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: January 7, 2020
Cc: Planning & Community Development Staff
Development Standards Staff
County Council
Re: January 14, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday**, **January 14, 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.

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

Anderson County Planning Commission

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Tuesday, January 14, 2020
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Election of Officers
   A. Chairman
   B. Vice-Chair
4. Approval of Minutes
   A. December 10, 2019 Regular Meeting
5. Public Hearings
   A. Rezoning Request: +/-23.66 acres, located at 150 Burns Bridge Circle from R-20 to R-A
6. Old Business
7. New Business
   A. Preliminary Subdivision: Breckenridge
      i. Staff Report and Recommendation
      ii. Public Comments
8. Public Comments, non-agenda items -3 minute limit per speaker
9. Other Business
10. 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
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Anderson County Planning Commission
Tuesday, December 10, 2019
6:00 PM
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

Members Present: Ed Dutton, Lonnie Murray Brad Burdette, Will Moore, David Cothran, Jane Jones and Debbie Chapman

Members Absent: None

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

Call to Order: Chairman Cothran called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Dutton and a second by Mr. Moore.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the November 12th regular Commission meeting. The minutes were approved with a motion by Mr. Dutton and a second by Mr. Burdette.

Public Hearings:

Capital Improvement Plan, FY 21-25

Dr. Jeff Parkey reminded the Commission that Section 6-29-340 of the SC Local Government Comprehensive Planning Enabling Act (1994) states the Planning Commission is responsible for a capital improvements program that identifies projects required to implement plans, including an annual listing of priority projects for consideration by the governmental body prior to preparation of its capital budget. Mrs. Celia Myers presented the overall process used, timeline and compiled requests. The Commission was not asked to approve each request, only to confirm the process was completed by staff. Chairman Cothran opened the public hearing and invited comments. None approached. Chairman Cothran closed the public hearing. Chairman Cothran called for discussion. Hearing none, Mrs. Chapman moved to confirm the process was completed and to forward the compiled requests to full County Council and Finance. Mr. Dutton seconded the motion. The motion passed unanimously.

Variance Request: Northmede Subdivision

Mr. Tim Cartee presented the staff's report and recommendation for the request. The request is to reduce lot widths from 60' to 40' or greater. Staff recommended approval of variance, based on the finding of facts and that this variance request will not increase the density of this development.

Chairman Cothran opened the public hearing and invited comments from the public. Mr. Tim Roberts and Mr. Jeff Roberts, the sellers of the property, approached. Mr. Murray questioned the purpose of the

DRAFT

request. Mr. Roberts and Mr. Cartee explained that the property line would be shifted to allow the duplexes to be split and sold. Hearing no other comments, the public hearing was closed. Mr. Dutton moved to approve the variance; and Mr. Moore seconded. The motion to approve passed 6-0, with Mrs. Jones abstaining, due to late arrival.

Old Business: None

New Business:

Preliminary Subdivision: Dogwood Ridge

Mr. Tim Cartee presented the staff's findings and recommendation for the proposed subdivision. Dogwood Ridge would be located on +/-39.68 acres on Old River Road, a state collector road, in Council District #6. It is not zoned. A total of 126 lots would be expected. A traffic impact study was conducted and approved by SCDOT.

Staff recommended approval of proposal with the following conditions:

- All lots must access proposed internal roads only;
- DHEC and Anderson County approval letter for stormwater erosion control;
- DHEC approval letter for sewer service construction and permit to operate;
- SCDOT encroachment permit approval;
- Anderson County Roads & Bridges subdivision plan approval letter; and
- Greenville 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).

Chairman Cothran opened the public comment section and invited comments from the public. Mr. Jeremy Richey, engineer with Bluewater Civil Design, offered to answer any questions from the Commission. John and Jessica Hollings then approached and questioned the engineer about how this subdivision and the proposed homes would benefit Piedmont. Chairman Cothran reminded the audience that the public comment section was to receive comments only and not a time for question and answer sessions. Mrs. Hollings further questioned the value of the number of homes, cars, etc. She stated that Piedmont was essentially a town without any amenities. Dr. Parkey called time on the public comment allotment. Mrs. Jones moved to extend the time for two additional minutes; Mrs. Chapman seconded. Mr. Hollings further stated that the lack of greenspace and clear cutting of trees was not welcomed. He added that he did not trust the SCDOT and therefore the traffic impact study by DOT. Mrs. Jones stated that she received five or six phone calls related to this request. She added that she had to go door to door to let people know about this proposal and that the feedback was negative. She concluded by stating that the results of the Envision 6 workshops last summer indicated the community wanted different densities that the proposal. Hearing no other comments, Chairman Cothran called for a motion. Mr. Dutton moved to accept staff's recommendation of approval; Mr. Moore seconded. The motion to approve passed 4-3, with Mr. Murray, Mrs. Jones and Mrs. Chapman opposing.

Chairman Cothran called for any non-agenda public comments. One gentlemen approached and requested the Commission look into development along Highway 29, near Belton. He stated that businesses, such as a steakhouse restaurant, would be welcomed to prevent driving to other locations.

Chairman Cothran called for any other business. Dr. Parkey informed the Commissioners that a second workshop with Randall Arendt was conducted on Wednesday, December 4th. He also wished all present Happy Holidays.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:25 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
January 2020

Applicant:	Todd & Nicole Meacham
Current Owner:	Todd & Nicole Meacham
Property Address:	150 Burns Bridge Circle
Precinct:	Mt. Tabor
Council District:	4
TMS #(s):	p/o 043-00-08-028
Acreage:	+/- 23.66
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	R-A (Residential - Agricultural)
Surrounding Zoning:	North: R-20 (Single-Family Residential and R-A (Residential Agricultural) South: R-A (Residential Agricultural) East: R-A (Residential Agricultural) West: R-20 (Single-Family Residential)
Evaluation:	This request is to rezone the portion of the parcel of property described above from R-20 (Single-Family Residential) to R-A (Residential Agricultural). The applicant's stated purpose is a multi-animal homestead/farm. The purpose of the R-A district is to provide for a full range of agricultural activities and spacious residential development. Residential agriculture uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agriculture.
Public Outreach:	Staff hereby certifies that the required public notification actions have been completed, as follows: - December 27: Rezoning notification signs posted on subject property; - December 27: Rezoning notification postcards sent to 95 property owners within 2,000' of the subject property; - December 28: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback:	To date, staff has received four phone calls 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 January 14, 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

12-11-2019
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Todd Meacham & Nicole D. Meacham
Mailing Address: 251 Woodforest Ln Anderson SC
Telephone: 864-245-1393
Email: todd.meacham@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: 150 Burns Bridge Cir.
Parcel Number(s)/TMS: 43-00-08-028
County Council District: 4 School District: 4
Total Acreage: 23.66 Current Land Use:
Requested Zoning: R-A Current Zoning: R-20
Purpose of Rezoning: Multi animal Homestead / Farm

Are there any Private Covenants or Deed Restrictions on the Property? If you indicated no, your signature is required.

○ Yes ◉ No

Nick Meacham — 12-11-19

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: _____

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.

[signature] — 12-11-19

Applicant's Signature — Date

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

For Office Use Only:

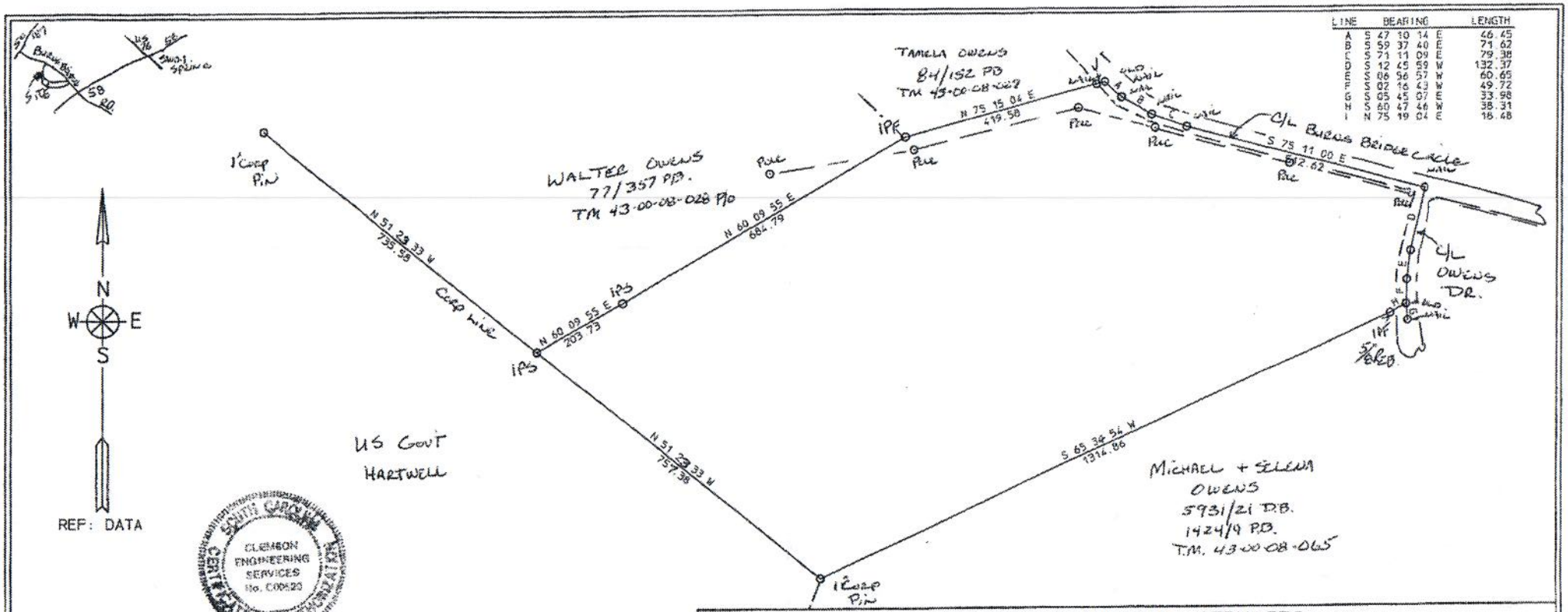
Application Received By: R. Sloan

Complete Submission Date: _____

Commission Public Hearing: 1-14-20

Council Public Hearing: 2-4-20

LINE	BEARING	LENGTH
A	S 47 10 14 E	46.45
B	S 59 37 40 E	71.62
C	S 71 11 09 E	79.38
D	S 12 45 59 W	132.37
E	S 08 56 57 W	60.65
F	S 02 16 43 W	49.72
G	S 05 45 07 E	33.98
H	S 60 47 46 W	38.31
I	N 75 19 04 E	18.48



SOUTH CAROLINA
CLEMSON ENGINEERING SERVICES
No. C00420
CERTIFICATE OF AUTHORIZATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

CLEMSON ENGINEERING SERVICES

ACREAGE- 23.66(DMD)
PLAT OF UNBALANCED TRAVERSE
PRECISION OF FIELD SURVEY- 1:10000
SCALE 1 IN. =200 FT.
200 0 200

DATE: SEPTEMBER 12, 2018
STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWNSHIP OF PENDLETON
ON BURNS BRIDGE CIR. & OWENS CIR.
P/O T.M 43-00-08-028

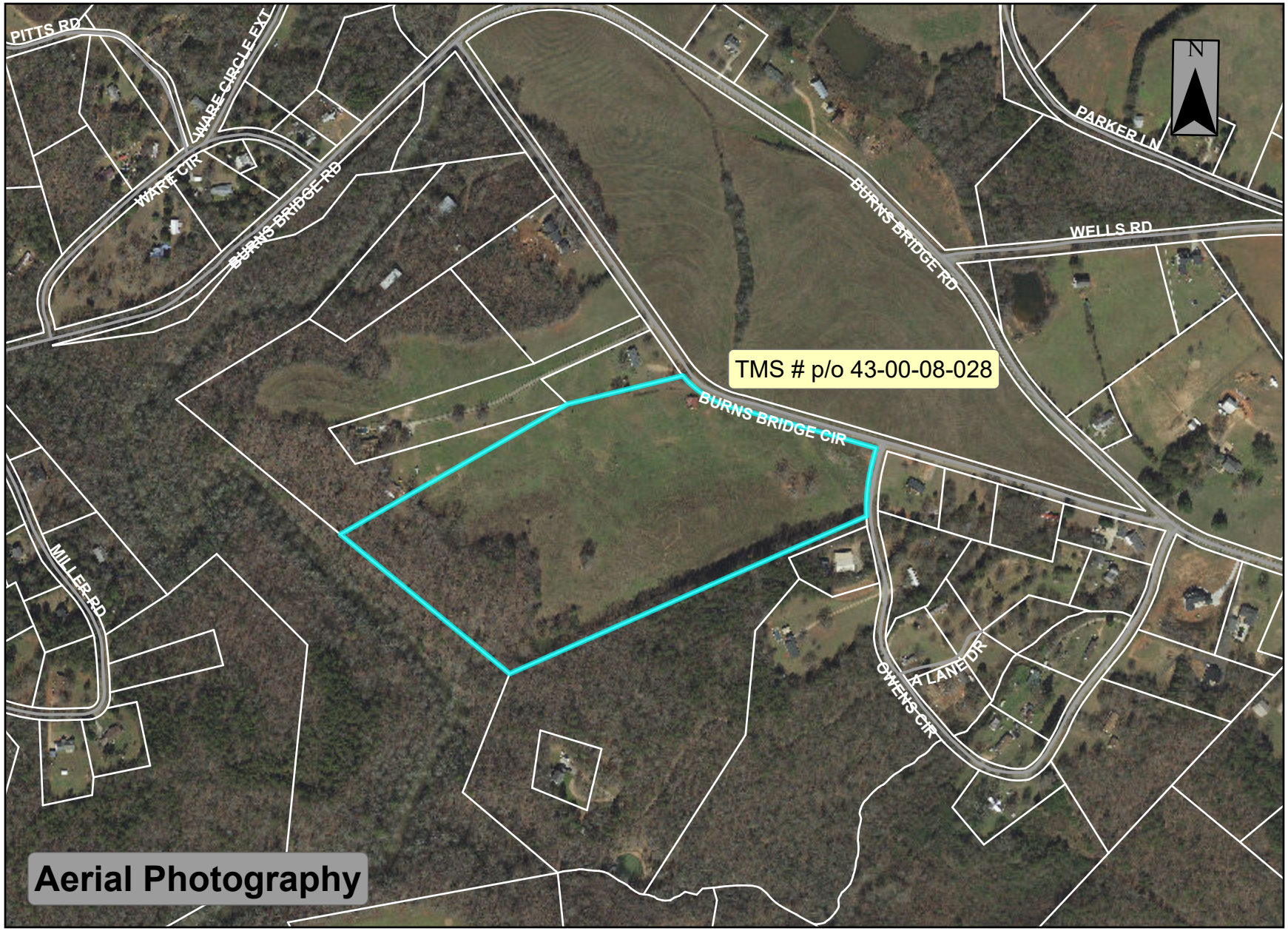
PLAT PREPARED FOR

WALTER S. OWENS

AREA WAS CALCULATED BY THE DMD METHOD

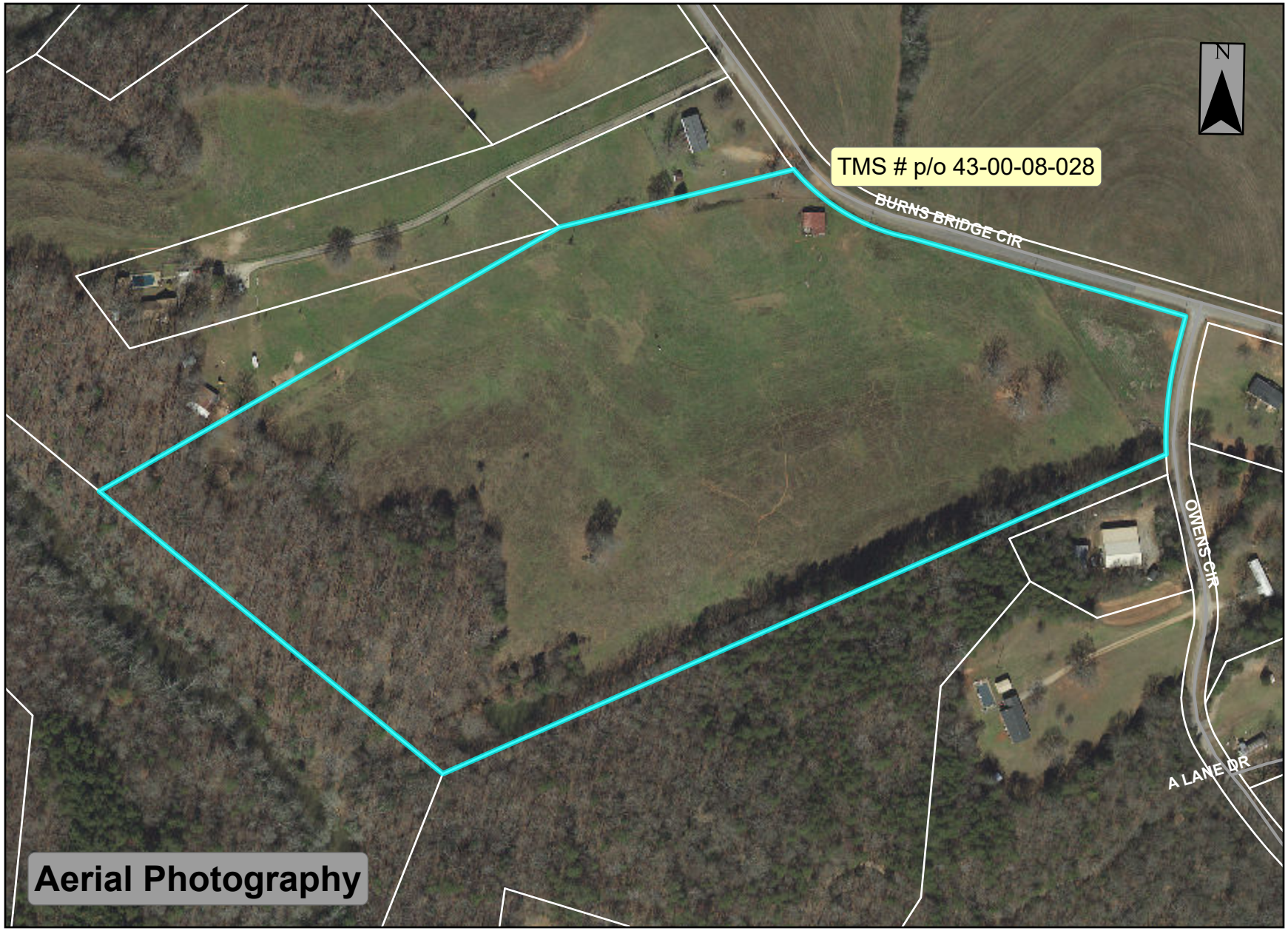
R. JAY COOPER P.E.& L.S 4682
PHONE 864-654-2573

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD
REF.PLAT BK/SLIDE 1424 PG. 9 FIELD WORK BY CARTEE-COOPER



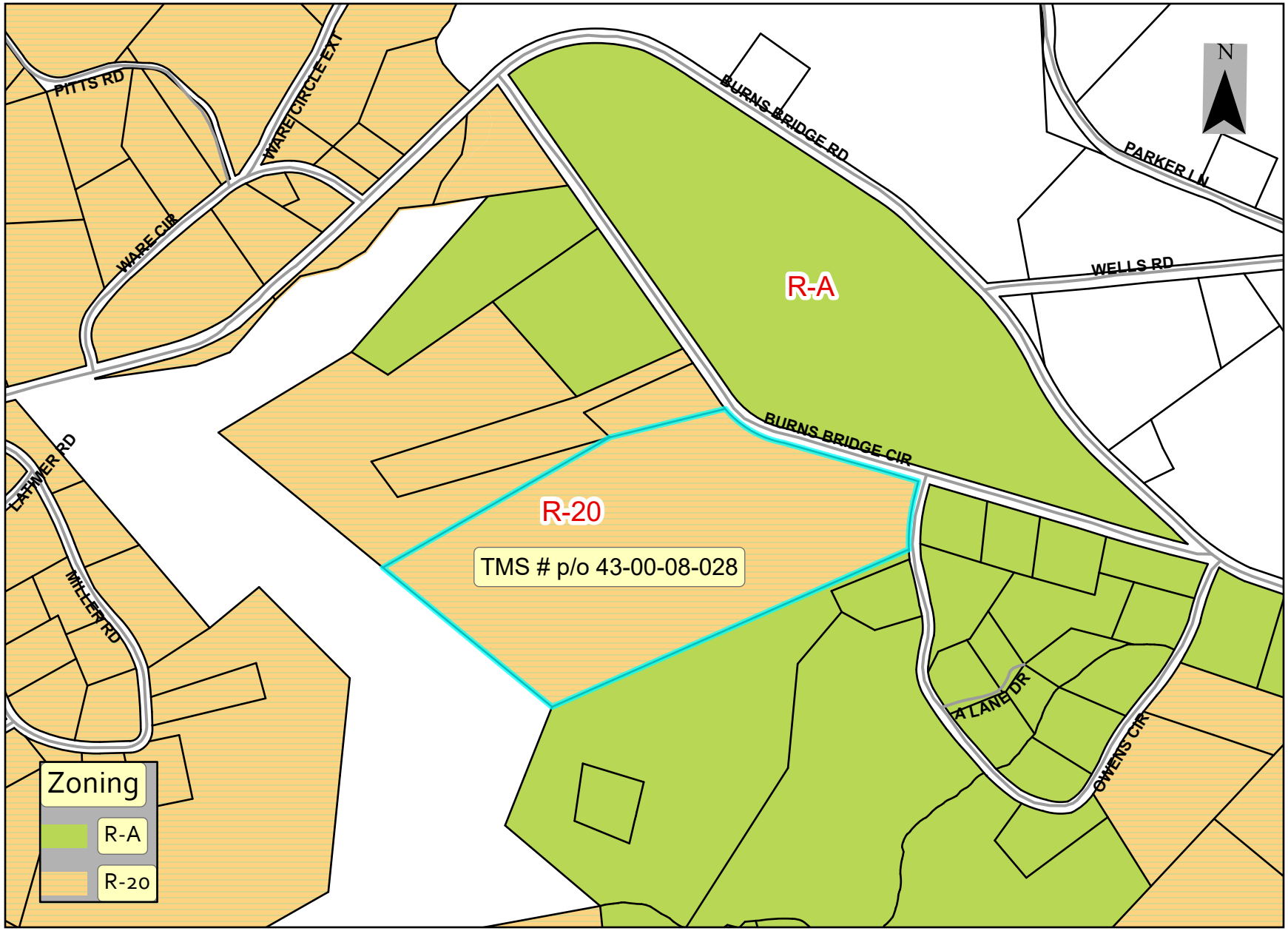
Rezoning Request
150 Burns Bridge Circle
R-20 to R-A

0 500 1,000 2,000 Feet



Rezoning Request
150 Burns Bridge Circle
R-20 to R-A

0 250 500 1,000 Feet



Rezoning Request
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R-20 to R-A

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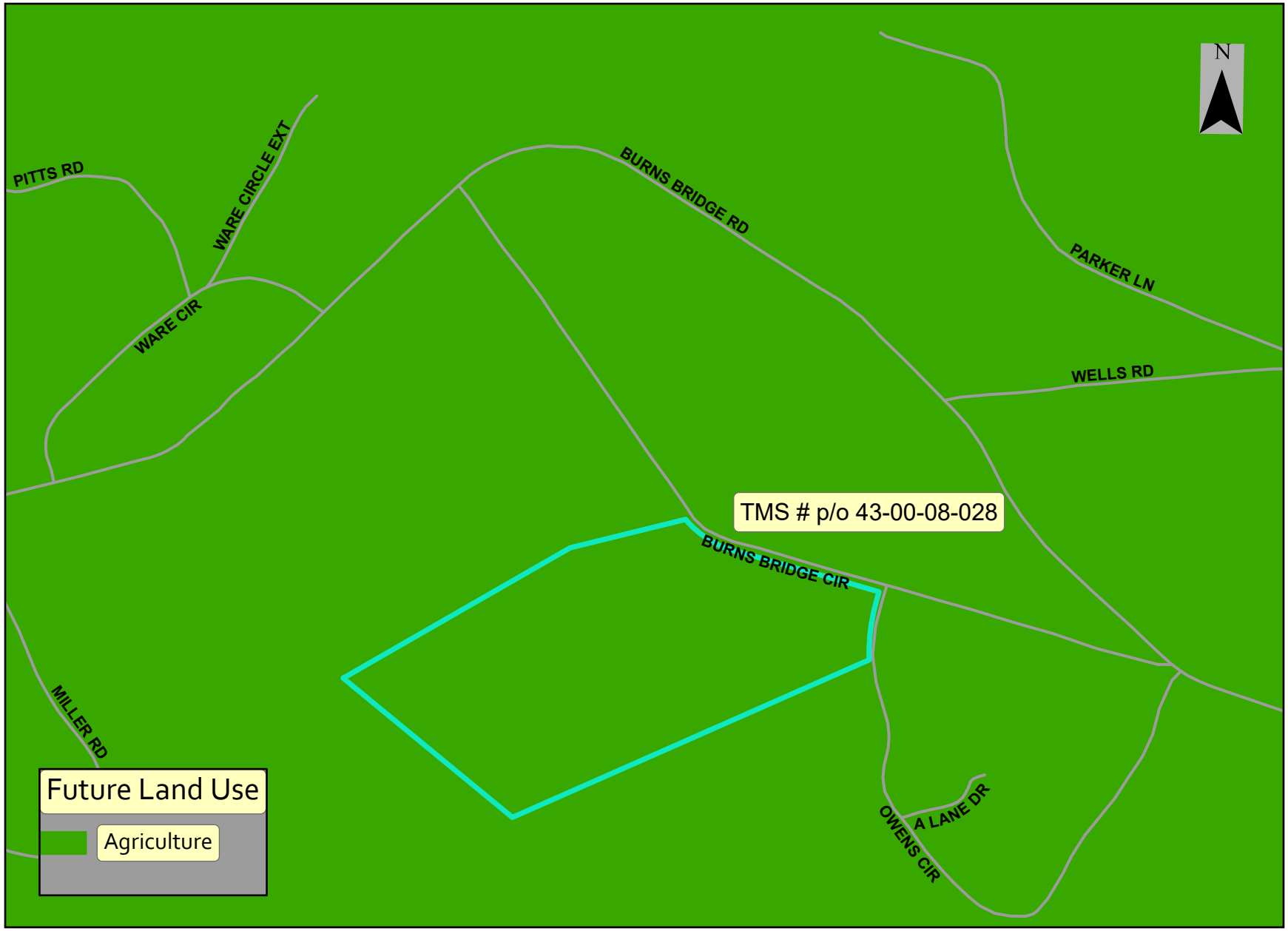

Rezoning Request
150 Burns Bridge Circle
R-20 to R-A

0 500 1,000 2,000 Feet

Anderson County Planning Commission

January 14, 2020
6:00 PM

Staff Report – Preliminary Subdivision

Breckenridge Approved on March 12, 2019 and Breckenridge II Approved on May 14, 2019
Applicant requested a revision of Breckenridge and Breckenridge II into phase's I-V and was denied on November 12, 2019.

Preliminary Subdivision Name:	Breckenridge (Phases I-V)
Intended Development:	Single Family Residential
Applicant:	Anderson Incubator, LLC – Tom Craft
Surveyor/Engineer:	Ridgewater
Location:	Bowlan Rd. (State Maintained)
County Council District:	7
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	R-20 (20,000 sf min lot size)
Tax Map Number:	198-00-02-016
Extension of Existing Dev:	Yes
Existing Access Road:	Bowlen Rd. (State Maintained)
Number of Acres:	+/- 109.7
Number of Lots:	160 Total (Breckenridge - Previously 33 lots, now for phase I-25 lots, phase II-41 lots, phase III-28 lots, phase IV-32 lots and phase V-34 lots)
Water Supplier:	Hammond
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 1600 new trips per day. Bowlan Road is a state road and is classified as a collector road with no maximum average vehicle trips per day.

A Traffic Impact Study (TIS) was conducted and approved by SCDOT.

Roads & Bridges:

The preliminary plat for Breckenridge Subdivision phases 1-5 is acceptable contingent upon the following items that will need to be addressed during the final plan review.

1. Highlands Drive in Breckenridge phase 1 would be required to be 22' wide due to being classified as a major local road.
2. Valley Oak Drive and Oak Crest Drive in Breckenridge phase 2 would be required to be 22' wide due to being classified as a major local road.
3. Oak Hill Lane in Breckenridge phase 3 would be required to be 22' wide due to being classified as a major local road.
4. Sight easements as necessary to provide a minimum of 250' of intersection sight distance at all intersections within the subdivision will be required.

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: _____

Date Application Received: 12-4-19

Amount of Fee Paid: 200.00 Check # 0638
(Revision)

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

July 2019

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 12-4-19

DS Number 19-07

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE

Proposed Subdivision Name: Breckenridge Subdivision

1. Name of Applicant Anderson Incubator, LLC - Thom Craft

Address of Applicant P.O. Box 2526, Anderson SC, 29622

Telephone Number(s) 864-933-9000 Email thomcraft.tc@gmail.com

2. Property Owner(s) Anderson Incubator, LLC

Owner(s) Address P.O. Box 2526, Anderson SC, 29622

Telephone Number(s) 864-933-9000 Email thomcraft.tc@gmail.com

Project Information

3. Project Location: Approx. 2565 LF west on Bowlan Rd from intersection @ Mitchell Rd on the left side of the road.

Parcel Number/TMS: 1980002016 County Council District: Seven School District: One

Total Acreage: 109.7 Number of Lots: 160 Intended Development: Single family residence

Current Zoning: R-20 Surrounding Land Uses: North: Residential South: Residential East: Bowlan Rd/ Residential West: Residential

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

Water Supplier: Hammond Water Sewer Supplier: N/A Septic: Onsite

Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: At&t

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

If so, please describe: _____

6. Is there a request for a variance? No 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 ✓ 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 # 1 (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✓
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. Considered and noted

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.Yes
(2)Soils, with severe limitations to development. None
(3)Wetlands. Onsite tributaries to Little Beaverdam Creek
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. Noted

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. N/A

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. Noted

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. Noted

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

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11. Are there any current Covenants in effect for this proposed development? Yes____No✓ 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 ½ x 11 sized 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. **The flood plain has been identified on the preliminary plat. N/A means that none of the proposed lots are within this flood plain.**

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** 12-4-19

Signature of Owner_____ **Date** 12-4-19

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

☐ SCDOT 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.

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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 17copies 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 accompanies 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 Site Design, Inc., RLS, and dated 8-21-02; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: _____

Registered Professional No. 25827

Address: 211 Society St., Anderson, SC 29621

Telephone Number: 864-226-0980

Date: 12-4 -2019

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: 12-4-19

[Owner] Agent] [Name]: Thom Craft

Signed: _____

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)

Anderson County Fire Department

210 McGee Road Anderson, South Carolina 29625
Telephone (864) 260-4012
Fax (864) 260-4015
Www.acfd.org

Fire Marshal's Office

Duffie Cochran, Fire Marshal

The Breckenridge Subdivision Phases I-V will be fire code compliant with the proposed fire hydrant placement, fire lane access width and proposed cul-de-sac radius turn arounds.

Respectfully,

Duffie Cochran
Fire Marshal
Anderson County Fire Department
210 McGee Road
Anderson SC 29625

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **October 21, 2019**

TO: **Tim Cartee**
Subdivision Administrator

FROM: **Bill Rutledge**
Asst. Principal Engineer

CC: **Bee Baker**
Principal Engineer

SUBJECT: **Breckenridge Subdivision Phase 1-5 Preliminary Plat**
160 Single Family lots

The preliminary plat for Breckenridge Subdivision phases 1-5 is acceptable contingent upon the following items that will need to be addressed during the final plan review.

1. Highlands Drive in Breckenridge phase 1 would be required to be 22' wide due to being classified as a major local road.
2. Valley Oak Drive and Oak Crest Drive in Breckenridge phase 2 would be required to be 22' wide due to being classified as a major local road.
3. Oak Hill Lane in Breckenridge phase 3 would be required to be 22' wide due to being classified as a major local road.
4. Sight easements as necessary to provide a minimum of 250' of intersection sight distance at all intersections within the subdivision will be required.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

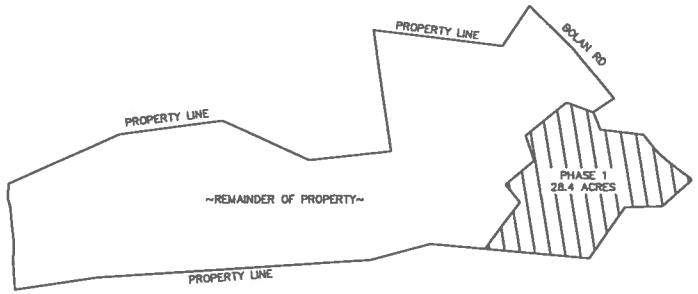
Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org



FLOODZONE INFORMATION:

1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C0280E WITH AN EFFECTIVE DATE OF 9-29-2011.

UTILITY NOTE:

ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

33 TOTAL LOTS

MINIMUM LOT SIZE = 20,000 SQ. FT.

MINIMUM LOT WIDTH = 60

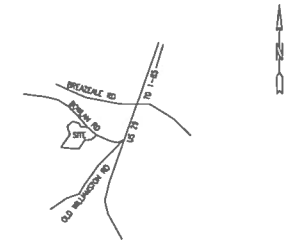
SETBACKS: FRONT = 20'
SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER
REAR = 20'

SCALE: 1 in = 100 ft.

LOT 20 & 23 LOT AVERAGING:

LOT 20: 18,175 - 20,000 = -1,825 SQ FT.
LOT 23: 19,595 - 20,000 = -405 SQ FT.

LOT 21: 27,511 - 20,000= +7,511 SQ FT



LOCATION MAP

PRELIMINARY PLAT

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: Feb. 13, 2019

Owner: Mary M. Burgess

Signed: [signature]

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Site Design, Inc. RLS, and dated 8-21-02; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: [signature]

Registered Professional No. 25827

Address: 211 Society Street, Anderson S.C. 29621

Telephone No. 864-226-0980

Date: 2-25-19

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 provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

TMS # 198-00-02-016

BRECKENRIDGE SUBDIVISION

Anderson Incubator, LLC
P.O. Box 2526
Anderson SC 29622
APPLICANT

Mary M Burgess
1421 Campus Dr.
Vestal, NY 13850
PROPERTY OWNER

RidgeWater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622
ENGINEER OR SURVEYOR

NO. OF ACRES: ±28.4 MILES OF NEW ROADS: ±0.29

NO. OF LOTS: 33 DATE: 2-28-19

EXISTING LAND USE: AGRICULTURAL/VACANT

DRAWN BY: JWW
CHECKED: JWW
JOB NUMBER: 19028
REVISIONS: 1
PRELIMINARY PLAT

SOUTH CAROLINA REGISTERED ENGINEERING & SURVEYING No. 2206 CERTIFICATE OF AUTHORIZATION

RIDGEWATER ENGINEERING & SURVEYING
PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

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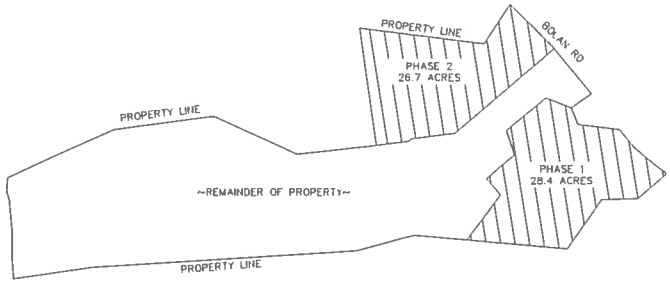


FLOODZONE INFORMATION:

1 THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C0260E WITH AN EFFECTIVE DATE OF 9-29-2011

UTILITY NOTE

1 ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

41 TOTAL LOTS

MINIMUM LOT SIZE = 20,000 SQ. FT (15,000 SQ. FT WITH LOT AVERAGING)

MINIMUM LOT WIDTH = 60'

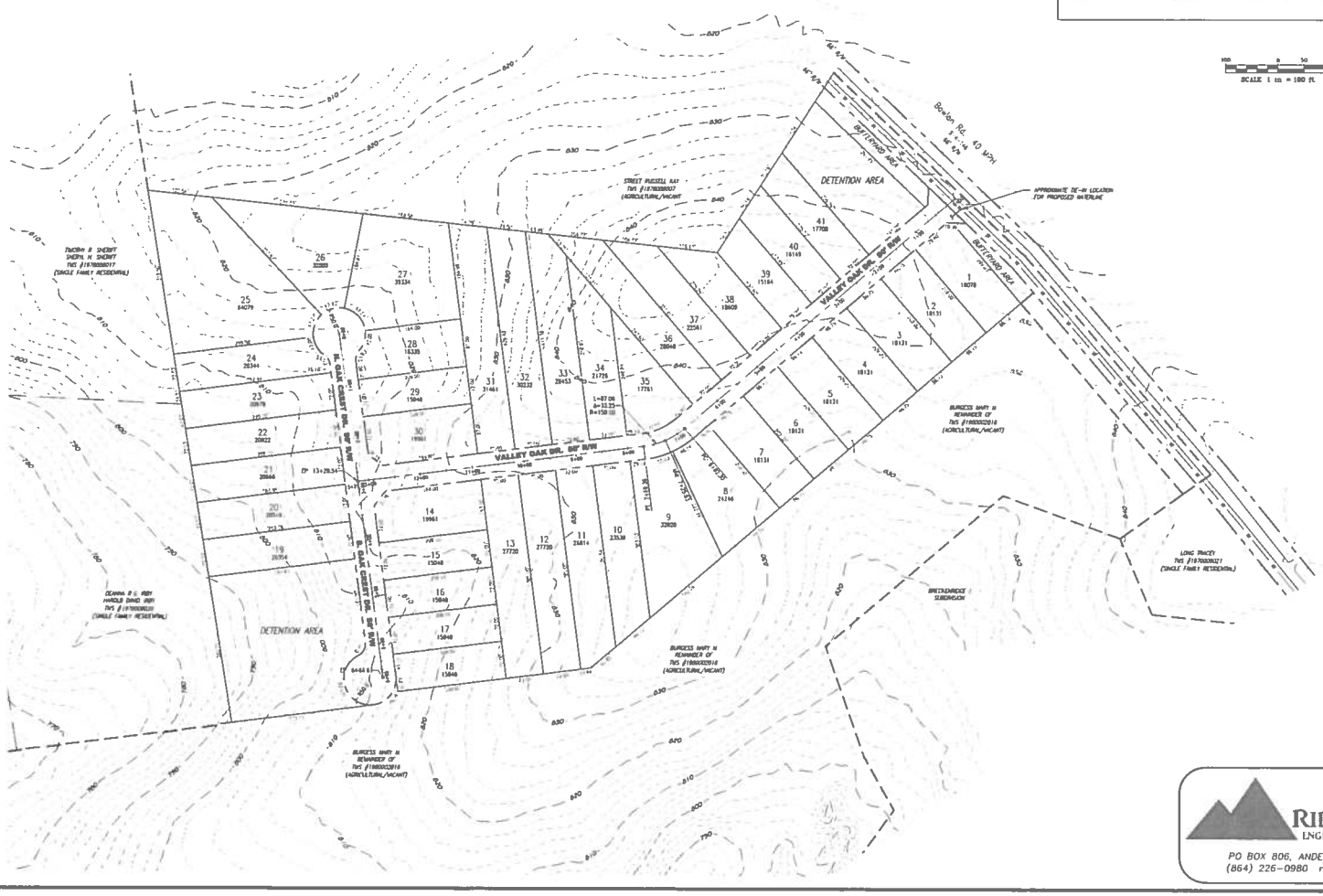
SETBACKS. FRONT = 20'
SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER
REAR = 20'

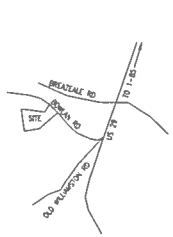
Ref. Plat

LOT AVERAGING:
LOTS < 20,000 SF = 20 LOTS (1-7, 14-18, 28-30, 35, 38-41) = 345,750 SF
20 LOTS X 20,000 SF/LOT = 400,000 SF
TOTAL BALANCE = 345,750 SF – 400,000 SF = -54,250 SF SHORT

LOTS > 20,000 TO 60,000 SF = 21 LOTS (8-13, 19-27, 31-34, 36-37) = 580,432 SF
21 LOTS X 20,000 SF/LOT = 420,000 SF
TOTAL BALANCE = 580,432 SF – 420,000 SF = +160,432 SF

160,432 SF > 54,250 SF, THEREFORE, ADEQUATE ACREAGE AVAILABLE FOR LOT AVERAGING





LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date 4-11-19

Owner Mary M Burgess

Signed Mary M Burgess

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Site Design, Inc. PLS, and dated 8-21-02. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property

By Name Wesley White

Signed

Registered Professional No. 25627

Address 211 Society Street, Anderson S.C. 29621

Telephone No. 864-226-0980

Date 4-11-19

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 provision of said development regulations

Manager or Subdivision Administrator

Date

TMS # 198-00-02-016

BRECKENRIDGE II SUBDIVISION

Anderson Incubator, LLC
P.O Box 2526
Anderson SC 29622
APPLICANT

Mary M Burgess
1421 Campus Dr
Vestal, NY 13850
PROPERTY OWNER

RidgeWater Engineering & Surveying, LLC
P.O Box 806
Anderson SC 29622
ENGINEER OR SURVEYOR

NO OF ACRES ±26.7 MILES OF NEW ROADS ±0.38

NO OF LOTS 41 DATE 4-11-19

EXISTING LAND USE AGRICULTURAL/VACANT

DRAWN BY: JWW
CHECKED: JWW
JOB NUMBER: 19080
REVISIONS 0
PRELIMINARY PLAT

SOUTH CAROLINA RIDGEWATER ENGINEERING & SURVEYING No. 3616 CERTIFICATE OF AUTHORIZATION

RIDGEWATER ENGINEERING & SURVEYING
PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

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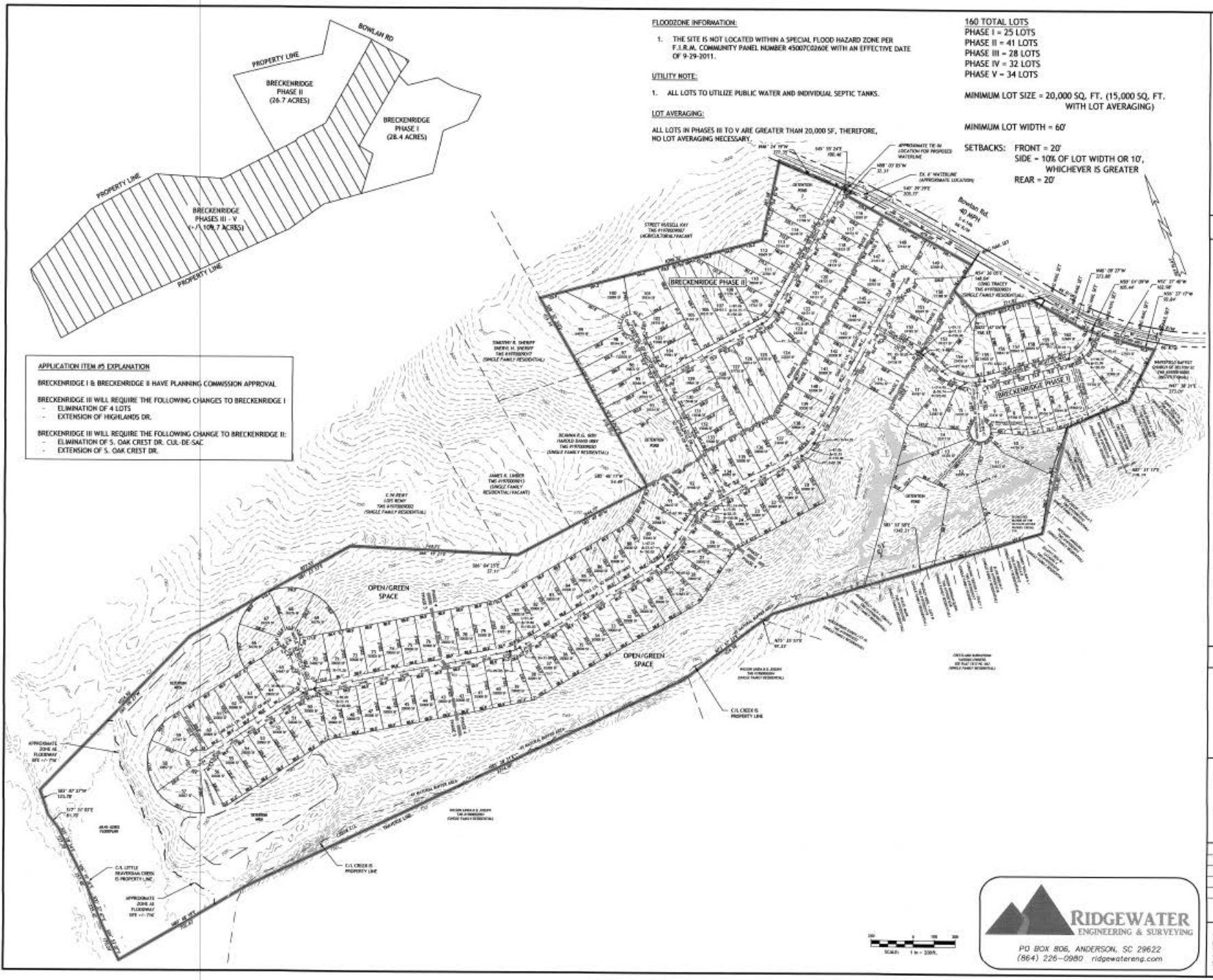


FLOODZONE INFORMATION:

1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C0260E WITH AN EFFECTIVE DATE OF 9-29-2011.

UTILITY NOTE:

1. ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

LOT AVERAGING:

ALL LOTS IN PHASES III TO V ARE GREATER THAN 20,000 SF, THEREFORE, NO LOT AVERAGING NECESSARY.

160 TOTAL LOTS
PHASE I = 25 LOTS
PHASE II = 41 LOTS
PHASE III = 28 LOTS
PHASE IV = 32 LOTS
PHASE V = 34 LOTS

MINIMUM LOT SIZE = 20,000 SQ. FT. (15,000 SQ. FT. WITH LOT AVERAGING)

MINIMUM LOT WIDTH = 60'

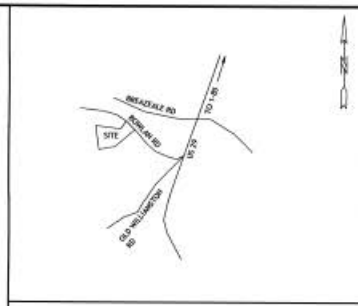
SETBACKS: FRONT = 20'
SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER
REAR = 20'

APPLICATION ITEM #5 EXPLANATION

BRECKENRIDGE I & BRECKENRIDGE II HAVE PLANNING COMMISSION APPROVAL

BRECKENRIDGE III WILL REQUIRE THE FOLLOWING CHANGES TO BRECKENRIDGE I
- ELIMINATION OF 4 LOTS
- EXTENSION OF HIGHLANDS DR.

BRECKENRIDGE III WILL REQUIRE THE FOLLOWING CHANGE TO BRECKENRIDGE II:
- ELIMINATION OF S. OAK CREST DR. CUL-DE-SAC
- EXTENSION OF S. OAK CREST DR.



LOCATION MAP

PRELIMINARY PLAT

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: 10-10-19

Owner: Thom Craft

Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Site Design, Inc., R.L. and dated 8-21-02. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed:

Registered Professional No. 28827

Address: 211 Society Street, Anderson S.C. 29621

Telephone No. 864-226-0980

Date: 10-10-19

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 provision of said development regulations.

Manager or Subdivision Administrator:

Date:

TMS # 198-00-02-016

BRECKENRIDGE SUBDIVISION

Anderson Incubator, LLC
P.O. Box 2526
Anderson SC 29622
APPLICANT

Anderson Incubator, LLC
P.O. Box 2526
Anderson SC 29622
PROPERTY OWNER

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622
ENGINEER OR SURVEYOR

NO. OF ACRES: +109.7 MILES OF NEW ROADS: ±1.57

NO. OF LOTS: 160 DATE: 10-10-19

EXISTING LAND USE: AGRICULTURAL/VACANT

DRAWN BY:	JWW
CHECKED:	JWW
JOB NUMBER:	19205
REVISIONS:	1
PRELIMINARY PLAT	

SOUTH CAROLINA RIDGEWATER ENGINEERING & SURVEYING No. 5810 CERTIFICATE OF AUTHORIZATION

RIDGEWATER ENGINEERING & SURVEYING
PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

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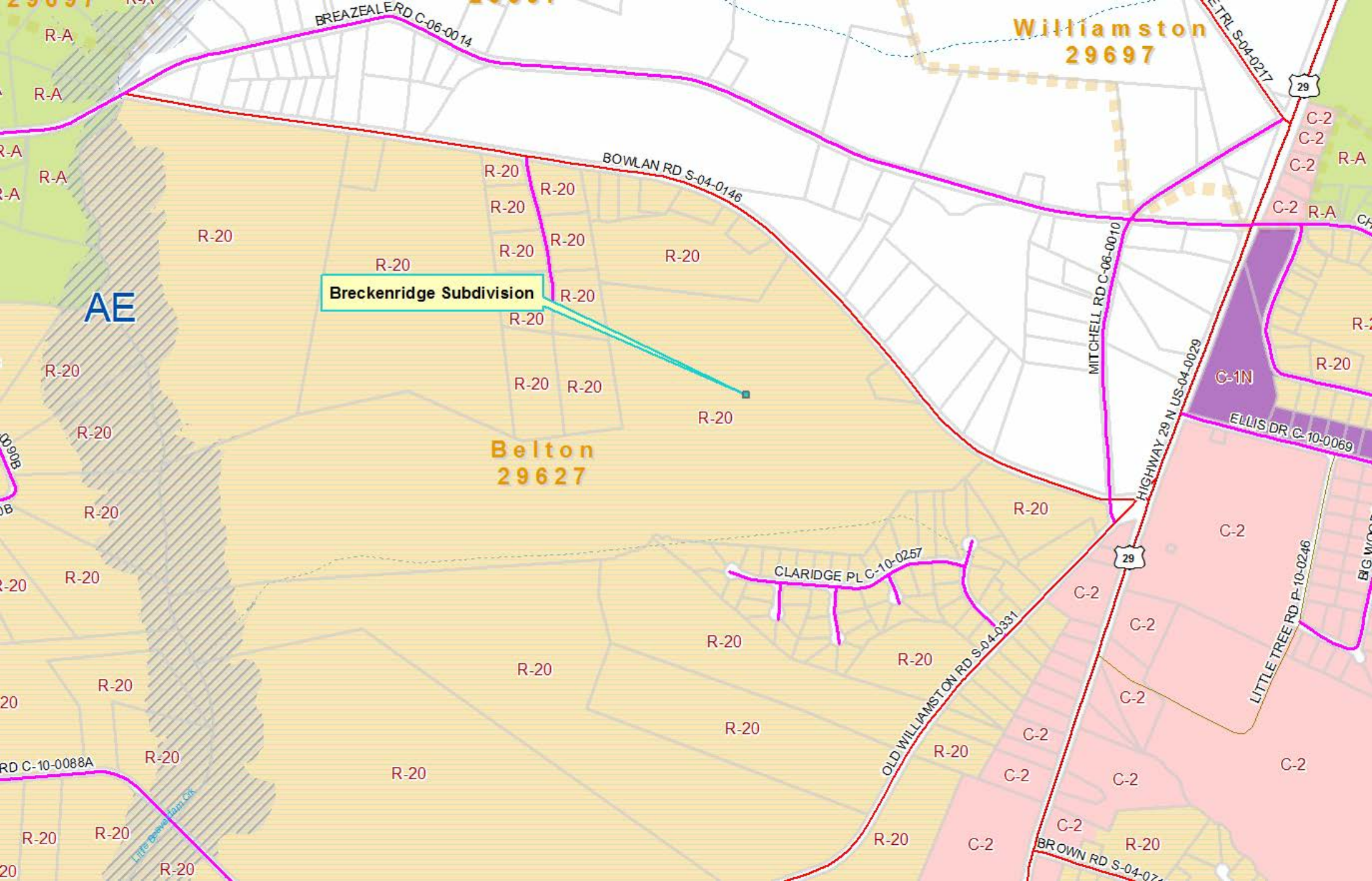
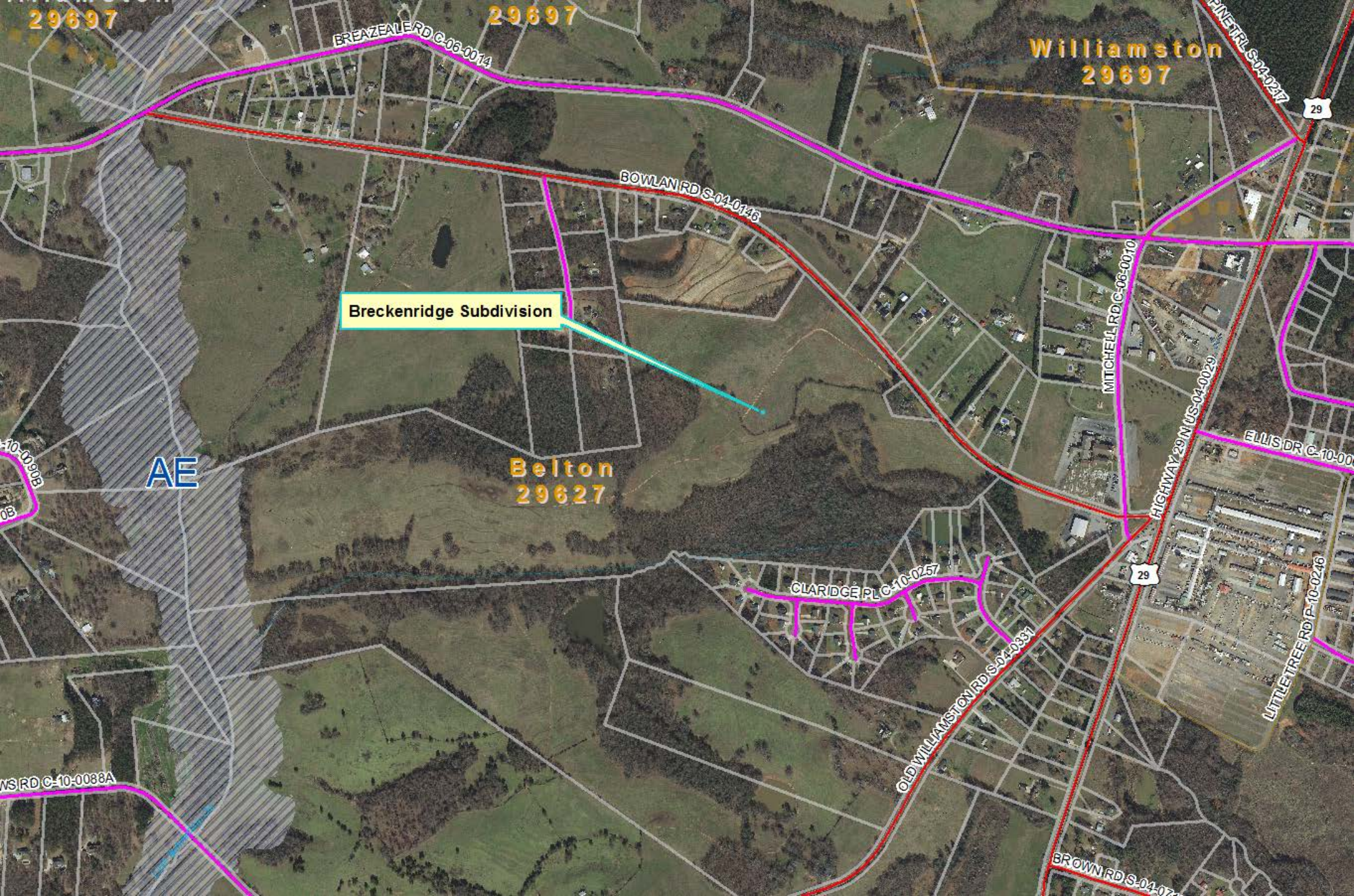

Breckenridge Subdivision
Belton
29627
Williamston
29697
AE
BREAZEALE RD C-06-0014
BOWLAN RD S-04-0146
MITCHELL RD C-06-0010
HIGHWAY 29 N US-04-0029
ELLIS DR C-10-0069
CLARIDGE PL C-10-0257
OLD WILLIAMSTON RD S-04-0331
LITTLE TREE RD P-10-0246
BROWN RD S-04-07
R-A
R-20
C-1N
C-2
29


29697
29697
Williamston
29697
BREAZEALE RD C-06-0014
PINETRL S-04-0217
29
BOWLAN RD S-04-0146
Breckenridge Subdivision
MITCHELL RD C-06-0010
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ELLIS DR C-10-00
AE
Belton
29627
CLARIDGE PL C-10-0257
29
OLD WILLIAMSTON RD S-04-0331
LITTLETREE RD P-10-0246
WS RD C-10-0088A
BROWN RD S-04-07