

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

July 11, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from June 13, 2017 meeting)
4. Old Business
5. New Business
 - A. Preliminary Subdivision - Wren Woods
6. Other Business
7. 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, June 13, 2017 • 6:00 PM
Conference Room • 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: Jane Jones, Ed Dutton, Brad Burdette and Jerry Vickery

Members Absent: Lonnie Murray, David Cothran and Debbie Chapman

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

Call to Order: Vice-Chairman Jones 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: Vice-Chairman Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Vice-Chairman Jones called for any changes to the minutes from the May 9th meeting. Hearing none, the minutes were approved.

New Business:

Preliminary Townhome Development: Smith Mill Road Townhomes

Ms. Alesia Hunter presented the request for Smith Mill Road Townhomes. The +/- 3.94 acres are located in District 5 off George Smith Mill Road and are zoned R-M. The proposed subdivision would hold 32 townhomes using Sandy Springs Water and Anderson County Wastewater. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Vickery and a second by Mr. Dutton.

Preliminary Townhome Development: Chimney Hill

Ms. Hunter presented the request for Chimney Hill. The +/- 29.12 acres are located in District 6 off Barr Circle and Old Anderson Road and are not zoned. The proposed subdivision would hold 206 units over three phases, using Powdersville Water and Anderson County Wastewater. A variance from the off-street parking requirements was requested. Staff recommended approval of the variance and preliminary development. Vice-Chair Jones invited public comments at this time. Five persons spoke: Steve Cooper, Leroy Walls, Jeremy McCall, Crystal McCall and Wesley White. Comments against this request included traffic concerns, water/sewer capabilities, school capacity and other service providers, such as fire departments. Mr. White (representative) answered the Commissioners' questions regarding the traffic study, sewer improvements and water capacity. Hearing no further comments, a motion to deny the request was passed unanimously, with a motion by Mr. Dutton and a second by Mrs. Jones.

Preliminary Subdivision – Variance Request: Shiloh Church Road

Mr. Henry Copeland advised the Commissioners that the applicant had withdrawn his request.

Other Business:

Mr. Michael Forman informed the Commissioners that an amendment to Chapter 70 will be before the Commission next month. The amendment deals with the ability to have public hearings for rezoning requests later than first reading should notices be delayed.

Vice-Chairman Jones called for any other business. Hearing no further business, Vice-Chairman Jones adjourned the meeting at 6:45 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

July 11, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Wren Woods

Intended Development: Residential

Applicant: RD Garrett

Surveyor/Engineer: JW White Consulting, LLC

Location: SC Highway 81

County Council District: 6

Surrounding Land Use: North – Residential
South – Residential
East – Agricultural
West – Highway 81N

Zoning: **The property is un-zoned**

Tax Map Number: 191-00-09-029, 43, 44, 45, 46, 47

Extension of Existing Dev: No

Existing Access Road: Intersection of Highway 81N and Bagwell Road

Number of Acres: 23.97

Number of Lots: 24 Total (Phase I=Lots 1-7, 20-24(12Lots) Phase II=Lots 12-19(8 Lots) and (Phase III Lots 8-11(4 Lots))

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 240 new trips per day. Highway 81N is classified as an arterial road with no maximum average vehicle trips per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- Developer must comply with applicable utility requirements for overhead power lines, where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT and or Anderson County Roads and Bridges Department.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges Department for road construction plans.
 - Developer must complete the subdivision application for SCDHEC for septic approval.
 - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
 - SCDOT Encroachment Permit.
 - Approval from Powdersville Water for potable water and fire protection.



Subdivision Plat Application

6-8-2017
Date of Application Completion

Wren Woods Subdivision
Name of Project

Applicant's Information

Name: R D Garrett
Mailing Address: PO Box 122, Anderson, SC 29622
Telephone and Fax: 864-224-7524/864-224-7316 E-Mail: rdgarrett@rdgarrett.com

Owner's Information

(If Different from Applicant)

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

Project Information

Project Location: Intersection of Highway 81 N and Bagwell Rd.
Parcel Number/TMS: 191-00-09-029/191-00-09-043/191-00-09-044/191-00-09-045/191-00-09-046/191-00-09-047
County Council District: Six School District: One
Total Acreage: 23.97 Number of Lots: 24
Intended Development: Single Family Residential Current Zoning: Unzoned
Surrounding Land Uses: North: Residential South: Residential East: Residential West: Highway 81 N
Water Supplier: Powersville Water Sewer Supplier: Septic Tanks
Have any changes been made since this plat was last before the Planning Commission?: No
If so, please describe: _____
Is there a request for a variance?: No If so, please attach the description to this application.

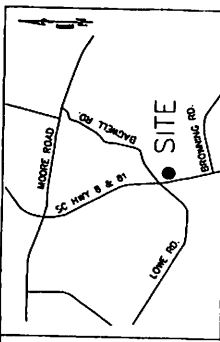
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

6-8-17
Date

Page 1 of 1

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



LOCATION MAP

Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned, the owners of the above described land, do hereby certify that the information herein is true and correct and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina, and that the same has been approved by the Board of Commissioners of the County of Richland, South Carolina.

CERTIFICATE OF ACCURACY

I, the undersigned, being duly qualified as a Surveyor, do hereby certify that the information herein is true and correct and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina, and that the same has been approved by the Board of Commissioners of the County of Richland, South Carolina.

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly qualified as a Surveyor, do hereby certify that the information herein is true and correct and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina, and that the same has been approved by the Board of Commissioners of the County of Richland, South Carolina.

DATE: _____

TMS #191-00-09-029 TMS #191-00-09-045
TMS #191-00-09-043 TMS #191-00-09-046
TMS #191-00-09-044 TMS #191-00-09-047

Wren Woods Subdivision

JOHN WHITE CONSULTING, LLC
P.O. BOX 806
ANDERSON, SOUTH CAROLINA 29622

OWNER: _____
ENGINEER OR SURVEYOR: _____

NO. OF ACRES: 423.97 VILES OF NEW ROADS: 30.27

NO. OF LOTS: 24 DATE: 6-8-17

ZONE: UNZONED

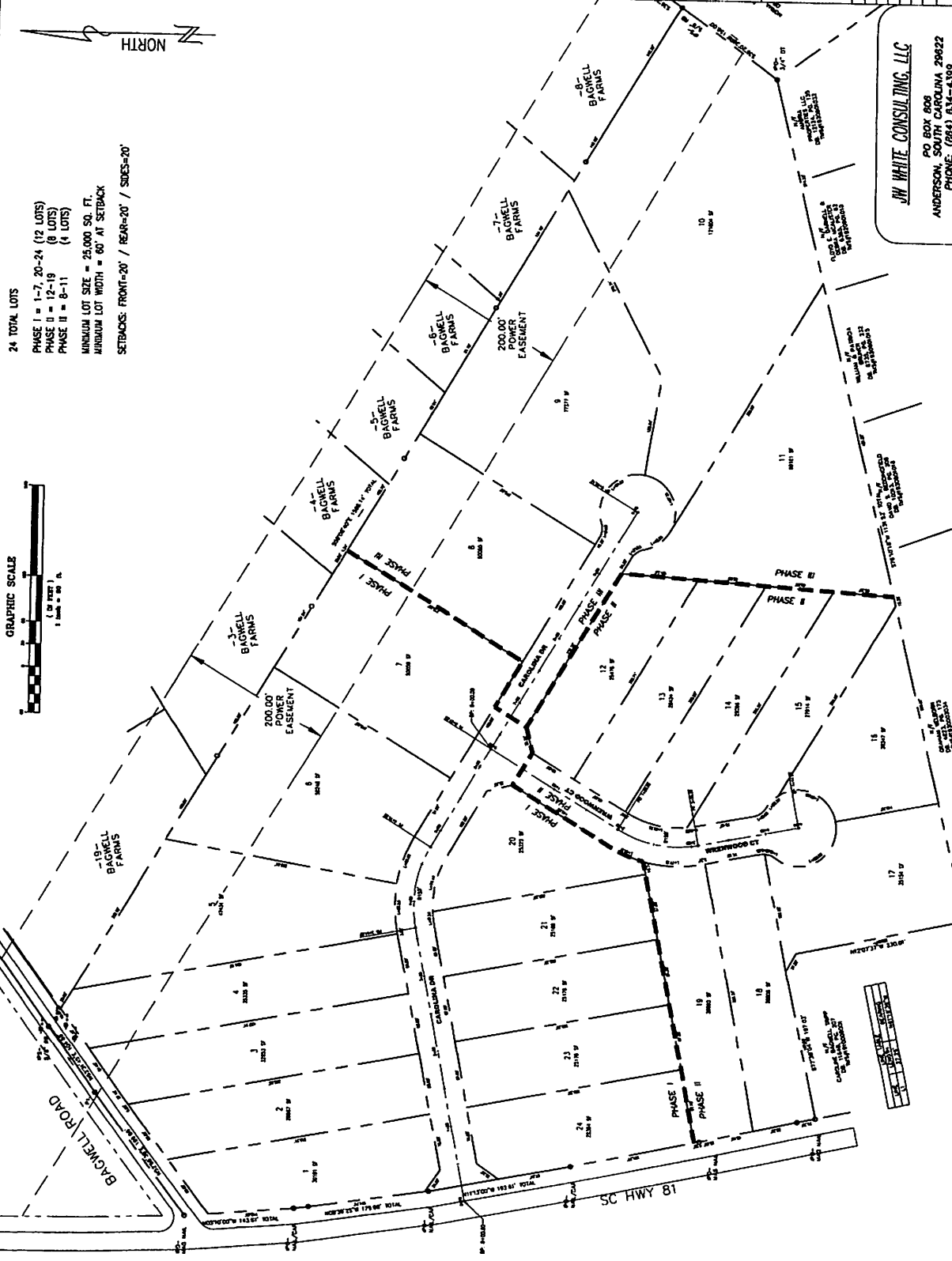
DRAWN BY: JT

CHECKED: JMW

REVISIONS: 0

PRELIMINARY PLAT

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF JOHN WHITE CONSULTING, LLC. THE REPRODUCTION OF THIS DRAWING OR THE DESIGN HEREON WITHOUT THE WRITTEN CONSENT OF JOHN WHITE CONSULTING, LLC IS PROHIBITED AND ANY VIOLATION WILL BE SUBJECT TO LEGAL ACTION.



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