

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 12, 2016
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Minutes (from June 14th meeting)
3. Public Hearing:
 - A. Request for major amendment of Planned Development The Preserve at Covered Bridge Subdivision, located between Shackleburg Road and Covered Bridge Parkway
 - B. Tattoo Facility: Hazzard Line
 - C. Public Service Use: New Horizon Electric Cooperative, Inc.
4. New Business
 - A. Preliminary Subdivision: Concord Trail
 - B. Preliminary Subdivision: Rogers Road
 - C. Preliminary Subdivision: Wren Haven
5. Other Business
 - A. Consent Agenda: Hanna Crossing
6. Adjournment

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

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

MINUTES
ANDERSON COUNTY PLANNING COMMISSION
Tuesday, June 14, 2016
6:00 PM
County Council Chambers
Second Floor—Historic Courthouse
Anderson, South Carolina

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10, 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, Brad Burdette, Jerry Vickery, and David Cothran

MEMBERS ABSENT: Jane Jones, Debbie Chapman and Lonnie Murray

STAFF PRESENT: Michael Forman, Jeff Parkey, Bryan Shumpert, Alesia Hunter, and Ann Dove

CALL TO ORDER: Planning Commission Chairman David Cothran called the meeting to order at 6:00 PM with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

APPROVAL OF MINUTES: Chairman Cothran asked for any changes to the minutes from the Monday, May 9, 2016 regular Commission meeting. Mr. Ed Dutton made a motion the minutes be approved. Mr. Jerry Vickery seconded the minutes. The minutes were approved 4-0 by a show of hands.

PUBLIC HEARINGS:

- (1) Request to rezone +/-7.39 acres from R-20 (Single Family Residential, minimum 20,000 sq.ft. lot size) to S-1 (Service District) at 2117 Three and Twenty Road, Easley, SC (TMS 162-00-04-009)**

Mr. Jeff Parkey presented the request by Advance Rigging and Movers, LLC along with staff recommendation of approval. Chairman Cothran opened the Public Hearing and asked were there any comments. Hearing none, the Public Hearing was then closed. Mr. Jerry Vickery made a motion the rezoning be approved. Mr. Ed Dutton seconded the motion. The motion was approved 4-0 by a show of hands.

(2) Variance Request at 122 Bowman Lane to extend a driveway to the end of a private road

Mr. Bryan Shumpert presented the request along with the aerial showing and staff recommendation of approval. Chairman Cothran asked a question regarding legal action being pursued. Ms. Alesia Hunter, Development Standards Manager, stated in a subdivision not fully developed, this was a problem, so they may be with Roads and Bridges and may be back again to consult them. After the questions of the board, the Public Hearing was opened. Hearing none, the Public Hearing was closed. Mr. Ed Dutton made a motion the variance request be approved. Mr. Jerry Vickery seconded the motion. The motion was approved by the board 4-0 by a show of hands.

(3) 2016 Comprehensive Plan Presentation and Public Hearing

Mr. Michael Forman presented the presentation of the 2016 Anderson County Comprehensive Plan. He stated this would be done every five years and every ten years. All the presentation dates were shown. A Public Hearing was opened at this time.

(4) New Business

A. A resolution to recommend that Anderson County Council enact an ordinance to adopt the 2016 Comprehensive Plan with all elements and maps contained therein

Mr. Ed Dutton made a motion the resolution to adopt the 2016 Comprehensive Plan and pass it on to County Council was approved. Mr. Jerry Vickery seconded the motion. The motion was approved by the board 4-0 by a show of hands.

Chairman Cothran then called for Other Business. Since there was no further information presented, there was a motion to adjourn the meeting at 6:20 PM by a show of hands 4-0.

Respectfully submitted,

Ann B. Dove

Ann B. Dove
Administrative Specialist
Development Standards

**Anderson County Planning Commission
Staff Report
July 12, 2016**

Applicant: Seamon Whiteside and Associates
Current Owner: Meritage Homes of South Carolina, Inc.
Property Location: Between Shackleburg Road and Covered Bridge Parkway
Voting Precinct: North Pointe
Council District: Four
TMS #(s): 144-04-02-001 through -012 et al
Acreage: 9.18 acres
Current Zoning: Planned Development (Covered Bridge PD)
Surrounding Zoning: North: R-15
South: R-20
East: R-20
West: Right of way for Shackleburg Rd, then R-20

Evaluation: This request is for a change to the approved Statement of Intent (Ordinance #2006-037) for the Planned Development approved as Covered Bridge at Jones Creek Phase 1B.

The 2006 approved Statement of Intent allows for up to ten (10) home sites to access a private rear alleyway, utilizing a single access point onto Covered Bridge Parkway, with another access point onto Shackleburg Road which adds to the “pristine look” of the community. The 2016 proposed Statement of Intent is requesting nine (9) home sites to have front driveways with access to Covered Bridge Parkway.

This requested change has been determined to be a Major Change by the Zoning Administrator as per section 5.22.8.A of the Anderson County Code of Ordinances.

Staff Recommendation: Denial. It is staff’s opinion that the rear alleyway with rear access is a key innovative feature which gives this planned development its unique design, character, and quality. Removing this feature would negatively alter the character of the PD. As well, it is staff’s opinion that the requested change would have a negative impact on surrounding property owners by loading all driveways onto Covered Bridge Parkway directly.

District 4 Zoning Advisory
Group Recommendation:

The Zoning Advisory Group was scheduled to meet on July 6, 2016, but did not have a quorum.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on July 12, 2016, and after a duly noted public hearing recommended _____ of this PD Major Change request. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Seamon Whiteside and Associates, Inc

Mailing Address: 508 Rhett Street, Suite 101 Greenville, South Carolina 29601

Telephone and Fax: Phone: 864-298-0534 E-Mail: jbryant@seamonwhiteside.com

Owner's Information

(If Different from Applicant)

Name: Meritage Homes of South Carolina, Inc

Mailing Address: 1200 Woodruff Road, Suite C-6, Greenville, SC 29607

Telephone and Fax: 864-751-3911 / 864-752-3731 E-Mail: patrick.murphy@meritagehomes.com

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature

6/8/2016

Date

Project Information

Property Location: Within the Preserve at Covered Bridge Subdivision, Between Shackleburg Road and Covered Bridge Parkway

Parcel Number(s)/TMS: 1440402009, 1440402008, 1440402007, 1440402006, 1440402005, 1440402004, 1440402003, 1440402002, 1440402001, 1440402010

County Council District: CCD Four School District: Anderson School District 1

Total Acreage: 2.3 Acres Current Land Use: Residential

Current Zoning: PD Requested Zoning: PD (PD Amendment)

Purpose of Rezoning: Amend Planned Development home architecture to feature traditional front loaded homes in lieu of rear loaded homes. No other amendments or changes will be made to the existing planned development.

Private Covenants or Deed Restrictions on the Property: Yes



No



If you indicated no, your signature is required.

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments:

COPIES ENCLOSED

Please attach an accurate plat (survey) of the property to this application.

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

Please refer to the Anderson County Planning & Community Development Fee Schedule for amount due.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Planning & Community Development.

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion _____

Application Status (Approved or Denied) _____

Project Information

Property Location: Within the Preserve at Covered Bridge Subdivision, Between Shackleburg Road and Covered Bridge Parkway

County Council District: CCD Four School District: Anderson School District 1

Total Acreage: 2.3 ACRES Current Land Use: Residential

Current Zoning: PD Requested Zoning: PD (PD Amendment)

Purpose of Rezoning: Amend Planned Development home architecture to feature traditional front loaded homes in lieu of rear loaded homes. No other amendments or changes will be made to the existing planned development.

How will this proposal be compatible with surrounding properties? By providing, attractive, traditional, front loaded homes, this proposed modification to the existing Planned Development will allow the proposed homes on these lots to match the architecture and style of the homes currently being constructed or occupied in the remainder of the Covered Bridge Community.

How will this proposal affect the use and value of the surrounding properties? This proposed modification will most likely increase the value of the homes within the Covered Bridge Community by completing the subdivision and allowing the subdivision to be filled with homes portraying similar architecture and style on every lot.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. Yes. Homes are currently being constructed for a reasonable economic use within the remainder of the existing subdivision. These homes would be constructed in the same manner.

What would be the increase to population and traffic, if the proposal were approved? The increase in population and traffic would be negligible on the Covered Bridge Community and surrounding area (maximum of 10 homes).

What would be the impact to schools and utilities, if the proposal were approved? As mentioned above,
10 homes would have a negligible impact on school population. The utilities within the community should be
sufficiently sized for these lots as they have already been recorded. This modification request is to
simply change the architecture style from rear loaded to front loaded homes.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? The current land use is residential and it will remain as such as the modification request is to
simply change the architecture style from rear loaded to front loaded homes.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Homes are currently being constructed and occupied within the remainder of the Covered Bridge Community.
These homes are attractive, traditional, front loaded homes. The proposed modification to the PD would
allow the architecture and feel of the homes on the subject lots to match the rest of the homes within
the community.

Additional Comments: _____

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____
Application Fee Amount Paid: _____ Check Number: _____
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

**Planned Development (PD) District Statement of Intent
Covered Bridge at Jones Creek, Phase 1B
(The Preserve at Covered Bridge)**

~~November 29, 2006~~

Revised June 27, 2016

1. The Preserve at Covered Bridge is Phase 1B for Covered Bridge at Jones Creek. The entire community will be maintained by a Homeowner's Association and property management firm.
2. Covered Bridge at Jones Creek is a 221+ acre property owned by Covered Bridge at Jones Creek, LLC. The Preserve at Covered Bridge is a 9.18 acre portion of that property (7.44 acre when excluding the parkway right-of-way), the boundary of which is shown on an included engineered plat. This boundary includes legal bearings and distances for The Preserve.
3. The Preserve will create no more than 10 lots for single family dwellings. Each home will be a minimum of 3 bedrooms.
4. Public improvements specific to The Preserve at Covered Bridge include:
 - a. Trail system (large multi-purpose trail, sidewalk, smaller pedestrian trail, overlook, boardwalks)
 - b. Outdoor pavilion
 - c. Meadow
 - i. Lawn area for recreation
 - ii. Wildflowers
 - d. Single-loaded parkway to preserve the integrity of the land. This is accomplished by putting houses on 1 side of the parkway only.
 - e. Attractive, traditional single-family front loaded homes situated along the parkway.
5. Impact to public facilities has been addressed as part of the overall Covered Bridge at Jones Creek design. Availability letters have been obtained for water, sewer, and power. An acceptable drainage system has already been designed, engineered, reviewed, and approved by SCDHEC.
6. A landscaping plan has been submitted to Anderson County Engineering for Phase 1. Specific to or near The Preserve, this plan calls for:
 - a. Tree-lined sidewalks
 - b. Landscaped entrance
 - c. Keeping a berm of existing trees that border Shackelburg Road. This will be used as a screening for the homes sites.
 - d. 2 temporary retention ponds for storm water during Phase 1 construction, along with a storm system that uses the 64 acres of wetlands to help mitigate storm water for water quality. Following construction and grass stabilization, the temporary retention ponds will be filled, and new homes constructed in their place. All Anderson County and SCDHEC erosion control measures are to be followed.
7. Completion of public improvements is scheduled for 2017.
8. The Preserve at Covered Bridge (a maximum of 10 homes) could be built as early as 2017, but anticipated construction would start in 2016.

Planned Development (PD) District Statement of Intent
Covered Bridge at Jones Creek, Phase 1B
(The Preserve at Covered Bridge)
November 29, 2006

1. The Preserve at Covered Bridge is Phase 1B for Covered Bridge at Jones Creek. The entire community will be maintained by a Homeowner's Association and property management firm.
2. Covered Bridge at Jones Creek is a 221+ acre property owned by Covered Bridge at Jones Creek, LLC. The Preserve at Covered Bridge is a 9.18 acre portion of that property (7.44 acre when excluding the parkway right-of-way), the boundary of which is shown on an included engineered plat. This boundary includes legal bearings and distances for The Preserve.
3. The Preserve will create no more than 10 lots for single family dwellings. Each home will be a minimum of 3 bedrooms, and is estimated to sell for \$300,000+.
4. Public improvements specific to The Preserve at Covered Bridge include:
 - a. Trail system (large multi-purpose trail, sidewalk, smaller pedestrian trail, overlook, boardwalks)
 - b. Outdoor pavilion
 - c. Meadow
 - i. Lawn area for recreation
 - ii. Wildflowers
 - d. Single-loaded parkway to preserve the integrity of the land. This is accomplished by putting houses on 1 side of the parkway only.
 - e. Rear-entry homes will keep all front yards free from concrete drives and garages, adding to the pristine look.
5. Impact to public facilities has been addressed as part of the overall Covered Bridge at Jones Creek design. Availability letters have been obtained for water, sewer, and power. An acceptable drainage system has already been designed, engineered, reviewed, and approved by SCDHEC.
6. A landscaping plan has been submitted to Anderson County Engineering for Phase 1. Specific to or near The Preserve, this plan calls for:
 - a. Tree-lined sidewalks
 - b. Landscaped entrance
 - c. Keeping a berm of existing trees that border Shackleburg Road. This will be used as a screening for the homes sites.
 - d. 2 retention ponds for storm water, along with a storm system that uses the 64 acres of wetlands to help mitigate storm water for water quality. Using a single loaded parkway, along with rear-entry garages, will help have as much grass as possible to absorb water and avoid sheet flow.
7. Completion of public improvements is scheduled for 2007.
8. The Preserve at Covered Bridge (10 homes) could be built as early as 2007, but anticipated construction is for 2008.

TMS #144-00-02-003-000
N/F RICHARD R. FULLER & CANDY KERN FULLER
DB 5887 - PG 106
PB SLIDE 1-PG 9-B
PB SLIDE 1394 -PG 4-A

TMS #144-00-02-008-000
N/F GLEN DANIEL NASH & GEORGE ANN NASH
DB 19 G-PG 111
PB 86- PG 292

TMS #143-00-02-017-000
N/F THE TUCKER HOME PLACE, L.P.
DB 4158 -PG 317
PB SLIDE 1221 - PG 9

TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

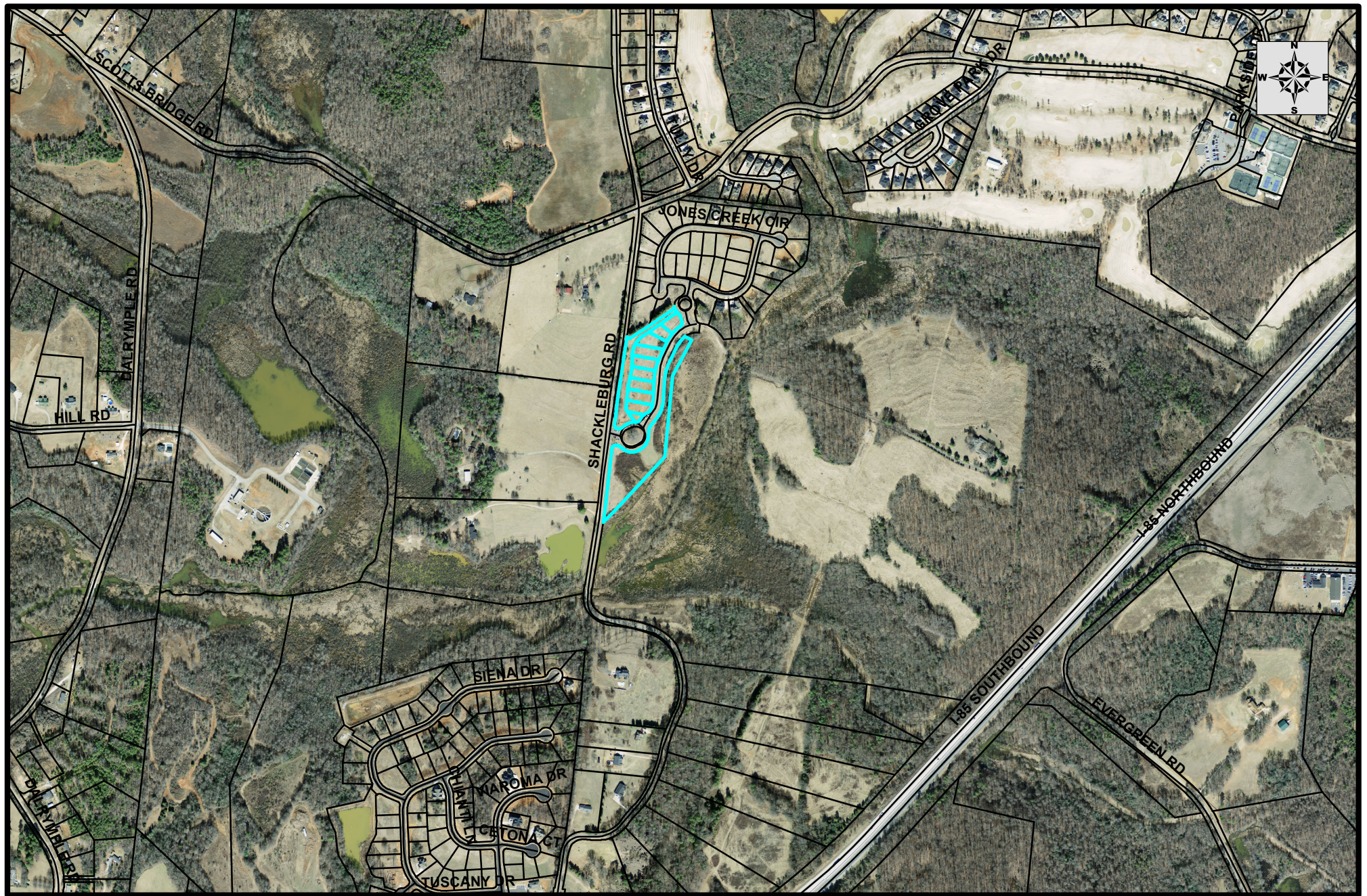
TMS #144-00-08-001-000
N/F BROOKSTONE DEVELOPERS, L.L.C. N/R
DB 6726-PG 102
PB SLIDE 1528 - PG 2-A

NEW DRIVEWAYS ALONG COVERED BRIDGE PARKWAY

C-6-86
SHACKLEBURG ROAD
DITCH TO DITCH R/W PER PB1844-PG 6-A
C-6-86
SHACKLEBURG ROAD
DITCH TO DITCH R/W PER PB1844-PG 6-A

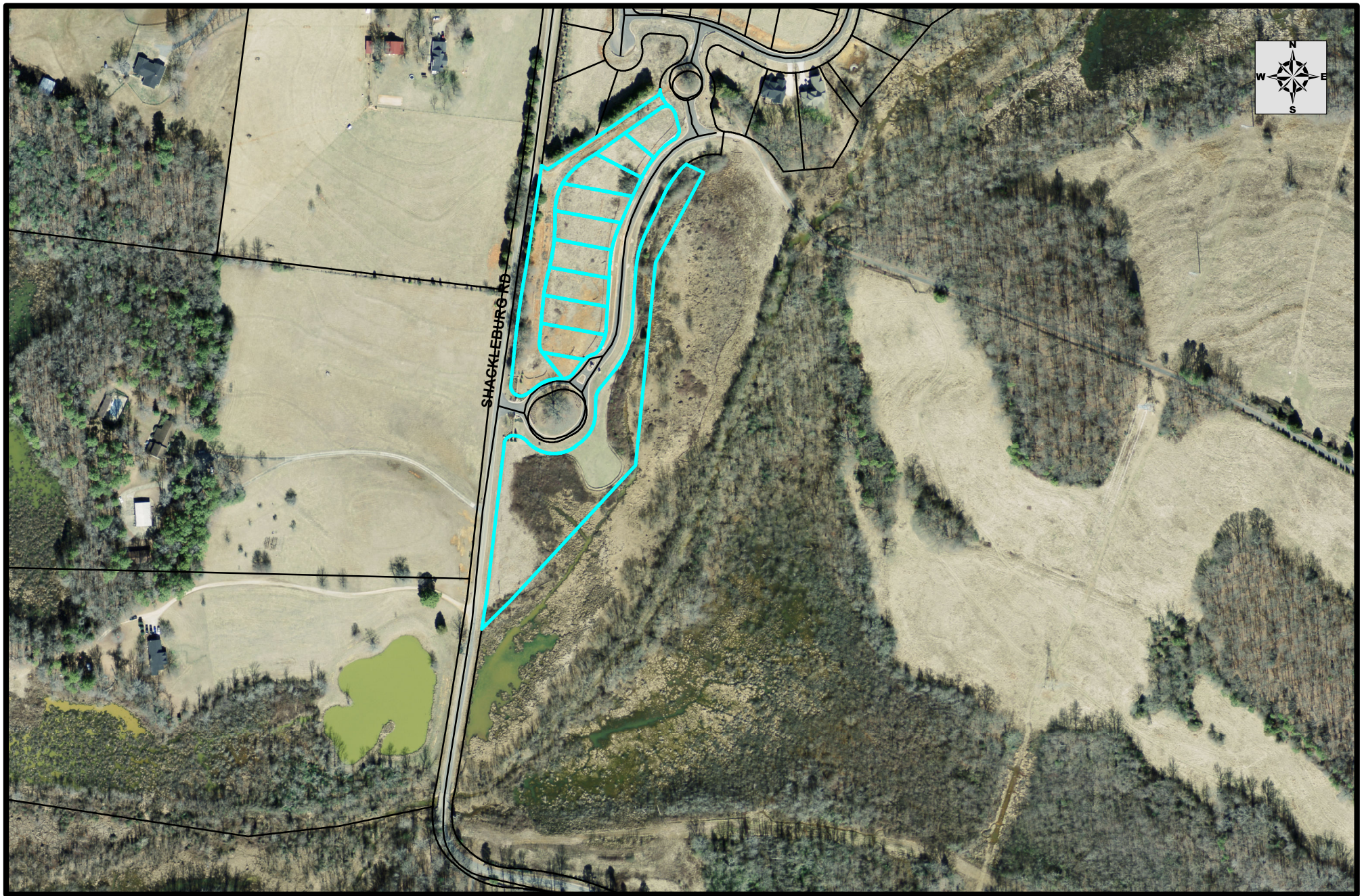
EXISTING PRIVATE ROAD TO BE REMOVED





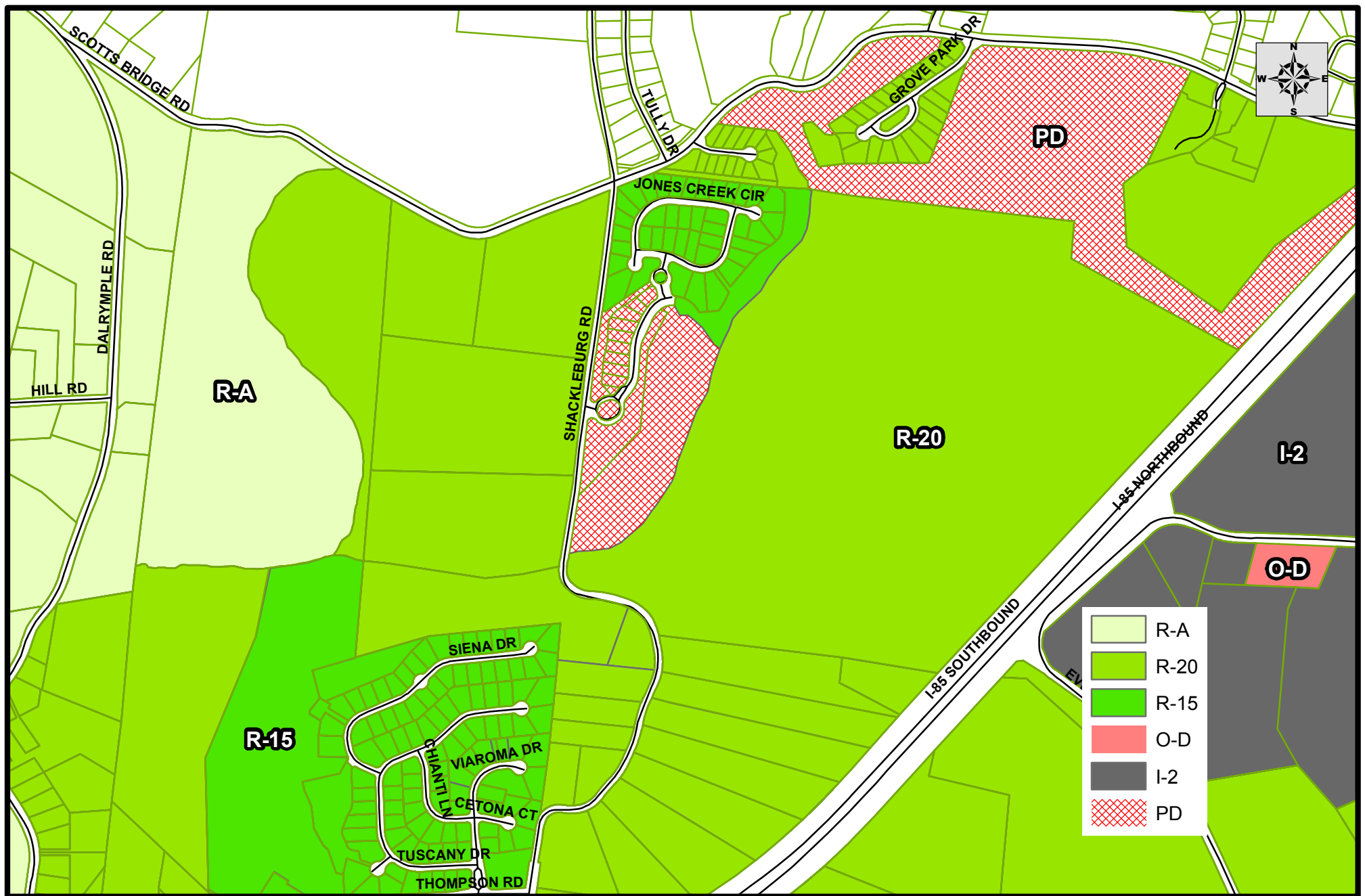
Rezoning Request
Shackleburg Rd and Covered Bridge Parkway
PD Major Change

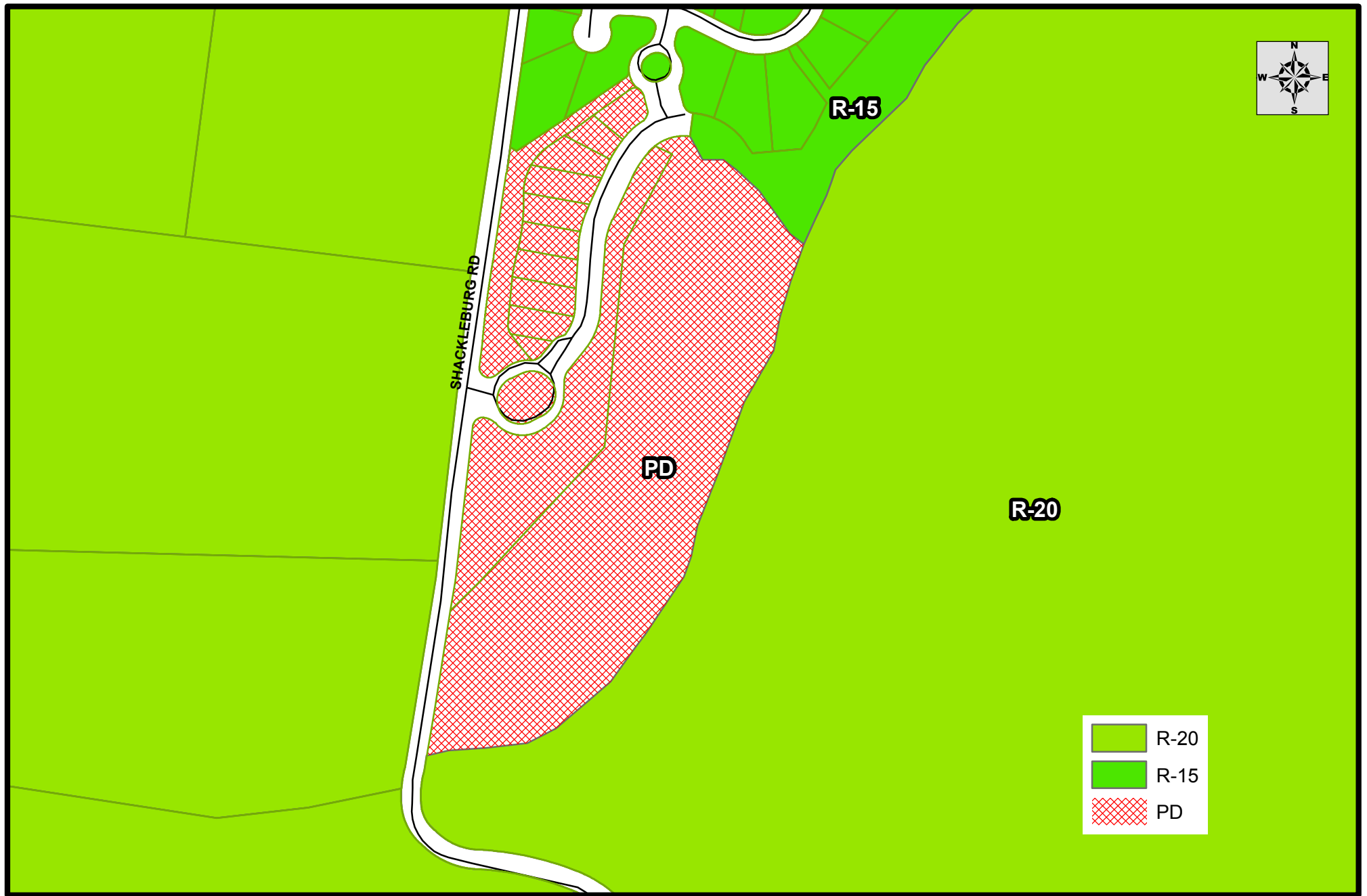
0 900 1,800 Feet



**Rezoning Request
Shackleburg Rd and Covered Bridge Parkway
PD Major Change**

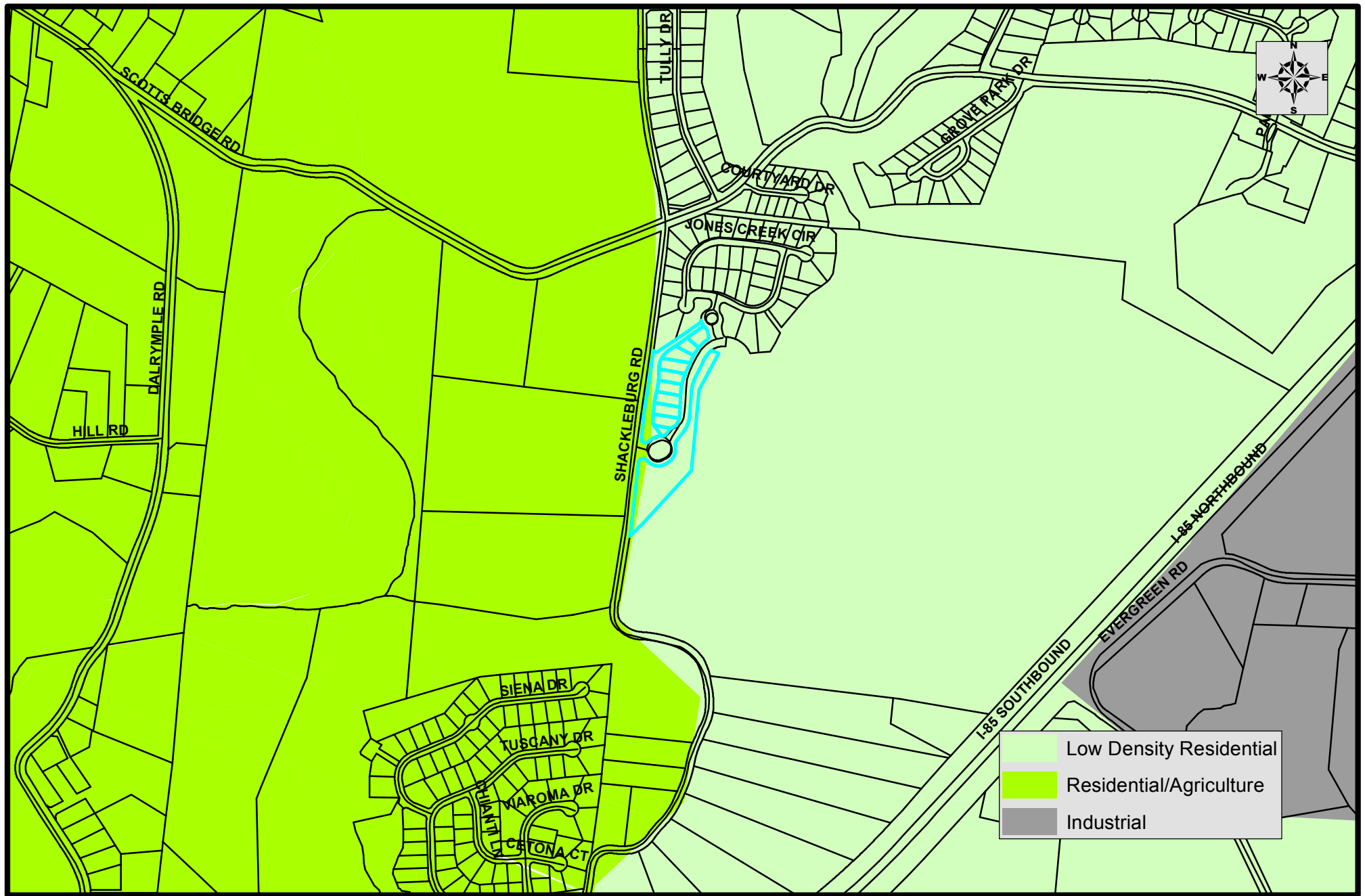
0 375 750 Feet





Rezoning Request
Shackleburg Rd and Covered Bridge Parkway
PD Major Change

0 375 750 Feet



**Rezoning Request
Shackleburg Rd and Covered Bridge Parkway
PD Major Change**



6/24/16

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

6/24/16



6/24/16



Anderson County Planning Commission Meeting
July 12, 2016
6:00 PM

Staff Report – Certain Land Uses- Tattoo Facilities require a Public Hearing
and a Distance Requirement of 1000' from a church, school or playground

Preliminary Project Name:	Hazzard Line Tattoo
Property Owner of Record:	Brandy Duncan
Authorized Representative:	Brandy Duncan
Intended Development:	Tattoo Facility
Location:	1804 Highway 86, Piedmont, SC-Existing Building
Details of Development:	This application involves a tattoo facility
Surrounding Land Use:	North – Un-zoned Commercial South – Road; Un-zoned Commercial East – Un-zoned Commercial West – Un-zoned Commercial
Total Site Area:	Approx. 0.5 acres; Building - 1100 sf
County Council District:	6
Zoning:	Not Zoned
Tax Map Number:	216-00-08-015
Extension of Existing Dev:	No
Existing Access Roads:	Highway 86
Sewer Supplier:	Big Creek Water & Sewer District
Water Supplier:	Big Creek Water & Sewer District
Power Supplier:	Duke Energy
Variance:	None requested

Traffic Impact Analysis:

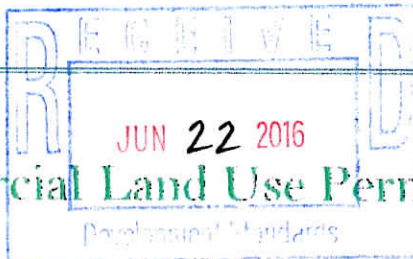
Highway 86, a state road, is classified as a major collector road. There are no maximum average vehicle trips per day requirement for this road. No encroachment permit will be required; the driveway is already installed and currently in use.

Staff Recommendation:

Based upon the site plan and site visit, the applicant meets the distance requirement of 1000' feet of a church, school, or playground, as defined in Section 38-183(2). The McDonalds, located 950 feet to the west, is classified as a truck stop and does not have a playground.

Staff recommends **APPROVAL** with the following conditions:

- Developer must obtain all necessary permits from SCDHEC for the operation of the tattoo facility and submit the Final Permit to Anderson County Development Standards Department prior to opening and services to customers.
- Developer will meet all land use standards without variances.



Commercial Land Use Permit Application

Development Standards

6/22/16
Date of Application Completion

Project Name _____

Owner's Information

Name: BRANDY DUNCAN
Mailing Address: 963 Johnson Rd Easley, SC 29642
Telephone and Fax: 864-517-7972 E-Mail: bduncan74@charter.net
864-644-8088

Developer/Builder's Information

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

Project Information

Property Location: 1804 Hwy 86 Piedmont, SC 29673
Parcel Number(s)/TMS: 216-00-08-015
County Council District: ANDERSON 6 School District: ANDERSON DIST. 1
Total Acreage: 1 1/2 ACRE Total Acreage Disturbed: 1/2 ACRE
Current Land Use: VACANT BLDG Current Zoning: NOT ZONED
Existing Building on Site: YES Total Building Square Footage: 1100
Project Description: TATTOO SHOP
Please note if commercial, industrial, institutional or multi-family and if new construction, renovation, or addition.

Fire Hydrant(s) at Location:
Yes, how many: No No: _____
It is the responsibility of the applicant to contact the Fire Marshall for all projects at (864) 260-4012.

E-911 Address: 1804 Hwy 86 Piedmont, SC 29673
The Development Standards Office will forward a copy of your site plan over to E-911/Addressing. An address will be assigned after review from the Development Standards Office.

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓
If you indicated no, your signature is required.

Randy Langer
Applicant's Signature

6/22/16
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-114.5: 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.

Please attach the following to this application:

- ☐ Two (2) copies of the Site Plan (Including a breakdown of the square footage for each use);
- ☐ Sewer or Septic Tank Approval Letter;
- ☐ Encroachment Permit;
- ☐ DHEC/Stormwater Management Approval Letter

Comments: _____

**Failure to install and maintain adequate control measures to prevent any adverse impact on adjacent property, waterways or roadways may result in failure or a delay of any initial building inspection. (Reference Chapter 38 of the County Code of Law, Land Use Division -- Article V -- Stormwater Management and Sedimentation Control -- Section 38-534.). **

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. I (We) further confirm that I (we) have read, understand and agree to abide by the Stormwater Management and Sedimentation Control requirements stated in the Anderson County Code of Ordinances.

Randy Langer
Applicant's Signature

6/22/16
Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Scheduled Public Hearing Date: July 12, 2016

Application Received By: B Shumpert

Date Complete Application Received: 6/22/2016

Application Fee Amount Paid: _____

Check Number: _____

Staff Recommendation: _____

Planning Commission Decision: _____

110
FRONTAGE RD

110

FRONTAGE RD

2160008018

112
FRONTAGE RD

112

Pilot Travel
Center

FRONTAGE RD S-04-1147

2160008010

1878
HIGHWAY 86

2400001010

1808
HIGHWAY 86

2160008011

1904
HIGHWAY 86

2160008012

1812
HIGHWAY 86

1802
HIGHWAY 86

1913
HIGHWAY 86

1929
HIGHWAY 86

HIGHWAY 86 SC-04-0086

2160008014

1802
HIGHWAY 86

2160013002

2160010010

1815
HIGHWAY 86

2400001013

1804
HIGHWAY 86

1800
HIGHWAY 86

2160010009

SHILOH RD S-04-1155

1805
HIGHWAY 86

2160010001

1803
HIGHWAY 86

1717
HIGHWAY 86

2160010016

1715
HIGHWAY 86

1713
HIGHWAY 86

2160010023

2160010004

2160010003

I-85
NORTHBOUND
RAMP R-8392
EXIT 35 R-8393

TRANSPORTATION
PARK P-01-0297



Anderson County Planning Commission

July 12, 2016

6:00 PM

Staff Report – Land Use Application for Public Service Use (Electrical Substation)

Applicant: New Horizon Electric Cooperative, Inc.

Intended Development: The proposed project consist of a new electrical substation to service the Piercetown Community and will be located adjacent the existing electrical substation.

Location: Martin Road, Williamston

Surveyor/Engineer: Land Planning Associates

County Council District: 4

Zoning: None

Tax Map Number: 169-00-03-0002

Number of Acres: 34.74

Variance: None requested.

Staff Recommendation:

Approval, with the following conditions:

- Preliminary Application meets the criteria and condition of the Development Standard Ordinance.
- Staff recommends approval of the land use application request with the following conditions.
- The applicant will be required be to submit a complete set of site plans and submit the following prior to the issuance of a commercial land use permit.

- Full disclosure of all emergency procedures and analysis regarding the project.
- Environmental Impact Analysis.
- Proper Screening and Buffering.
- Storm Water Permit for Erosion and Sediment Control from Anderson County Storm water Department and SCDHEC.
- Any wetland delineation and or land disturbance approval from US Corps of Engineer's Office.
- Duke Energy regarding any encroachments into their right of way and or approvals/permits.
- Blue Ridge Electric Cooperative regarding any encroachments into their right of way and or approvals/permits.



Land Use Permit Application

6-1-16
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: New Horizon Electric Cooperative, INC

Business Name (if applicable): _____

Mailing Address: PO Box 1169; 1776 HWY 14; Laurens, SC 29630

Telephone and Fax: 864-683-4189/864-682-3162 E-Mail: tthompson@newhorizonelectric.com

Authorized Representative's Information

Name: Terry W Thompson

Company Name: New Horizon Electric Cooperative, INC

Mailing Address: PO Box 1169; 1776 HWY 14; Laurens, SC 29630

Telephone and Fax: 864-683-4189/864-682-3162 E-Mail: tthompson@newhorizonelectric.com

Project Information

Property Location: Martin Road

Parcel Number(s)/TMS: 1690003002

County Council District: CCD 4

School District: 01

Total Acreage: 13.0

Current Zoning: unzoned

Proposed Land Use: UTILITY

Current Land Use: Vacant/Agriculture

Water Supplier: POWDERSVILLE

Sewer Supplier: N/A

Power Supplier: Blue Ridge

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

6/1/16
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1146; July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Comments: Proposed project is a new electrical substation to service area and will be located beside existing electrical substation.

• A processing fee of \$900 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.

[Signature]
Applicant's Signature

6/1/16
Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By: Alexa A. Hunter

Scheduled Public Hearing Date: July 12, 2016

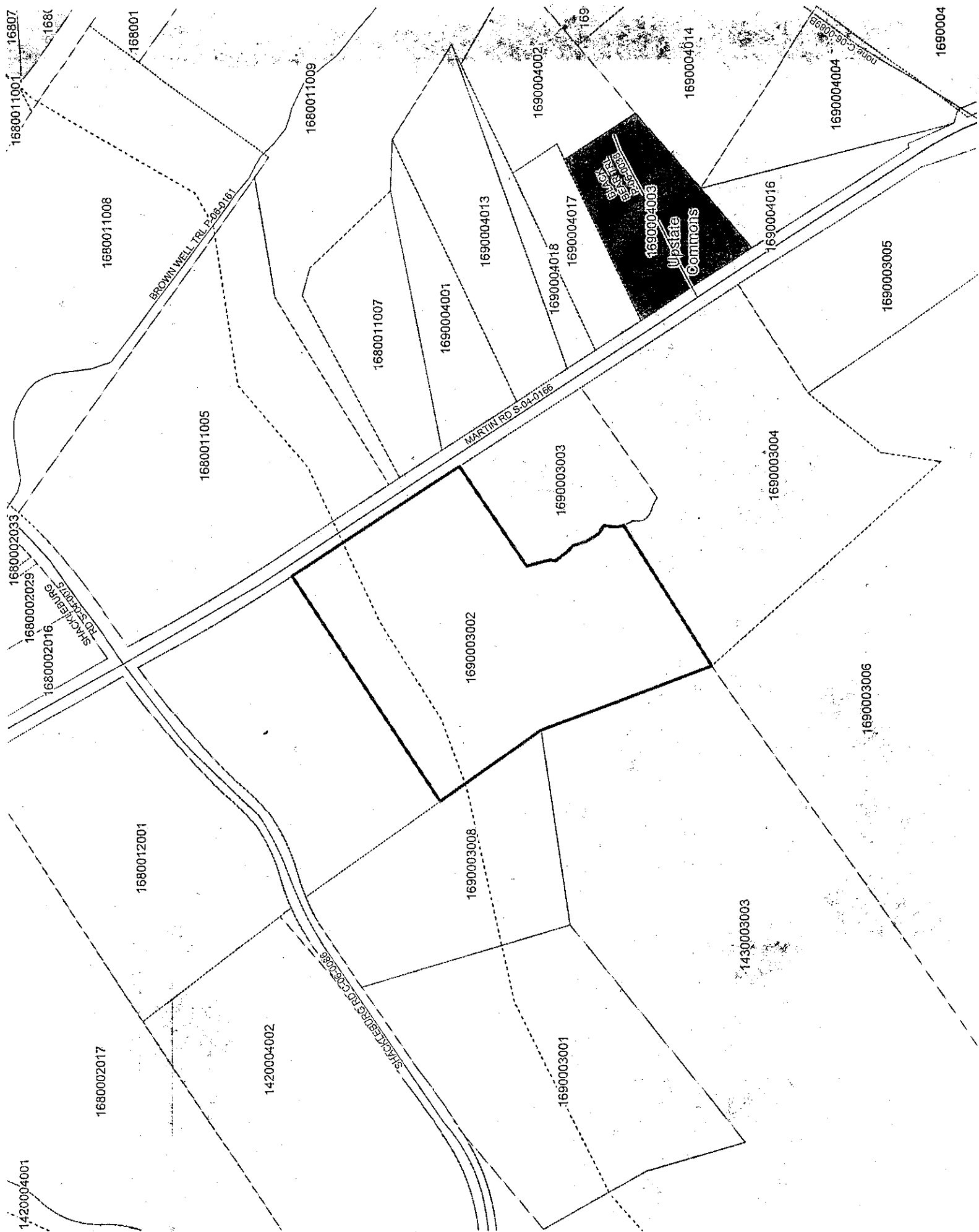
Application Fee Amount Paid: \$200⁰⁰

Date Complete Application Received: June 14, 2016

Check Number: 7523

Staff Recommendation: _____

Planning Commission Decision: _____





1630011039

1630011005

1630012001

1630011007

1630001001

1630004013

105

1630004018

1630001017

101

BE

Upstate

Common

16300040

058

MARTIN RD

1630003004

1630003003

1630003002

1630003003

1430003003

SHOCKEY RD C-06-002

C-104

Mn^{++} 0.67, Fe^{++} 0.89, Zn^{++} 0.71
27% Ca^{++} , 2% K^{+}
 Al^{+++} 0.47, SiO_2 5.0%

10

Downloaded At: 11:53 11 September 2009

Anderson County Planning Commission

July 12, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Concord Trail Subdivision
Intended Development:	Residential
Applicant:	McNair Development
Surveyor/Engineer:	Gray Engineering
Location:	On Concord Road, west of Cross Creek Drive
County Council District:	4
Surrounding Land Use:	North – Residential South – Roadway, Residential East – Residential West – Residential
Zoning:	R-20
Tax Map Number:	145-00-03-010 & 145-00-03-001
Extension of Existing Dev:	No
Existing Access Road:	Concord Road
Number of Acres:	7.0
Number of Lots:	11
Water Supplier:	Big Creek Water District
Sewer Supplier:	SCDHEC – Individual On-site Wastewater
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 110 new trips per day. Concord Road is a state road, classified as a major collector road. No maximum limits are stated. An encroachment permit shall be required by SC 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.
- Building setbacks shall be determined based on the new requirements approved by County Council on May 4, 2016.
- Lots must be sufficiently sized as per SCDHEC onsite wastewater requirements.
- Developer must obtain the following permits prior to proceeding with development. Permits to include;
 - Anderson County Roads and Bridges for road profile for construction.
 - An encroachment permit is required from SC DOT.
 - Applications must be filed for individual on-site wastewater permits through SCDHEC.
 - Anderson County Stormwater Department and SCDHEC for review and approval of Erosion and Sediment Control.

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Subdivision Plat Application

6/13/16
Date of Application Completion

CONCORD TRAIL
Name of Project

Applicant's Information

Name: McNair Development
Mailing Address: PO Box 25368 Greenville, SC 29616
Telephone and Fax: (864) 346-9888 E-Mail: LMcnairsc@gmail.com

Owner's Information (If Different from Applicant)

Name: Hilliard Heyward E. III + Amy P.
Mailing Address: 4016 Brackenberry Dr. Anderson, SC 29621
Telephone and Fax: 864-314-4083 E-Mail: hhilliard@hmrvti.com

Project Information

Project Location: On Concord Road, west of the intersection with Crosscreek Drive
Parcel Number/TMS: 1450003010 & 1450003001
County Council District: Four School District: 05
Total Acreage: 7.01 acres Number of Lots: 11
Intended Development: Residential Subdivision Current Zoning: R-20
Surrounding Land Uses: North: Subdivision South: Concord Rd. East: Subdivision West: Residential Lot
Water Supplier: Big Creek Water District Sewer Supplier: N/A
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

6/13/16
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: _____

NO. 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Anderson County Planning Commission

July 12, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Rogers Road Subdivision
Intended Development:	Residential
Applicant:	Gray Engineering for Mark III Properties
Surveyor/Engineer:	Gray Engineering
Location:	Rogers Road, East of Highway 29
County Council District:	7
Surrounding Land Use:	North – Residential South – Road East – Residential West –Undeveloped, roadway
Zoning:	Un-zoned
Tax Map Number:	218-00-03-002
Extension of Existing Dev:	No
Existing Access Road:	Rogers Road
Number of Acres:	57.10
Number of Lots:	99
Water Supplier:	Big Creek Water District
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 990 new trips per day. Rogers Road is a County road and classified as a minor collector road. No maximum limits are stated. An encroachment permit shall be required from Anderson County Roads and Bridges.

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.
- Lots abutting Rogers Road shall meet the 40-foot setback from right-of-way.
- Lots abutting the FEMA AE Flood Zone will be required to have elevation certificates prior to construction permitting.
- Project shall comply with Duke Energy requirements for crossing transmission line right of ways. Written approval from Duke Energy shall be submitted to Anderson County Development Standards.
- Developer must obtain the following permits prior to proceeding with development. Permits to include;
 - Anderson County Roads and Bridges for road profile for construction.
 - An encroachment permit approved by Anderson County Roads and Bridges Department.
 - Sewer application must be approved by Anderson County Wastewater Department.
 - Anderson County Stormwater Department and SCDHEC for review and approval of Erosion and Sediment Control.



Subdivision Plat Application

6/7/16
Date of Application Completion

ROGERS ROAD SUBDIVISION
Name of Project

Applicant's Information

Name: GRAY ENGINEERING CONSULTANTS
Mailing Address: 132 PILGRIM ROAD GREENVILLE, SC 29607
Telephone and Fax: 864-297-3027 E-Mail: rodneygray@gmail.com

Owner's Information *(If Different from Applicant)*

Name: MARK III PROPERTIES
Mailing Address: 170 CAMELOT DRIVE SPARTANBURG SC, 29301
Telephone and Fax: 864-595-1735 E-Mail: _____

Project Information

Project Location: ROGERS ROAD, ANDERSON SC
Parcel Number/TMS: 218-00-03-002
County Council District: DISTRICT 7 School District: SCHOOL DISTRICT 1
Total Acreage: 57.10 ACRES Number of Lots: 99
Intended Development: FAMILY HOMES Current Zoning: UN-ZONED
Surrounding Land Uses: North: RESIDENTIAL South: ROAD East: RESIDENTIAL West: ROAD
Water Supplier: BIG CREEK Sewer Supplier: ANDERSON COUNTY SEWER
Have any changes been made since this plat was last before the Planning Commission?: _____
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

6-16-16
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: _____



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ROGERS RD C-06-0059

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2180004003

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2180004002

MOORE
RD
C-04-0153



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GRAY
ENGINEERING CONSULTANTS
1000 RICHMOND ROAD, GREENVILLE, SC 29607
TEL: (864) 799-9997 FAX: (864) 799-9997
WWW.GRAYENGINEERING.COM



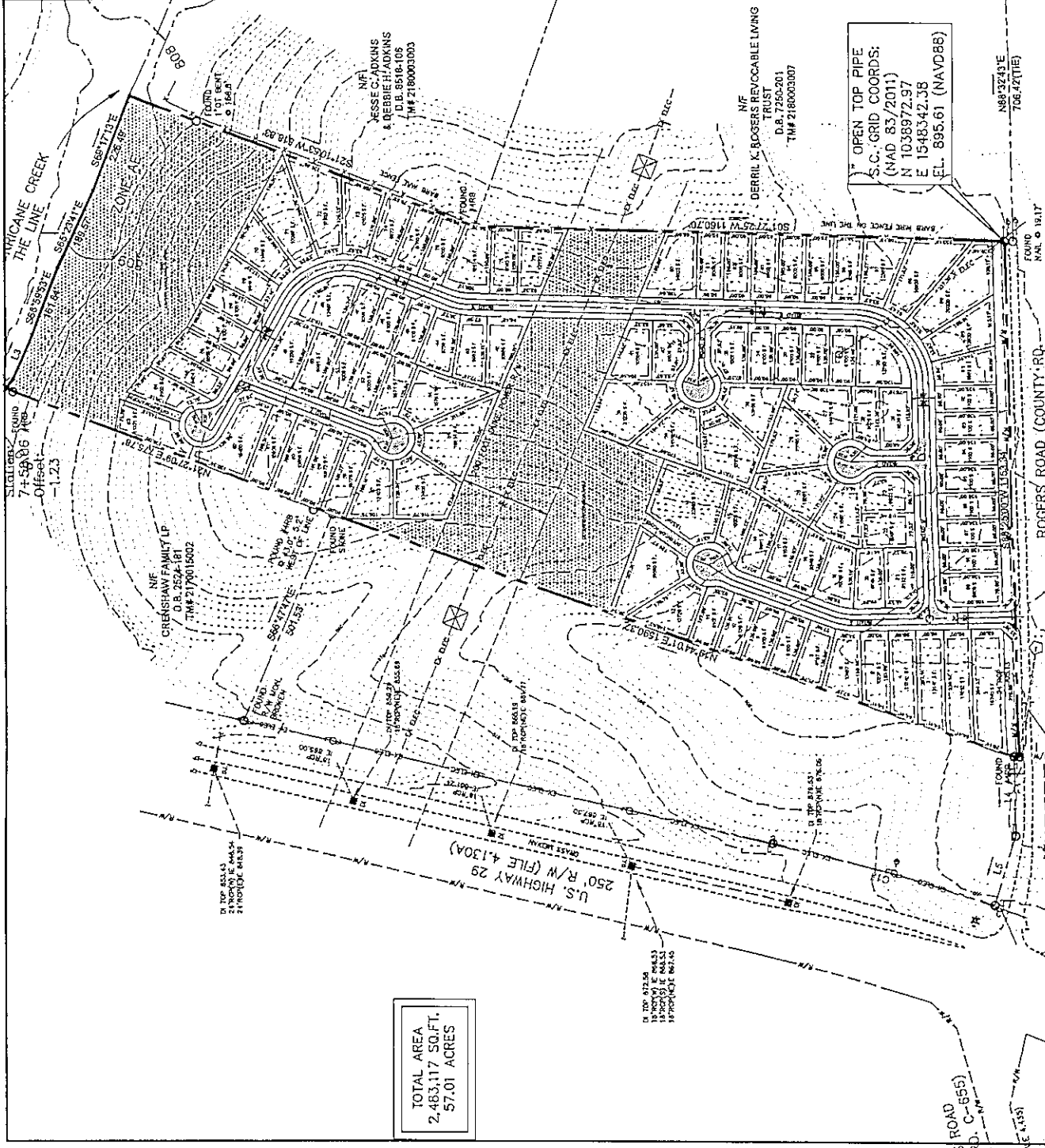
STAKEOUT PLAN
ROGERS ROAD
SUBDIVISION
ROGERS ROAD
ANDERSON COUNTY, SC

PROJECT MANAGER:	REC
DRAWN BY:	REC
CHECKED BY:	REC
DATE:	4/25/18
PROJECT DATE:	4/25/18
SCALE:	1"=100'
DATE:	4/17/18
DATE:	4/17/18

CV-1

SITE DATA:
60X135' LOTS: 99
NEW ROAD: 3,832 L.F.

LOCATION MAP (N.T.S.)



TOTAL AREA
2,483,117 SQ.FT.
57.01 ACRES

ROGERS ROAD (COUNTY RD.)
INTY RD. C-555

Anderson County Planning Commission

July 12, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Wren Haven Subdivision
Intended Development:	Residential
Applicant:	Roper Road, LLC (Danny Youngblood)
Surveyor/Engineer:	Gray Engineering
Location:	300 ft. +/- South of Laroache Road on Roper Road
County Council District:	6
Surrounding Land Use:	North – Undeveloped South – Undeveloped East – Wren School West – Residential
Zoning:	Un-Zoned
Tax Map Number:	191-00-02-005
Extension of Existing Dev:	No
Existing Access Road:	Roper Road
Number of Acres:	30.0
Number of Lots:	36
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 360 new trips per day. Roper Road is a major rural local road. The maximum average for this road is 1,600 vehicle trips per day. Current dwellings on Roper Road are 4 framed Single Family homes and one manufactured home. Current average daily trips(ADT), for residential is estimated at fifty (50). An encroachment permit shall be required by Anderson County Roads and Bridges Department.

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 exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- Developer must obtain the following permits prior to proceeding with development.
Permits to include;
- Anderson County Roads and Bridges for road profile for construction.
- Approval for water service from Powdersville Water District.
- An encroachment permit is required from Anderson County Roads and Bridges.
- Approval for Sanitary Sewer service from Anderson County Wastewater.
- Anderson County Stormwater Department and SCDHEC for review and approval of Erosion and Sediment Control.



Subdivision Plat Application

June 7, 2016
Date of Application Completion

WREN HAVEN
Name of Project

Applicant's Information

Name: Roper Road, LLC - Danny Youngblood
Mailing Address: 1909 E. Main Street Easley, SC 29640
Telephone and Fax: 864-306-2995 E-Mail: dey27@aol.com

Owner's Information

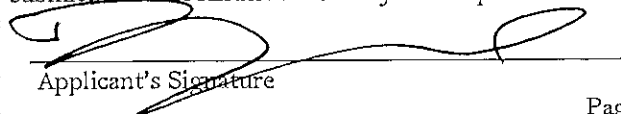
(If Different from Applicant)

Name: TRAYNUM JOHN C III
Mailing Address: 705 SHILOH CH RD PIEDMONT, SC 29673
Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: 315' L.F. South of Laroache Dr.
Parcel Number/TMS: 1910002005
County Council District: CCD 6 School District: 01
Total Acreage: 30 AC Number of Lots: 36
Intended Development: Residential Subdivision Current Zoning: Unzoned
Surrounding Land Uses: North: Undeveloped South: Undeveloped East: School West: Residential
Water Supplier: Powersville Water Sewer Supplier: Anderson County
Have any changes been made since this plat was last before the Planning Commission?:
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.


Applicant's Signature

June 7, 2016
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: _____

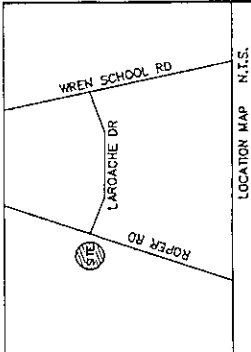
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GRAY
ENGINEERING CONSULTANTS
1310 PLEASANT ROAD - GREENVILLE, SC 29607
WWW.GRAYENGINEERING.COM
TEL: 864.677.7777 FAX: 864.677.7778



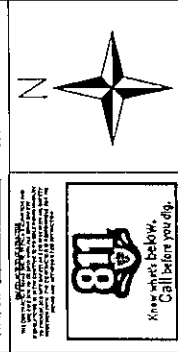
WREN HAVEN
PRELIMINARY PLAN
ROPER ROAD
ANDERSON CO., SC

CV-1
PROJECT NUMBER: 1801
DATE: 1/1/18
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
DATE: 1/1/18
SCALE: 1" = 40'

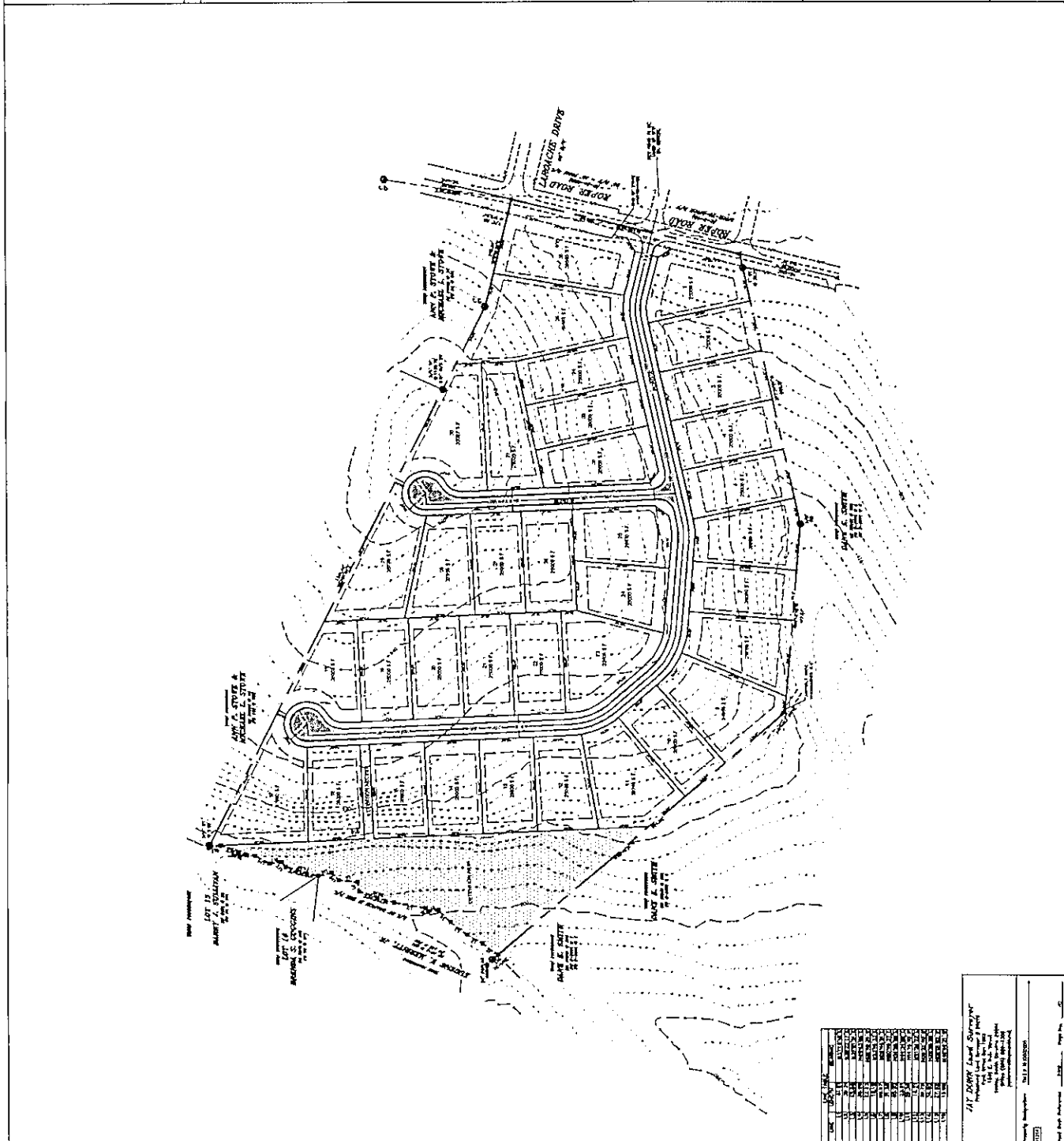


WREN HAVEN
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NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION

WREN HAVEN
201 L.P. 000000
NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION

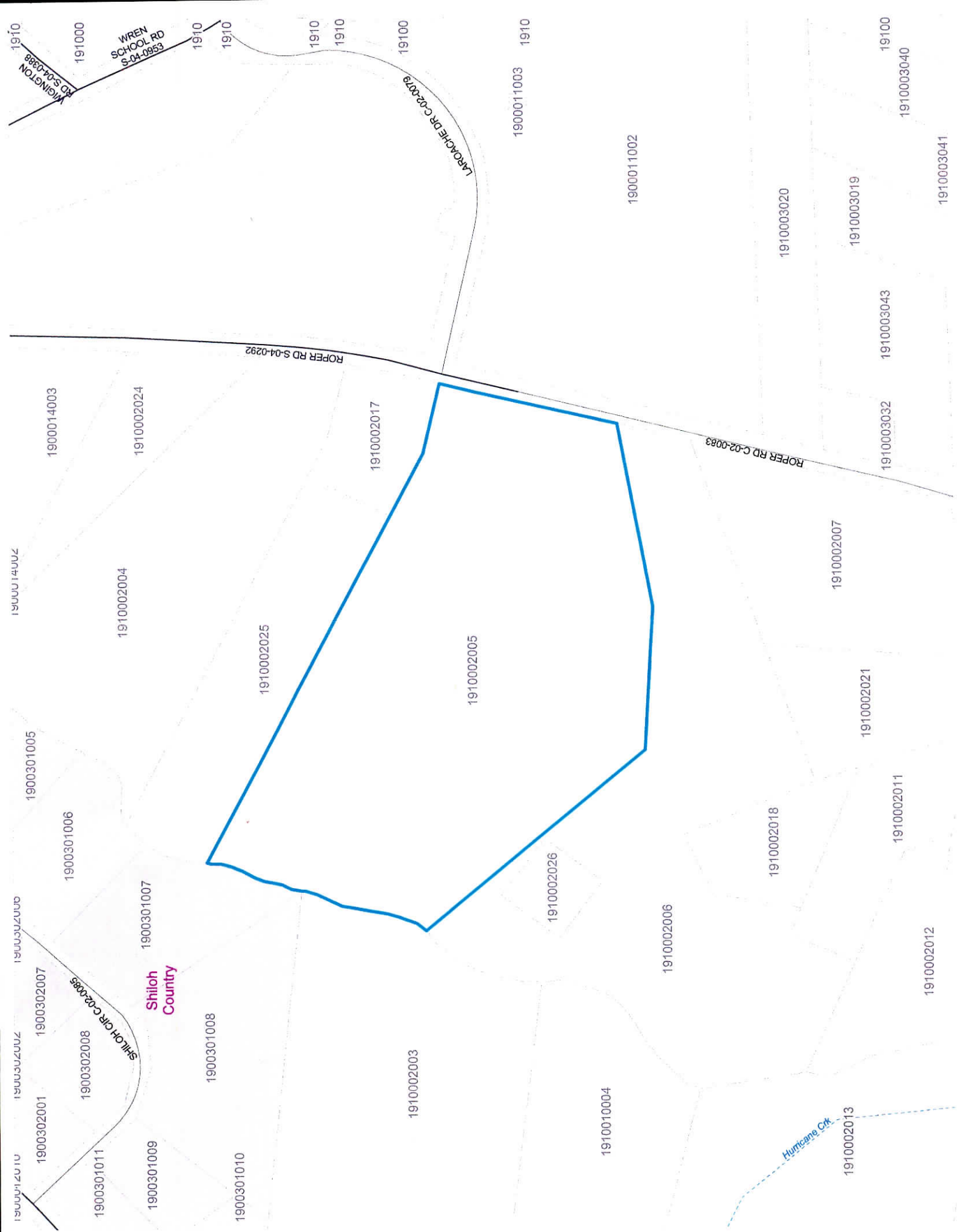


SETOBACKS
1. THERE IS A 30' FRONT SETBACK
2. THERE IS A 10' SIDE SETBACK
3. THERE IS A 25' REAR SETBACK
ALL SETBACKS ARE TO BE MEASURED AT THE SETBACK LINE



NO.	DATE	REVISION
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WREN HAVEN
201 L.P. 000000
NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION





Anderson County Planning Commission

February 10, 2015

6:00 PM

Staff Report – Preliminary Commercial Subdivision

Preliminary Subdivision Name: Hanna Crossing

Intended Development: Professional Commercial Complex to include medical rehabilitation, medical and dental and other professional offices.

Applicant: Eddie Kinsey

Owner: Lakeside Acquisitions, LLC

Surveyor/Engineer: F & S Surveying, Inc.

Location: Highway 81

County Council District: 4

Surrounding Land Use: North -- Residential
South -- School
East -- Agricultural
West -- Residential

Zoning: C-2(Highway Commercial)

Tax Map Number: 146-00-08-003

Extension of Existing Dev: No

Existing Access Road: Highway 81N

Number of Acres: 15.62

Number of Lots: 14

Water Supplier: Hammond Water

Sewer Supplier: Anderson County

Variance: No

Traffic Impact Analysis:

A traffic count cannot be determined because we do not know the specific land use(s) to calculate the number of new trips per day. Highway 81N is an arterial road with no maximum average vehicles per day.

Staff Recommendation:

Approval, with the following conditions,

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Subdivision and road names must be approved by the Anderson County Addressing Department.
- All lots must access proposed internal roads only.
- Developer must obtain all necessary permits prior to proceeding with development to include;
- Storm Water and Erosion and Sediment Control with Anderson County and SCDHEC.
- Anderson County Roads and Bridges Department for road profile approval. The applicant has met with engineering staff for approved specifications.
- Applicant must meet all permitting and encroachment requirements with SCDOT.
- Sewer and Water Approval.



Subdivision Plat Application

November 12, 2014

Hanna Crossing

Date of Application Completion

Name of Project

Applicant's Information

Name: Eddie Kinsey
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com
Fax: (864) 225-0027

Owner's Information (If Different from Applicant)

Name: Lakeside Acquisitions, LLC
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com
Fax: (864) 225-0027

Project Information

Project Location: Highway 81
Parcel Number/TMS: 146-00-08-003
County Council District: 4 School District: 5
Total Acreage: 15.62 Number of Lots: 14
Intended Development: Professional Current Zoning: C-2, Highway Commercial
Surrounding Land Uses: North: Residential South: School East: Ag West: Residential
Water Supplier: Hammond Water Sewer Supplier: Anderson County
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 Planning Department - Development Standards.

Eddie Kinsey
Applicant's Signature

November 12, 2014
Date

Page 1 of 1

For Office Use Only:
Application Received By: A. Hunter Scheduled Public Hearing Date: 2/10/2015
Amount of Fee Paid: \$114.00 Date Complete Application Received: 11/12/2014
Staff Recommendation: Approval Check Number: 1134
Planning Commission Decision: Approved 2/10/2015
Unanimously approved A. Hunter

APPROVED

A. Hunter 2/10/2015

LAKESIDE ACQUISITIONS, LLC
521 NORTH McDUFFIE STREET
ANDERSON, SOUTH CAROLINA 29621
(864) 225-0025 – OFFICE
(864) 225-0027 - FAX

June 28, 2016

Ms. Alesia Hunter
Anderson County Development Standards
401 East River Street
Anderson, SC 29624

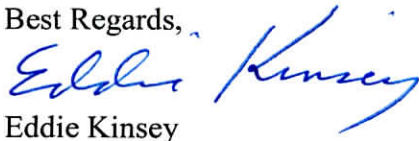
Re: Hanna Crossing-Highway 81

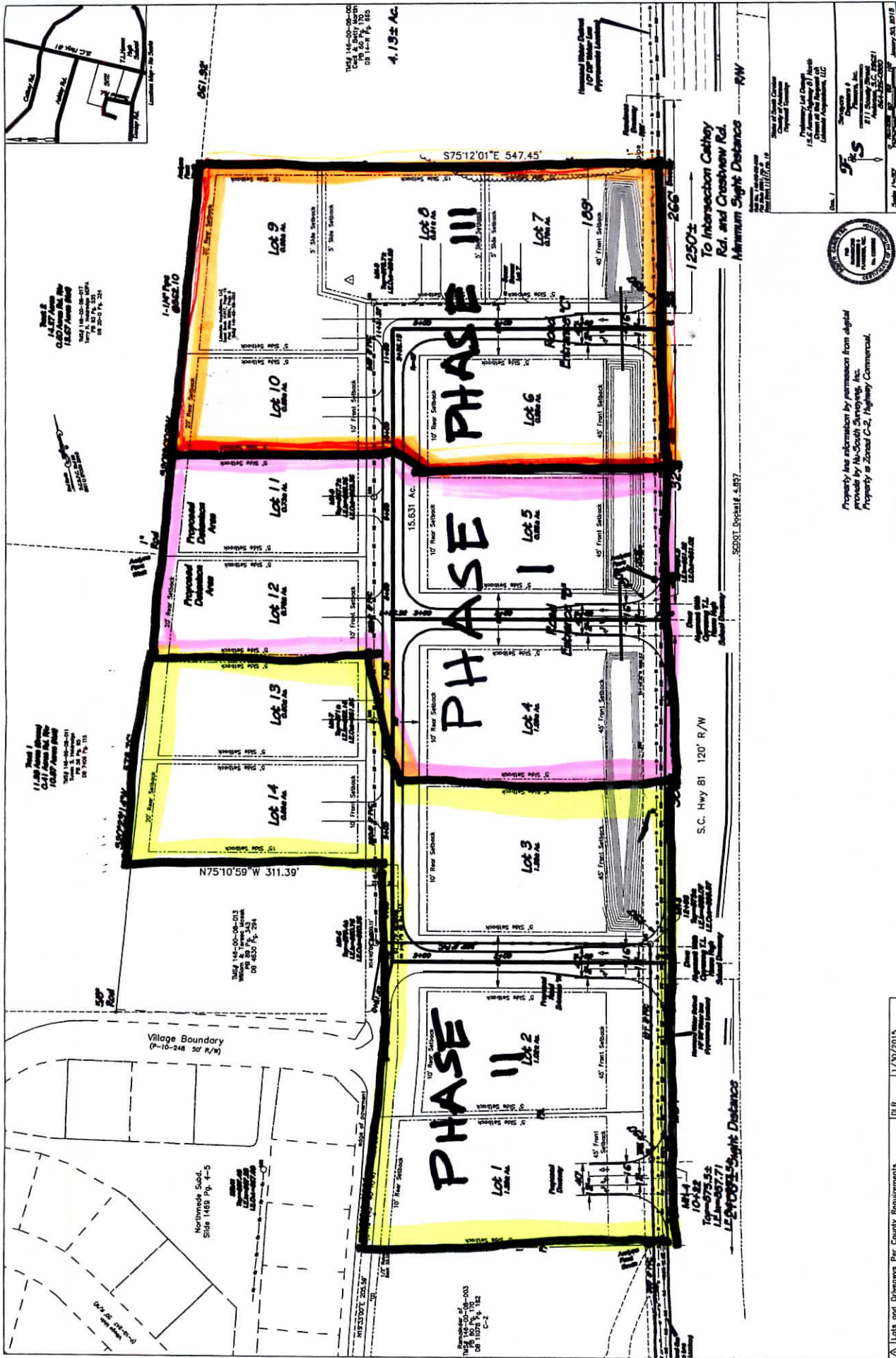
Dear Ms. Hunter,

I hope this finds you well. Lakeside Acquisitions, LLC would like to request to be placed on the July 12th, 2016 Agenda of the Planning Commission.

We request the Planning Commission to allow a revision to phasing on the project known as Hanna Crossing on Highway 81 from three phases to two.

Best Regards,


Eddie Kinsey



Property line information by permission from digital
provided by No-South Surveying, Inc.
Property is Zoned C-2, Highway Commercial.

