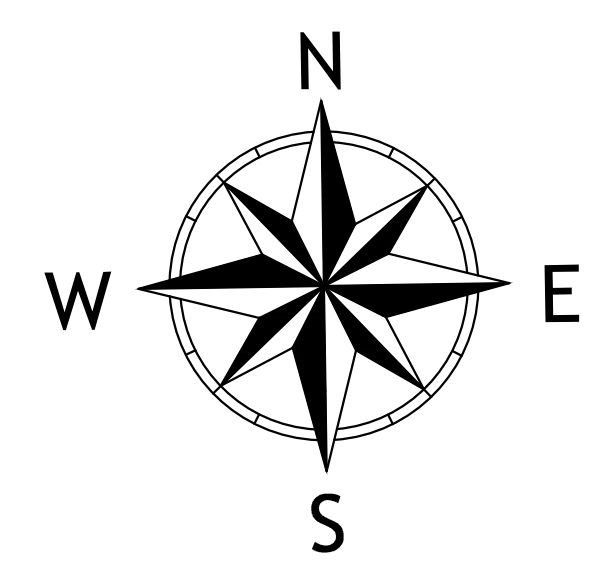
SETBACKS:
HIGHWAY 86: 50'
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FRONT SETBACK: 20'
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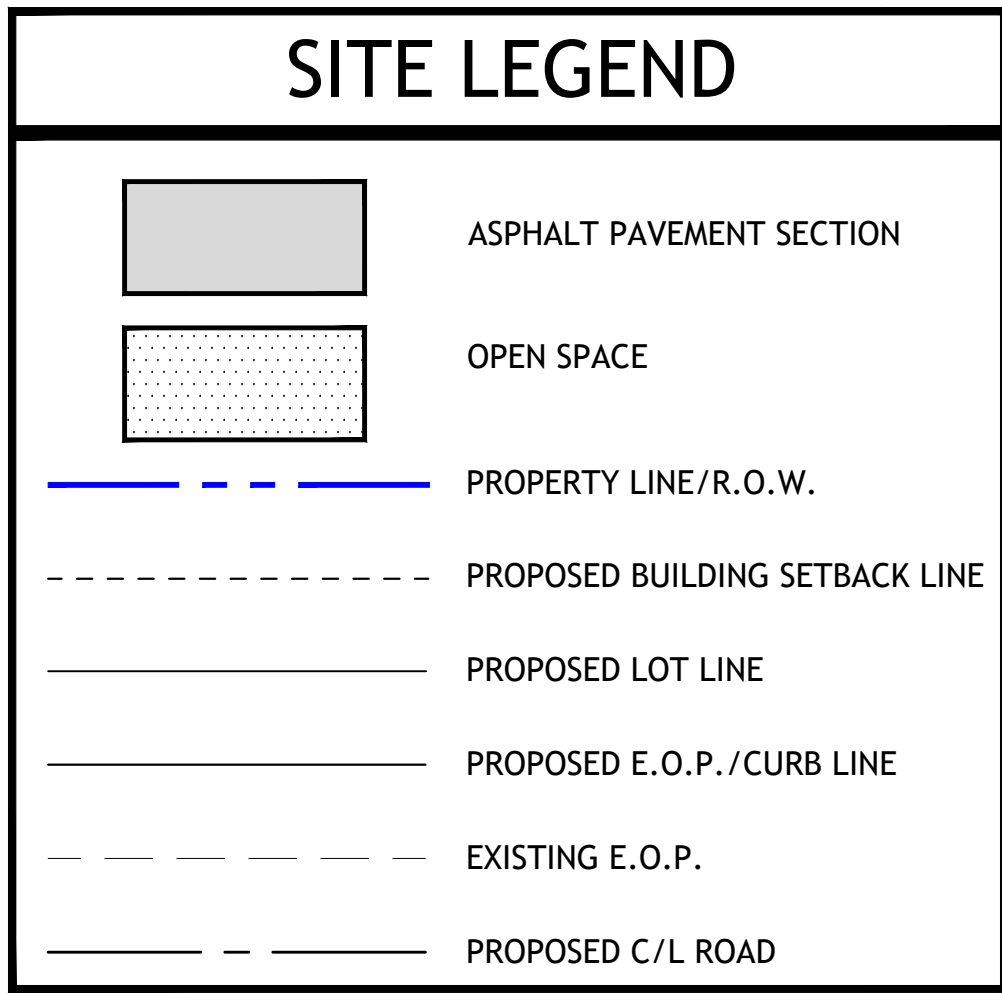
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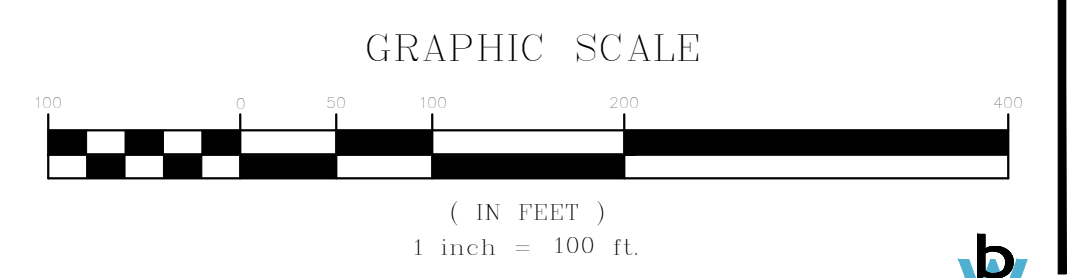
DEVELOPER	CIVIL ENGINEER	SURVEYOR
COMPANY: MARK III PROPERTIES, INC. ADDRESS: 170-C CAMELOT DRIVE SPARTANBURG, SC 29301 PHONE: 864-595-1735 CONTACT: JOHN BEESON EMAIL: JOHN@MARKIII PROPERTIES.COM	COMPANY: BLUEWATER CIVIL DESIGN, LLC ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607 PHONE: 864-735-5068 CONTACT: PAUL HARRISON, P.E. EMAIL: PAUL@BLUEWATERCIVIL.COM	COMPANY: 3D LAND SURVEYING ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607 PHONE: 864-772-0274 CONTACT: JUSTIN RUPERT EMAIL: JUSTIN@3DLS.NET

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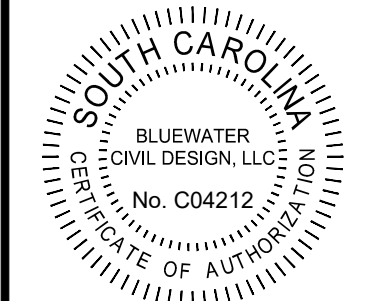
MANAGER OR SUBDIVISION ADMINISTRATOR: _____
DATE: _____

LOT NOTE:
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LOT NOTE:
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Project Number: 2019-102
DWG Name: Woodglen II PP-2.dwg
Drawing Scale: AS NOTED
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371



WOODGLEN - SECTION I & II
Single-Family Subdivision
Highway 86 & Blossom Branch Road
Piedmont, SC 29673

PLAT REVISION	ISSUE DATE	ISSUE COMMENT
A	11/05/2019	Issued Preliminary Plat
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E	01/24/2020	Revised per Anderson County Comments

PRELIMINARY PLAT
(SHEET 3 OF 7)

PP-1A

SITE DATA

TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

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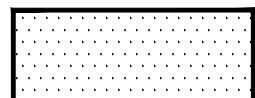

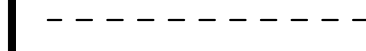
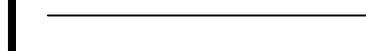
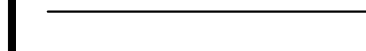

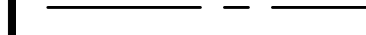
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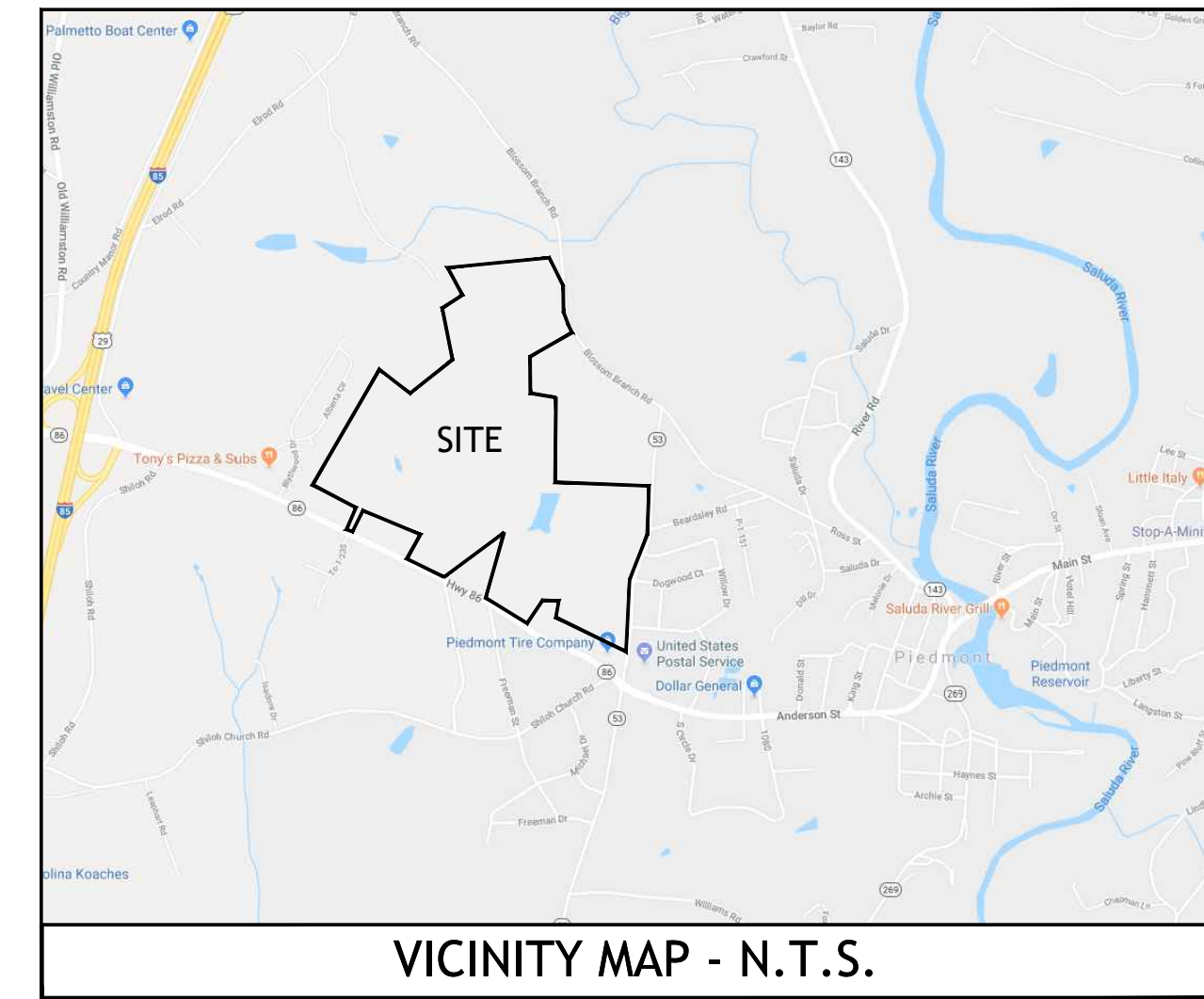
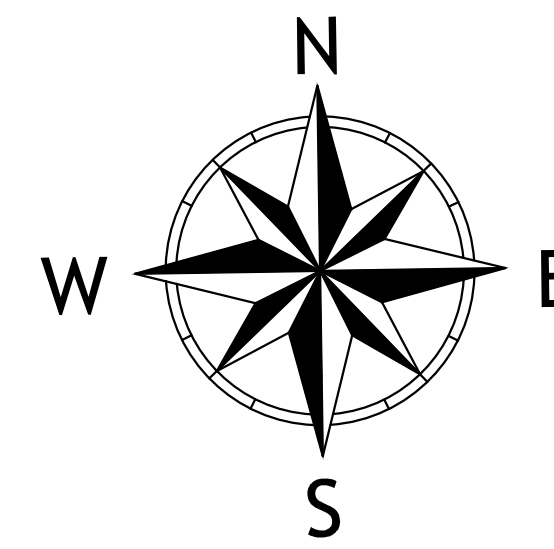
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REAR SETBACK: 10'

SITE LEGEND

-  ASPHALT PAVEMENT SECTION
-  OPEN SPACE
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  PROPOSED LOT LINE
-  PROPOSED E.O.P./CURB LINE
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BY NAME: Paul J. Harrison, PE
SIGNED: *Paul J. Harrison*
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607
TELEPHONE NUMBER: 864-735-5068
DATE: 01/24/2020



VICINITY MAP - N.T.S.

CERTIFICATE OF PROJECT APPROVAL:
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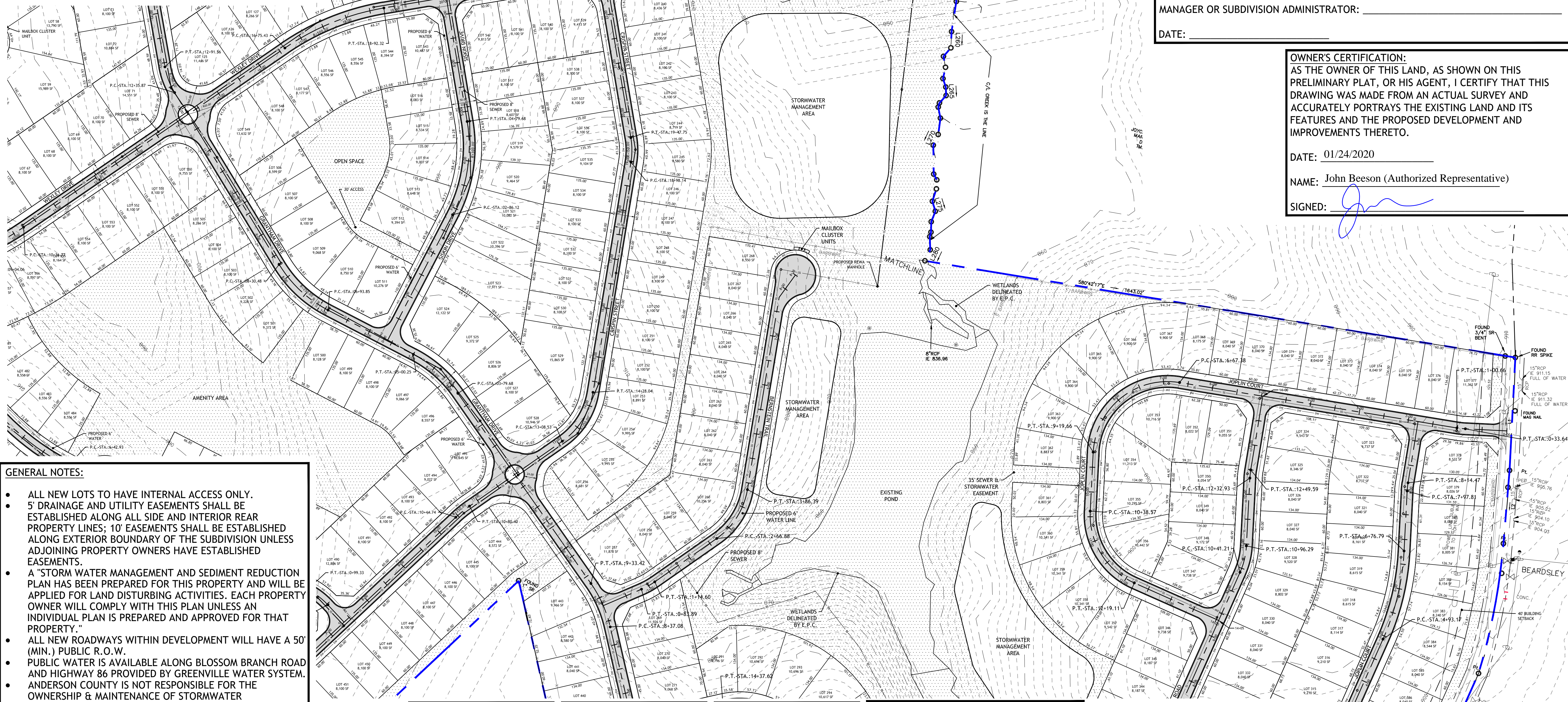
DATE: _____

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DATE: 01/24/2020

NAME: John Beeson (Authorized Representative)

SIGNED: *John Beeson*



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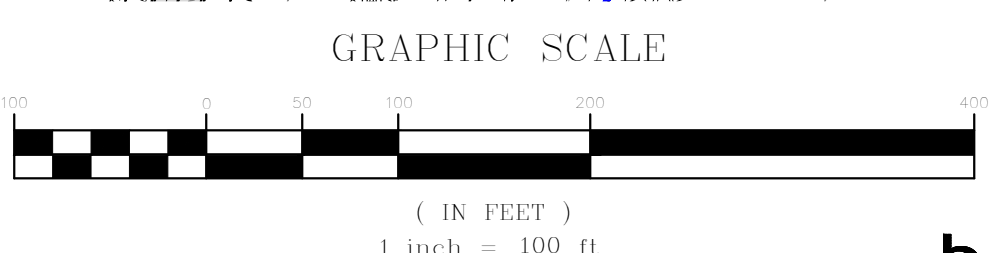
DEVELOPER
COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170 CAMELOT DRIVE SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BEESON
EMAIL: JOHN@MARKIIIPROPERTIES.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 3D LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE: 864-272-0274
CONTACT: JUSTIN RUPERT
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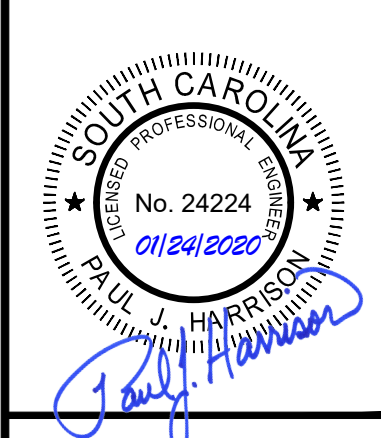
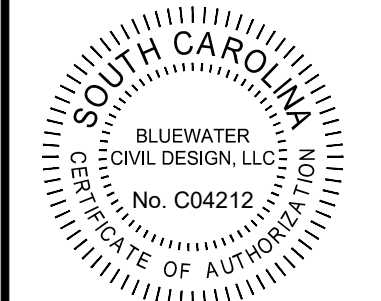


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PRELIMINARY PLAT (SHEET 4 OF 7)

PP-1B

SITE DATA

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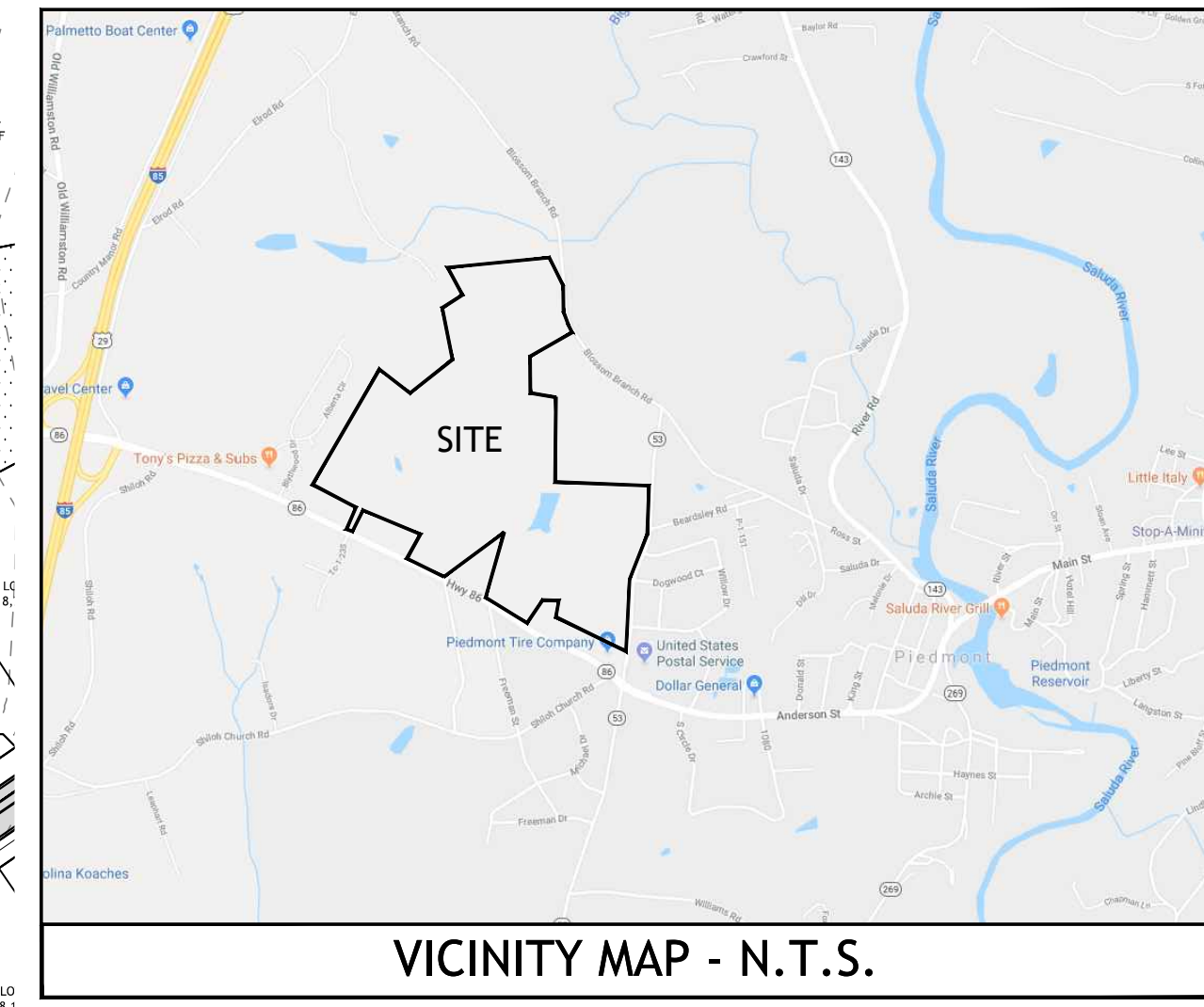
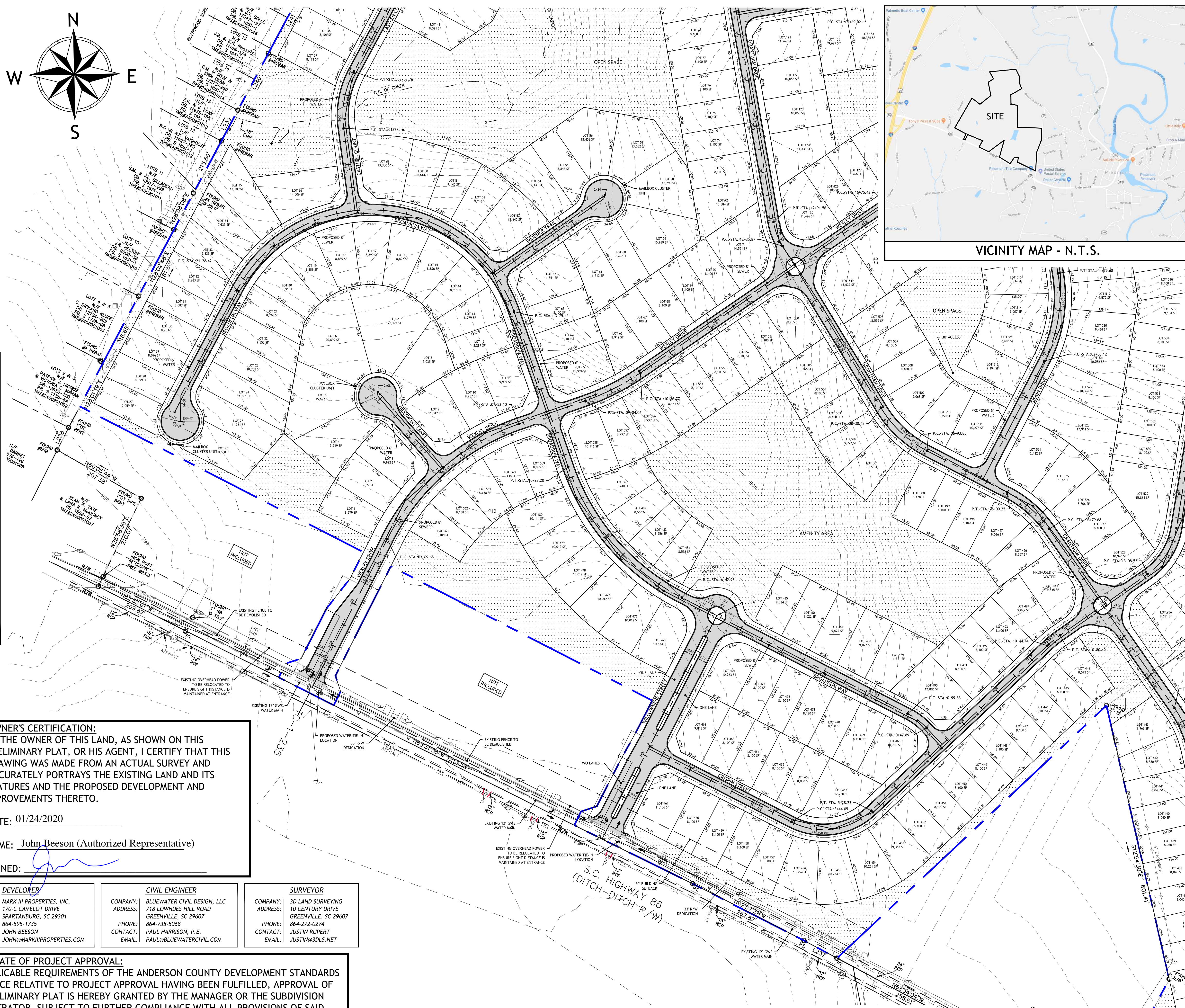
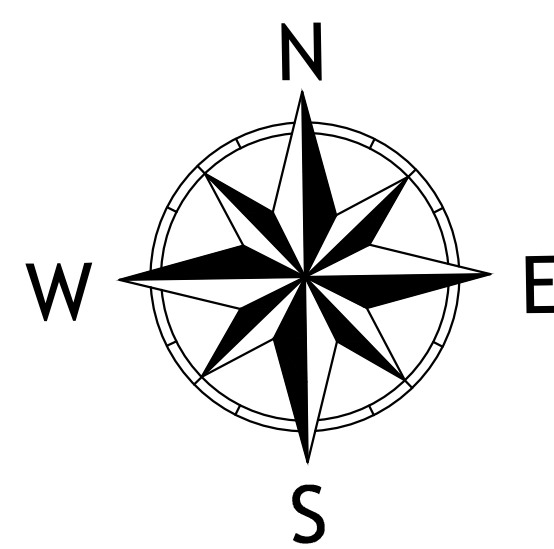
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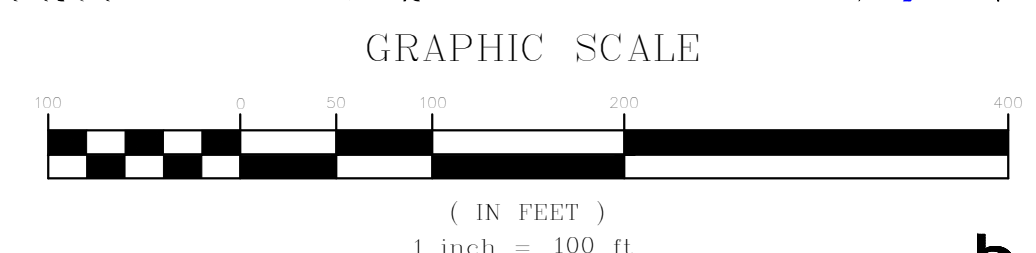
DEVELOPER	CIVIL ENGINEER	SURVEYOR
COMPANY: MARK III PROPERTIES, INC. ADDRESS: 170-C CAMELOT DRIVE SPARTANBURG, SC 29301 PHONE: 864-595-1735 CONTACT: JOHN BEESON EMAIL: JOHN@MARKIII PROPERTIES.COM	COMPANY: BLUEWATER CIVIL DESIGN, LLC ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607 PHONE: 864-735-5068 CONTACT: PAUL HARRISON, P.E. EMAIL: PAUL@BLUEWATERCIVIL.COM	COMPANY: 3D LAND SURVEYING ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607 PHONE: 864-772-0274 CONTACT: JUSTIN RUPERT EMAIL: JUSTIN@3DLS.NET

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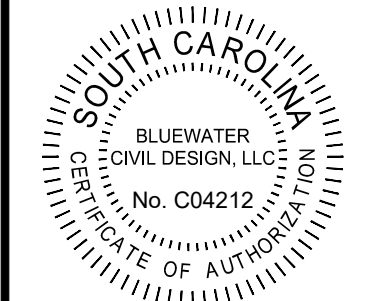
MANAGER OR SUBDIVISION ADMINISTRATOR: _____
DATE: _____

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

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



Project Number: 2019-102
DWG Name: Woodglen II PP-2.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371
www.bluewatercivil.com • info@bluewatercivil.com
718 Lowndes Hill Road • Greenville, SC 29607



WOODGLEN - SECTION I & II
Single-Family Subdivision
Highway 86 & Blossom Branch Road
Piedmont, SC 29673

REVISION	DATE	ISSUE	COMMENT
A	11/05/2019	Issued Preliminary Plat	
B	11/22/2019	Revised Entrances	Revised to Remove Parcels
C	12/12/2019	Revised Entrances	Revised per Anderson County Comments
D	01/03/2020	Revised per Anderson County Comments	Revised per Anderson County Comments
E	01/24/2020	Revised per Anderson County Comments	Revised per Anderson County Comments

PRELIMINARY PLAT (SHEET 5 OF 7)

PP-1C

SITE DATA

TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

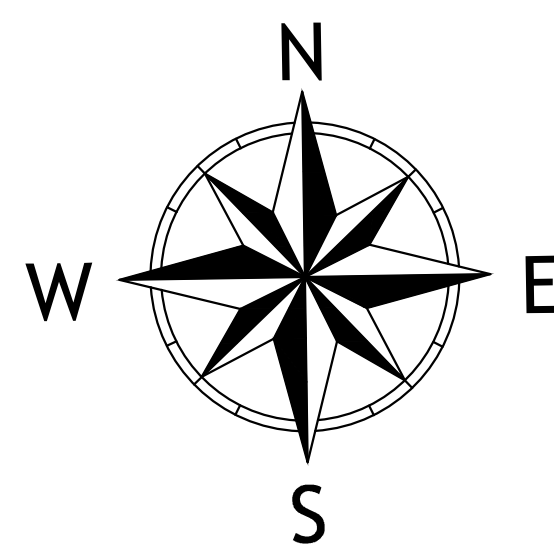
TOTAL AREA: ± 70.94 AC (SECTION 1)
± 154.01 AC (SECTION 2)
± 224.95 AC TOTAL

ZONING: *UNZONED

TOTAL LOTS: 187 LOTS (SECTION 1)
376 LOTS (SECTION 2)
563 LOTS (60' X 135' TYP.)

PROPOSED ROADWAY: ± 8,703 LF (50' R.O.W. SECTION 1)
± 16,060 LF (50' R.O.W. SECTION 2)
± 810 LF (66' R.O.W. SECTION 2)
± 537 LF (80' R.O.W. SECTION 2)

SETBACKS:
HIGHWAY 86: 50'
BLOSSOM BRANCH RD: 40'
FRONT SETBACK: 20'
SIDE SETBACK: 8'
SECONDARY SIDE: 10'
REAR SETBACK: 10'



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 BLOSSOM BRANCH ROAD AND HIGHWAY 86 PROVIDED BY GREENVILLE WATER SYSTEM.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
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- PROPOSED HIGHWAY 86 ROAD IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH APPROVED SCDOT ENCROACHMENT PERMIT

DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Paul J. Harrison, PE

SIGNED: *Paul J. Harrison*

REGISTERED PROFESSIONAL NO.: 24224

ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607

TELEPHONE NUMBER: 864-735-5068

DATE: 01/24/2020

OWNER'S CERTIFICATION:

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE: 01/24/2020

NAME: John Beeson (Authorized Representative)

SIGNED: *John Beeson*

DEVELOPER

COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170-C CAMELOT DRIVE
SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BEESON
EMAIL: JOHN@MARKIII PROPERTIES.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: 3D LAND SURVEYING
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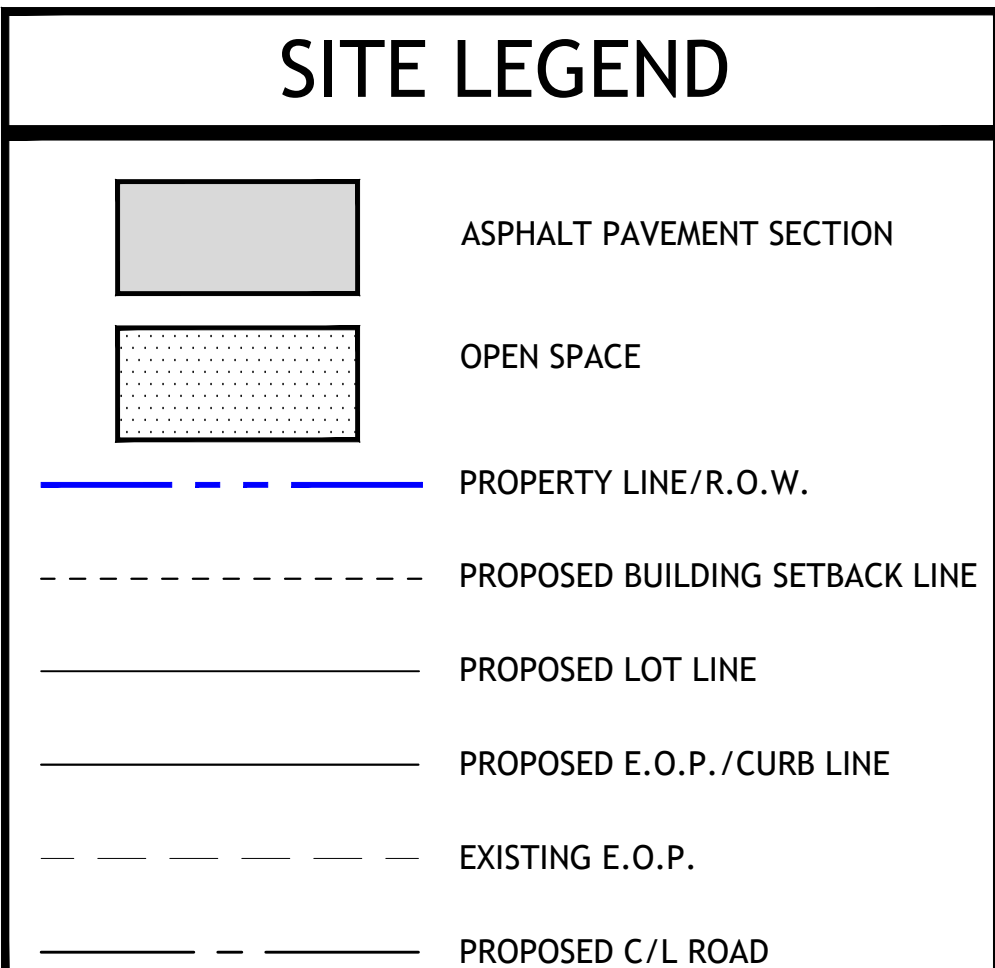
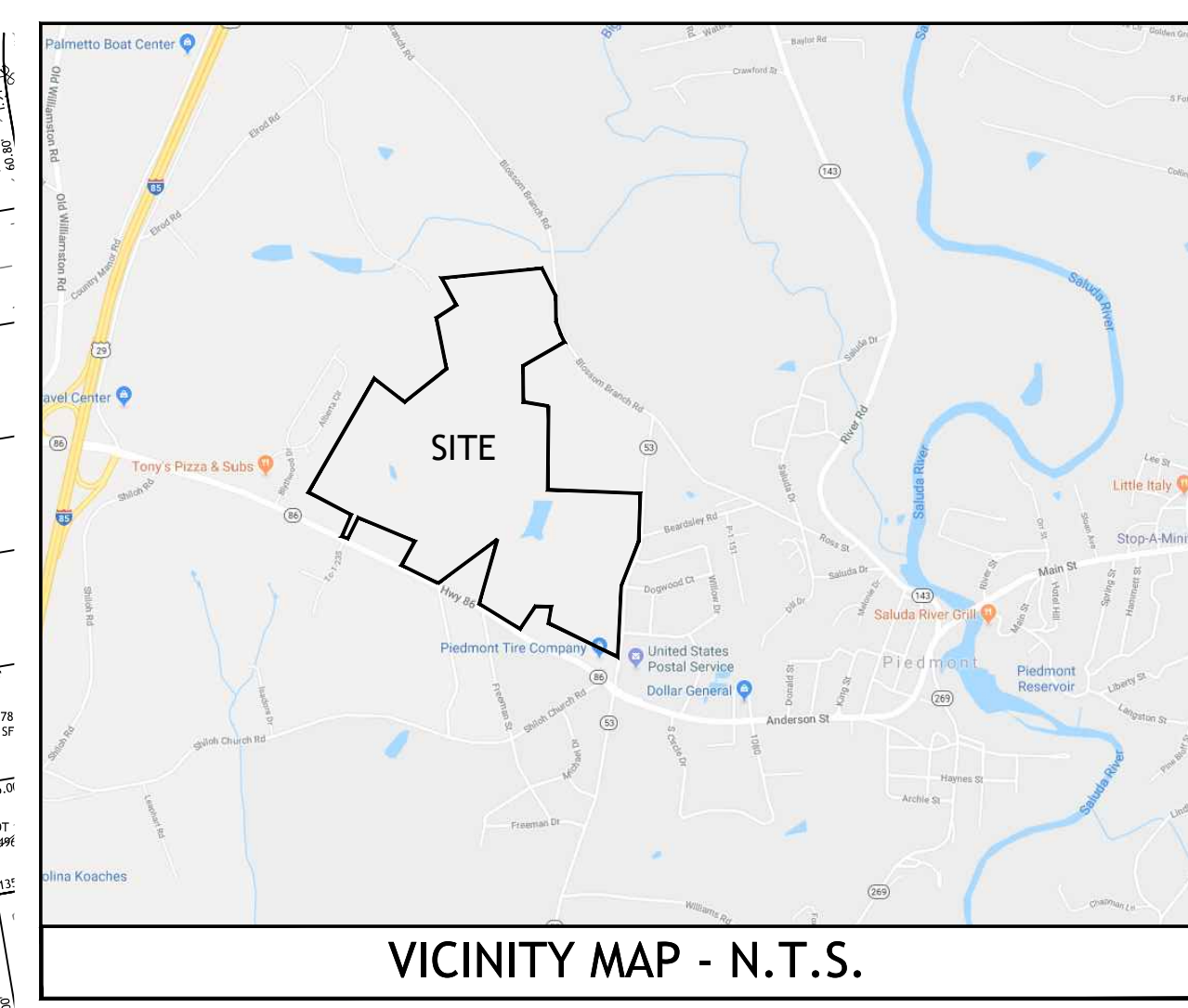
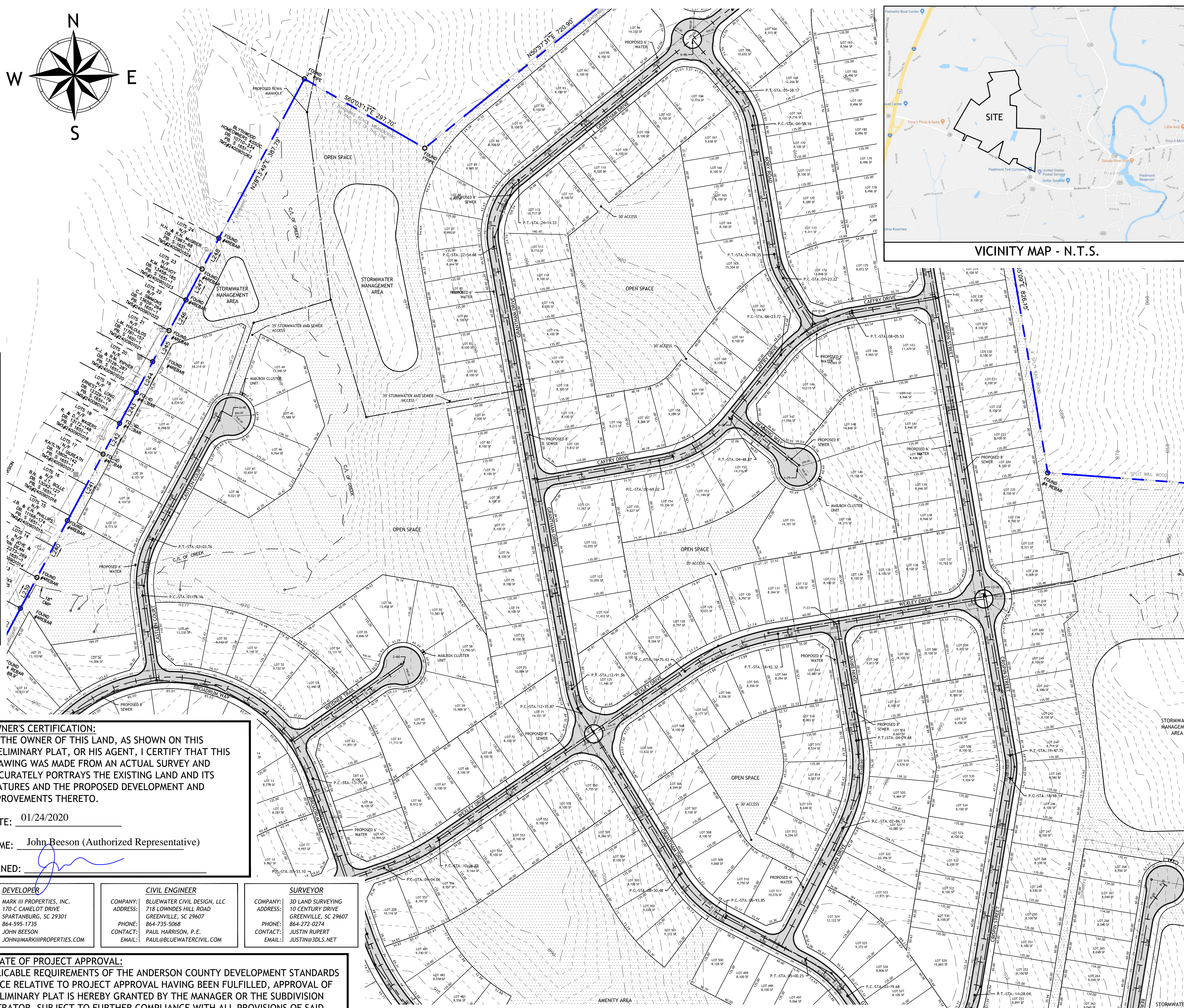
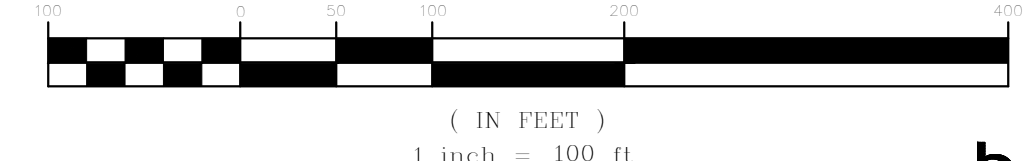
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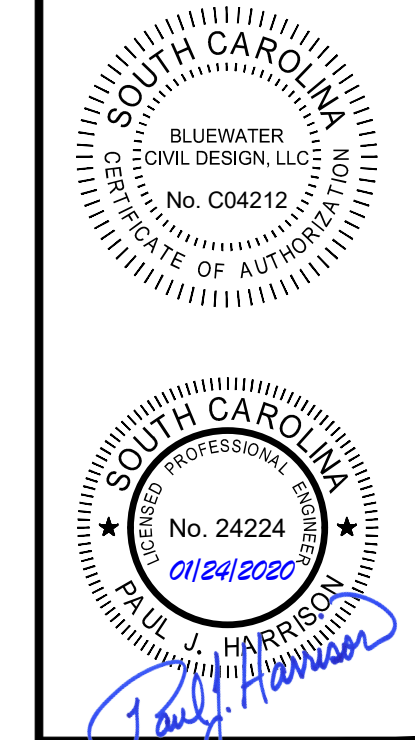
DATE: _____

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LOT NOTE:
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Project Number: 2019-102
DWG Name: Woodglen II PP-2.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina P.E.# 24224
North Carolina P.E.# 03371
www.bluewatercivil.com • info@bluewatercivil.com
718 Lowndes Hill Road • Greenville, SC 29607



WOODGLEN - SECTION I & II
Single-Family Subdivision
Highway 86 & Blossom Branch Road
Piedmont, SC 29673

PLAT REVISION	ISSUE DATE	ISSUE COMMENT
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B	11/21/2019	Revised to Remove Parcels
C	12/12/2019	Revised Entrances
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E	01/24/2020	Revised per Anderson County Comments

PRELIMINARY PLAT (SHEET 6 OF 7)

PP-1D

SITE DATA

TAX MAP NO.: 2400001005, P/O 2400001018, & P/O 2400001020

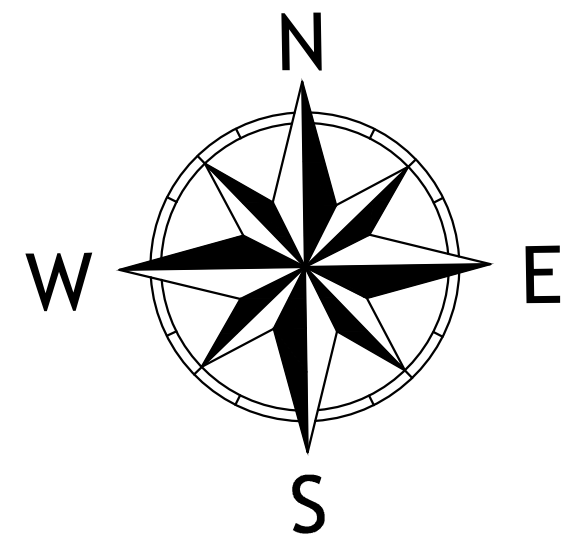
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DATE: 01/24/2020

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SIGNED: *[Signature]*

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BY NAME: Paul J. Harrison, PE

SIGNED: *[Signature]*

REGISTERED PROFESSIONAL NO.: 24224

ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607

TELEPHONE NUMBER: 864-735-5068

DATE: 01/24/2020

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

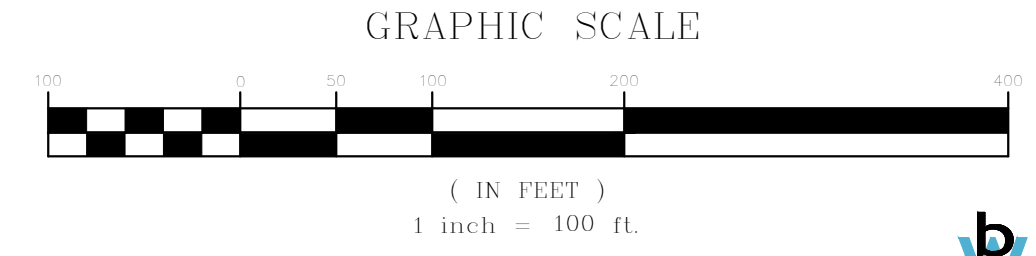
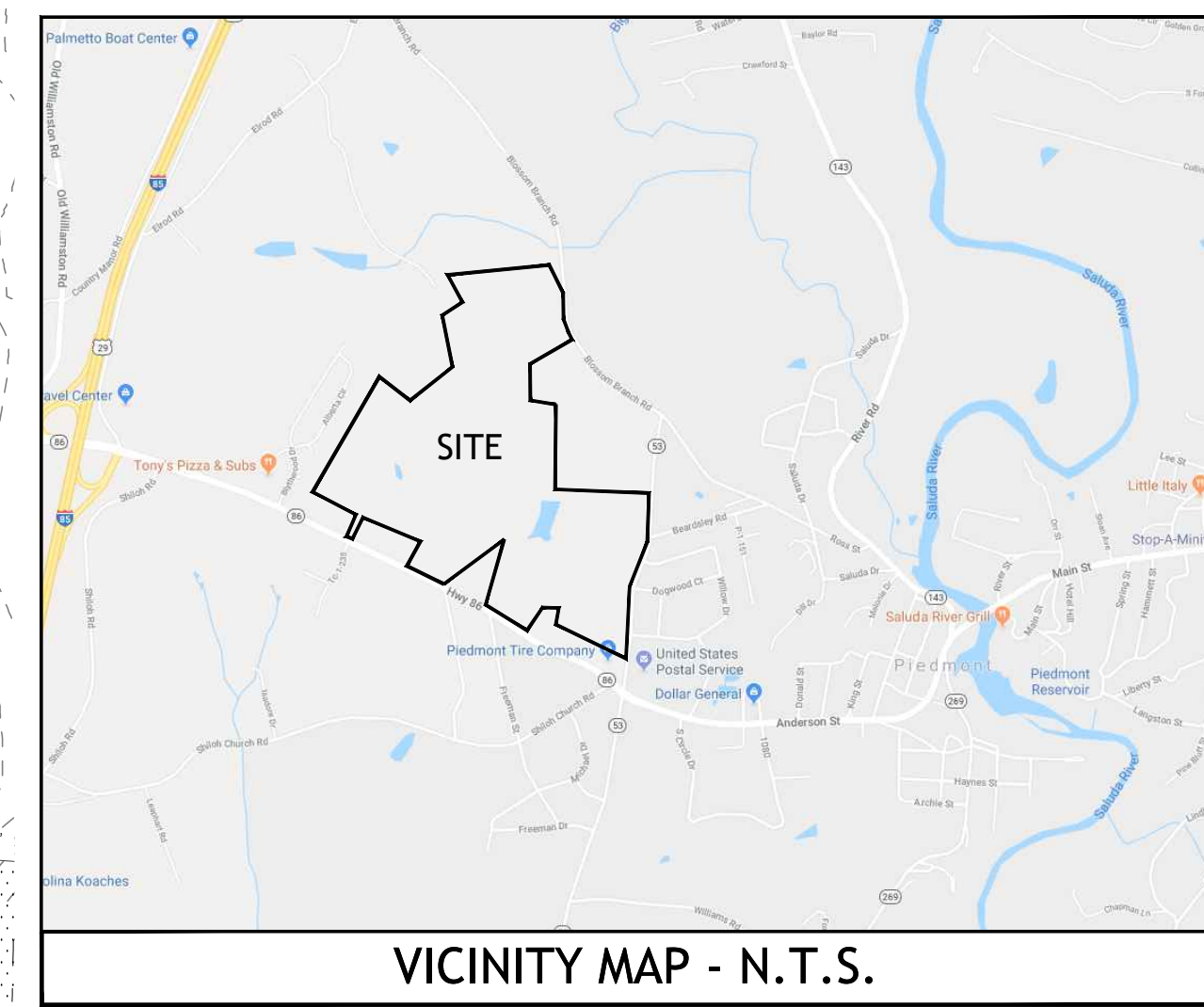
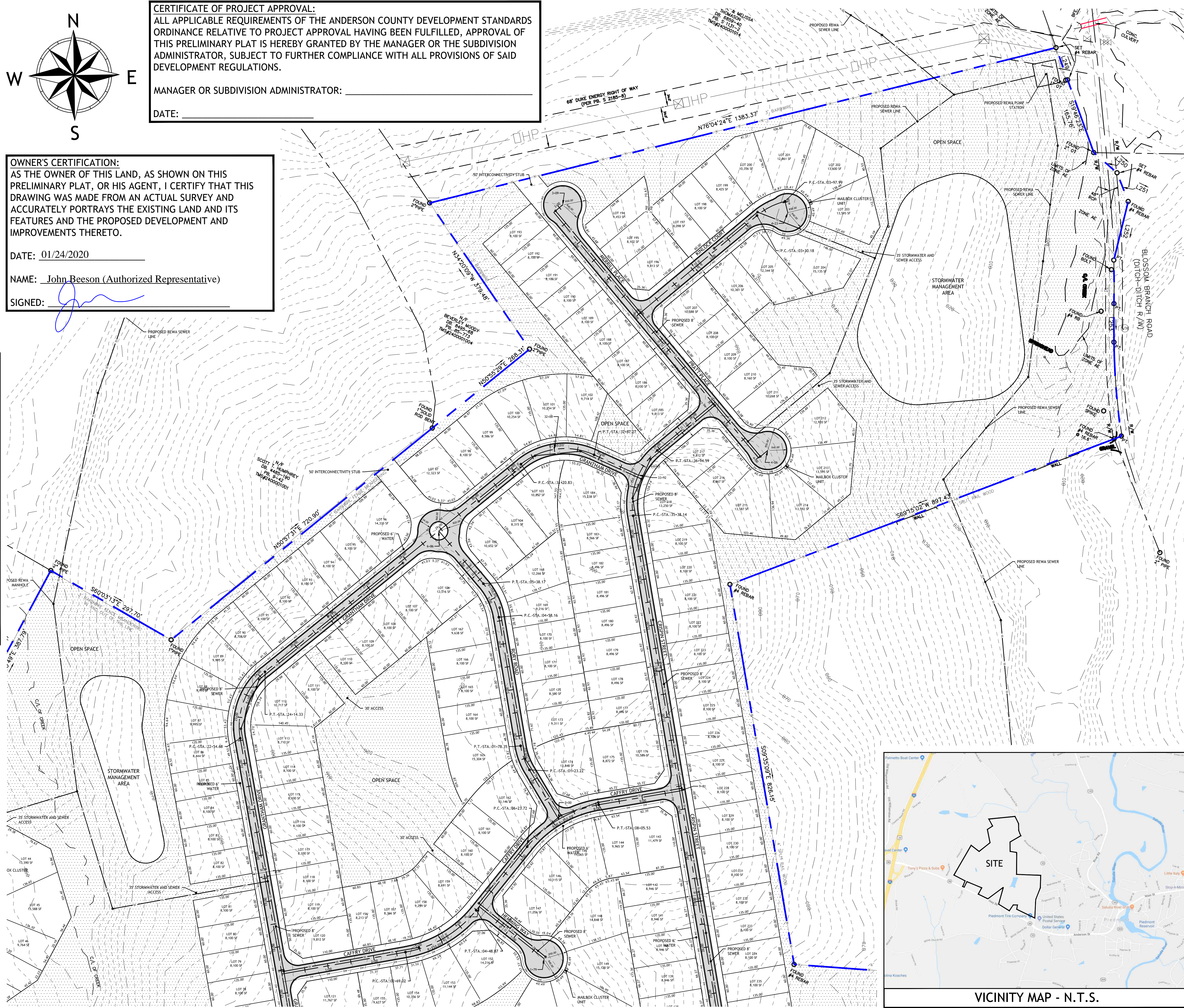
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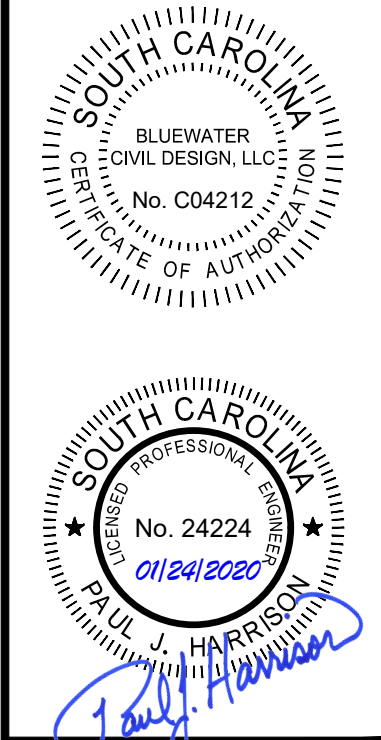
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DWG Name: Woodglen II PP-2.dwg
Drawing Scale: AS NOTED
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina P.E.# 24224
North Carolina P.E.# 039371

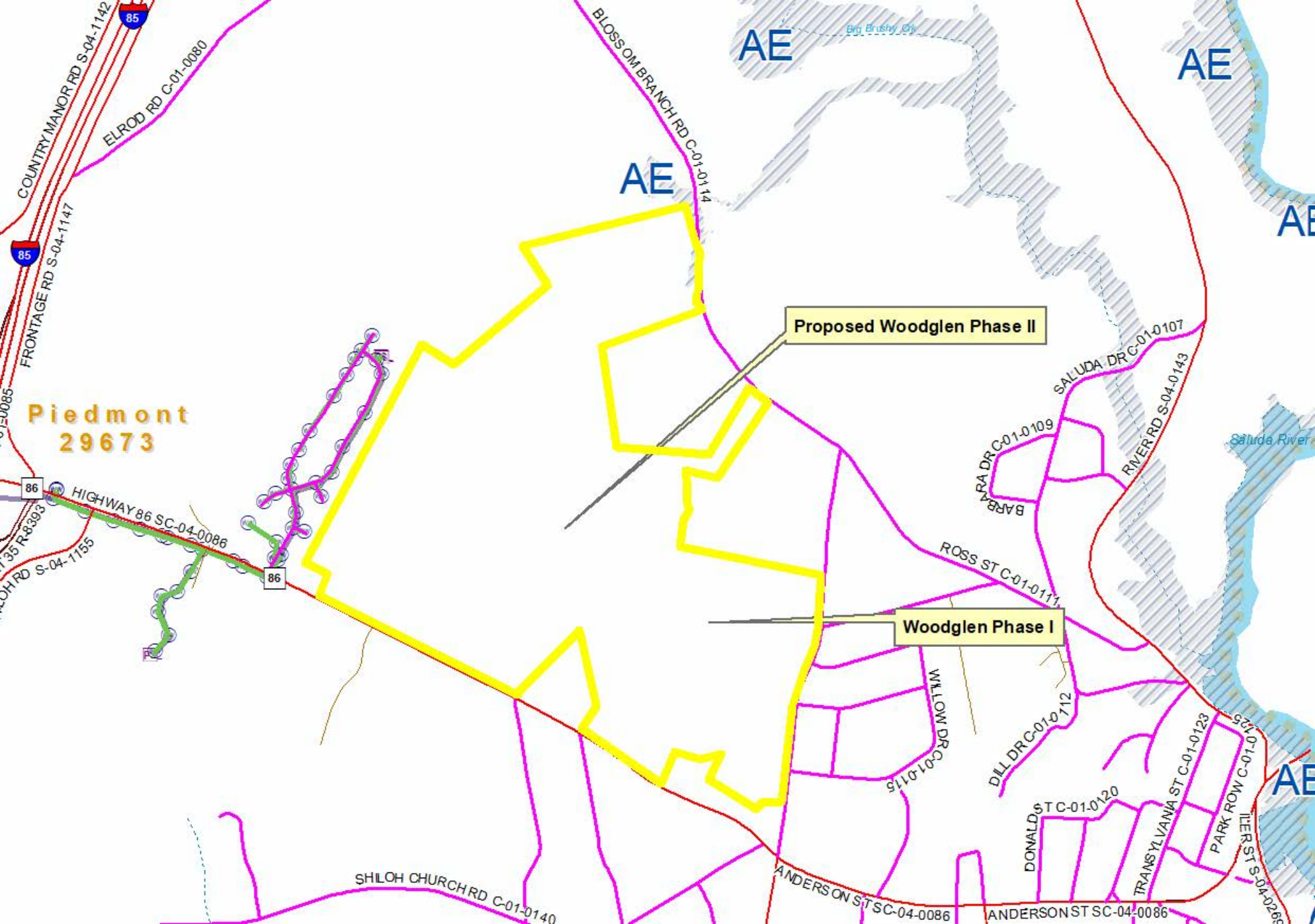


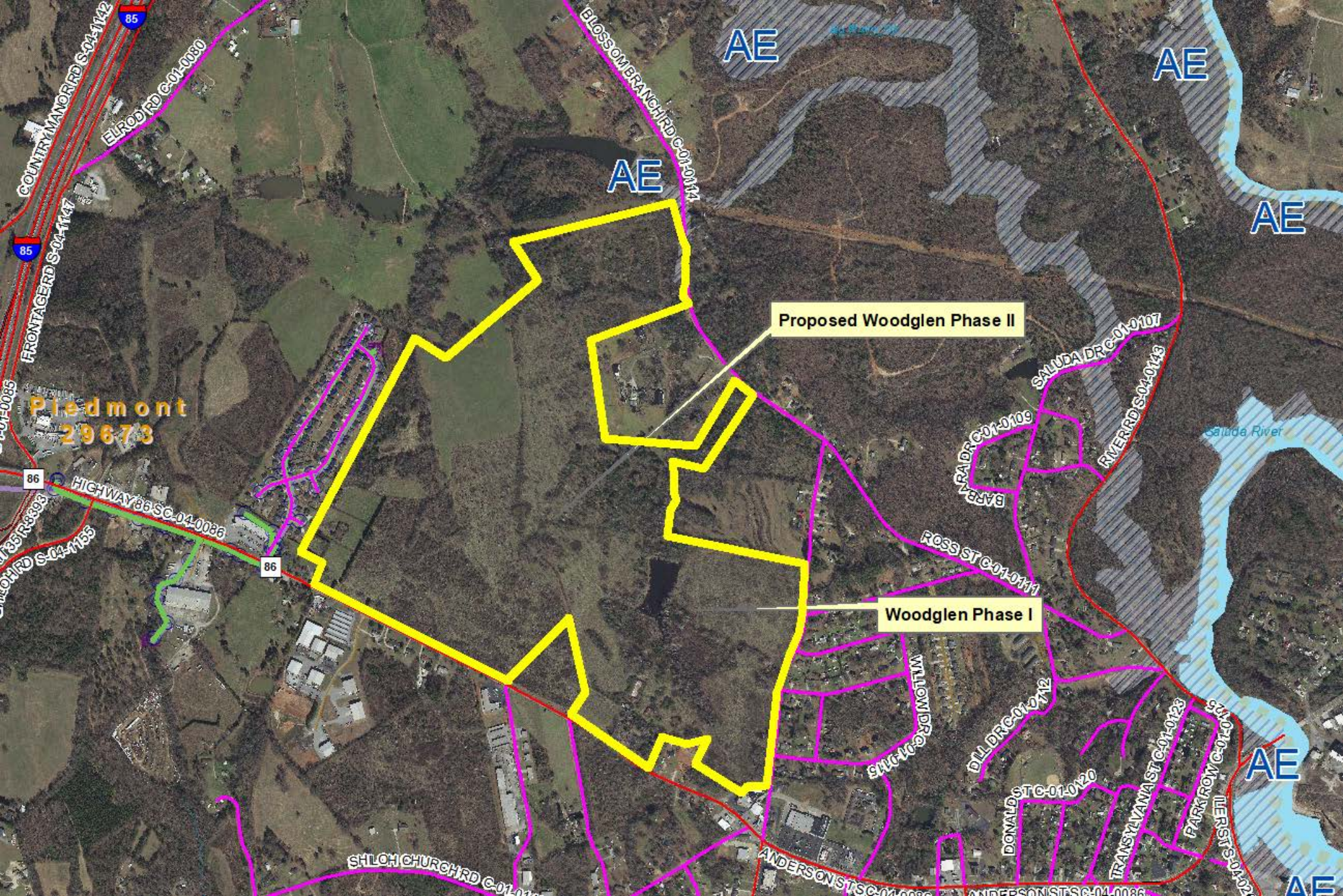
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PRELIMINARY PLAT (SHEET 7 OF 7)

PP-1E





COUNTRY MANOR RD S-04-1142
FRONTAGERD S-04-1147
ELROD RD C-01-0080

Piedmont
29673

HIGHWAY 86 SC-04-0086
C-01-0085
R-04-1155

BLOSSOMBRANCH RD C-01-0114

AE

AE

AE

AE

Proposed Woodglen Phase II

SALUDA DR C-01-0107
RMERRD S-04-0143

BAPEY
PADR C-01-0109

Woodglen Phase I

ROSS ST C-01-0111

SHC-10-0110

DILL DR C-01-0112

DONALD ST C-01-0120

TRANSYVANIA ST C-01-0123

PARKROY C-01-0123
LIERST C-01-0123

AE

AE

SHLOCH CHURCH RD C-01-0111

ANDERSON ST SC-14-0086

ANDERSON ST SC-14-0086