

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 9, 2018
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Election of Officers
3. Approval of Agenda
4. Approval of Minutes (from December 12th meeting)
5. Public Hearing
 - A. Large-Scale Project: Arthrex Industrial Manufacturing
6. Old Business
7. New Business
8. Other Business
9. Adjournment

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

Anderson County Planning Commission
Tuesday, December 12, 2017 • 6:00 PM
Council Chambers • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

Members Present: David Cothran, Ed Dutton, Lonnie Murray, Brad Burdette

Members Absent: Jerry Vickery, Jane Jones and Debbie Chapman

Staff Present: Alesia Hunter, Henry Copeland, Tim Cartee, Michael Forman, Jeff Parkey and Celia Boyd Myers

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

Approval of Agenda: Chairman Cothran call for a motion to approve the agenda. Mr. Dutton moved to approve the agenda; Mr. Burdette seconded. The agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the November 14th meeting. Hearing none, the minutes were approved 4-0, with a motion made by Mr. Dutton and second by Mr. Burdette.

Old Business:

Preliminary Subdivision: Attenborough

Ms. Alesia Hunter presented the request for the proposed Attenborough subdivision, located on River Road in District #6. The project would allow 76 townhomes on +/-10.11 acres. No variances were requested. Staff recommended approval of the preliminary subdivision, if granted permits and approvals from respective agencies. Hearing no questions, Mr. Dutton moved to approve the request; and Mr. Murray seconded. The request was approved 4-0.

Tabled Preliminary Subdivision: Cheshire

Mr. Dutton moved to take Cheshire subdivision off the table. Mr. Murray seconded; and the motion was approved 4-0. Ms. Hunter relayed that no additional information had been provided by the applicant. As such, Mr. Dutton moved to deny the request for Cheshire; and Mr. Murray seconded. The motion to deny was 4-0.

Tabled Preliminary Subdivision: Kingslake

Mr. Dutton moved to take Kingslake subdivision off the table. Mr. Murray seconded; and the motion was approved 4-0. Ms. Hunter relayed that no additional information had been provided by the applicant. As such, Mr. Dutton moved to deny the request for Kingslake; and Mr. Murray seconded. The motion to deny was 4-0.

New Business:

Preliminary Subdivision: Smith Mill Road Townhomes

Ms. Alesia Hunter presented the revised request for the proposed Smith Mill Road Townhome subdivision. The proposal is on George Smith Mill Road in District #5 and would consist of 35 lots on +/- 3.66 acres. No new variances were requested. A variance was requested and approved in June. Staff recommended approval of the preliminary subdivision if granted permits and approvals from all respective agencies. Mr. Dutton moved to approve the request for preliminary subdivision; Mr. Burdette seconded. The motion to approve was 3-0, with Mr. Murray abstaining.

Public Hearing: Large-Scale Project – Southern Manors

Ms. Hunter presented the request for the wedding and event venue request. The site is located at 2501 Highway 247 and Cannon Bottom Road in Belton. The +/-13.16 acres would be available for outdoor weddings and other events. No buildings are planned for construction; and any catering must be brought to the site from a separate catering company. Staff recommended approval, assuming proper permits are granted by other agencies. Chairman Cothran opened the public hearing. Hearing no one approach; the public hearing was closed. Mr. Dutton moved to approve the request; Mr. Burdette seconded. The motion to approve was passed 4-0.

Public Hearing: Request to rezone +/-6.5 acres at the corner of Marett and Lebanon Roads from R-20 (Single-Family Residential) to R-M7 (Multi-Family Residential)

Mr. Michael Forman presented the request by Philip Marett for the stated purpose of townhomes. The property is located in the Five Forks precinct, Council district 4; and has been zoned R-20 since the time of initial zoning in 2000. Staff found that while facilities (roads, sewer) existed that could support a denser development; the request is incompatible with the County’s Future Land Use map as approved in late 2016. Therefore, staff recommended denial of this request. Chairman Cothran opened the public hearing. Three residents spoke (Jerry Lark, Paul Rummage and Sheila Owen) in opposition of this request. Hearing no one else, the public hearing was closed. Mr. Dutton moved to deny the requested rezoning; and Mr. Burdette seconded. The motion to deny was 4-0.

Other Business:

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:30 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission Meeting

January 9, 2018

6:00 PM

Staff Report – Group Industrial Development (Arthrex Manufacturing)

| | |
|-----------------------------------|---|
| Preliminary Project Name: | Arthrex Industrial Manufacturing |
| Property Owner of Record: | David Bumpous |
| Authorized Representative: | Ryan Hall/Alliance Consulting Engineer's |
| Intended Development: | Industrial Manufacturing Facility |
| Location: | 5500 Highway 76 @ Millwee Creek Road and Blackman Road (Sandy Springs-Pendleton) |
| Details of Development: | <p>This application involves a group industrial project-Chapter 70 Section 6.12.1, 6.12.3 and 6.12.7 the development will consist of eight phases of development all will occur and at the discretion of the developer.</p> <p>Phase I- 215,000 square foot office and warehouse Phase I- Central Services will include recruitment, IT Medical facility, commercial kitchen, and maintenance(16,185 square feet for each story=32,370 square feet Phase I Ball Field and Associated Parking Phase II-Phase V-Manufacturing & Warehouse Phase VI Early Institutional Learning Center –K-12 School and Daycare Facility (Tentative Plan) Phase VII Institutional Partnership with Tri-County Technical Phase VIII Future Commercial Development</p> <p>The site plan details future phase expansion developer is requesting that the entire Master Group Industrial Development Plan be approved to include all present and future phases.</p> |
| Surrounding Land Use: | Industrial |
| Total Site Area: | 220.33 Acres |
| County Council District: | Four |
| Zoning: | Industrial District (I-1) |

Tax Map Number: 65-00-04-024
Extension of Existing Dev: No
Existing Access Roads: Highway 76 & Blackman Road
Sewer Supplier: Anderson County
Power Supplier: Duke Energy
Water Supplier: Sandy Springs Water District
Variance: None requested

Traffic Impact Analysis:

Highway 76 is classified as an arterial road with no maximum average trips per day requirement. Millwee Creek Road is classified as a collector/state road with no maximum average trips per day and Blackman is a major rural local road. 5.5 average trips per day as listed in the Traffic Generation Standards Manual for an industrial use. There is no maximum average trip per day requirements for arterial and collector roads. The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Highway 76 and Anderson County Roads and Bridges Department for encroachment prior to commencing with construction.

Staff Recommendation:

This proposed group industrial development is permitted under the current zoning ordinance with multiple phases of development. Staff recommends APPROVAL of the entire development plan as submitted with the following conditions; the developer must obtain all necessary permits, and approvals.

- Anderson County Stormwater Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage. Land Disturbance cannot begin until after a grading permit is issued from Development Standards Department and a Pre-Con Meeting is set up with Anderson County Stormwater Department.
- Anderson County Sewer Department and SCHDEC for approval, construction, and permit to operate sewerage system.
- Anderson County Roads and Bridges Department for encroachment permitting on county road access.
- SCDOT for encroachment permitting on state roads for access.
- Sandy Springs Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and the Building Codes Department.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.



Land Use Permit Application

12/11/2017
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: David Bumpous

Business Name (if applicable): Arthrex Manufacturing, Inc.

Mailing Address: 1370 Creekside Blvd. Naples Florida, 34108

Telephone and Fax: (239) 643-5553 E-Mail: David.Bumpous@Arthrex.com

Authorized Representative's Information

Name: Ryan Hall

Company Name: Alliance Consulting Engineers, Inc.

Mailing Address: 124 Verdae Boulevard Greenville, South Carolina 29607

Telephone and Fax: (864) 284-1740 E-Mail: RHall@AllianceCE.com

Project Information

Property Location: 5500 Highway 76

Parcel Number(s)/TMS: 650004024

County Council District: Four School District: Four

Total Acreage: 220.33 AC Current Zoning: Industrial

Proposed Land Use: Industrial Current Land Use: Industrial

Water Supplier: Sandy Springs Sewer Supplier: Anderson County Power Supplier: Duke Energy

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

If you indicated no, your signature is required.

David Bumpous
Applicant's Signature

12-11-17
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Comments: _____

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

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


Applicant's Signature

12-11-17
Date

Applicant's Signature

Date

For Office Use Only:

Application Received By: Alex A. Hester

Scheduled Public Hearing Date: 1/9/2018

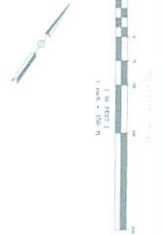
Application Fee Amount Paid: N/A

Date Complete Application Received: 12/11/2017

Staff Recommendation: _____

Check Number: 219

Planning Commission Decision: _____



NOTE: PHASES 1 AND 2 ARE THE ONLY PHASES WITH A DEDICATED GREEN SPACE. PHASES 3, 4, 5, 6, 7, AND 8 ARE DEVELOPING AREAS AND GREEN SPACE ARE APPROPRIATE AND SUBJECT TO OBTAIN OPEN SPACE DESIGN.

LAND USE COLOR LEGEND

| | |
|-------|---------------|
| Green | GREEN SPACE |
| Blue | COMMERCIAL |
| Pink | INSTITUTIONAL |
| Grey | INDUSTRIAL |

| | | | | | | | |
|---|--|------------------------|--|------|-------|--|--|
| <p>ARTHREX MANUFACTURING, INC. CAMPUS ADDERSON COUNTY, SOUTH CAROLINA</p> | <p>OVERALL SITE PLAN WITH COLOR CODED LAND USE</p> | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">SCALE</td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | DATE | SCALE | | |
| DATE | SCALE | | | | | | |
| | | | | | | | |
| <p>DATE: 10/15/2014</p> | | <p>SCALE: AS SHOWN</p> | | | | | |

0207 E

0226 E

29670

004

I-1

R-A

C-2

0230 E

0210 E

29625

29621

R-20

