

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: Stefine Chastain
Date: July 7, 2020
Cc: County Council
Re: July 14, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, July 14, 2020, 6:00PM** at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

The meeting agenda and packet are attached for your review.

Please email rsloan@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Anderson County Planning Commission

David Cothran, Chair, District #5
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Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Will Moore, District #4

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

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. June 9, 2020 Regular Meeting
4. Public Hearings
 - A. Land Use Permit Application - First Quality Tissue Class 2 Landfill
Council District 3
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Anderson Oaks - Council District 6
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - B. Proposed Camps/ RV Parks Land Use Regulations
 - i. Discussion
 - C. Adhoc Planning Committee will be appointed by County Council
 - i. Appointed committee will review development and flag lots at a later date
 - D. Future Development Workshop
 - E. Comprehensive Plan 5-Year update August 2021
7. Public Comments, non-agenda items - 3 minute limit per speaker
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 at the Civic Center, located at 3027 Martin Luther King, Jr. Blvd., Anderson. However, subject to change due to COVID-19.

Anderson County Planning Commission
Tuesday, June 9, 2020
6:30 PM
Civic Center
3027 Martin Luther King Jr Blvd.
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: Brad Burdette, Debbie Chapman, David Cothran, Jane Jones, and Will Moore

Members Absent: Ed Dutton and Lonnie Murray

Staff Present: Alesia Hunter, Tim Cartee, Rhonda Sloan, Brittany McAbee, and Stefine Chastain

Call to Order: Chairman Cothran called the meeting to order, 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, by a motion from Mrs. Jones and a second by Mr. Moore.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 10, 2020 regular Commission meeting. Hearing none, the minutes were approved 5-0, with a motion by Mrs. Jones and a second by Ms. Chapman.

Public Hearings:

Request to rezone +/-29.01 acres, located at Highway 81 N from C-1 (Neighborhood Commercial) to PD (Planned Development)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from C-1 to PD to develop a mixed-use project. The proposed project would include four commercial pad sites, senior living and/or storage facility, and blended multifamily units with greenspace and nature trails. Staff recommended approval of the request. The evaluation and recommendation were listed in the packet. Chairman Cothran opened the public hearing and invited comments. There were seven people that were opposed and came forward. The seven were Catherin Hamby, Frank Farray, Mark Rexrode, Joel Gray, Chad Bryce, Nick Bremchuk, and Ken Brunel. Their overall concerns included traffic, space, stormwater, privacy, property value, and zoning. Right after Mr. Brunel spoke, a woman from the public announced she had a petition with 218 signatures with others that were opposed to the project. Throughout the public hearing, there were some people that spoke for and one man was neutral. Those in favor of the project were Ben Chase, the representative, and Mike Elliott, the originator of the project. Mr. Dan McKinney was neutral. Throughout the hearing, the public complained about not being able to hear those that went up to speak and that those for the request do not live in the community to know what is best. Chairman Cothran asked for all of those opposed to

stand and followed with those that were for the request. The number of opposed outnumbered those for. Mrs. Jones made a motion to deny staff's recommendation of approval; and Ms. Chapman seconded the motion. The motion was denied unanimously, 5-0 by a show of hands.

Request to rezone +/-19.00 acres, located at Welpine Road from C-2 (Highway Commercial) and R-M (Multifamily Residential)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from C-2 to R-M to develop a multifamily development. Staff recommended approval of the request. The evaluation and recommendation were listed in the packet. Chairman Cothran opened the public hearing and invited comments. Robin Wilson and Trisha Lynch came forward and stated their opposition to the proposed project. Reasons for their opposition included traffic, property value, danger, and a lack of man-power. Alex Dmyterko and Sean Schweiker came forward to address the concerns of those opposed. Hearing no further comments, Chairman Cothran closed the public hearing. Chairman Cothran made a motion to approve the request as presented by the staff. Mr. Moore seconded the motion. The motion was approved 3-2, with Ms. Chapman and Mrs. Jones opposing.

Request to rezone +/-141.83 acres, located at Highway 187 from R-20 (Single-Family Residential) to PD (Planned Development)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from R-20 to PD to develop a mixed-used development consisting of single-family detached, single-family attached, and commercial/non-residential uses. Staff recommended approval of the request to change the zoning classification from R-20 to PD because the property is in a suitable location for such transition and the availability of sewer. Chairman Cothran opened the public hearing and invited comments. Twenty members of the public approached and stated their opposition to the proposed request. Reasons included traffic, road conditions, change in character, location, environmental impacts exhaustion to the school system, negatively impact the seniors living in the community, and the fear of crime. There was one member present that was neutral of the project and one for it, which was the developer of the request. After those opposed expressed their concerns, the developer, came forward and addressed the public's concerns. Hearing no further comments, the public hearing was closed. Mrs. Jones made a motion to deny the request that the staff presented. Ms. Chapman seconded the motion. The motion was denied unanimously, 5-0 by a show of hands.

Request to rezone +/-141.81 acres, located at Liberty Highway from I-2 (Industrial Park) to R-8 (Single-Family Residential)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from I-2 to R-8 to develop a single family detached residential area. Staff recommended approval of the request based on new data pertaining to the topography and environmental constraints of the property. Chairman Cothran opened the public hearing and invited comments. Chairman Cothran instructed Mr. Nelson to briefly present more information pertaining to the land and zoning. There was one member of the public opposed to the request, Kris Yon. She informed the Board why the zoning was originally chosen, expressed her concerns about the area being non-compatible with the surrounding areas, and labeled the area as high density with bad traffic. There were two members of the public that were in favor of the request, Paul Harrison and Jimmy Bayne. Hearing no further comments, the public hearing was closed. There was some discussion between Mrs. Jones, Chairman Cothran, and the engineer, Mr. Paul Harrison. The highlights of the discussion included reasons why such zoning change and if the

property is indeed suitable to conduct the project. A motion was made by Mr. Burdette. The request was seconded by Chairman Cothran. The motion was denied, 3-2 by a show of hands.

Land Use Review Hearing Request- Beacon Outreach Ministries, located at 404 & 410 Oakwood Road, Townville

Mr. Tim Cartee presented the Land Use Review Hearing for the Beacon Outreach Ministries proposed project. The applicant's request is to use the property as a Camp and Retreat Center that will provide the following: rental space for camping, church activities, gospel singings, sports camp, at risk youth programs, weddings, and family reunions. Staff listed all of the must haves and recommended approval of the request. Chairman Cothran opened the public hearing and invited comments. No one came forward. Chairman Cothran closed the public hearing. Ms. Chapman made a motion to approve the request as presented by the staff. The request was seconded by Mrs. Jones. The request was unanimously approved, 5-0 by a show of hands.

Land Use Review Hearing Request- RV Park, located at 1300 Highway 29 South, Anderson

Mr. Tim Cartee presented the Preliminary Subdivision report for the RV Park project. The applicant's request is to change the layout due to the Homeland Park sewer line design and topography issues. Staff recommended approval of the request due to the fact that the Planning Commission Board previously approved the original request November 12, 2019. Seven members of the public approached and stated their opposition to the proposed request. Reasons for their opposition included no notification of the first meeting in November, the size of the project, the amount of money it would take, traffic, negatively change the character of the area, location, increased stress for current residents, and higher crime rate. The representative of the project, Michael Short, came forward and addressed the concerns that the public had. Hearing no further comments, the public hearing was closed. Mrs. Jones wanted clarification on what exactly the Board Members would have to vote on. Staff replied, "you will be voting on the change to their plans." Mrs. Jones made a motion to approve the request as presented by the staff. No one seconded the motion. Chairman Cothran then made a motion to deny the request. Mr. Moore seconded the request. The request was denied 4-1 by a show of hands. Those opposed to the request wanted the Board to give them more time to see if there was anything that they could do to appeal the approval made on November 12, 2019. The Board did not know what or if anything could be done, but Chairman Cothran made a motion for County Council to review for reconsideration. Mr. Moore seconded it. The motion was unanimously approved 5-0 by a show of hands.

Application of Appeal- Emily O'Brian on behalf of David Sutherland, location 3824 Dobbins Bridge Road, Anderson

Mrs. Alesia Hunter informed the Board that attorney, Mr. Hodge, and representative, Emily O'Brian were present to give a presentation. Ms. Emily O'Brian came forward to give reasons why her client, Mr. David Sutherland, should be able to develop on his property. A couple of reasons was that none of the homes that they would build would exceed 50 feet in height and that there are similar developments in the surrounding area. Ms. O'Brian shared the information that she and her client received from SCAC. She stated that SCAC would not allow them to move forward without permission from the Planning Commission because it was ordinance related and not SCAC. After Ms. O'Brian completed her presentation, Mrs. Jones stated that an attorney should handle this matter. Mr. Hodge came forward shortly after and elaborated on the property being in an "airport zone" that has height limitations and that the design is incompatible.

Chairman Cothran opened the public hearing. Mr. David Sutherland came forward and reiterated some of the highlights that his representative previously presented and added his view on the amount of business that the airport received. Mr. Byron Thompson came forward and insisted that the decision was left up to Anderson County and that the SCAC only utilized computer software to come to their conclusion. Chairman Cothran closed the public hearing and left the floor open for the Board and Staff to discuss. Chairman Cothran asked staff, "Has Mr. Leon had any input on this matter?" Mrs. Alesia Hunter responded with, "Leon has been made aware, but the land use is incompatible." Mrs. Jones made a motion to uphold staff recommendations of denying the proposed development. Ms. Chapman seconded the motion. The application of appeal was unanimously denied 5-0 by a show of hands.

Old Business: None

New Business:

Preliminary Subdivision: Woodglen

Me. Tim Cartee presented the request for Woodglen and staff's recommendation. Woodglen was previously denied February 11, 2020. The applicant has resubmitted with the existing development being approved for 186 lots July 9, 2019. The proposed development would be located on +/-226.61 acres on Hwy 86 and Blossom Branch Road and utilize Greenville Water and ReWa sewer services. Mr. Cartee informed the Board of the conditions and requirements that the applicant would have to follow and stated that staff's recommendation was for approval. Chairman Cothran asked if there were any questions that the Commissioners had in reference to the staff report. No one had any questions. Chairman Cothran informed the public that this portion of the agenda is not a public hearing, and that it is only for public comments. He also stated that each member from the public would have a time limit of three minutes to speak. There were six members of the public that came forward to give their opposition to the request. Reasons for their opposition included the following: not being able to control growth, overwhelming the school system, overwhelming the teachers, overwhelming the fire department/police department, traffic, bad road conditions, flooding from run off, and the need for economic growth. During the public comments, Mrs. Jones interjected by giving the number of homes that the Board would be voting on, which was a total of 1,034 houses. There were three members of the public that were in favor of the proposed development. Their reasons for being in favor of the request included: the design of entrances was improved, all of the recommendations were taken into consideration, brings in money from taxes, family land, and not an immediate project. Chairman Cothran closed the public comments. Mrs. Jones asked the engineer about the changes that were being made. The engineer informed her that the change was to add the additional driveway and follow what SCDOT would require. Mrs. Jones responding back with, "The reason for the first denial was because there was too much too fast." Mrs. Jones made a motion to deny the request and Mr. Moore seconded it. The request was approved with the vote being 3 in favor and 2 against, with Chairman Cothran breaking the tie and voting against the denial.

Preliminary Subdivision: Townehomes at Copper Hill

Tim Cartee presented the staff report for Townehomes at Copper Hill and stated that staff's recommendation was for approval. Before concluding, he also informed the Board of the conditions and requirements. Chairman Cothran opened the floor for public comments. There were seven members from the public that were opposed to the request. Reasons for their opposition included the following: dangerous road conditions, overwhelming the school system,

overwhelming the first responders, drugs, and traffic. There were a few members from the public that were in favor of the request that came forward. Reasons they gave included: better service, less taxes, growth, the plan is comprehensive, and that the requested use is the best use of the land. Chairman Cothran closed the public comments. Mrs. Jones made a motion to deny the request as recommended by staff. Ms. Chapman seconded it. The request was denied 4-1 by a show of hands.

Preliminary Subdivision: Glen Gate

Brittany McAbee presented the staff report for Glen Gate and stated that staff's recommendation was for approval. She listed the conditions and requirements the applicant would have to abide by if approved by the Board. Chairman Cothran opened the floor for public comments. Members that were opposed to the Townhomes at Copper Hill stated that their reasons for opposition were the same for this request. There was one member from the public that was in favor of the request. This member's main reason for the request is that it would put money into the system. Mrs. Jones and Chairman asked about the road safety and improvements that the applicant plans to make. Chairman Cothran then proceeded by closing the public comments. He asked if the Board had any questions. No one spoke. Mrs. Jones made a motion to deny the request as present by the staff. Mr. Moore seconded the motion. The request was denied 4-1 by a show of hands.

Other Business:

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 12:31 AM.

Respectfully Submitted,

Stefine Chastain, Permit Specialist

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 Meeting
July 14, 2020
6:00 PM

Staff Report – Large Scale Project

Preliminary Project Name:	First Quality Tissue
Property Owner of Record:	First Quality Tissue SE, LLC
Authorized Representative:	James Vaiana
Intended Development:	Class Two Landfill
Location:	441 Masters Blvd. Anderson
Details of Development:	<p>This application involves a proposed solid waste landfill that will receive solid waste (residual paper fiber) from the wastewater treatment process located on the existing industrial site of 15 acres for stockpiling excess soil during development and will not disturb virgin soils. The fill area is not located within 1,000 feet of any residence, school, day care; church or hospital. The waste stream is currently approved for use as alternative cover at other off site landfills. This landfill is not open to the public.</p>
Surrounding Land Use:	Industrial
Total Site Area:	289 Acres
County Council District:	Three
Zoning:	Not Zoned
Tax Map Number:	99-00-03-001
Extension of Existing Dev:	No
Existing Access Roads:	Masters Blvd.

Sewer Supplier: N/A

Power Supplier: Duke Energy

Water Supplier:

Variance: None requested

Environmental Impact Analysis: The contained study has detailed information on flood plains and wetlands. None of which are impacted. The site access, property boundaries, surface water boundaries, residential well are also highlighted in the environmental impact analysis with no impact. The airport safety zone is not compromised due to any height limitation. The design components in the report indicate no infectious waste, household garage, or hazardous waste will not be accepted at the proposed landfill. Site analysis, odor, dust, glare, emissions, noise from landfill have been addressed and will not affect any adjacent property owners. This certification will be required again on the commercial land use permit application. SCDHEC issued Administrative Final Determination in accordance with Regulation 61-107.19 Solid Waste Management for Landfills and Structural Fill. The permit application is currently in the permitting process.

Emergency Response Plan: Developed to prevent injuries, saving lives, and to minimizing damage. The detailed plan provides guidance on chemical spills, fire, (CODE RED) natural disaster(Severe weather), safety, environmental, site security, severe weather for natural disaster, emergency shut off, emergency contact for operation team lead, and maintenance.

Staff Recommendation:

This proposed development constitutes a large-scale project. Staff recommends APPROVAL of the overall Development plans with the following conditions; the developer must obtain all necessary permits, and approvals.

- 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 Storm water Department.
- Final approval from SCDHEC Bureau of Land and Waste Management for Class Two Landfill.
- Anderson County Development Standards Department-Commercial Land Use Permit and Grading Permit prior to commencing with development and construction.
- Appropriate buffering will be required, where applicable to prevent being seen. Staff will work with the applicant to provide a suitable buffer.



Development Standards

APPLICATION FOR: **Land Use**

Anderson County Staff Review Case #: _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant First Quality Tissue SE, LLC

Mailing Address 441 Masters Blvd, Anderson, SC 29626

Telephone 570-893-7242 Cell 570-295-0698

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record First Quality Tissue SE, LLC

Mailing Address 80 Cuttermill Rd, Ste 550 Great Neck, NY 11021

Telephone 516-498-3692 Cell 516-592-2203

Authorized Representative James Vaiana

Mailing Address 441 Masters Blvd, Anderson, SC 29626

Telephone 570-893-7242 Cell 570-295-0698

Address/Location of Property 441 Masters Blvd, Anderson, SC 29626

Existing Land Use Tissue Manufacturing

Proposed Land Use Adding Class Two Landfill to existing tissue manufacturing site

Tax Map Number(s) 990003001

Total Size of Project (acres) 15 (landfill only)

Utility Agreement Services Letter of Approval, *Please attach to application.* Not applicable for proposed land use.

Proposed Water Source ☐ Wells ☐ Public Water Water District _____

Proposed Sewage Disposal ☐ Septic ☐ Public Sewer Sewer District _____

Power Company _____

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 traffic study must be submitted with the application.

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☒ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☐ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

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, and 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.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Signature of Applicant

Date

6/17/2020

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Signature of Owner(s)

Date

6/17/2020

ANDERSON COUNTY STAFF USE ONLY

Date Received _____ Received BY _____		Planning Commission Hearing Date _____	
Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____	
Application Forwarded to (date): _____		Letter of Hearing Sent to Applicant _____	
Application Processing	DHEC _____ <input type="checkbox"/> N/A	Hearing and Action	Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action (date) _____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____

Fee Paid \$300.00 Yes ☐ No ☐ Credit Card/Check# _____

Site Plan Revision Fee \$100.00



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

There are several manufacturing sites along Masters Boulevard including First Quality as well as two other manufacturing sites on Michelin Boulevard about 1 - 2 miles from the intersection of Masters Boulevard and Michelin Boulevard.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The proposed landfill site is un-zoned. See attached letter from Anderson County Development Standards dated January 29, 2019.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Solid waste (residual fiber from the manufacturing process) is currently transported to a landfill in Anderson County. In the future this material is to be managed on site in the proposed landfill. Development of an onsite landfill will remove the need for transporting the waste off site via public roads.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

The proposed Class Two Landfill meets and exceeds the buffer requirements in the South Carolina DHEC landfill regulations. The property is already in use for manufacturing tissue products such that no additional access to the proposed landfill is needed.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

As mentioned above, development of an onsite landfill will remove the need for transporting the waste off site via public roads. Managing the residual fiber from the manufacturing site on site rather than transporting off site improves efficiency and provides a competitive advantage.



EMERGENCY RESPONSE PLAN

First Quality Tissue
441 Masters Boulevard
Anderson, SC 29626

FQTSE CONTROLLED DOCUMENT

**Issued June 26, 2017 for Permit Review
Revised to Include CB4**

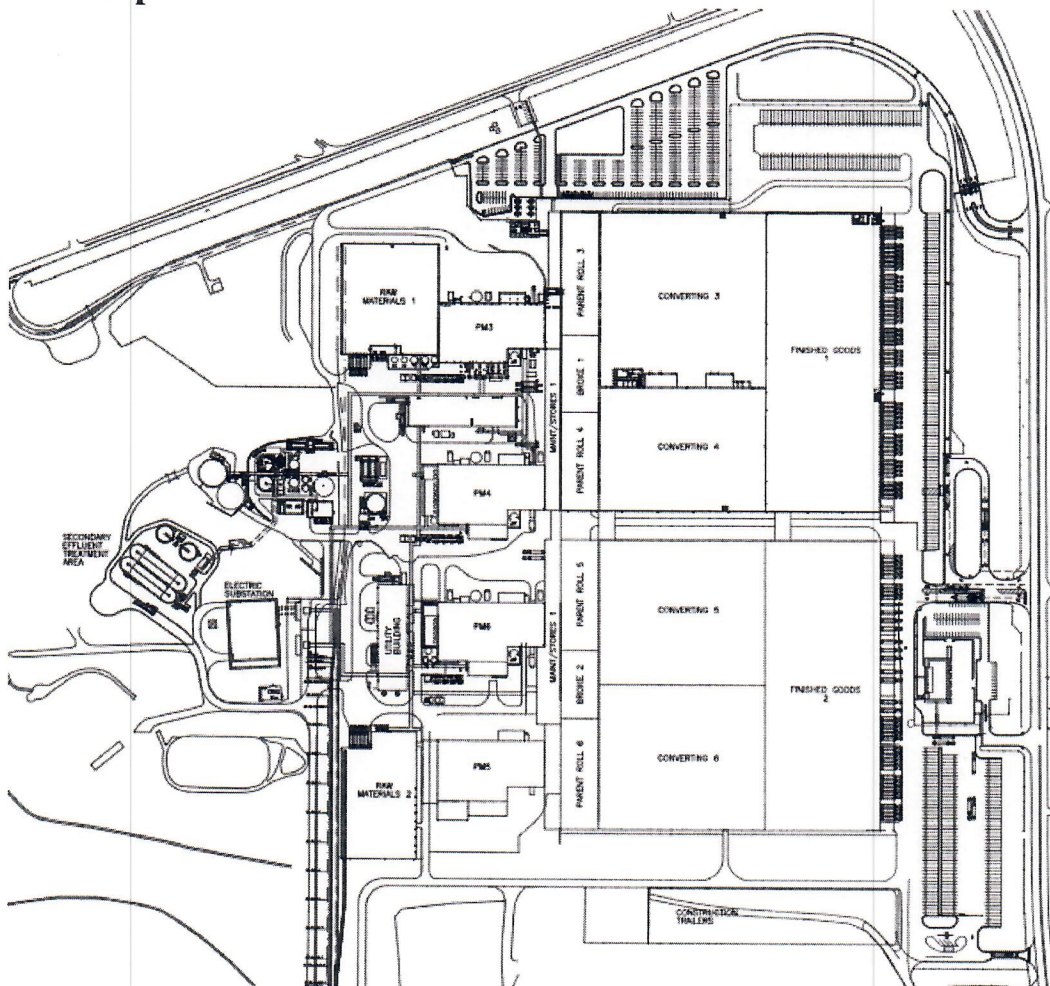
Ref. eQCM TSE-EHS-REF-010 for controlled Document

FIRST QUALITY TISSUE- ANDERSON, SC EMERGENCY RESPONSE PLAN

The First Quality Tissue Anderson, SC Emergency Response Plan is a controlled document and should not be copied. Although the plan is communicated to all employees and contractors entering the site, distribution of the document is limited to those individuals identified in Section 11 of the plan.

The plan will be reviewed annually, and after any major emergency incident, by both the Environmental Health and Safety department and the Facilities and Security department. Any changes made to the plan will be identified in Section 12. All copies of the plan will be updated subsequent to any changes that are made pursuant to any review.

Site Map



FIRST QUALITY – ANDERSON, SC EMERGENCY RESPONSE PLAN

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1.0 INTRODUCTION

PURPOSE

This EMERGENCY RESPONSE PLAN has been created to minimize the effect of losses that might occur, by:

- Preventing injuries and saving lives.
- Minimizing property damage
- Providing for continuity or expeditious resumption of operations

This plan provides procedures addressing the following emergency situations:

- Media Relations in Emergencies
- Suspicious Act/Potential Emergency Situation
- Non-Scheduled Power Outage/Blackout
- Medical Emergencies
- Emergency Evacuations
- Weather Emergencies
- Natural Disasters
- Fires
- Chemical Spills
- Natural Gas Leak
- Bomb Threat
- Terrorist Activities

SCOPE

The Emergency Response Plan is applicable to all team members, visitors, and contractors within the First Quality Tissue Southeast (FQTSE), Anderson facility.

EXCEPTIONS TO THIS POLICY

It is recognized that circumstances may occur within the FQTSE facility that will make it unreasonable or unsafe for team members, contractors, and/or visitors to abide by this policy. FQTSE site leadership will address these circumstances on an individual basis.

TRAINING

Each team member shall receive training on the procedures contained in this policy.

CONTRACTORS AND VISITORS

Contractors and visitors who perform work in the FQTSE facility shall adhere to this policy. The FQTSE facility shall be responsible to ensure that contractors and visitors are trained in and understand the requirements contained in this policy in relation to their scope of work.

EMERGENCY PROCEDURES FOR TEAM MEMBERS

MEDIA RELATIONS IN EMERGENCIES

1. **DO NOT** offer any comment to the media, public and/or government regulators.
2. Please refer all media questions to the First Quality Corporate Public Relations Officer. These names are listed on the FQTSE Public Relations Officers list in the Appendix section of this document.

SUSPICIOUS ACT OR A POTENTIAL EMERGENCY SITUATION

1. Report any suspicious activity or emergency situation to your manager/team lead immediately – see something, say something.
2. If your manager/team lead is not available, report activity or situation immediately to Security at ext. 2037 or via radio on security channel 1. Give the Guard your name and location of the activity in question. Advise him or her of the nature and location of the emergency.
3. Stay at the area until help arrives - - BUT ONLY IF IT IS SAFE TO DO SO.
4. If it is necessary, your manager/team lead will evacuate the plant. In the event of plant evacuation, you should report to your designated rally point. Team Leads/Managers will account for all team members in their area.

2.0 REPORTING AN EMERGENCY

All First Quality Anderson employees must remain vigilant to potential emergencies at all times. As soon as any emergency is identified, employees must immediately report the situation to their supervisor or lead operator. The supervisor will evaluate the emergency and determine what action should be taken including whether the situation warrants requesting assistance. In the event of an imminent threat to employees, the supervisor should contact the Incident Commander (reference section 2.1 of this document) to immediately call for a plant evacuation as described in Section 5 of this plan or for Shelter-In-Place as described in Section 7.1.1 of this plan.

Imminent threats are events that present a recognized potential risk of significant harm to personnel, facilities, or the environment

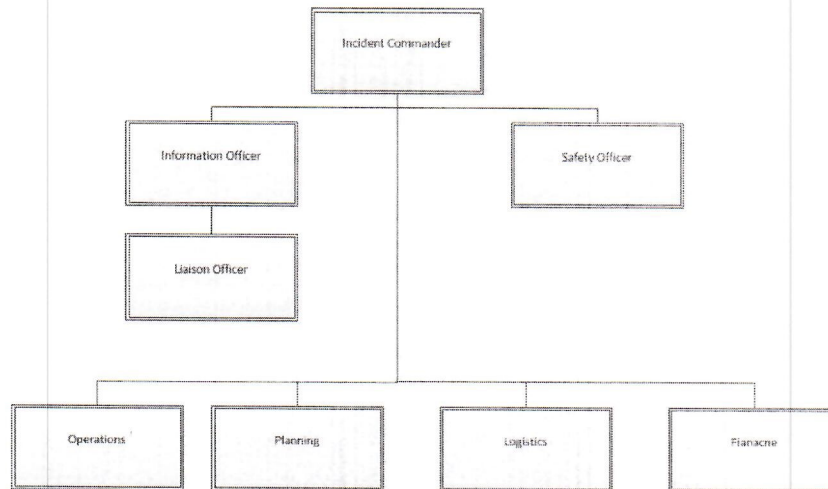
The roles of the FQTSE Incident Command team are outlined in Section 2.1 of this document. Any time any employee needs to initiate the evacuation plan or calls for external assistance, he or she shall immediately notify the Incident Commander by calling his or her telephone or using the site radio equipment to do so. Emergency events outlined in the document may warrant the need of the Incident Command system to be initiated but are by no means limited only to these events. Any officer in the Incident Command structure may delegate out his or her roles during an emergency as long as the single point of contact for the Incident Commander remains in place.

2.1 INCIDENT COMMANDOR ROLE ASSUMPTION

In the event that large scale emergencies or situations that require single points of control arise, the Incident Command system will be used by FQTSE. Note that all officers or roles have the

ability to delegate the responsibilities out as needed to those who have been adequately training in the IC system. The following table and sections outline this structure as it will be used on the FQTSE properties

Figure 2.1: FQTSE Incident Command Structure



During an emergency, the trailer located on the North side of the facility (Trailer 8) will serve as the Incident Command Center as a primary post. If this area is involved in the incident, the Utility Control Room, the Paper 3 DCS Control room, or the Security Guard House 2 may serve as the Command Center. At each of these locations, there is a clipboard that contains the following items:

- Clipboard
- Copy of the ERP
- Pen
- Highlighter
- Marker
- Notepad
- IC Vest

If an alternate command center location is required, the Incident Commander will make this decision and communicate to the proper channels. Some emergencies, depending on severity and/or size, may require that the IC post be moved off site.

During normal business hours, the highest-ranking Security Team Member on site shall become the Incident Commander. The Operations Shift Supervisor will become the Incident Commander during the night and weekend shifts. The Incident Commander may:

- Order the evacuation of the affected area(s) and activate the alarm system if needed.
- Notify in-house emergency response team.
- Notify outside emergency responders (911) if needed and if not already contacted. If calling 911, provide the following information:

- Facility name and location (First Quality Tissue, 441 Masters Blvd., Anderson, SC 29626)
 - a) Exact nature of the problem
 - b) Measures already taken
 - c) Exact area to respond to and best route to reach that area
- Designate a Team Member(s) to direct emergency vehicle traffic and personnel.
- Designate a Team Member to retrieve the Visitor sign-in log from the Guard House/Trailer 8.
- Ensure that all personnel have exited the building and are accounted for.
- Notify adjacent departments/areas of evacuation and coordinate shut-down of operations.
- Act as a liaison between FQTSE and outside responders; relinquish control of the situation to outside responders after a debriefing of the situation.
- Notify the Safety Department and Facilities Manager any time outside assistance is needed for an evacuation.
- Authorize Team Members to return to work when the situation is resolved.
- During fire events, act as liaison between First Quality and Fire Department Incident Command.
- During fire events, properly stage the fire department.
- During weather events that require shelter in place, track head count from rally points.

Situations that would warrant this system being activated would include but not be limited to the following:

- Severe fires that require the building to be evacuated
- Medical events that include entrapment
- Combinations of events such as fires and medical emergencies
- Active assailant situations or other workplace violence events
- Bomb threat situations
- Severe weather events that require the facility to report to shelter areas

2.2 INFORMATION OFFICER (FQ PUBLIC RELATIONS OFFICER) RESPONSIBILITIES

The individuals outlined in Appendix A: FQTSE Public Relations Officers will serve as the information officer during the event of an emergency that requires the incident command structure to be used. The officers should be contacted in the order listed in the appendix. This order is Lina Carrello, Moshe Oppenheim, and then Teresa Cappellini.

General responsibilities will include the following but emergency specific responsibilities will be listed under each section. Certain on site team members will assume this role for emergencies that are directly related to their field of expertise.

- Serve as a liaison between the Incident commander and other members of the structure as needed. This individual will be responsible for talking to the media – this should be the only person who speaks to the media on behalf of FQTSE during an emergency situation.
- This individual will be responsible for tracking events with descriptions and times for later use in reports as needed.
- The OSHA regional office must be contacted at 803-765-5904 by the EHS Manager

of the site where the incident event occurred within eight (8) hours after a work place incident resulting in any of the following consequences to a first quality team member:

- death of any employee
- in-patient hospitalization of one or more employees
- loss of an eye
- any amputation

Note: Appendix A contains a list of FQTSE Public Relations Officers contact information

2.3 SAFETY OFFICER SELECTION AND RESPONSIBILITIES

The safety manager will become the safety officer during normal business hours. In the event that he or she is not present, his or her designee will assume this role. After hours and holidays, the designated on-call representative of the safety department shall assume this role.

General responsibilities will include the following but emergency specific responsibilities will be listed under each section.

- Identify and cause correction of occupational safety and health hazards during and after and event.
- Continuously monitor workers for exposure to safety or health hazardous conditions.
- Work with IC to alter, suspend, evacuate or terminate activities that may pose immanent safety or health danger to the workers.
- Take appropriate action to mitigate or eliminate unsafe condition, operation, or hazard.
- Perform assessment of engineering controls and PPE.
- Assist IC to ensure compliance with OSHA Standards in the event that emergency presents such situations.
- Document both safe and unsafe acts, corrective actions taken on the scene, accidents or injuries, and ways to improve safety on future incidents.
- Identify hazardous situations associated with the incident.
- Review the Incident Action Plan (IAP) for safety implications. Exercise emergency authority to stop and prevent unsafe acts.
- Oversee and/or perform investigation of accidents that have occurred within the incident area.
- Assign duties to site personnel as needed.
- During weather events, monitor local weather channels to communicate shelter instruction to FQ Security team.

Note: Appendix B contains Internal Responder log to be used in the event of an emergency requiring that this information be tracked.

2.4 LIASION OFFICER SELECTION AND RESPONSIBILITIES

This role position may vary and will be filled based on the nature of the emergency. Generally, this role will indirectly fall to the security team given that adequate staffing is present.

General responsibilities will include the following but emergency specific responsibilities will be listed under each section.

- The liaison officer is responsible for integrating local agencies in to the command structure.
- He or she is also responsible for arranging for the site entry of assisting personnel or agencies.
- He or she should be the point of contact for outside agencies that need to gain access into the facility or property.
- He or she should also arrange for or make contact to outside agencies if their assistance is needed.
- He or she is responsible for agency notifications as needed and or required by specific role.

2.4 OPERATIONS OFFICER(S) AND RESPONSIBILITIES

These roles are outlined individually in each section of the document that requires the IC system to be used. The general responsibilities of operations and officers are as follows:

- The Operations Section is responsible for coordinating all operations in support of the emergency response and implementation of the action plan(s). This section includes the Response Teams, which are teams working toward reduction of the immediate hazard and establishing situation control and the restoration of normal conditions.
- Appendix C of the document contains the Emergency Response Log. This document should be used to assist in tracking event information.

2.5 LOGISTICS OFFICER AND RESPONSIBILITIES

The general responsibilities of the Logistics Officer are as follows:

- The Logistics Coordinator provides all resources and support for the response operation, including procurement, delivery arrangements, and deployment of the resources.
- The Logistics Section is responsible for providing support to the Operations Section.
- Logistics orders all resources from off-site locations and provides facilities, services, personnel, equipment and materials. The functions under Logistics are: Food Services, Facilities, Human Resources and Transportation.
- An additional responsibility of the Logistics Section is to develop sources for obtaining material support from resources outside of the jurisdiction involved.

2.7 PLANNING OFFICER AND RESPONSIBILITIES

The general responsibilities of the Planning Officer are as follows:

- The Planning Coordinator is responsible for planning ongoing operations, and supervising Situation Status and Damage Assessment (both structural and infrastructure).
- The Planning Section is responsible for collecting, evaluating, processing and disseminating information; developing the action plan, in coordination with the other

section/functions/teams; and maintaining documentation. In addition, the section maintains information on the current and forecast situations and on the status of resources.

- The functions under the Planning Section are: Situation Status, Structural Damage Assessment and Infrastructure Damage Assessment.

2.8 FINANCE OFFICER AND RESPONSIBILITIES

The general responsibilities of the Finance Officer are as follows:

- The Finance Coordinator sets up the accounting system to be used for the emergency and oversees all accounting and financial aspects of the disaster.
- The Finance Section is responsible for all accounting and financial aspects of the disaster and any other administrative requirements.

2.9 INTERNAL FQTSE EMERGENCY CONTACT RESPONSIBILITIES

Reference the chart included in Appendix D in the event of an emergency that requires departmental support or notification. The names listed should be contacted and informed if the associated event occurs and/or assistance is needed from respective area.

The Information Officer shall be notified by the Incident Commander or Emergency Coordinator in the event of a severe emergency, reportable spill, or when the situation warrants a notification to OSHA as outlined below, or the media is or potentially will be involved. It is the FQ policy that only the FQTSE Public Relations Officer will talk to the media. These names and call order are listed in Appendix A of this document.

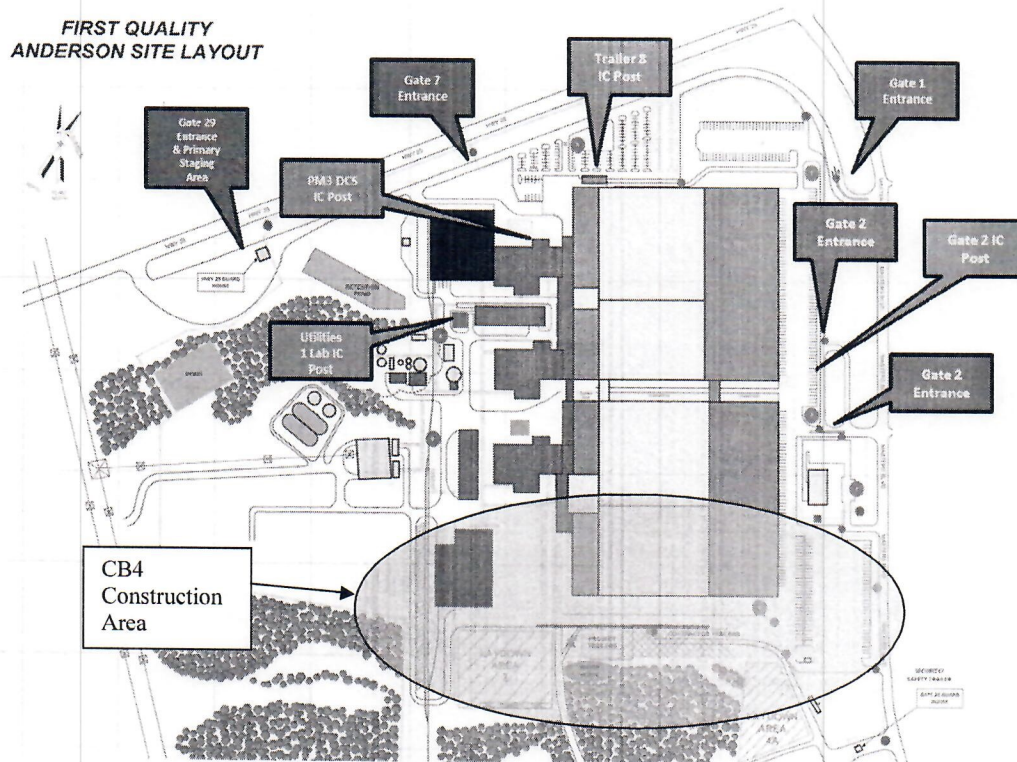
2.10 EXTERNAL CONTACTS

Some emergencies may require external assistance such as fire or medical emergencies. The chart associated with this section lists external emergency responders along with the corresponding phone number. It is important to remember to first dial 9 at internal plant phones, as listed in the chart, to get an outside line. It is also important to provide the 911 call center with the location of the emergency and the site entrance number, as listed on the drawing below, to use when entering the property. In general, ambulances should be directed to use Gate 1 and fire trucks, along with all other external responders, can use Gate 29 as primary and other gates as needed. The selection of entry points will always be at the discretion of the IC in the event of an emergency.

To allow for emergency vehicles to enter the site via Gate 1 or Gate 29, Security shall manually open the gate and staff it to ensure only appropriate responders have access to the site. The procedure to manually open the gates is listed in Section 3.0.

The following table shows the locations of the primary entrance points in the campus and also the IC posts around site. The primary entrances are show in red call outs and the IC posts are shown in green call outs. Trailer 8 is the primary IC post on site, Gate 2 is the secondary post on site, the Utilities 1 Lab is the tertiary post on site, and the PM3 DCS Control Room is the quaternary post.

Figure 2.10 Site Map with Entrance Locations



Usually the Incident Commander shall call the 911 call center to request external assistance. Employees are cautioned not to contact 911 but rather to have FQ Security make this call. Some exceptions to this are outlined in section 9 of the document. If any employee other than the Incident Commander calls for external assistance, that employee shall contact the Incident Commander immediately after making the call. Once a call has been placed for outside assistance, the Incident Commander shall notify security by calling 2037 or 2115. Given that sufficient Security staff is present, the Security team shall be responsible for staffing all entrances to allow site access to emergency responders. In the event that sufficient staffing is not present, the IC will designate other team members (or members of fire department via fire command) as needed to staff gates.

Note that Appendix E contains External Responder log sheets to record external responders' information to be used in the event that this information needs to be tracked.

Note that Appendix F of this document is a list of all external contacts to be potentially used by the FQTSE IC team in the event of an emergency or as needed otherwise.

SECTION 3: MANUALLY OPERATING SECURITY GATES

3.1 MANUALLY OPERATING SLIDE GATES



July 11, 2019

CERTIFIED MAIL

First Quality Tissue SE, LLC
Attn: Jim Vaiana
904 Woods Avenue
Lock Haven, PA 17745

Final Determinations

RE: Documentation of Applicant's Notice received on April 25, 2019
First Quality Tissue Class 2 Landfill – Permit #LF2-00189 (Proposed)
Anderson County

This decision applies to the first phase of the landfill permitting process, which deals with need, consistency, zoning, and certain buffers.

Dear Mr. Vaiana:

The Department issued its draft determinations of need and consistency on May 22, 2019, for the proposed landfill. In addition, the Department noticed the draft determinations in *The Anderson Independent Mail* newspaper on May 22, 2019. In response to the notice, the Department received a few phone calls with general questions and one comment via email. After careful review of all submittals and comments received, the Department's decision is that the proposed location for the First Quality Tissue Class 2 Landfill satisfies the requirements found in Regulation 61-107.19, *Solid Waste Management: Solid Waste Landfills and Structural Fill*, Part I, Section D.1. You may proceed with submitting the technical application for a Class 2 Landfill permit.

Notice of this decision will be printed in the Thursday, July 11, 2019, edition of *The Anderson Independent Mail*. If you have any questions regarding this permit, please contact Justin Koon at (803) 898-1339.

Sincerely,

Juli E. Blalock, Director
Division of Mining and Solid Waste Management
Bureau of Land and Waste Management

JEB/jtk

enc: Public Notice

ec: Marty Lindler, Manager and Jessica Price – SW Compliance
Sabrina Prince – Upstate EA Region, Anderson Office
Dave Wasiela, PE – dave.wasiela@erm.com
Jim Vaiana – jvaiana@firstquality.com
Bureau File # 58413

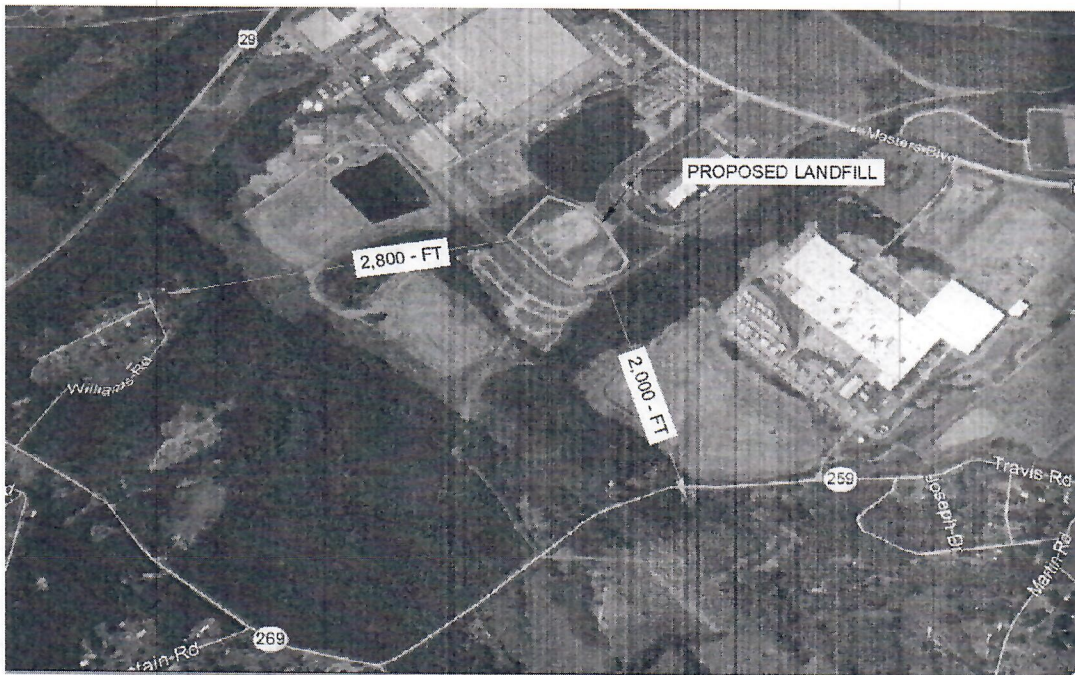
cc: Anderson County, Attn: Rusty Burns, County Administrator: PO Box 8002, Anderson, SC 29622

Impact to Traffic on Public Roads

Development of the onsite landfill will eliminate the current use of waste trucks on public roads. Waste will be transported to the landfill onsite utilizing existing internal access roads.

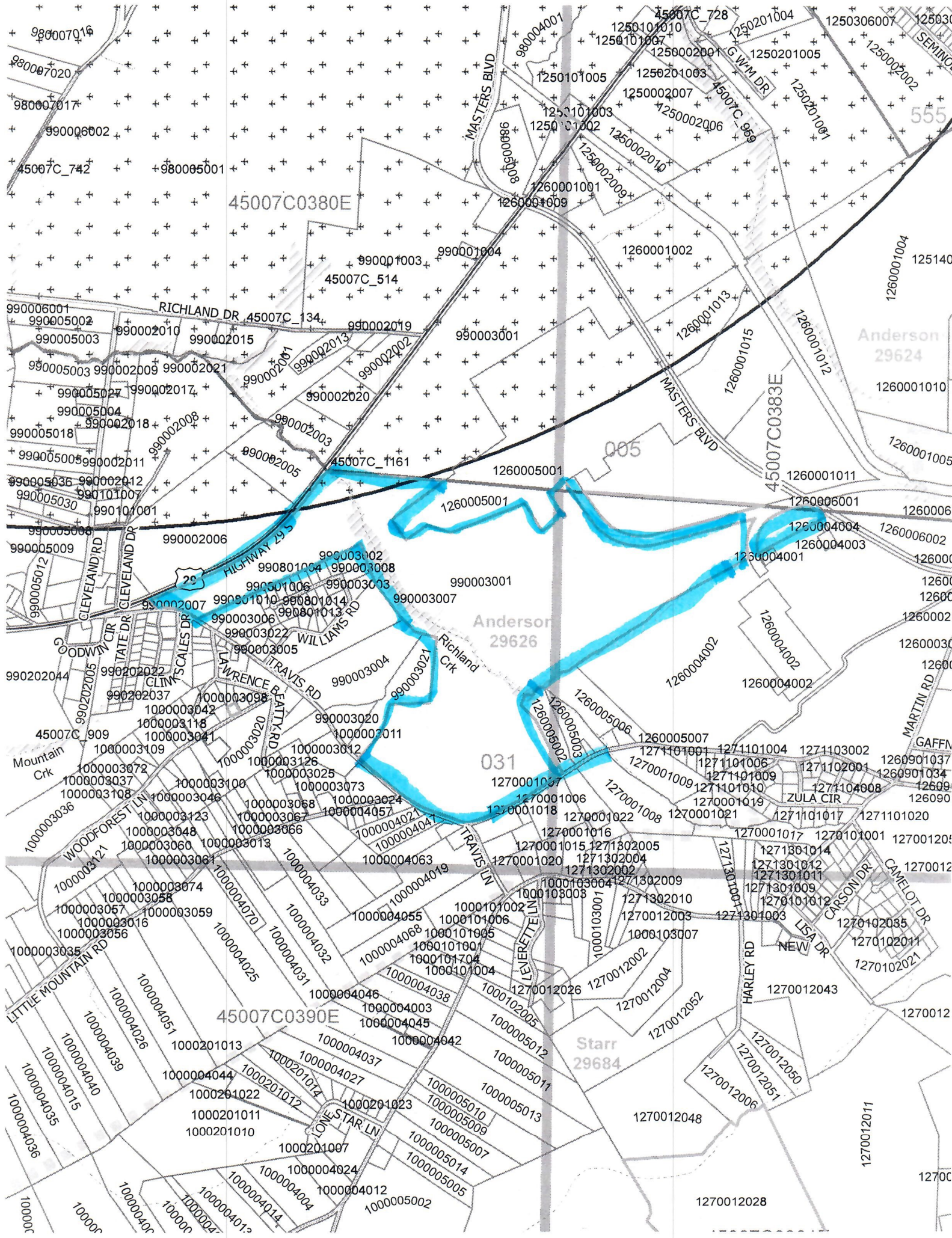
Loss of Visual Amenity

The nearest residences are located approximately 2,000 feet south (Travis Road) and 2,800 feet west (Williams Road) of the landfill. In both cases tall mature trees serve as visual screening close to each residence and between residences and proposed landfill. The landfill is proposed to extend an additional 34 feet vertically above an existing elevation of 786 (Mean Sea Level - MSL)



Source: Google Earth Pro; June 2018

Copies of the street views from each residence is included below (from Google Earth Pro). Existing elevation is approximately 759 MSL at the Travis Road residence and 720 MSL at the Williams Road residence. Referencing the street views at each residence the current proposed landfill site area is not visible with natural screening provided.



Anderson County Planning
Commission
July 14, 2020
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Anderson Oaks

Intended Development: Single Family Residential

Applicant: Davis & Floyd (Spano & Associates, Inc.)

Surveyor/Engineer: Davis & Floyd

Location: Hwy 81 & 86 (State Maintained)

County Council District: 6

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

Zoning: Property Unzoned

Tax Map Number: 190-00-08-012 & 190-00-05-001

Extension of Existing Dev: No

Existing Access Road: Hwy 81 & 86 (State Maintained)

Number of Acres: +/- 44.90

Number of Lots: 130

Water Supplier: Powdersville

Sewer Supplier: ReWa

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 1,300 new trips per day. Hwy 81 & 86 are classified as Arterial with no maximum average vehicle trips per day.

The SCDOT and Roads & Bridges have approved the TIS.

The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges and the SCDOT.

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: June 9, 2020
Application Received By: JLC
Date Application Received: 5-1-20
Amount of Fee Paid: 1,630 Check # CC

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



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 5-1-20
DS Number 20-05

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Anderson Oaks

1. Name of Applicant Davis & Floyd on behalf of Spano & Associates, Inc.
Address of Applicant 164 Milestone Way, Greenville, SC 29615
Telephone Number(s) (864) 918-3676 Email jmccutchen@davisfloyd.com

2. Property Owner(s) Eighty Six Holdings, LLC & Green Space Properties, LLC
212 Hattie Road, Easley, SC 29642
Owner(s) Address 123 Kiowa Ln, Piedmont, SC 29673
Telephone Number(s) (864) 505-1733 Email bculbertson@cregreenville.com

Project Information
3. Project Location: Highway 81 & Highway 86
Parcel Number/TMS: 1900008012 & 1900005001 County Council District: 6 School District: 01
Total Acreage: 44.90 Number of Lots: 128/30 Intended Development: Single-family lots
Current Zoning: Unzoned Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential
Golf course Vacant

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

Water Supplier: Powdersville Sewer Supplier: RE-WA Septic: _____
Electric Company: Duke Energy Gas Company: Fort Hill NG Telecommunication Company: AT&T

5. Have any changes been made since this plat was last before the Planning Commission? N/A

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 X or No _____

Provide centerline data, road stations and 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 X
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.

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.
(2) Soils, with severe limitations to development.
(3) Wetlands.

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.

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.

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.

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.

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

11. Are there any current Covenants in effect for this proposed development? Yes _____ No X 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 1/2 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)

- per union
Credit Card

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.

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

5/19/20

Signature of Owner



Date

5/19/20

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 E-911/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.

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.

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 accompanied 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 Smith Surveyors & CO Riddle, RLS, and dated 9/19/01 & 1/7/09; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: James D. McCutchen, Jr., PE

Signed: [Signature]

18343

Registered Professional No. 164 Milestone Way, Ste 200

Address: Greenville, SC 29615

Telephone Number: 864-527-9800

Date: 5/19/2020

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: Robert T. Merritt

[Owner/Agent] (Name): 5-20-2019

Signed: [Signature]

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)**

SITE LEGEND



OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900005001 & 1900008012

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50'

FRONT SETBACK: INTERNAL 20'

SIDE SETBACK: 8'

CORNER SETBACK: 10'

REAR SETBACK: 10'

ACREAGE: +/- 44.90 ACRES

MINIMUM LOT SIZE: 8,000 SF

TOTAL LOTS: 130 LOTS



ANDERSON OAKS SUBDIVISION - OVERALL SITE PLAN

EASLEY, SOUTH CAROLINA
MAY 27, 2020



DAVIS & FLOYD
SINCE 1954

SITE LEGEND

PROPERTY LINE

OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900005001

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50'

FRONT SETBACK: INTERNAL 20'

SIDE SETBACK: 8'

CORNER SETBACK: 10'

REAR SETBACK: 10'

ACREAGE: +/- 14.11 ACRES

TOTAL LOTS: 44 LOTS



ANDERSON OAKS SUBDIVISION - ENLARGEMENT I

EASLEY, SOUTH CAROLINA
MAY 27, 2020

SITE LEGEND

----- PROPERTY LINE

OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900008012

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50'

FRONT SETBACK: INTERNAL 20'

SIDE SETBACK: 8'

CORNER SETBACK: 10'

REAR SETBACK: 10'

ACREAGE: +/- 30.79 ACRES

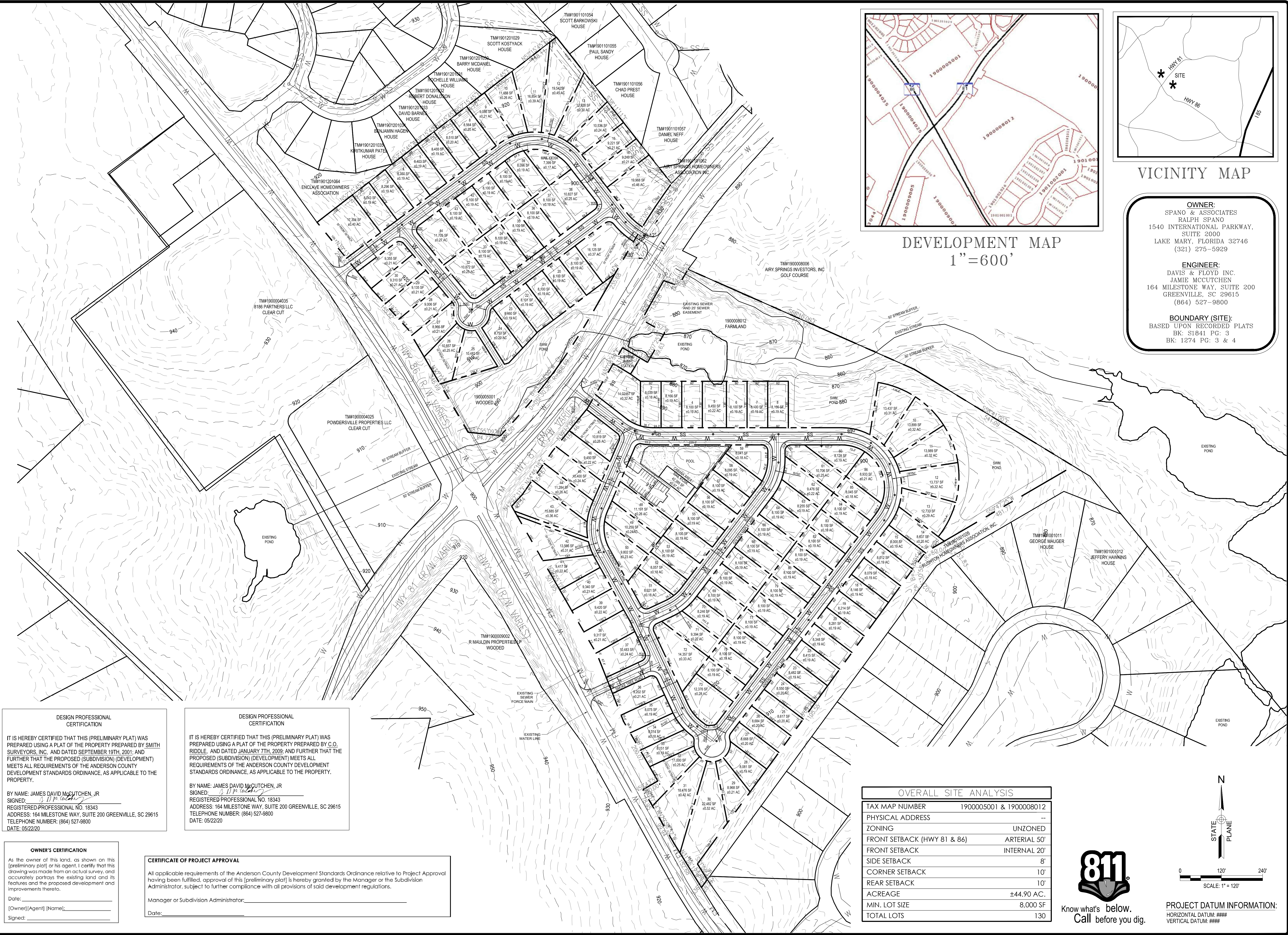
TOTAL LOTS: 86 LOTS



ANDERSON OAKS SUBDIVISION - ENLARGEMENT II

EASLEY, SOUTH CAROLINA
MAY 27, 2020

K:\Jobs\dd42145-04\Production\CivilDrawings\Concepts\2020 05 15 SITE (ENTRANCE 10.dwg, 12/22/2020 9:25:34 AM, jonathan.nichie
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS (PRELIMINARY PLAT) WAS PREPARED USING A PLAT OF THE PROPERTY PREPARED BY SMITH SURVEYORS, INC. AND DATED SEPTEMBER 19TH, 2001; AND FURTHER THAT THE PROPOSED (SUBDIVISION) (DEVELOPMENT) MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: JAMES DAVID MCCUTCHEN, JR.
SIGNED: *[Signature]*
REGISTERED PROFESSIONAL NO. 18343
ADDRESS: 164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615
TELEPHONE NUMBER: (864) 527-9800
DATE: 05/22/20

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: _____
[Owner] [Agent] [Name]: _____
Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS (PRELIMINARY PLAT) WAS PREPARED USING A PLAT OF THE PROPERTY PREPARED BY C.O. RIDDLE, AND DATED JANUARY 7TH, 2009; AND FURTHER THAT THE PROPOSED (SUBDIVISION) (DEVELOPMENT) MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

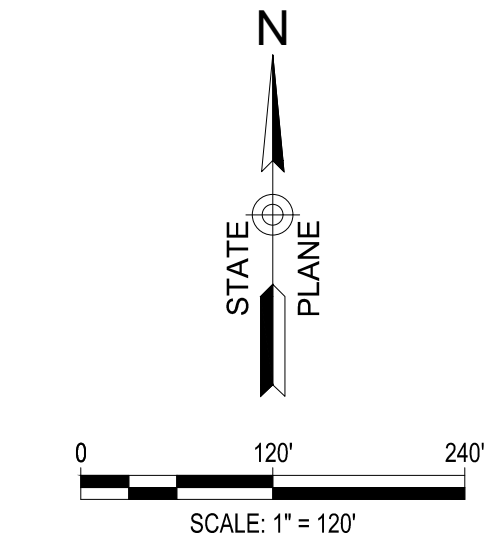
BY NAME: JAMES DAVID MCCUTCHEN, JR.
SIGNED: *[Signature]*
REGISTERED PROFESSIONAL NO. 18343
ADDRESS: 164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615
TELEPHONE NUMBER: (864) 527-9800
DATE: 05/22/20

CERTIFICATE OF PROJECT APPROVAL

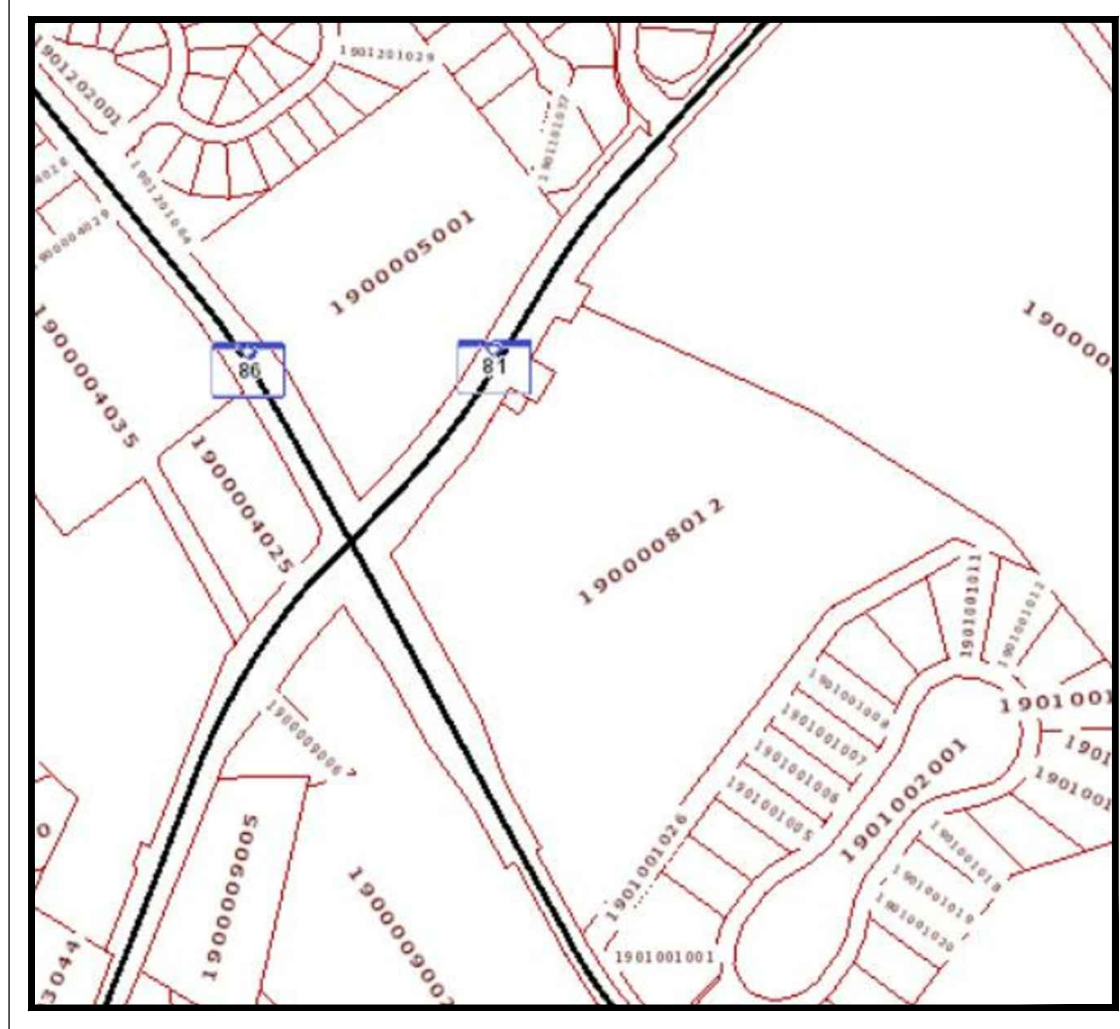
All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____
Date: _____

OVERALL SITE ANALYSIS	
TAX MAP NUMBER	1900005001 & 1900008012
PHYSICAL ADDRESS	--
ZONING	UNZONED
FRONT SETBACK (HWY 81 & 86)	ARTERIAL 50'
FRONT SETBACK	INTERNAL 20'
SIDE SETBACK	8'
CORNER SETBACK	10'
REAR SETBACK	10'
ACREAGE	±44.90 AC.
MIN. LOT SIZE	8,000 SF
TOTAL LOTS	130



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: ####
VERTICAL DATUM: ####



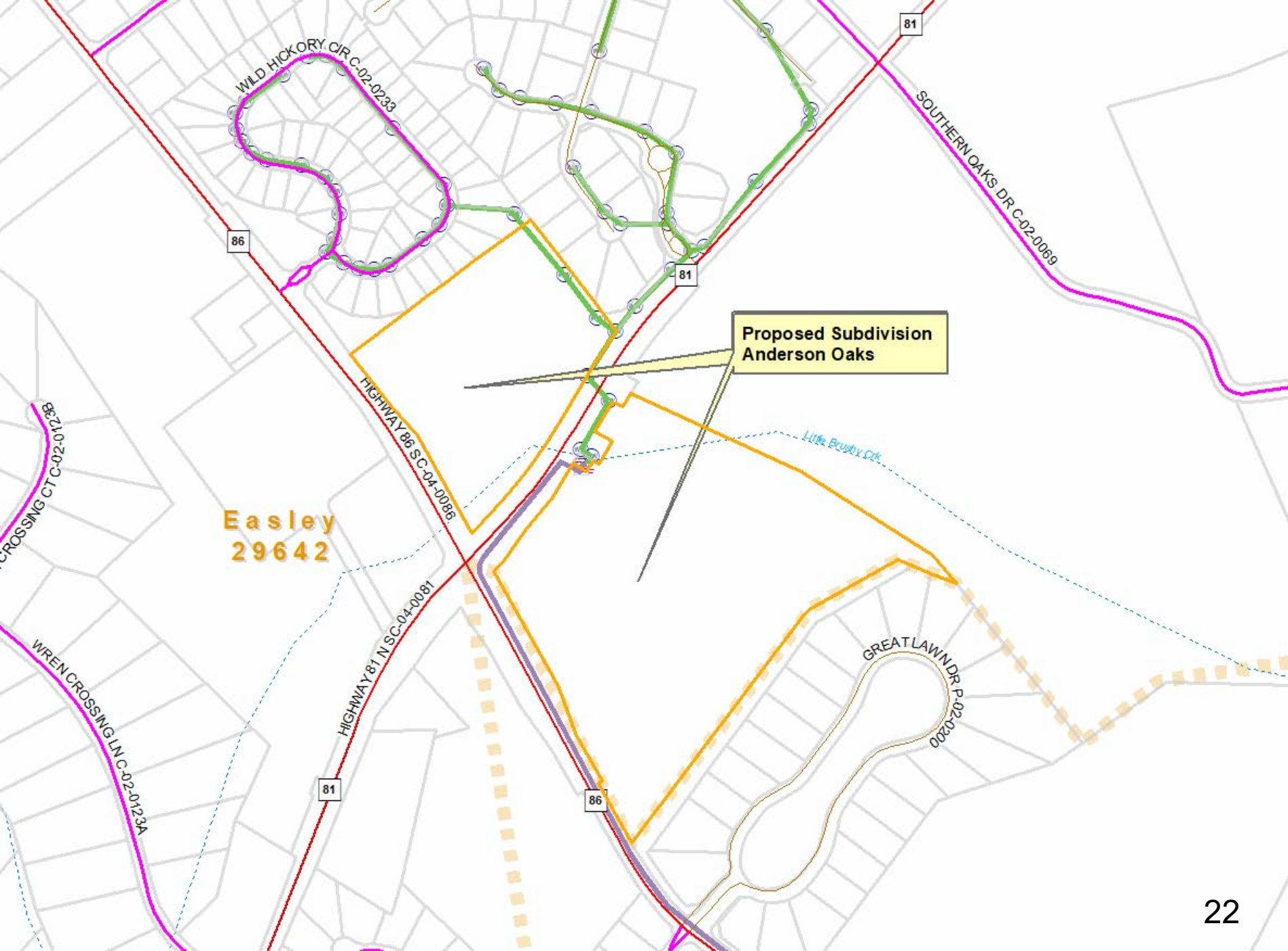
VICINITY MAP

OWNER:
SPANO & ASSOCIATES
RALPH SPANO
1540 INTERNATIONAL PARKWAY,
SUITE 2000
LAKE MARY, FLORIDA 32746
(321) 275-5929

ENGINEER:
DAVIS & FLOYD INC.
JAMIE MCCUTCHEN
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

BOUNDARY (SITE):
BASED UPON RECORDED PLATS
BK: S1841 PG: 3
BK: 1274 PG: 3 & 4

OVER ALL SITE PLAN		ANDERSON OAKS SUBDIVISION	
1540 International Parkway, Suite 2000 Lake Mary, Florida 32746		PROJECT FILE	
OWNER		PROJECT FILE	
SPANO & ASSOCIATES		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
DRAWING TITLE		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
DATE		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
NO.		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
A		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
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C		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
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H		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
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M		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
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CX		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CY		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CA		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CB		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CC		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CD		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CE		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CF		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CG		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CH		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CI		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CJ		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CK		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CL		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CM		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CN		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CO		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CP		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CQ		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CR		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	
CS		164 MILESTONE WAY, SUITE 200 GREENVILLE, SC 29615 864-527-9800	





WILD HICKORY CRC-02-0233

SOUTHERN OAKS DRC-02-0069

Proposed Subdivision
Anderson Oaks

Easley
29642

HIGHWAY 86 SC-04-0086

HIGHWAY 81 SC-04-0081

GREAT LAWN DR-02-0220

WRENCROSSING INC-02-0123A

Recommended Change by County Council 6/23/2020

Proposed Camps/RV-Parks

Land Use Regulations

(Including Tiny Homes on Wheels)

- A recreational vehicle that is no more than 400 square feet that is used for recreational camping or seasonal use. It should never be for permanent residence. Per the Recreational Vehicle Industry Association
- Lease Agreement with the regulations of the Park that includes following language:
 - Unlabeled (ANSI 119.5 as amended) units are not permitted on site
 - Occupancy shall be limited per the manufacturer's label only. (ANSI 119.5 as amended)
 - All units shall be installed per the manufacturer's set up instructions and label (ANSI 119.5 as amended) and each unit's set up instructions shall be made available to Anderson County upon request
 - Each unit shall have a current South Carolina vehicle registration, and registration tag shall be affixed to the unit
 - Sheds and other accessory structures, steps/stairs, decks, or other construction (including flatwork) is required to be permitted and approved through Anderson County prior to installation. These appurtenances are only allowed in the areas designated on the approved site plan

Proposed Camps/RV-Parks Land Use Regulations

- Camps and recreational vehicles (RV) parks shall comply with the following site and design standards:
- Exposed surfaces shall be covered or protected with vegetative growth capable of preventing soil erosion.
- The site shall be developed in a manner that preserves natural features and landscape.
- The following dimensional requirements shall serve as parameters beyond which development shall not exceed.
- No site shall be located less than 150 feet from drinking water supply or 300 feet from a comfort station.
- Maximum density shall not exceed 15 vehicles per acre, with minimum 10-foot separation.
- Setbacks from Arterial Street 50' Collector 40' Local 20' Rear & Side 50'
- Minimum lot frontage 100'
- Maximum height 35'
- Bufferyards shall be required
- Areas designated for parking and loading or for circulation shall be physically separated from public streets. All one-way drives shall be 12' wide, and two-way drives shall be 20' wide, and shall be located at least 150 feet from any street intersection. All interior streets shall be private and not public, and shall be constructed with a 4" compacted stone travel-way approved by Roads & Bridges. Street grades shall not exceed 12 percent.
- Each park site shall be serviced by public water and sewer or other systems approved by DHEC.
- Durable, watertight, refuse containers, with fly-tight covers sufficient to contain all refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (90 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites.

Park Model RVs (aka Recreational Park Trailers)

- Trailer-type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use
- Built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400sf in the set-up mode
- Can be towed by a variety of vehicles



What a Park Model RV is not:

- PMRVs are explicitly excluded from being considered or used as a manufactured home under the codes and regulations of the U.S. Department of Housing and Urban Development (HUD) specially because they are a type of recreational vehicle
- Single family Home built for permanent residency
- Building codes or installation codes that stick built or manufactured homes are required to meet

RV Travel Trailers

- Travel trailers can be towed by a variety of vehicles and are made for a variety of uses, from hauling to vacationing to full-time RVing
- Fifth Wheel
- Lightweight Trailer
- Toy Hauler
- Expandable Trailer
- Class A Motorcoach
- Class B, C, Motorhome



What are Tiny Homes ?

- Stick built
- Less than 400sf
- Permanently attached foundation
- Used as single family dwelling units



Tiny Homes

- The Code of reference for a site built small house is in the 2018 International Residential Code (IRC) and as a case by case alternate method the 2018 IRC Appendix Q Tiny Houses as allowed by. (2018 IRC Alternate Method per section 104.11.)
- Bare a SC Modular Label (SC Engineered Design constructed in a SC approved manufacturing facility). The unit shall be labeled for Single Family Dwelling Occupancy. (Modular's of closed construction)
- Constructed in a Commercial Facility and be open construction (no concealed framing or mechanical components). Installed on a site built, permitted inspected foundation. Inspections are then required and compliance with the Site built requirements above.