

Anderson County Planning Commission

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

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

January 10, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

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

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

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

Minutes

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

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

Members Absent: Brad Burdette, David Cothran and Jane Jones

Staff Present: Michael Forman and Celia Myers

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

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

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

Public Hearings:

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

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

New Business:

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

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

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

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

RESOLUTION No. 2016-049

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

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

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

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

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

1. The Anderson County Administrator is directed to instruct Anderson County Planning staff to immediately begin the process of creating an Innovative Zoning District to address uncertainties with conventional zoning districts as described above.
2. This matter shall be submitted to the Anderson County Planning Commission for Public Hearing and recommendation as quickly as possible.
3. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.
4. Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.
5. This resolution shall take effect and be in force immediately upon enactment.

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

ATTEST:

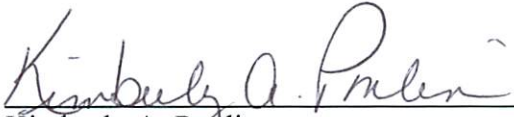


Rusty Burns
Anderson County Administrator

FOR ANDERSON COUNTY:




Tommy Dunn, Chairman
Anderson County Council



Kimberly A. Poulin
Clerk to Council

APPROVED AS TO FORM:



Leon C. Harmon
County Attorney

Section 5:30 Innovative Zoning District (IZoD)

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

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

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

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

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

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

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

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

B. Applications for an IZoD shall include the following:

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

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

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

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

d. Approximate square footage for each use.

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

f. Proposed buffering and landscaping for the project.

g. An adequately designed drainage system for the project.

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

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

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

b. A statement setting forth the proposed development schedule.

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

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

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

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

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

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

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

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

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

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

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

Outer boundary changes.

Decrease in open space.

Increase or decrease in number of access points.

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

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

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

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

Reductions in:

Density or total square footage.

Increases in:

Landscaping, open space, or setbacks.

Minor changes to:

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

Minor changes to site plan such as:

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

DRAFT

Anderson County Planning Commission
January 10, 2017
6:00 PM

Staff Report – Large Scale Project

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

Traffic Impact Analysis:

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

Staff Recommendation:

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

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

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



Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Don Burns

Business Name (if applicable): Double d Farm

Mailing Address: 223 Cromer Rd Townsville SC 29684

Telephone and Fax: 804-617-9293 E-Mail: Donwayne223@gmail

Authorized Representative's Information

Name: Same

Company Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Property Location: corner Dobbis Rd + Daddins Bridge

Parcel Number(s)/TMS: 180008007

County Council District: 4 School District: 4

Total Acreage: 77.4- Current Zoning: none

Proposed Land Use: poultry 270004 Current Land Use: ag vacant

Water Supplier: Pioneer Sewer Supplier: NA Power Supplier: Blue Ridge

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

12-7-2014
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.

Comments: _____

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

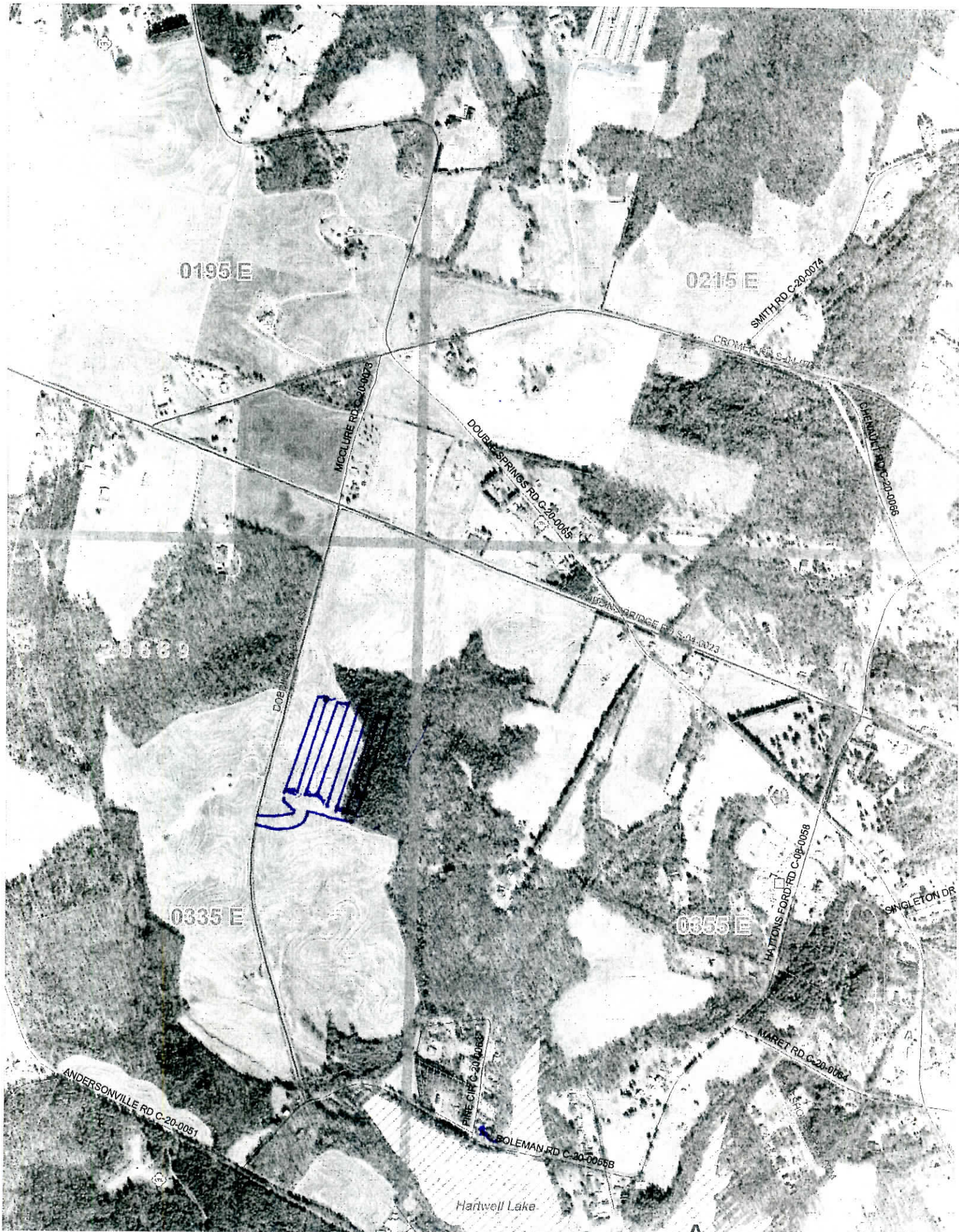
As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Planning Division - Development Standards.

[Signature] _____ Date: 12-7-2010

Applicant's Signature _____ Date _____

[Faint handwritten notes and signatures]

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



0195 E

0215 E

02889

0335 E

0355 E

ANDERSONVILLE RD C-20-0051

PIKE CTR C-20-0083

BOLEMAN RD C-20-0065B

Hartwell Lake

MCCLURE RD C-20-0078

DOUBLE SPRINGS RD C-20-0085

SMITH RD C-20-0074

CROMER RD S-4-173

GIEMOND RD C-20-0086

DOBKINS RD S-4-173

WILSON BRIDGE RD S-4-173

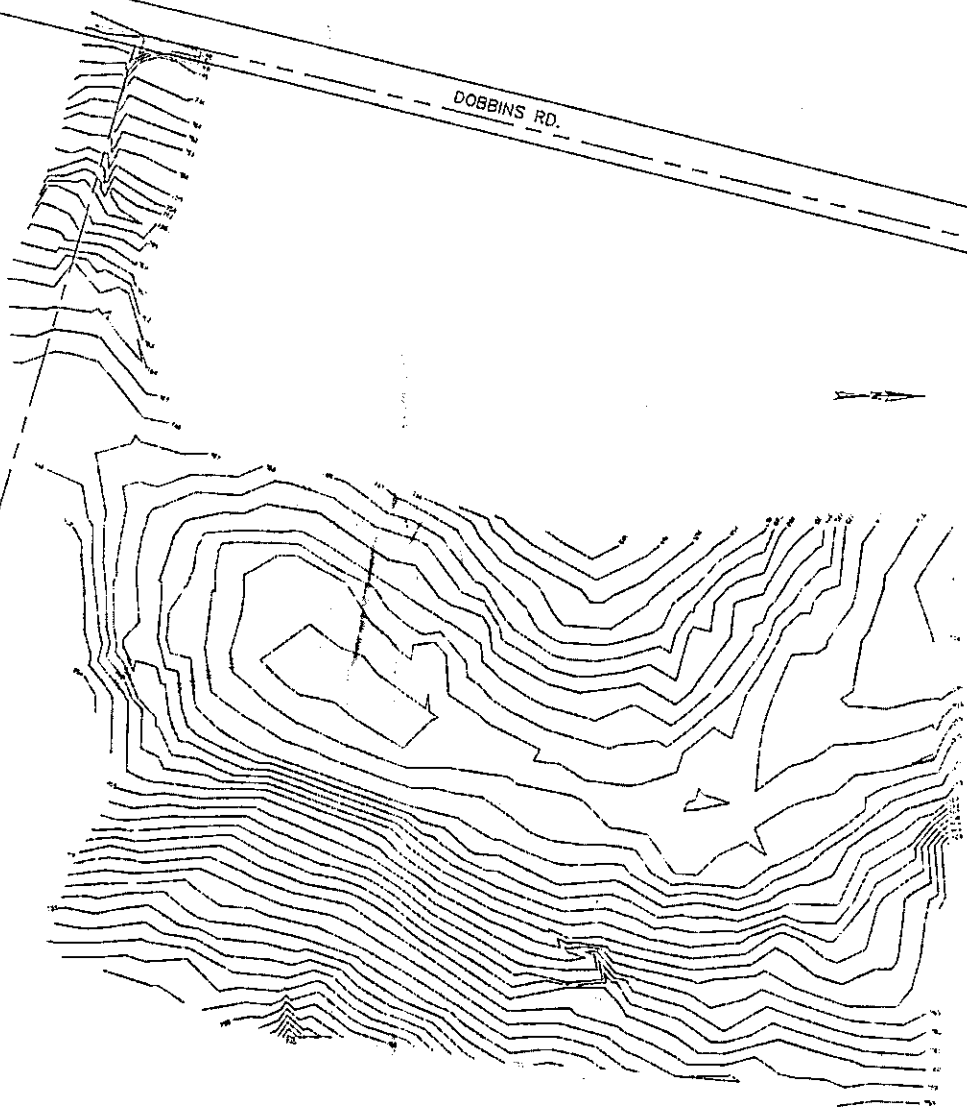
HATTONS FORD RD C-09-0088

MARET RD C-20-0064

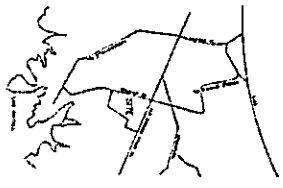
SINGLETON DR

DOBBINS RD.

EXISTING CONDITIONS
SHEET 1 OF 4



VICINITY MAP



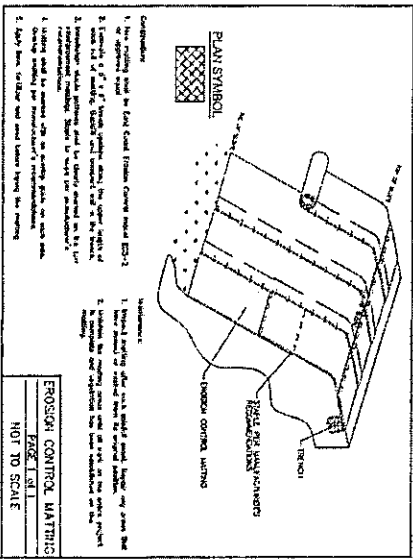
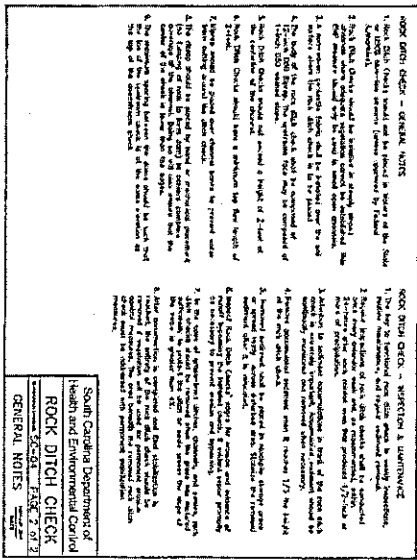
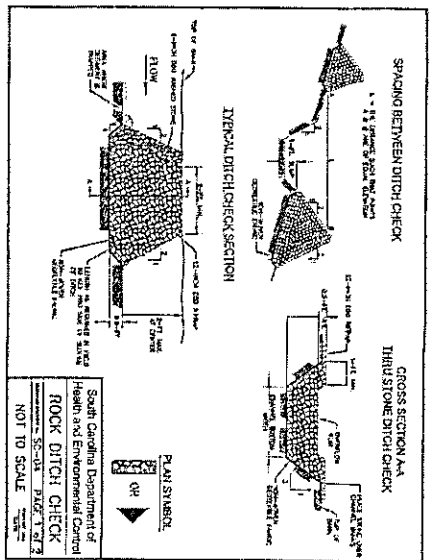
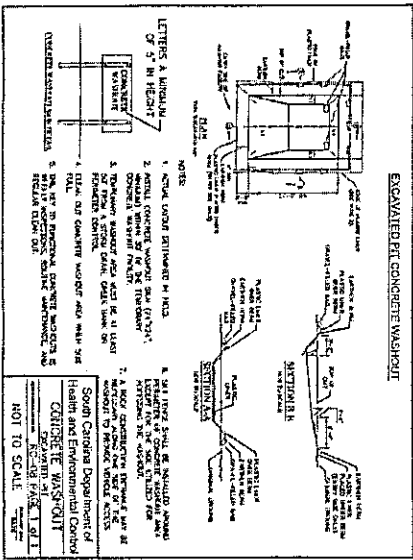
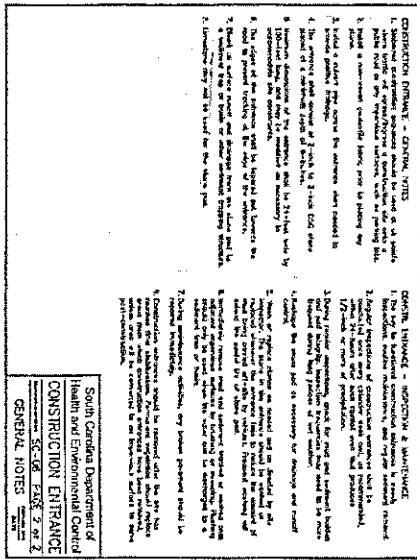
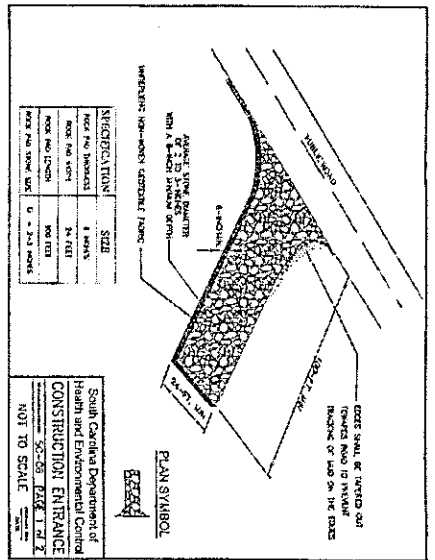
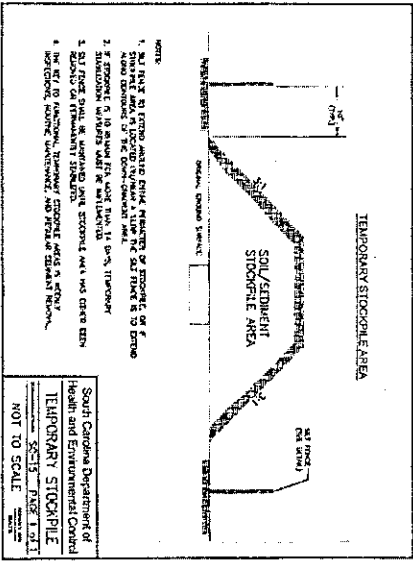
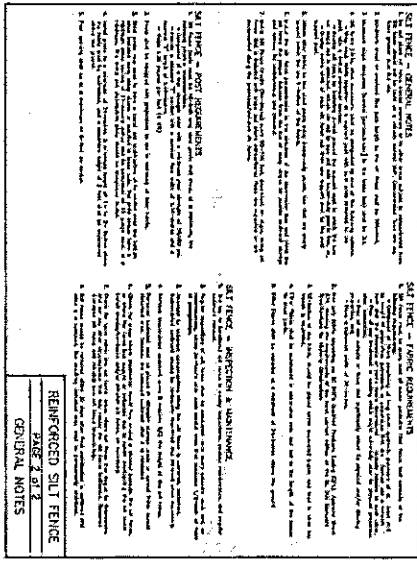
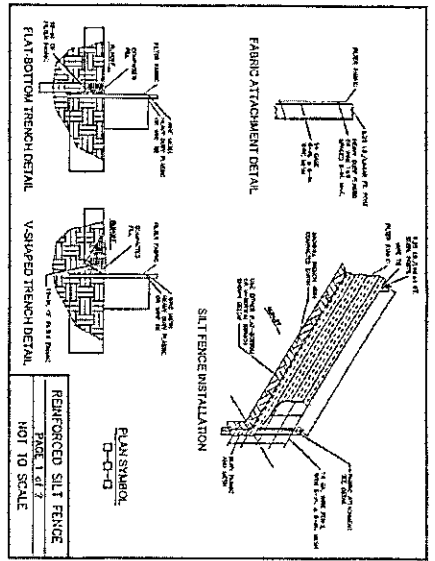
STATION: 1
DATE: 1/20/18
PROJECT: NEW PAULTRY HOUSES
CLIENT: DOUBLE D FARM
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DATE	9/20/18
DESIGNED	JAM
PROJECT	JAM
JOB NO.	64271
SHEET NO.	1 OF 4

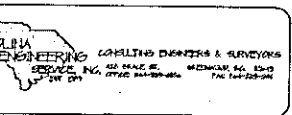
PROJECT: NEW PAULTRY HOUSES
CLIENT: DOUBLE D FARM



CAROLINA ENGINEERING & SURVEYING
REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
1000 W. GOLF COURSE RD. SUITE 100
RALEIGH, NC 27601

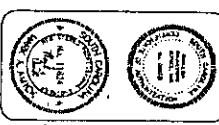
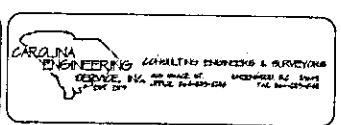
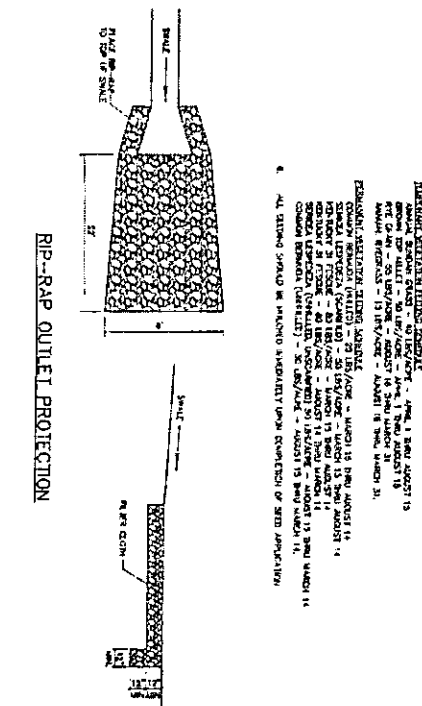
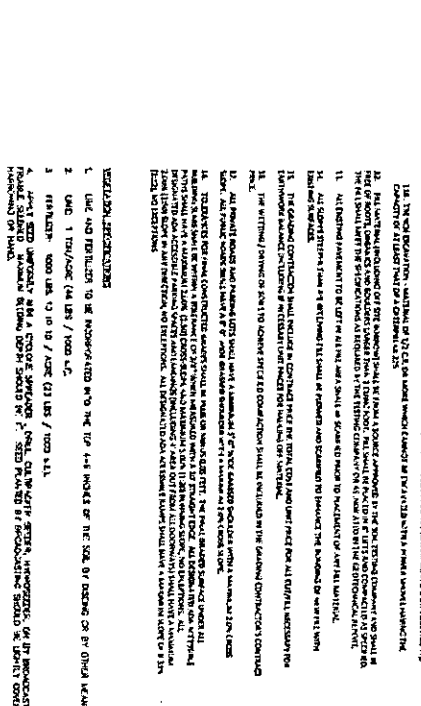
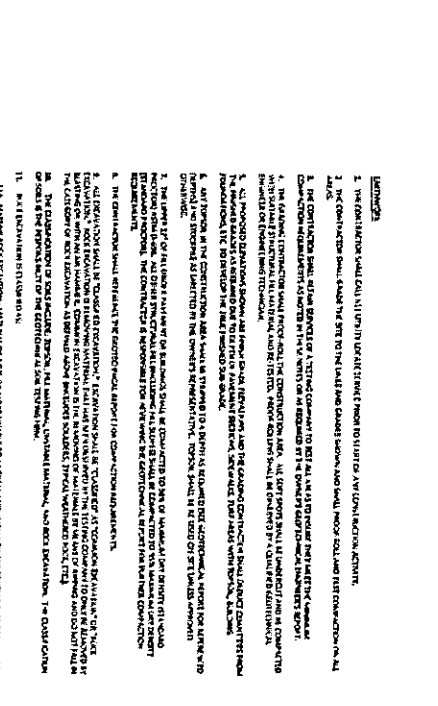
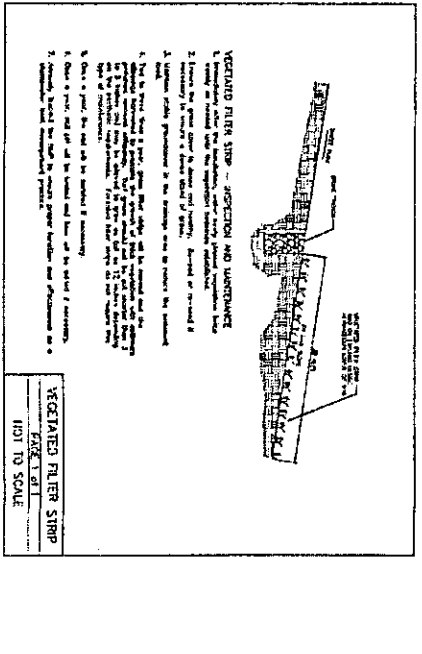
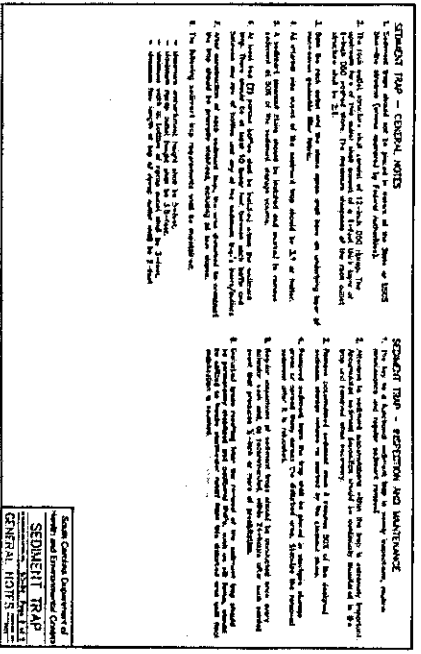
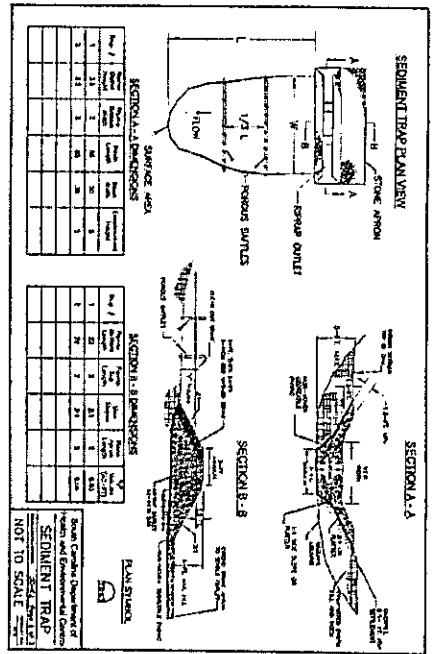


PROJECT: NEW PALTRY HOUSES
CLIENT: DOUBLE D FARM



DATE: 5/2/24
DRAWN BY: MAA
CHECKED BY: MAA
DATE: 4/25/24

1 OF 5



PROJECT: NEW POULTRY HOUSES
 CLIENT: DOUBLE D FARM

DATE: 1/25/75
 DRAWN BY: JMS
 CHECKED BY: JMS
 5-5

Anderson County Planning Commission

January 10, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Enclave at Airy Springs -- Phase II

Intended Development: Single Family Residential

Applicant: Airy Springs Properties, LLC

Surveyor/Engineer: Arbor Engineering

Location: Highway 86 between Highway 81 and Airy Springs Road

County Council District: 6

Surrounding Land Use: North – Residential
South – Residential
East – Residential
West - Vacant

Zoning: Un-Zoned

Tax Map Number: 190-00-05-002

Extension of Existing Dev: New Residential

Existing Access Road: Highway 86

Number of Acres: 20.2 acres

Number of Lots: 63 Total (Phase II – 29)

Water Supplier: Powdersville Water

Sewer Supplier: Anderson County

Variance: None Requested

Traffic Impact Analysis:

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

History:

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

Staff Recommendation:

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

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



Subdivision Plat Application

DECEMBER 8, 2016
Date of Application Completion

THE ENCLAVE @ AIRY SPRINGS
Name of Project

Applicant's Information

Name: Airy Springs Properties, LLC
Mailing Address: 123 Kiowa Lane, Piedmont, SC 29603
Telephone and Fax: 864-269-9255 E-Mail: bsextondev@att.net
864-295-8926

Owner's Information

(If Different from Applicant)

Name: Same as Above
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: Highway 86 between Highway 81 and Airy Springs Road
Parcel Number/TMS: 1900005002
County Council District: Council District 6 School District: Anderson County District 1
Total Acreage: 20.2 Number of Lots: 63 Total (29 - Phase 2)
Intended Development: Residential Subdivision Current Zoning: Unzoned
Surrounding Land Uses: North: Residential South: Residential East: Vacant West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Anderson County

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

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

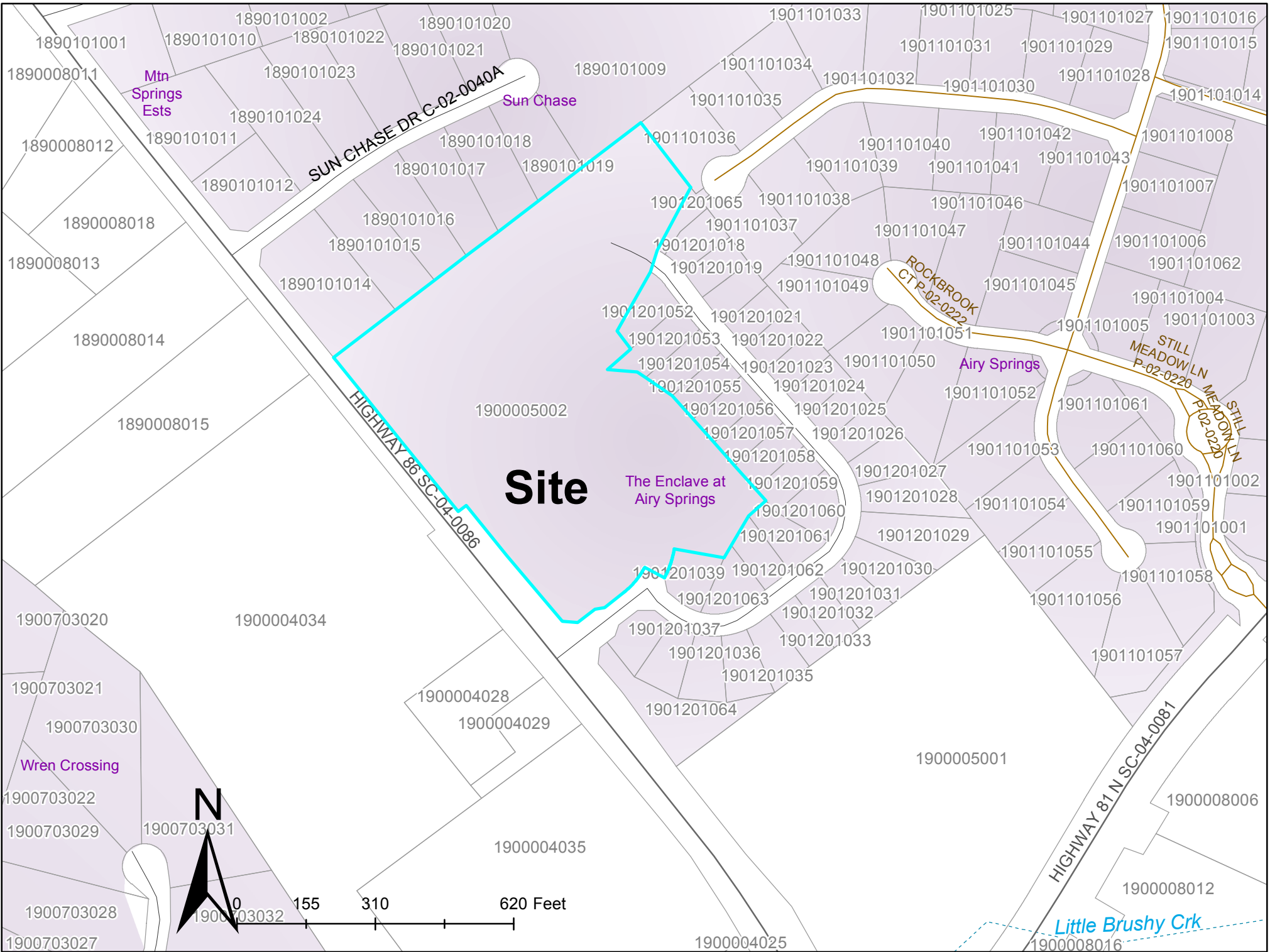
Is there a request for a variance?: No If so, please attach the description to this application.

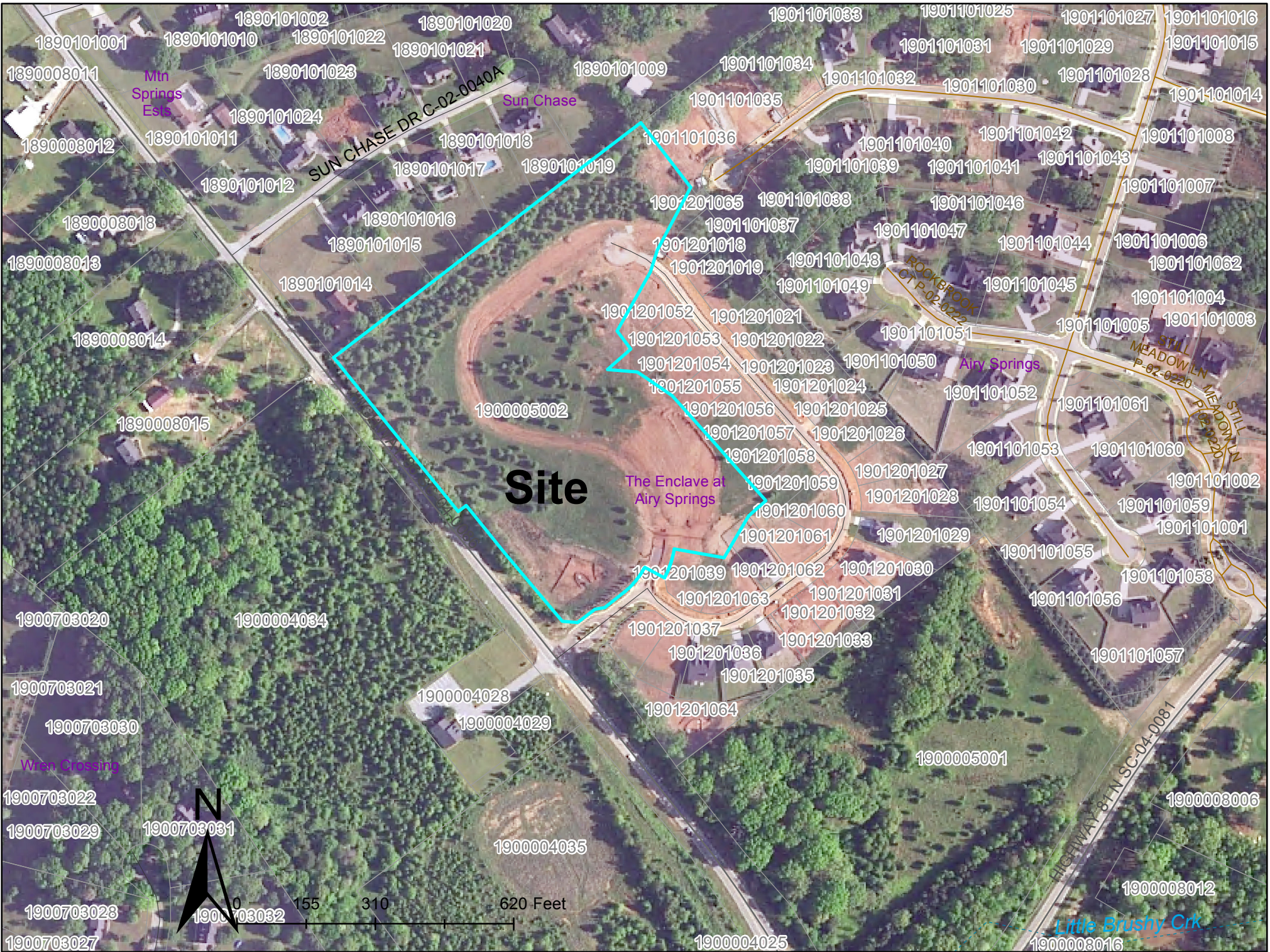
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature

12/8/16
Date

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





Site

**The Enclave at
Airy Springs**

**Mtn
Springs
Ests**

Sun Chase

Wren Crossing

**ROCKBROOK
CT P-02-0222**

**STILL
MEADOW LN
P-02-0220**

Airy Springs

Little Brushy Crk



0 155 310 620 Feet

Anderson County Planning Commission

January 10, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Hunters Crossing

Intended Development: Single Family Residential

Applicant: CM and Associates, LLC

Surveyor/Engineer: Gray Engineering Consultants

Location: Old Pendleton Rd and Powdersville Rd.

County Council District: 6

Surrounding Land Use: North - Industrial
East – Undeveloped
West and South - Residential

Zoning: Un-Zoned

Tax Map Number: 211-00-08-001

Extension of Existing Dev: New Residential

Existing Access Road: Powdersville Road

Number of Acres: 20.6 acres

Number of Lots: 24 lots

Water Supplier: Powdersville Water

Sewer Supplier: Individual On-site Wastewater

Variance: None Requested

Traffic Impact Analysis:

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

Anderson County – Pickens County:

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

Staff Recommendation:

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

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



Subdivision Plat Application

December 7, 2016
Date of Application Completion

Hunters Crossing
Name of Project

Applicant's Information

Name: CM AND ASSOCIATES, LLC
Mailing Address: P.O.25368 Greenville, SC 29616
Telephone and Fax: 864-346-9888 E-Mail: lmcnairsc@gmail.com

Owner's Information

(If Different from Applicant)

Name: Wilson Shirley Edens
Mailing Address: 102 Arbor Ct. Dublin, GA 31021
Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: Old Pendleton Rd. and Powdersville Rd.
Parcel Number/TMS: 2110008001
County Council District: CCD 6 School District: 01
Total Acreage: 20.6 AC Number of Lots: 25 34
Intended Development: Residential Subdivision Current Zoning: Unzoned
Surrounding Land Uses: North: Industrial South: Residential East: Un-Developed West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Septic
Have any changes been made since this plat was last before the Planning Commission?: N/A
If so, please describe: _____

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

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

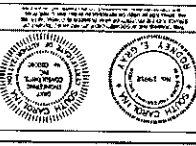
[Signature]
Applicant's Signature

December 7, 2016
Date

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

PROJECT NUMBER:	2110008901
DRAWN BY:	CS
CHECKED BY:	CS
DATE:	12/1/11
SCALE:	AS SHOWN

HUNTERS CROSSING
 OLD PENDLETON ROAD
 ANDERSON & PICKENS COUNTY, SC



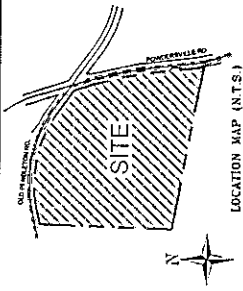
GRAY
 ENGINEERING CONSULTANTS
 115 FLEMING ROAD • GREENVILLE, SC 29607
 (803) 733-1111
 www.grayeng.com

NO.	DATE	REVISION
1	12/1/11	ISSUE FOR PERMITTING

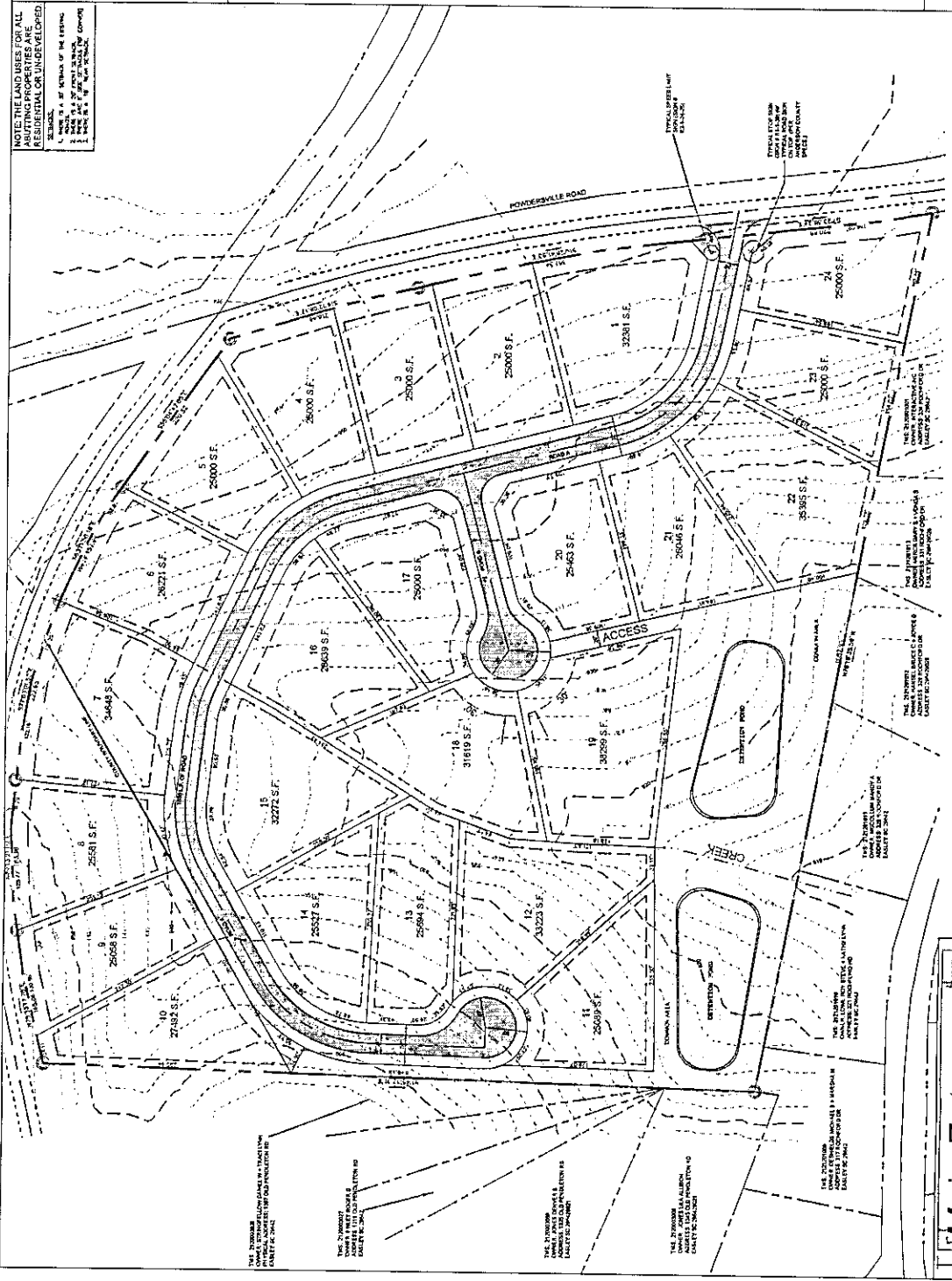
STAKEOUT PLAN

PRELIMINARY PLAN
 HUNTERS CROSSING
 TYPE OF DEVELOPMENT: SUBDIVISION
 ZONING DISTRICT: (ZONED UN-ZONED)
 TAX MAP F.S. 2110008901

ENGINEER
 GRAY ENGINEERING
 115 FLEMING ROAD
 GREENVILLE, SC 29607
 (803) 733-1111
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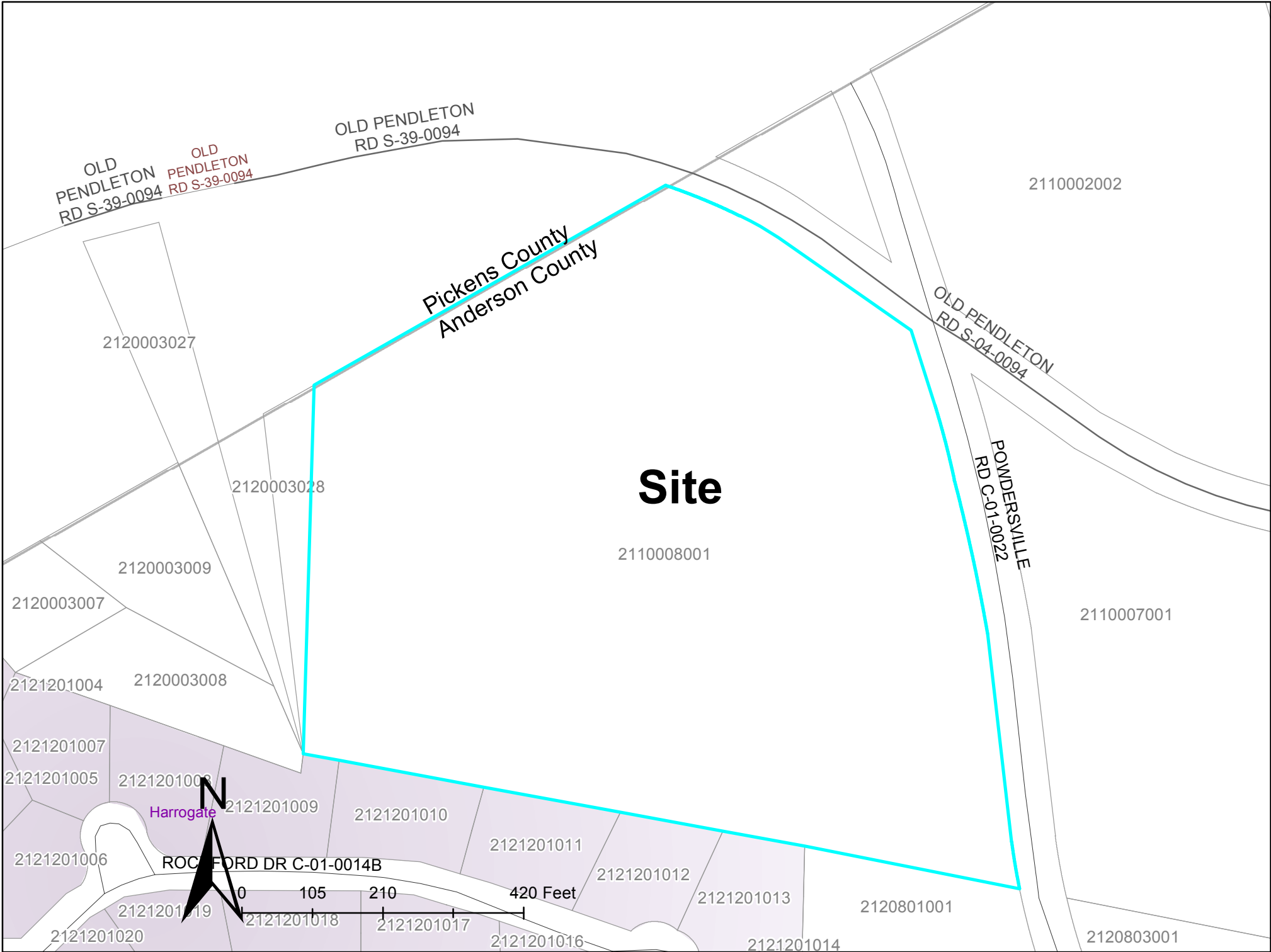
NOTE: THE LAND USES FOR ALL ADJACENT PROPERTIES ARE RESIDENTIAL OR UNDEVELOPED.



Main Entrance IRD

INTERNAL IRD

PICKENS COUNTY ROAD DEPARTMENT





OLD
PENDLETON
RD S-39-0094

OLD
PENDLETON
RD S-39-0094

OLD PENDLETON
RD S-39-0094

Pickens County
Anderson County

OLD PENDLETON
RD S-04-0094

POWERSVILLE
RD C-01-0022

Site

2120003027

2120003028

2120003009

2120003007

2110008001

2110007001

2121201004

2120003008

2121201007

2121201005

2121201003

2121201009

2121201010

2121201011

2121201012

2121201013

2120301001

2121201006

ROCKFORD DR C-01-0014B

2121201019

2121201018

2121201017

2121201016

2121201014

2120303001

Harrogate



0 105 210 420 Feet