

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

Tuesday, June 11, 2019
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. June 11, 2019 Regular Meeting
4. Public Hearings
 - A. Request to rezone +/- 9.75 acres from R-20 (Single-Family Residential) and C-2 (Highway Commercial) to C-2 (Highway Commercial) at Cartee Road and I-85, TMS# 45-00-01-008
 - B. Request to rezone +/- 136.83 acres from R-20 (Single-Family Residential, 20,000 sq ft lots) to R-8 (Single-Family Residential, 8,000 sq ft lots) at Hwy 187 and Fants Grove Road, TMS# 43-00-01-006; 43-00-01-020; 43-00-11-021
 - C. Variance Request to subdivide on private road by William E. Seymore at 123 Cater Dr., Easley, TMS# 214-00-06-014
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Rivers Edge
 - i. Staff Report
 - ii. Public Comments
 - B. Preliminary Subdivision: Woodglen
 - i. Staff Report
 - ii. Public Comments
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 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)

Anderson County Planning Commission
Tuesday, June 11, 2019
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: None

Staff Present: Alesia Hunter, Jeff Parkey, Rhonda Sloan, Tim Cartee, and Lisa Mann

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the May 14th regular Commission meeting. Hearing no amendments, the minutes were approved as presented, unanimously, with a motion by Mr. Dutton and a second by Mrs. Chapman.

Public Hearings:

Amendment to Ordinance 70, Articles 4,9, and 10 to reconstitute the Zoning Advisory Groups Dr. Jeff Parkey presented the proposed amendment. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Dutton moved to approve the amendment and Mr. Vickery seconded the motion. The motion to recommend approval was passed unanimously.

Variance Request - Kathryn Court

Mr. Tim Cartee presented the staff report. Staff recommended denial based on Sec. 38-353 of the Anderson County Ordinance requiring direct access by right of way or easement. Chairman Cothran opened the public hearing and invited comments. Linda Wilson of 129 Kathryn Court in Piedmont approached. She explained that she lives on five acres and does not understand the recommendation of denial. Chairman Cothran allowed Mr. Cartee to respond, who explained that the ordinance requires access to a county road or a twenty foot easement to a road. Ms. Wilson responded that her son would pay more taxes on the property and Chairman Cothran explained that the public hearing was not a question and answer session. Ms. Wilson asked if she needed written permission from other property owners. Ms. Jones clarified that other properties separated the property from Highway 17. Ms. Wilson said yes. Chairman Cothran then closed the public hearing. Mr. Murray asked staff when the applicant could reapply. Ms. Hunter explained that the applicant could reapply at any time. Mr. Vickery made a motion to deny the variance request; Mr. Murray seconded. The motion to deny the request was passed 6-1, with Mr. Dutton opposing.

Old Business:

Ms. Jones made a motion to take Amendments to Ordinance 70, Articles 5 and 6 off the table. Mr. Murray seconded and the motion passed.

Amendment to Ordinance 70, Article 5 of the Anderson County Code of Ordinances

Ms. Jones made a motion to deny the amendment. Mr. Dutton seconded. The motion to deny passed unanimously.

Amendment to Ordinance 70, Article 6 of the Anderson County Code of Ordinances

Mr. Vickery made a motion to deny the amendment. Mr. Dutton seconded. The motion to deny passed unanimously.

New Business:

Chairman Cothran called for any new business. None were discussed.

Public Comments, non agenda items:

Chairman Cothran called for any public comments related to non-agenda items. None were given.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:15 pm.

Respectfully Submitted,

Lisa Mann, AICP Candidate

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

**Anderson County Planning Commission
Staff Report
July 2019**

Applicant: Richard Bennett
Current Owner: Anderson Investors LLC
Property Address: Cartee Road and I-85
Precinct: Mount Tabor
Council District: 4
TMS #(s): p/o 45-00-01-008 (Eastern portion of parcel, 760ft x depth of parcel, changing at curve of in Cartee)
Acreage: +/- 9.75 (entire parcel 25.37)
Current Zoning: R-20 (Single-Family Residential)
C-2 (Highway Commercial) beginning at curve in Cartee Road
Requested Zoning: C-2 (Highway Commercial)
Surrounding Zoning: North: R-20
South: I-1 and R-20
East: R-20
West: C-2

Evaluation: This request is to rezone the portion of the parcel of property described above from R-20 (Single-Family Residential) to C-2 (Highway Commercial). The applicant's stated purpose is to add to the commercial property next door.

The purpose of the C-2 district is to provide for commercial uses on major thoroughfares which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and for the convenience of local residents.

An expansion of wastewater lines to the Exit 14 location is currently being planned and could serve the proposal, once completed.

Commercial and residential uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as commercial and residential.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- June 20: Rezoning notification signs posted on subject property;
- June 20: Rezoning notification postcards sent to 140 property owners within 2,000' of the subject property;
- June 21: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received five phone calls and one office visit for more information.

Staff Recommendation:

Due to the compatibility with the character of the area and infrastructure planned, staff recommends approval of this request.

Planning Commission

Recommendation:

The Anderson County Planning Commission met on July 9, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from C-2/R-20 to C-2. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

June 10, 2019

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Richard K. Bennett
Mailing Address: 6004 Hwy 24 Townville, SC 29689
Telephone: 864-314-3260
Email: rich.bennett@bellsouth.net

Owner's Information

(If Different from Applicant)

Owner Name: Anderson Investors LLC
Mailing Address: 4136 Clemson Blvd Anderson, SC 29622
Telephone: _____
Email: _____

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

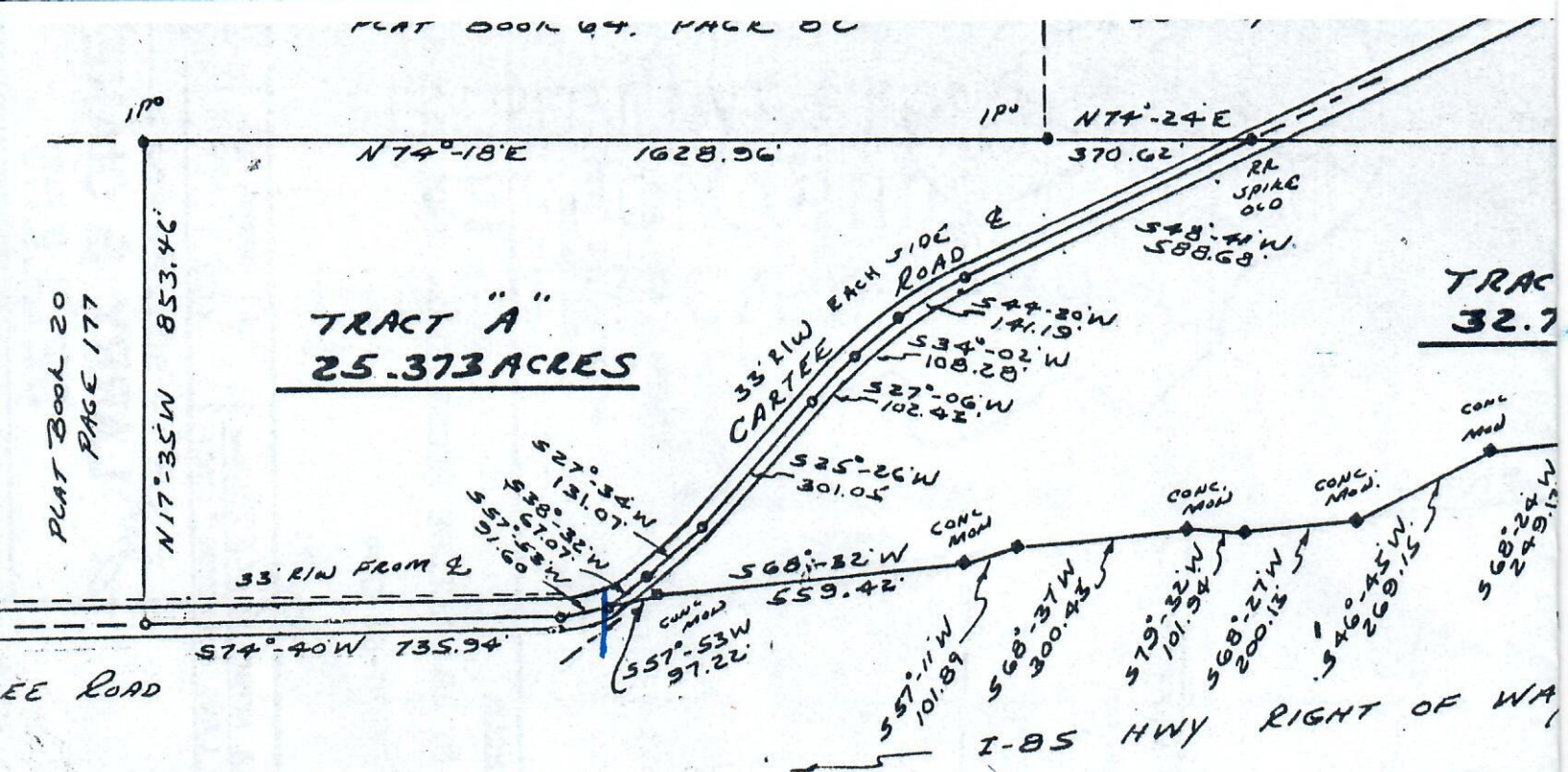
I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

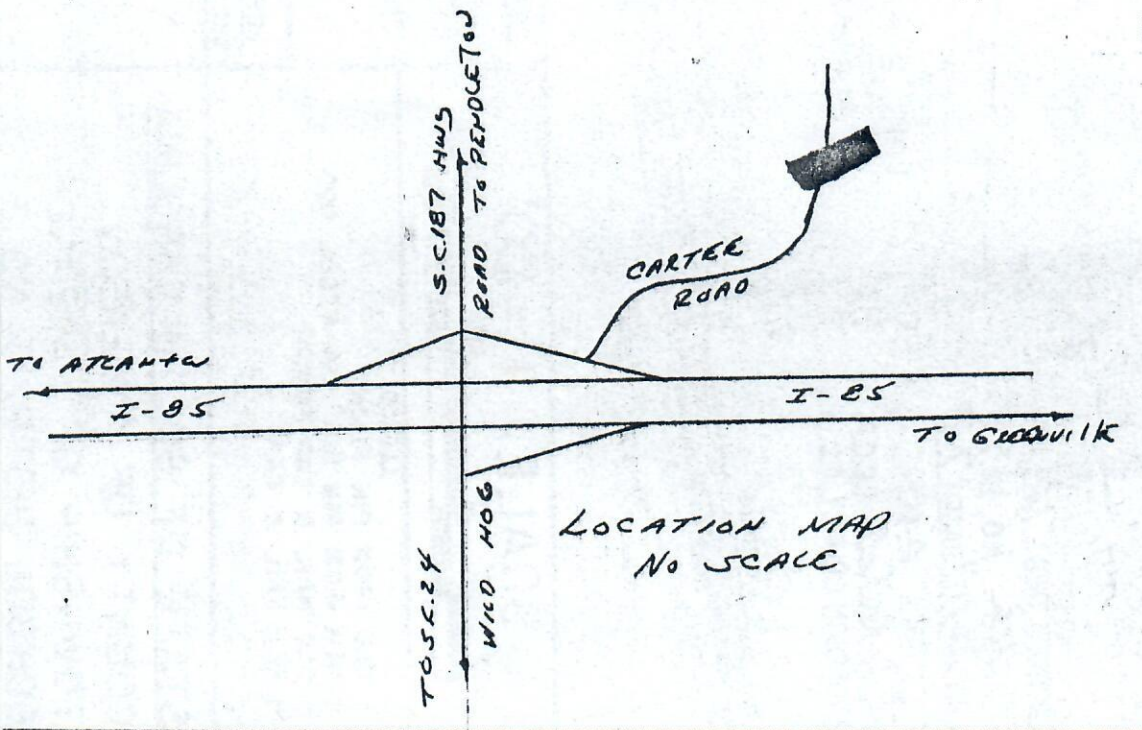
Property Location: SC 187 & I-85
Parcel Number(s)/TMS: 45000 1008
County Council District: 4 School District: 4
Total Acreage: ~9.75 +/- (25.37 ac total) Current Land Use: Wooded
Requested Zoning: C-2 Current Zoning: C2/R20
Purpose of Rezoning: Add to commercial next door



TRACT "A"
25.373 ACRES

TRACT
32.7

NOTE: \circ DENOTES NAIL IN



LOCATION MAP
NO SCALE

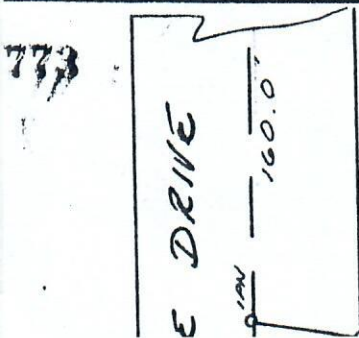
I HEREBY CERTIFY THAT
RELATIVE ERROR OF THE
DETERMINED BY D. M.
PROJECTIONS EXCEPT
IN A FLOOD HAZARD

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON

INDEX
PLAT OF
RICHARD K. A
REFERENCES: PLAT BY

SCALE: 1" = 300'

APPLEWHITE
MAILING ADDRESS: 1304
OFFICE ADDRESS: 240



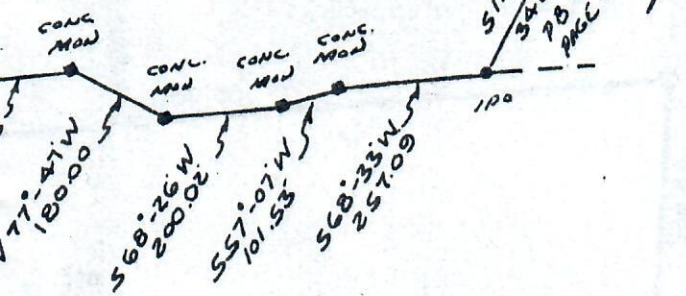
SLIDE 117 PAGE 8-B

LOT 15

C. F. GREEN

N 74° 21' E 1895.47'

T "B"
80 ACRES



U.S. GOV'T
HARTWELL LAKE

MAG. NORTH
FEB 12 11 14 AM 190

RECORDED THIS 12 DAY
 OF Feb A.D., 1990
 IN VOL. 117 PAGE 8-A
 AT 11:14 A.M.
 Linda J. DeWilde, C.C.P.
 ANDERSON COUNTY, S.C.

THE MEASUREMENTS AS SHOWN ARE CORRECT; THAT THE
 SURVEY IS LESS THAN 1:5000; THAT THE AREA WAS
 DETERMINED BY THE TRIANGULAR METHOD; THAT THERE ARE NO ENCROACHMENTS OR
 AS SHOWN; AND, THAT THE PROPERTY IS NOT LOCATED
 IN THIS AREA.

CURTIS M. APPLEWHITE
 S. C. REG. L. S. NO. 4194

LINE
 TOWNSHIP OF PENDLETON
 CITY OF

TRACT OF LAND SURVEYED AT THE REQUEST OF
OLLEN, JR & JAMES S. EAKES
 ROBINSON ENGINEERING SER. OCT. 27, 1972

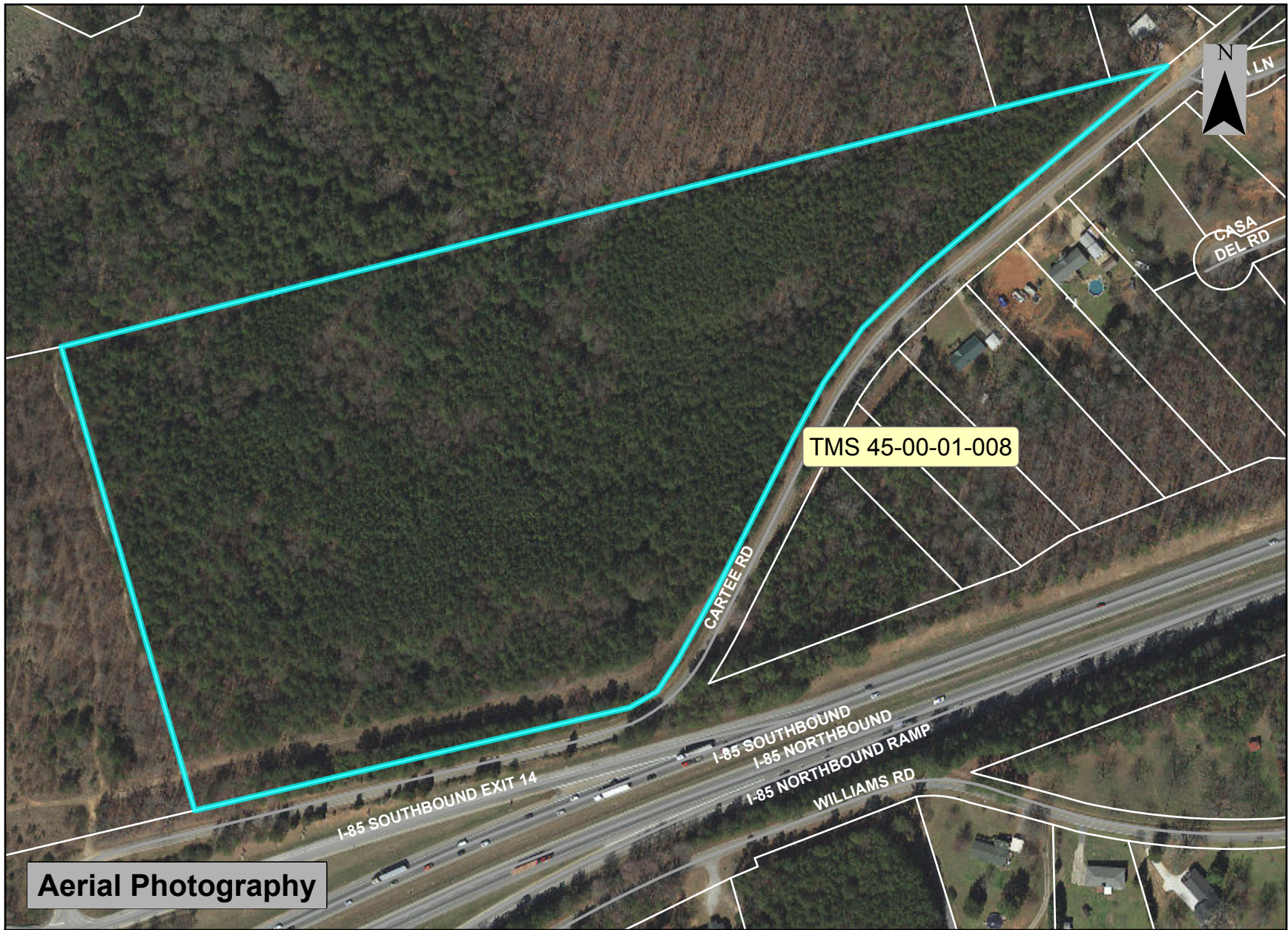
1000' 1500' 2000'

DATE: JAN 18, 1990

APPLEWHITE SURVEYING ASSOCIATES
 ANDERSON STREET, BELTON, SOUTH CAROLINA 29627
 7 1/2 BELTON HIGHWAY, ANDERSON, SOUTH CAROLINA 29621
 PHONE: 803-226-4896

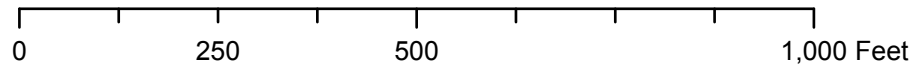
PIEDMONT PRINTMAKERS GREENVILLE

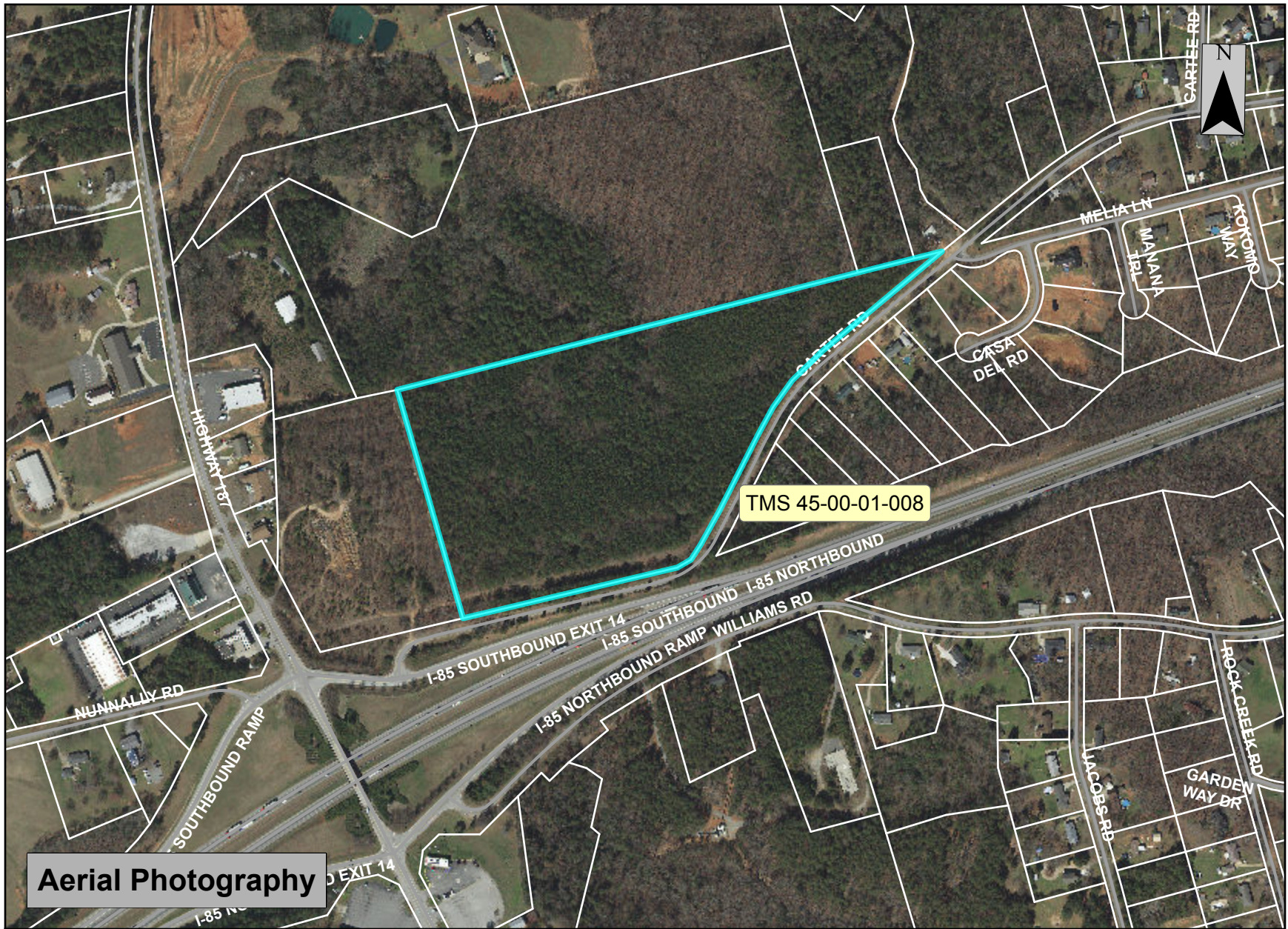
C.D.R.
 J. B. BERS



Aerial Photography

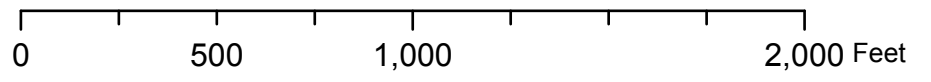
**Rezoning Request
SC-187 & I-85
C-2/R-20 to C-2**

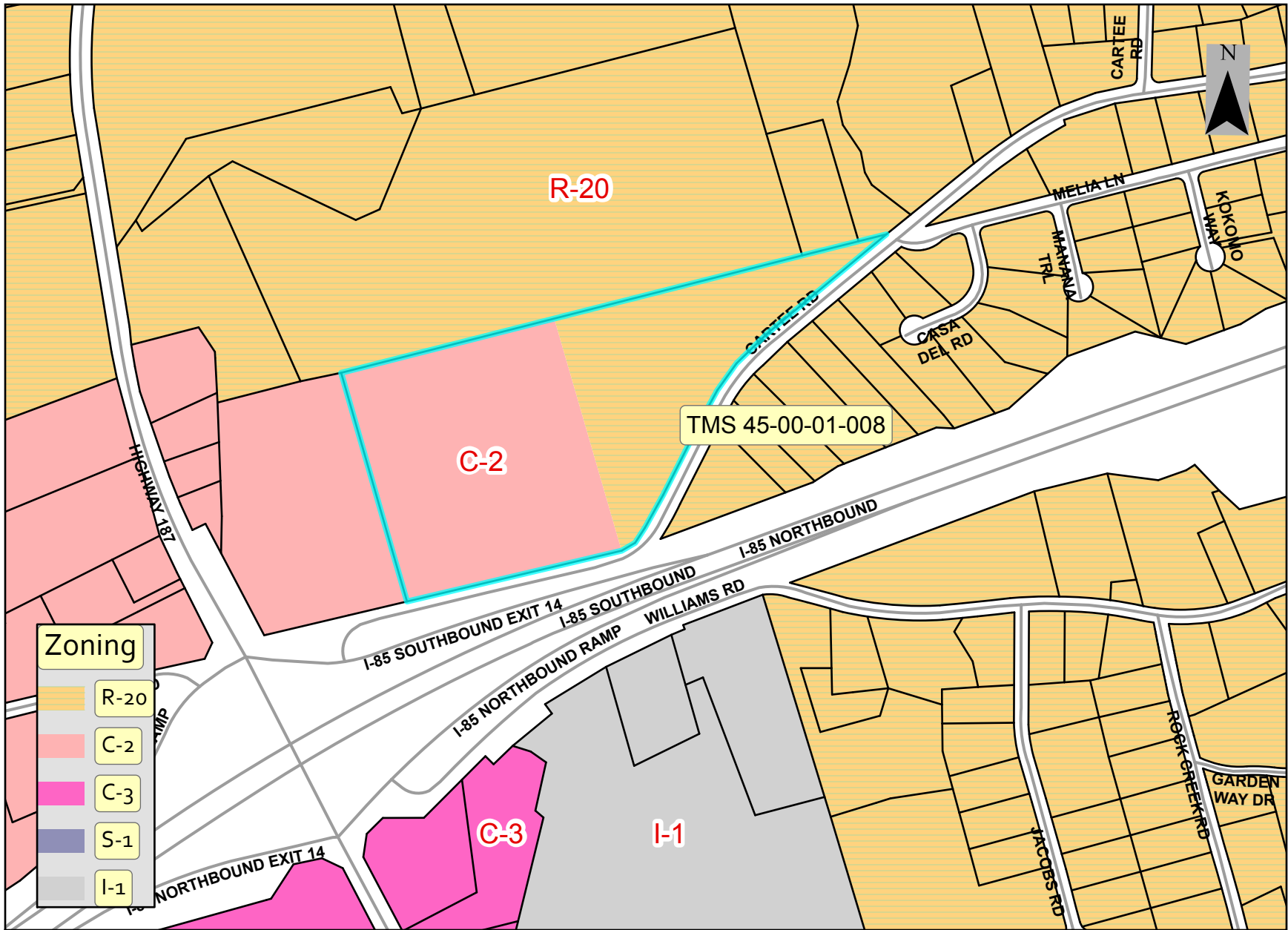









Aerial Photography

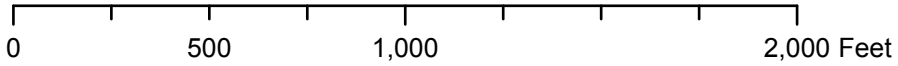
Rezoning Request SC-187 & I-85 C-2/R-20 to C-2

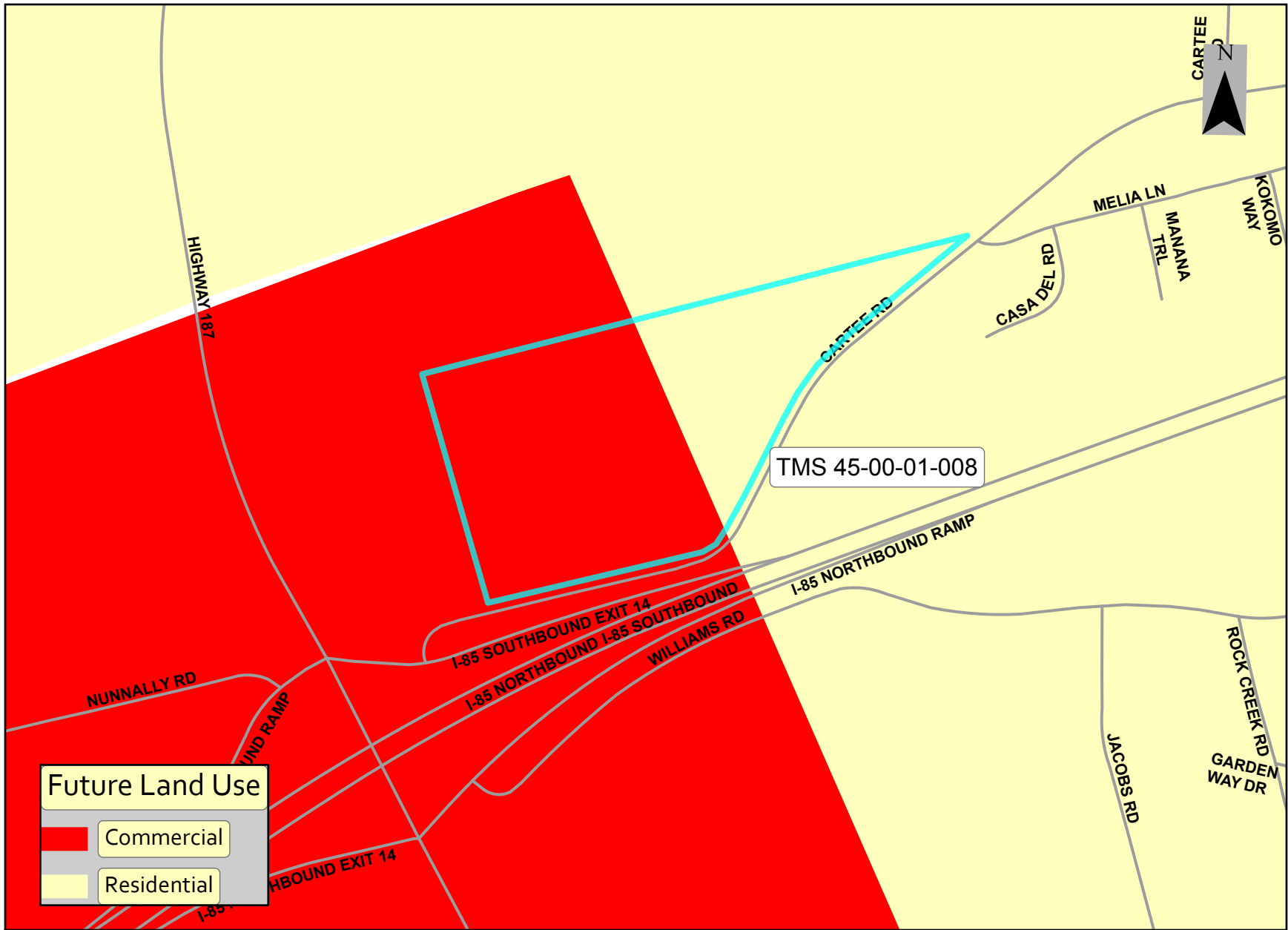




Zoning	
	R-20
	C-2
	C-3
	S-1
	I-1

Rezoning Request
SC-187 & I-85
C-2/R-20 to C-2





Rezoning Request
SC-187 & I-85
C-2/R-20 to C-2

0 500 1,000 2,000 Feet



WILSON COUNTY PUBLIC WORKS DEPARTMENT
866-266-6720



RESERVATION IN FULL
FOR CANTON, NORTH D.
800-231-4728

**Anderson County Planning Commission
Staff Report
July 2019**

Applicant: Richard Bennett
Current Owner: Lathan Bennett Pracht Farm Trust
Property Address: Hwy 187 and Fants Grove Road
Precinct: Mount Tabor
Council District: 4
TMS #(s): 43-00-01-006; 43-00-01-020; and 43-00-11-021
Acreage: +/- 136.83 total (83.43, 3.53 and 49.87)
Current Zoning: R-20 (Single-Family Residential, 20,000 sq. ft. lots)
Requested Zoning: R-8 (Single-Family Residential, 8,000 sq. ft. lots)
Surrounding Zoning: North: R-20
South: I-2 and R-20
East: R-20
West: R-20 and I-2

Evaluation: This request is to rezone the parcel of property described above from R-20 (Single-Family Residential, 20,000 sq. ft. lots) to R-8 (Single-Family Residential, 8,000 sq. ft. lots). The applicant's stated purpose is for housing.

The purpose of the residential districts is to provide areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Single-family residential and I-2 (Clemson Research Park) uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agricultural.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed, as follows:

- June 20: Rezoning notification signs posted on subject property;
- June 20: Rezoning notification postcards sent to 185 property owners within 2,000' of the subject property;
- June 21: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received two phone calls for more information.

Staff Recommendation: Though infrastructure is in place to serve this proposal, due to the incompatibility with the character of the area, staff recommends denial of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on July 9, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-8. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Richard K. Bennett

Mailing Address: 6004 Hwy 24 Townville SC

Telephone: 864-314-3260

Email: richbennett@bellsouth.net

Owner's Information

(If Different from Applicant)

Owner Name: Lathan Bennett Pracht Farm Trust LLC

Mailing Address: 6004 Hwy 24 Townville SC 29689

Telephone: 864-314-3260

Email:

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Richard K. Bennett for Lathan Bennett Pracht Farm Trust, LLC *6/27/19*
Owner's Signature Date

Project Information

Property Location: SC Hwy 187

Parcel Number(s)/TMS: 430011021, 430001020, 430001006

County Council District: 4

School District: 4

Total Acreage: 136.83

Current Land Use: Ag

Requested Zoning: R-8

Current Zoning: R-20

Purpose of Rezoning: Housing

Are there any Private Covenants or Deed Restrictions on the

Yes

No

Property? If you indicated no, your signature is required.

Mark P. Smith
Applicant's Signature

Date

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

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

Mark P. Smith
Applicant's Signature

6/29/19
Date

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

For Office Use Only:

Application Received By: Cmyers

Complete Submission Date: 6-10-19

Commission Public Hearing: 7-9-19

Council Public Hearing: 8-6-19

CARROL & DOROTHY W. HOUX

88/307

N 32 - 15 E 272 42

564.80

564.80

3.53 AC

MAGNETIC

JUL 16 9 58 AM '81

FILED FOR RECORD
ANDERSON

N 57 - 45 W

S 57 - 45 E

WILLIAMS WALKER DRIVE

653 6'

S 32 - 15 W

272 42

U. S. HWY 187

SANDY SPRINGS ROAD

E. O. C. 1' : 7500' OR GREATER
AREA BY D. M. D.
IRON PINS AT ALL CORNERS

STATE OF SOUTH CAROLINA
ANDERSON COUNTY
PENDLETON TOWNSHIP
SCHOOL DISTRICT NO. 4



ROBERT D. GARRISON
REG. L.S. NO. 3972
2702 CALROSSIE RD. P. O. BOX 297
ANDERSON, S. C. 29621
PHONE 225-1650

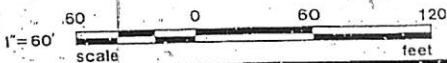
Indef William C. Houx
PROPERTY OF CARROL & DOROTHY W. HOUX

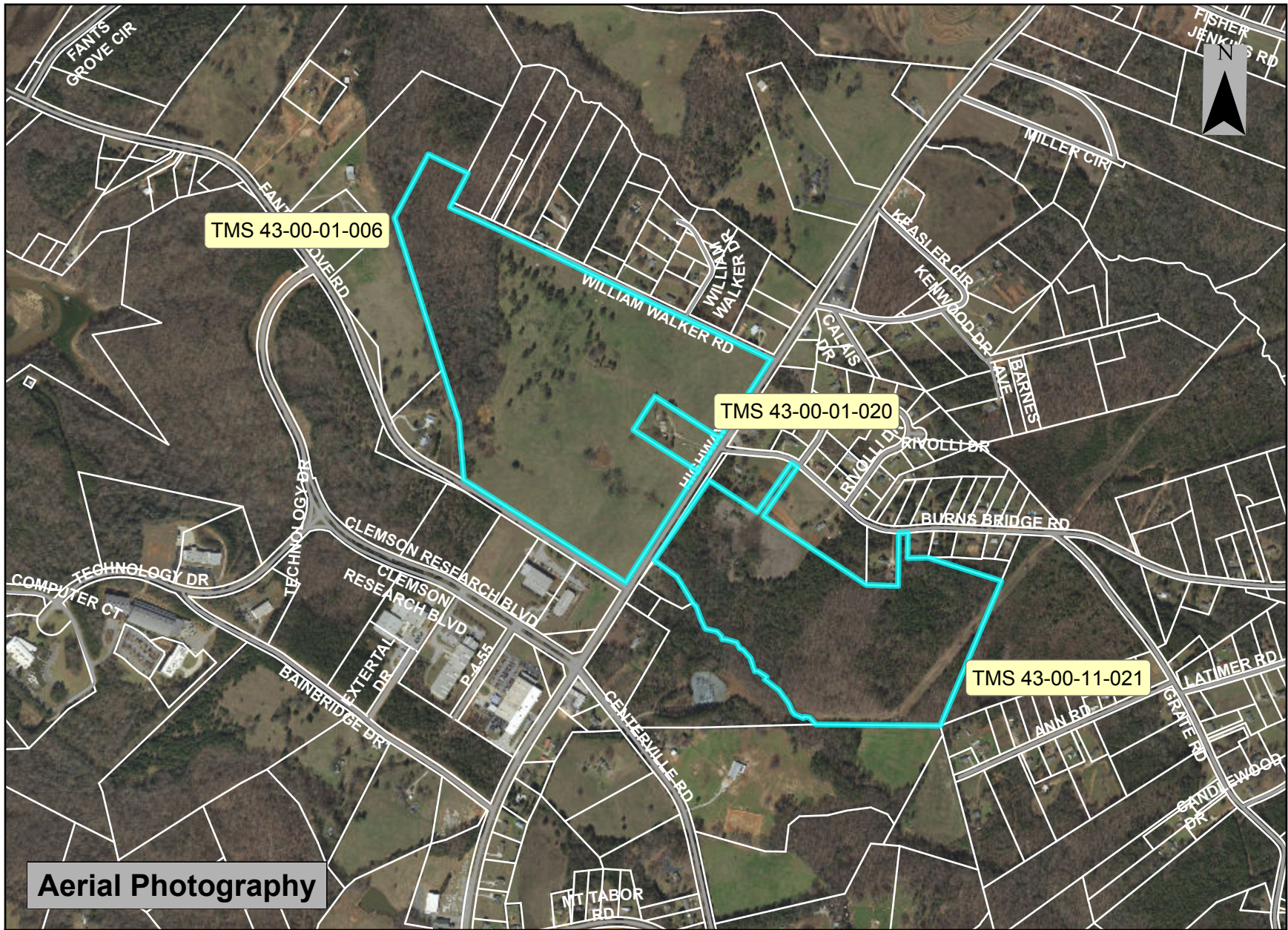
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REG. L.S. 3972

R. D. Garrison

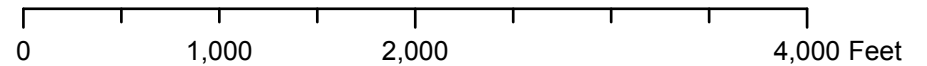
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of July A. D. 1981
In Vol. 887 Page 307
At 9:58a M.

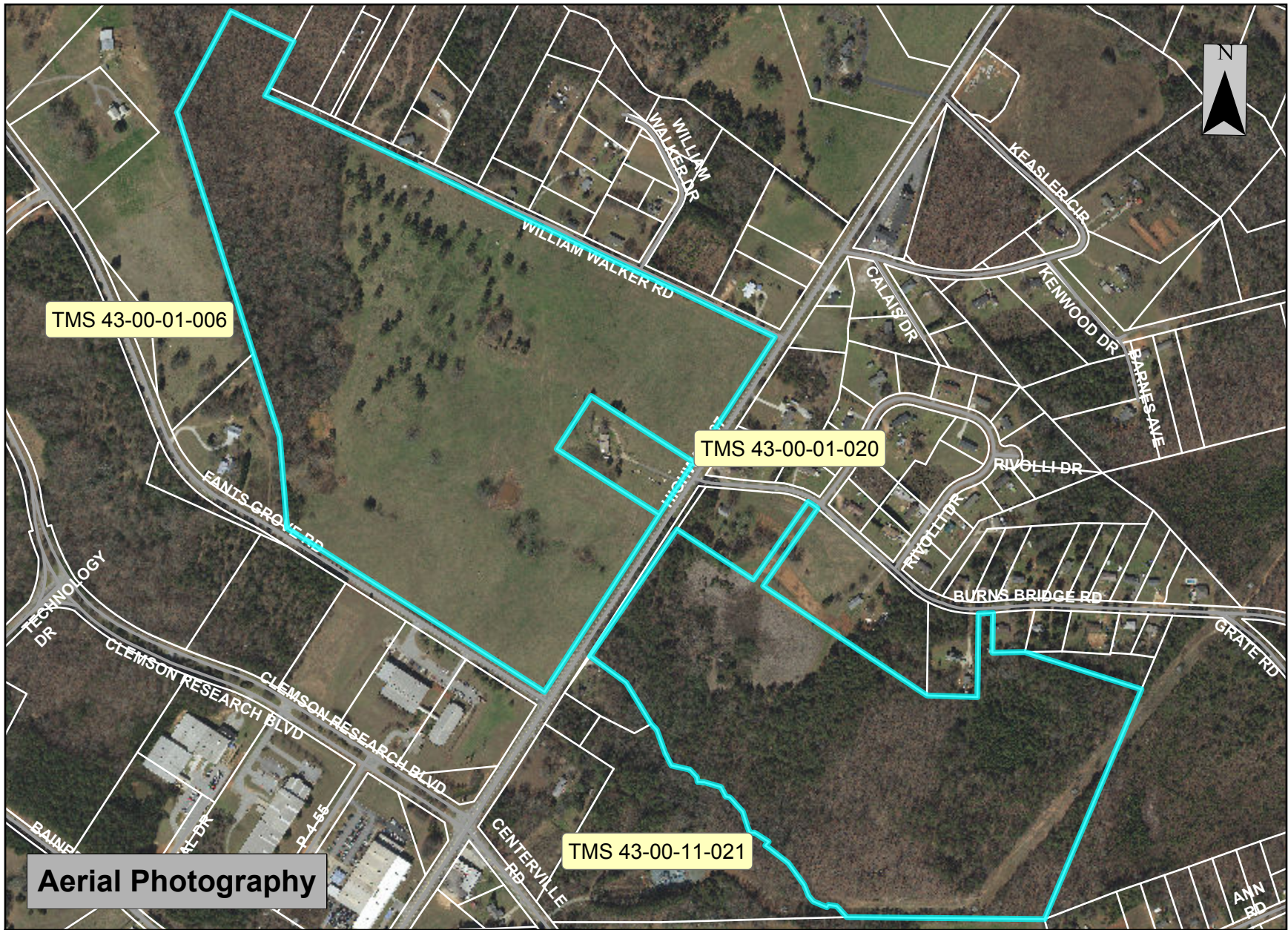
C. J. Burdette C.C.C.P.
Anderson County, S. C.





Rezoning Request
SC-187 & Fants Grove Rd.
R-20 to R-8





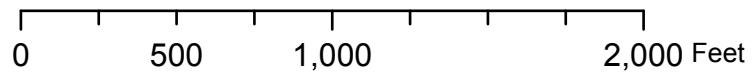
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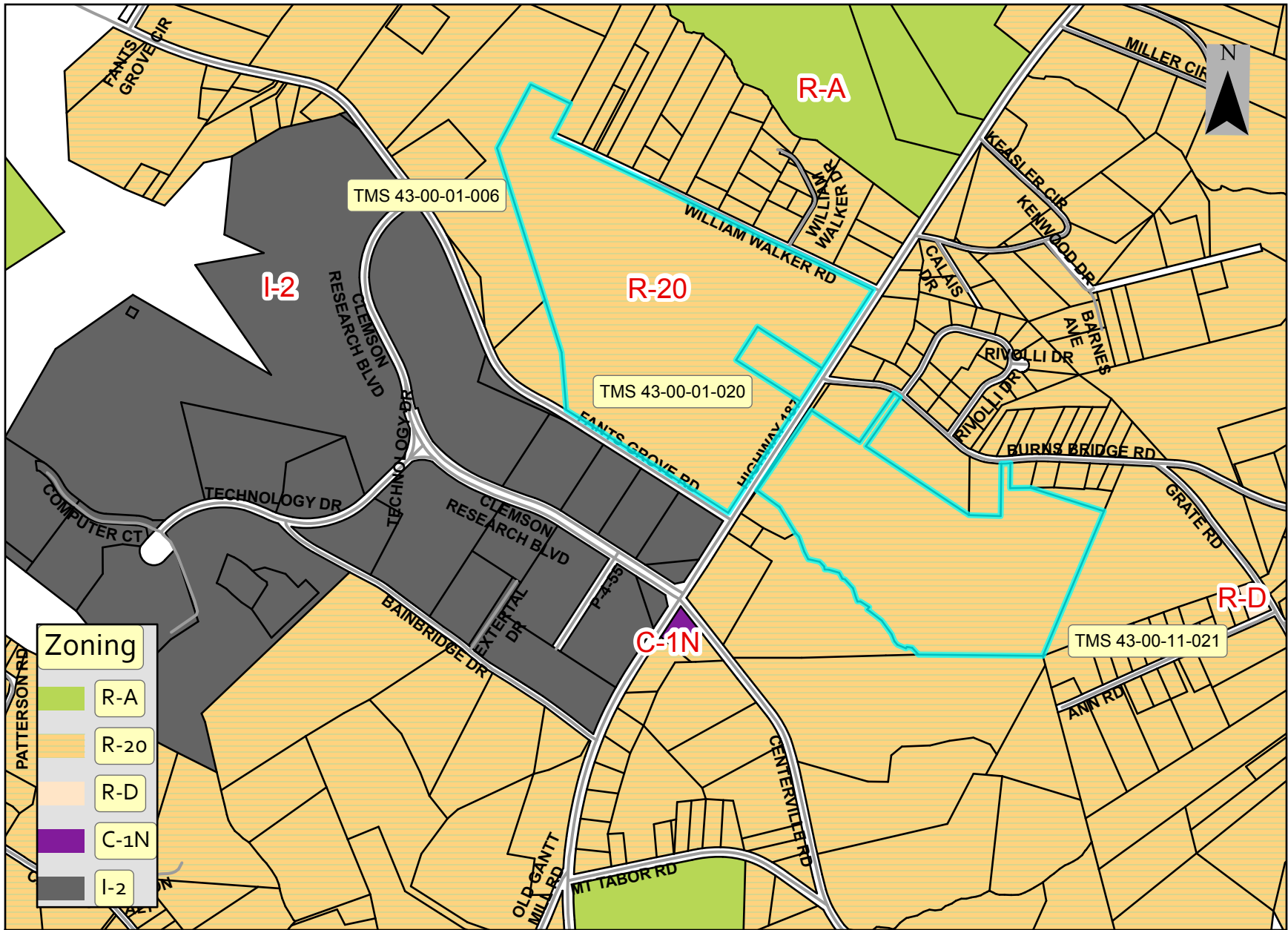
TMS 43-00-01-020

TMS 43-00-11-021

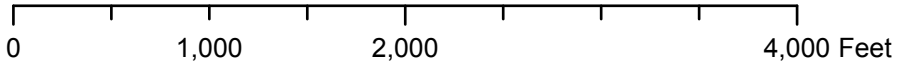
Aerial Photography

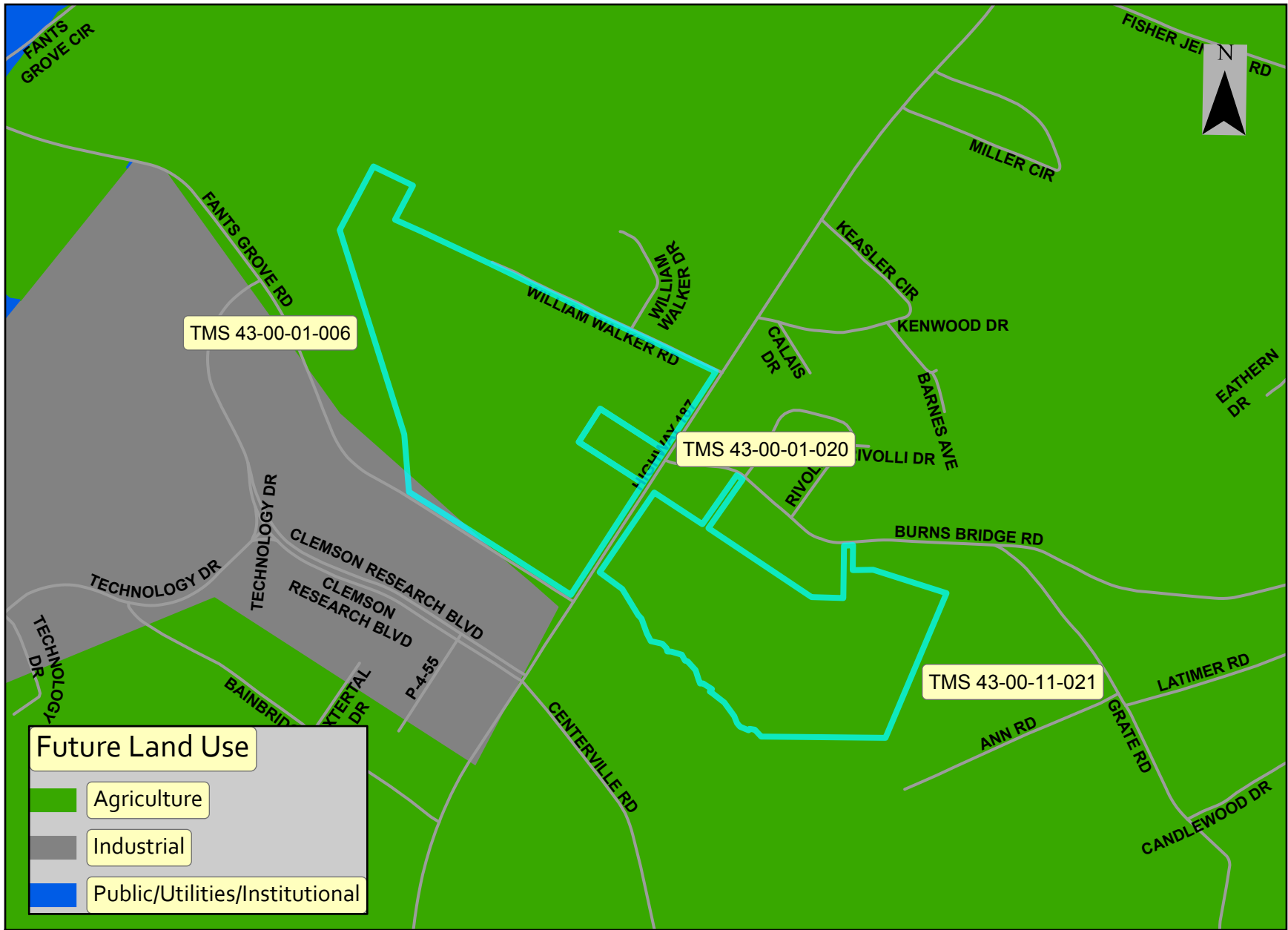
Rezoning Request SC-187 & Fants Grove Rd. R-20 to R-8





Rezoning Request
SC-187 & Fants Grove Rd.
R-20 to R-8





Rezoning Request
SC-187 & Fants Grove Rd.
R-20 to R-8

0 1,000 2,000 4,000 Feet

CHESAPEAKE CITY
PLANNING & ZONING DEPARTMENT

**REZONING PUBLIC
HEARING NOTICE**

864-260-4720

AMERICAN COUNTY
PLANNING & ZONING DEPARTMENT
**REZONING PUBLIC
HEARING NOTICE**
 864-260-4720



Anderson County Planning Commission
July 9, 2019
6:00 PM

Staff Report – Variance to Subdivide Property off Cater Drive
(Private Dr.)

Applicant: William E. Seymore
Owner of Property: William E. Seymore
Location: Cater Drive, Easley, SC 29642 off Cely Road
County Council District: 6
Tax Map Number: 214-00-06-014
Number of Acres: 7.86
Zoning: Property Unzoned
Land Use: Residential
Surrounding Zoning Districts: None
Applicant Request: Subdivide Property on Private Road off Cater Drive
Purpose of Variance: To allow subdivision of one 7.86 acre tract into two tracts. Tract one will be 5.11 acres and tract two will be 2.75 acres.
Finding of Facts: Anderson County Ordinance Division 3. – Access. Sec. 38-353

(a) All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width to a county road or private road built to county standards. Direct access to a state road must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width.



Variance Application

10 JUN 2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: SEYMORE, WILLIAM E.

Mailing Address: 2 FIRELIGHT LN, EASLEY, SC 29642

Telephone and Fax: 803.240.2955

E-Mail: WILLIAM.E.SEYMORE@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

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 _____

Date _____

Project Information

Property Location: 123 CATER DR., EASLEY, SC 29642

Parcel Number(s)/TMS: 2140006014

County Council District: CCD 6

School District: ANDERSON 1

Total Acreage: 7.86

Current Zoning: NONE

Requested Variance: VARIANCE TO SUBDIVIDE There is a Variance Application fee of \$200 if in a zoned area. CH 38-353 a

Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: TO ALLOW SUBDIVISION OF ONE 7.86 ACRE TRACT INTO 2 TRACTS. TRACT 1 WILL BE 5.11 ACRES AND TRACT 2 WILL BE 2.75 ACRES

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

If you indicated no, your signature is required.

W.S.J.
Applicant's Signature

10 JUN 2019
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.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:
WHEN THE PROPERTY WAS ORIGINALLY SUBDIVIDED A 60' PROPOSED STREET SHOULD HAVE BEEN INSTALLED.

Conditions do not generally apply to other properties in vicinity, as shown by: _____

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: IN ORDER TO CONSTRUCT THE ROAD TO STANDARD CONTAINED IN CH. 38, THE ESTIMATED COST WOULD BE \$400K, PER ANDERSON COUNTY RDS AND BRIDGES.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons: SUBDIVISION ON THE PROPERTY WILL ONLY BE FOR ONE SINGLE FAMILY HOME AND WILL ONLY STIGHTLY IMPACT ADT TO UNIMPROVED RD.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) ORIGINAL PLATS / CURRENT PLAT / PROPOSED PLAT

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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 Development Standards Office.

W.S.J.
Applicant's Signature

10 JUN 2019
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Variance Application Checklist

The following checklist is to aid the applicant in providing the necessary materials for submittal.

Application Submittal Requirements and Process

To submit a Variance Application, you must provide the following to the Development Standards Office:

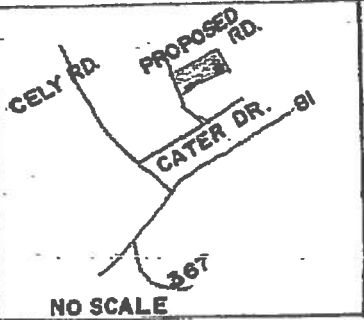
- Completed and Signed Variance Application
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Check made payable to Anderson County for Variance Application Fee, if applicable (Fee for a Variance Application is \$200, if in a zoned area. There is no fee for un-zoned areas.)

If the property is located in a zoned area, the Development Standards' Staff will recommend approval or denial to the Citizen's Advisory Board and Land Use/ Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of all meetings; and are encouraged to attend, in case questions arise. The Citizen's Advisory Committee will recommend approval or denial to the Land Use/ Board of Zoning Appeals, who will make the final decision.

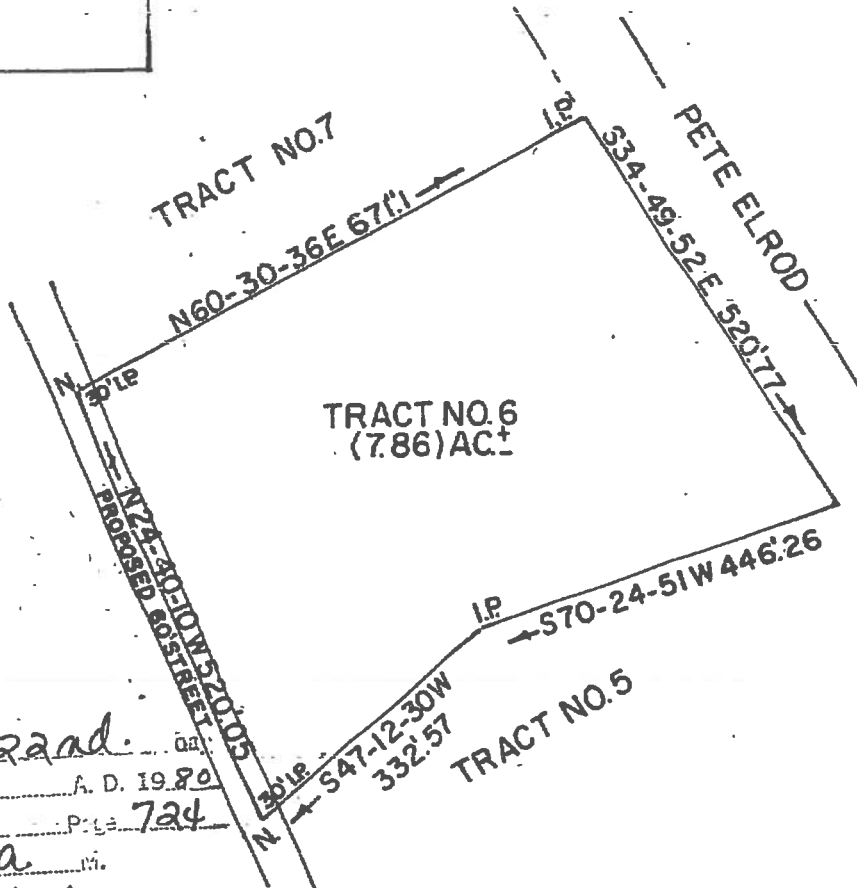
If the property is located in an un-zoned area, the Development's Staff will recommend approval or denial to the Land Use/ Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/ Board of Zoning Appeals will make the final decision.

Page 1 of 1

Additional Requirements/ Comments:



87
724



TRUE

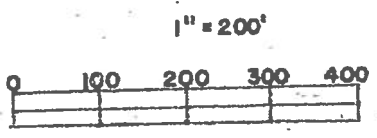
DEC 27 10 21 AM '80

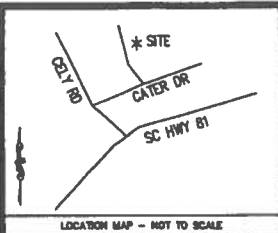
Recorded this 22nd day
 of Dec. A. D. 1980
 in Vol. 87 Page 724
 At 10:21a m.
 C. J. Burdette C.C.C.P.
 Anderson County, S. C.

STATE OF SOUTH CAROLINA
 ANDERSON COUNTY
 THE ABOVE PLAT REPRESENTS TRACT NO. 6 OF ROY L. MYERS' PROPERTY.
 SAID TRACT IS TO BE DEEDED TO RUTH CHEATWOOD. *Indef*
 SURVEYED SEP. & OCT, 1980
 JOHN C. SMITH & SON
 REG. LS. NO. 1443 & 7882
 P. O. BOX 732
 EASLEY, S. C. 29640
 B 55 P 66, B 56 P 23

"I hereby certify that the ratio of precision
 of the field survey is 1/(2,000) as shown hereon
 and the area was determined by (D.M.D.) method
 of area calculation.

John C. Smith
 S. C. Land Surveyor No 1443





NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF WILLIAM T. LAVENDER, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 28138. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

160004544 3/08/2016 11:32:17 AM
 FILED, RECORDED, INDEXED
 Bk: S2249 Ps: 00010 Pages:001
 Rec Fee: 10.00 St Fee:
 Co Fee:
 REGISTER OF DEEDS, ANDERSON CO, SC
 Wendy Reffel

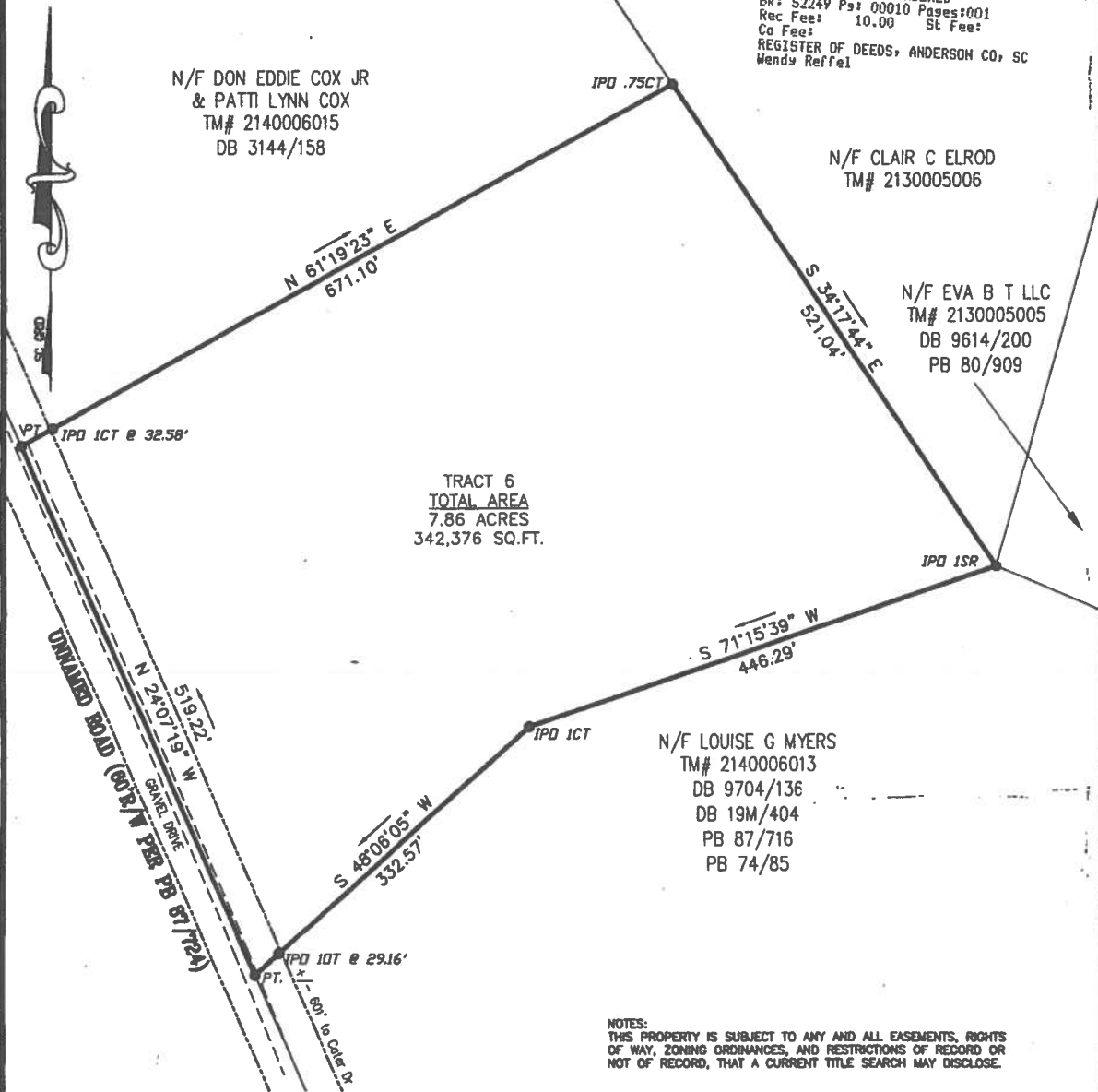
N/F DON EDDIE COX JR
 & PATTI LYNN COX
 TM# 2140006015
 DB 3144/158

N/F CLAIR C ELROD
 TM# 2130005006

N/F EVA B T LLC
 TM# 2130005005
 DB 9614/200
 PB 80/909

TRACT 6
 TOTAL AREA
 7.86 ACRES
 342,376 SQ.FT.

N/F LOUISE G MYERS
 TM# 2140006013
 DB 9704/136
 DB 19M/404
 PB 87/716
 PB 74/85



NOTES:
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

EXEMPTION FROM REVIEW PROCESS
 "This plat is a SURVEY of an existing lot of record with no new lots created"

A. Hunter / DC
 3/8/16

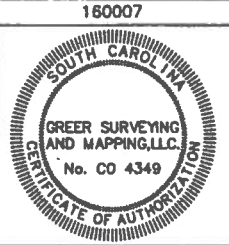
THE PROPERTY SHOWN IS KNOWN AS TRACT NO. 6 ROY L MYERS PROPERTY RECORDED IN PLAT BOOK 87 , PAGE 724 , OFFICE OF R.O.D., ANDERSON COUNTY, S.C.

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

LEGEND

- | | | |
|---------------------------|-------------------------|-----------------------------|
| BL BUILDING LINE | SS SANITARY SEWER | MMSD @ MANHOLE (SD) |
| CMP CORRUGATED METAL PIPE | SSE SS EASEMENT | MSSS @ MANHOLE (SS) |
| CT CURB TOP | VCP VITRIFIED CLAY PIPE | PP @ POWER POLE |
| DE DRAINAGE EASEMENT | CB CATCH BASIN | GUY @ GUY POLE |
| EP EDGE OF PAVEMENT | DI DRAIN INLET | TEL @ TELEPHONE PEDESTAL |
| IPD IRON PIN OLD | ET ELEC TRANS | MSSS @ MANHOLE (BELL SOUTH) |
| IPS IRON PIN SET | ELEVATION | GM @ GAS METER |
| M&C MAIL & CAP | FF FIRE HYDRANT | CL CHAIN LINK FENCE |
| OT OPEN TOP | IP @ IRON PIN | FOG @ FIBER OPTIC CABLE |
| RB REBAR | LP @ LIGHT POLE | OP @ OVERHEAD POWER |
| RCP REINFORCED CONC PIPE | CO @ CLEAN OUT | OT @ OVERHEAD TELEPHONE |
| R/W RIGHT OF WAY | EM @ ELECTRIC METER | SD @ STORM DRAIN |
| SD STORM DRAIN | | SS @ SANITARY SEWER |

WILLIAM T. LAVENDER, P.S. SC/28138



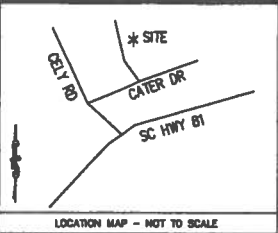
Greer
 Surveying &
 Mapping

PO Box 566 Greer, SC 29652
 PH: (864) 723-1043

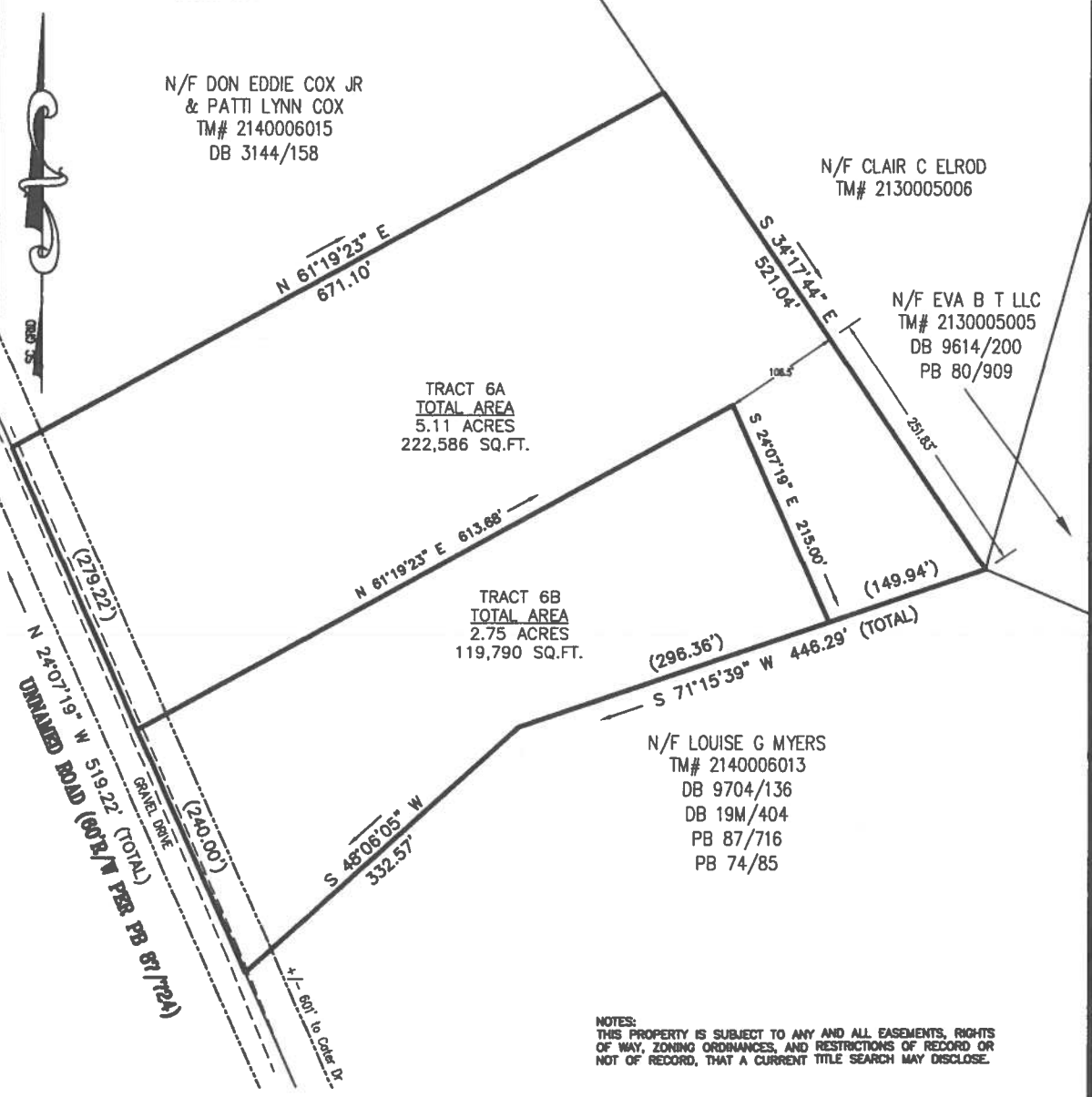
SURVEY FOR
ERIC SEYMORE *Index*

ANDERSON COUNTY, SOUTH CAROLINA

SCALE 1" = 100'	PROPERTY ADDRESS 123 CATER DRIVE	TAX PIN 2140006014
DATE 1/19/16	100 0 100 200	FIELD CREW DRAWN BY KG/WL WTL



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF WILLIAM T. LAVENDER, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 28138. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.



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NOTES: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

- | | | |
|---------------------------|-------------------------|-------------------------------|
| BL BUILDING LINE | SS SANITARY SEWER | MMSD (S) MANHOLE (SD) |
| CMP CORRUGATED METAL PIPE | SSE SS EASEMENT | MHSS (S) MANHOLE (SS) |
| CT CURB TOP | VCP VITRIFIED CLAY PIPE | PP (S) POWER POLE |
| DE DRAINAGE EASEMENT | CB CATCH BASIN | GUY (S) GUY POLE |
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| IPO IRON PIN OLD | EL ELEVATION | MHBS (S) MANHOLE (BELL SOUTH) |
| IPS IRON PIN SET | FM FIRE METER | GM (S) GAS METER |
| N&C NAIL & CAP | FX FIRE HYDRANT | CLM (S) CHAIN LINK FENCE |
| OT OPEN TOP | IP IRON PIN | FOC (S) FIBER OPTIC CABLE |
| RB REBAR | LP (S) LIGHT POLE | OPH (S) OVERHEAD POWER |
| RCR REINFORCED CONC PIPE | CO (S) CLEAN OUT | OTH (S) OVERHEAD TELEPHONE |
| R/W RIGHT OF WAY | EM (S) ELECTRIC METER | SD (S) STORM DRAIN |
| SD STORM DRAIN | | SS (S) SANITARY SEWER |

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

WILLIAM T. LAVENDER, P.S. SC#28138

FD Box 28 Greer, SC 29615
757 859 123-04

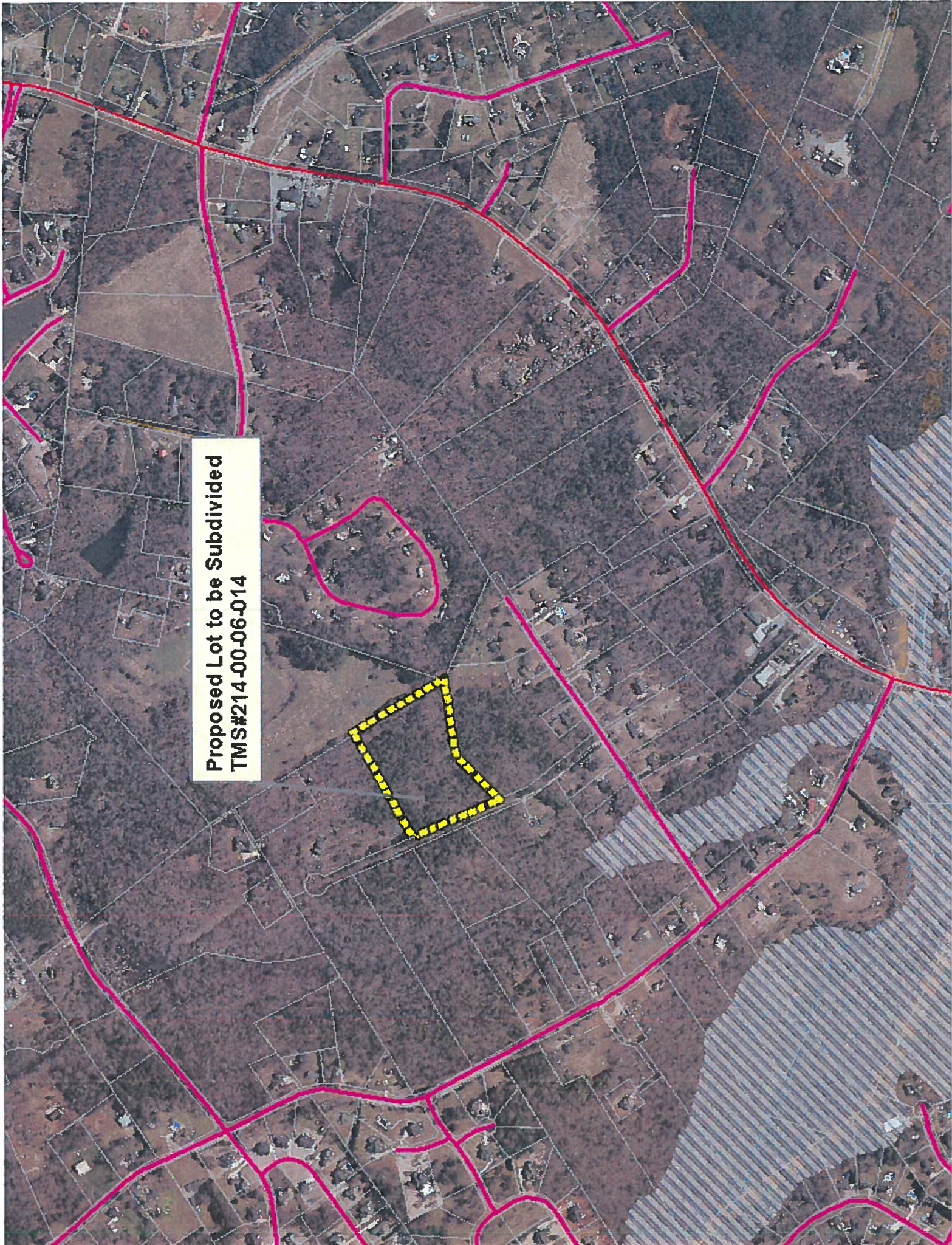
160007

GREER SURVEYING AND MAPPING, LLC
No. CO 4349
CERTIFICATE OF AUTHORIZATION

SURVEY FOR
ERIC SEYMORE
ANDERSON COUNTY, SOUTH CAROLINA

SCALE 1" = 100'	PROPERTY ADDRESS 123 CATER DRIVE	TAX PIN 2140008014
DATE 5/2/19	100 0 100 200	FIELD CREW KG/WL
		DRAWN BY WTL

**Proposed Lot to be Subdivided
TMS#214-00-06-014**





Anderson County Planning Commission
July 9, 2019
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Rivers Edge (Previously Approved on 12-11-2018)

Intended Development: Single Family Residential

Applicant: Mark III Properties, Inc. John Beeson

Surveyor/Engineer: Bluewater

Location: River Road (State Maintained)

County Council District: 6

Surrounding Land Use: North – Vacant
South – Vacant
East – SFR/Vacant
West – SFR

Zoning: Property Unzoned

Tax Map Number: 238-00-05-010 & P/O 238-00-06-022

Extension of Existing Dev: No

Existing Access Road: River Road (State Maintained)

Number of Acres: +/- 53.49

Number of Lots: 61 (Previously 89)

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 610 new trips per day. River Road is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by 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: 7-9-19
Application Received By: JL
Date Application Received: 6-13-19 - 6-28-19
Amount of Fee Paid: 161.00 Check # 3757

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 6-13-19, 6-21-19

DS Number 19-06

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

Proposed Subdivision Name: River's Edge

1. Name of Applicant Mark III Properties, Inc. - John Beeson

Address of Applicant 170-C Camelot Drive, Spartanburg, SC 29301

Telephone Number(s) 864-595-1735 Email john@markiiiproperties.com

2. Property Owner(s) Beeson Development, LLC

Owner(s) Address 2156 River Road, Piedmont, SC 29673

Telephone Number(s) 864-660-9689 Email beesondevelopment@gmail.com

Project Information

3. Project Location: 2156 River Road, Piedmont, SC 29673

Parcel Number/TMS: P/O 2380005010 & P/O 2380006022 County Council District: 06 School District: 01

Total Acreage: 53.49 Number of Lots: 61 Intended Development: Single Family Residential

Current Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Vacant East: SFR/Vacant West: SFR

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

Water Supplier: Powdersville Water Sewer Supplier: Not Available Septic: ✓

Electric Company: Duke Power Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T

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

If so, please describe: Reduced from 89 to 61 lots and using a smaller portion of property.

6. Is there a request for a variance? No if so, please attach the description to this application.

7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes or No X

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 # 01 (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, wellands, 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.

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 \$100 plus \$1 per lot.)

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;
- 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.

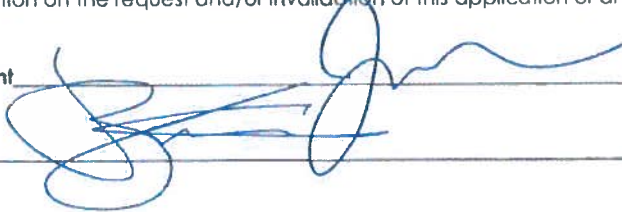
The preliminary plat shall contain the following information:

- (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 06/21/19

Signature of Owner

Date 06-21-19

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- DHEC approval letter for storm water and erosion control
- Anderson County approval letter for storm water and erosion control
- DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- SCDO for the Anderson County Roads & Bridges Department Encroachment Permit
- Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- Form from E911/Addressing Office verifying the subdivision and road names have been approved
- Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** 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.
- Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 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 \$100)
- 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.

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 Justin Rupert, RLS, and dated June 11, 2019; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 06/21/19

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: 06/21/19

[Owner] [Agent] [Name]: John Beeson

Signed: *John Beeson*

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)**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 21, 2019

TO: **Tim Cartee**
Subdivision Administrator

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

CC: **Matt Hogan**
Roads & Bridges Manager

SUBJECT: **River's Edge Subdivision Preliminary Plat**
61 Single Family lots

The preliminary plat dated June 13, 2019 for the proposed River's Edge Subdivision is approved by Roads & Bridges.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

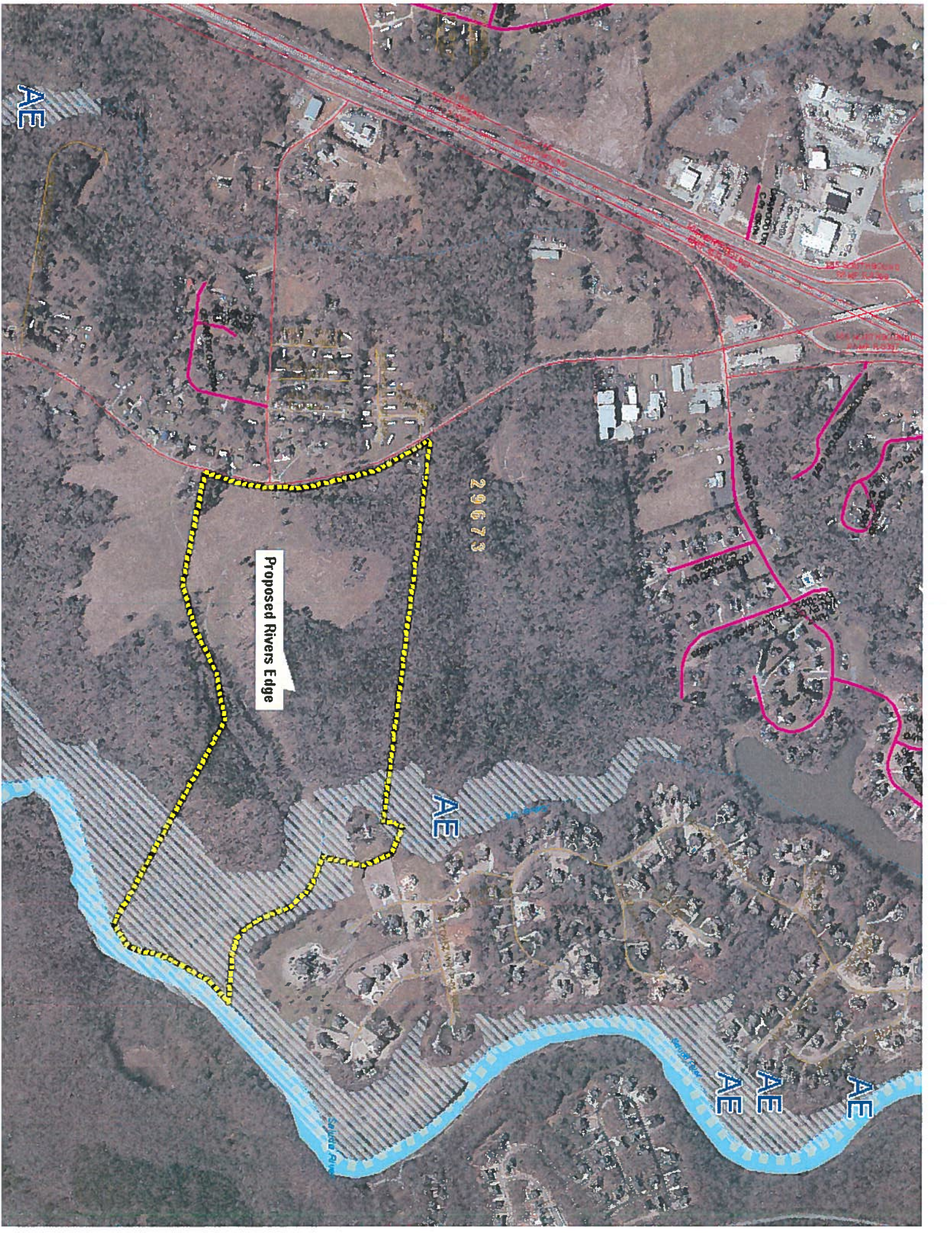
Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



AE

Proposed Rivers Edge

29673

AE

AE

AE

AE

Anderson County Planning Commission

July 9, 2019

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Woodglen

Intended Development: Single Family Residential

Applicant: Mark III Properties, Inc.

Surveyor/Engineer: Bluewater

Location: Hwy 86 (State) Blossom Branch Road (County)

County Council District: 6

Surrounding Land Use:
North – Vacant
South – Commercial, Residential
East – Residential
West – Vacant

Zoning: Property Unzoned

Tax Map Number: 240-00-01-005

Extension of Existing Dev: No

Existing Access Road: Hwy 86 (State) Blossom Branch Road (County)

Number of Acres: +/- 70-94

Number of Lots: 186

Water Supplier: Greenville

Sewer Supplier: ReWa (Renewable Water Resources)

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 1,860 new trips per day. Hwy 86 is classified as an Arterial with no maximum average vehicle trips per day and Blossom Branch Road is classified as a collector with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

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 11, 19
Application Received By: DL
Date Application Received: 5-9-19
Amount of Fee Paid: 286.00 Check # 3699

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 5-9-19

DS Number 19-05

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

Proposed Subdivision Name: Woodglen

1. Name of Applicant Mark III Properties, Inc.

Address of Applicant 170-C Camelot Drive, Spartanburg, SC 29301

Telephone Number(s) 864-595-1735 Email john@markiiiproperties.com

2. Property Owner(s) Guerry & Guerry LLC

Owner(s) Address 413 Inverness Way, Easley, SC 29642

Telephone Number(s) _____ Email _____

Project Information

3. Project Location: Highway 86 & Blossom Branch Road

Parcel Number/TMS: 2400001005 County Council District: CCD Six School District: 01

Total Acreage: 70.94 Number of Lots: 186 Intended Development: SFR

Current Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Comm/Res East: Residential West: Vacant

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

Water Supplier: GWS Sewer Supplier: Anderson County/ReWa Septic: _____

Electric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: AT&T

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

If so, please describe: _____

6. Is there a request for a variance? No if so, please attach the description to this application.

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 _____

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 # 01 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes ___ or No
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

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.

11. Are there any current Covenants in effect for this proposed development? Yes ___ No If Yes, please attach document.

Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

1. Application Submittal Requirements and Process

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

- Two (2) 8 1/2 x 11 size d 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 \$100 plus \$1 per lot.)

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;
- 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 _____
Signature of Owner _____

Date 05/03/19

Date 05/03/19

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- DHEC approval letter for stormwater and erosion control
- Anderson County approval letter for stormwater and erosion control
- DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- SCDO or the Anderson County Roads & Bridges Department Encroachment Permit
- Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- Form from E911/Addressing Office verifying the subdivision and road names have been approved
- Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** 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.
- Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 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 \$100)
- 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.

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 Justin Rupert, RLS, and dated May 1, 2018; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: 

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 05/03/19

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: 05/03/19

[Owner] [Agent] [Name]: John Beeson

Signed: 

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**

SITE DATA

TAX MAP NO.: 2400001005
 TOTAL AREA: ±70.94-ACRES
 ZONING: UNZONED
 TOTAL LOTS: 186 LOTS (60' X 134' TYP.)
 PROPOSED ROADWAY: ±8,277 LF (50' R.O.W.)
 SETBACKS:
 HIGHWAY 86: 50'
 BLOSSOM BRANCH RD: 40'
 FRONT SETBACK: 20'
 SIDE SETBACK: 8'
 REAR SETBACK: 10'
 SECONDARY SIDE: 10'

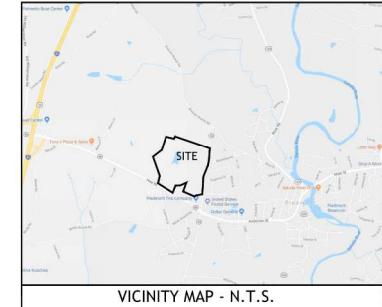
OWNER'S CERTIFICATION:
 AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.
 DATE: 08/17/19
 NAME: John Breeson
 SIGNED: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY Justin Pupart, RLS, AND DATED March 18, 2019; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.
 BY NAME: Paul J. Harrison, P.E.
 SIGNED: *[Signature]*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607
 TELEPHONE NUMBER: 864-735-5068
 DATE: 08/17/19

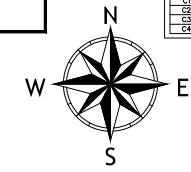
GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG BLOSSOM BRANCH ROAD AND HIGHWAY 86 PROVIDED BY GREENVILLE WATER SYSTEM.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

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: _____



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	287.00'	1284.53'	113°44'34"	133.86'	N102°03'21"W	266.92'
C2	133.87'	1048.65'	112°24'14"	159.39'	S14°27'00"W	134.40'
C3	329.38'	8221.64'	10°02'00"	164.73'	N64°58'31"W	329.34'
C4	189.02'	2724.08'	3°50'00"	84.55'	N89°01'00"W	188.90'



1.) ACCORDING TO FIRM PANEL 46070050E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011, THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
 2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83/2011). ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID MEASUREMENTS. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
 3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

LINE	LENGTH	BEARING
L1	227.57'	S02°04'54"W
L2	147.84'	S04°57'00"W
L3	181.00'	S28°07'17"W
L4	404.70'	S00°14'52"W
L5	361.38'	S08°00'07"W
L6	13.97'	S01°34'52"W
L7	33.00'	S00°00'00"W
L8	272.88'	S00°00'00"W
L9	272.88'	N00°00'00"W
L10	58.40'	N00°00'00"W
L11	70.26'	N64°58'34"W

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

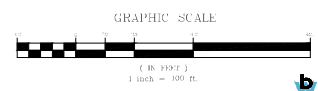
LOT NOTE:
 ALL LOTS MEET THE MINIMUM SIZE STANDARDS PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

LOT NOTE:
 ALL LOTS MAINTAIN A MINIMUM WIDTH OF 60' BETWEEN SIDE LOT LINES AT THE FRONT SETBACK LINE PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

OWNER
 COMPANY: MARK W PROPERTIES, INC.
 ADDRESS: 1700 CAMELOT DRIVE SPARTANBURG, SC 29301
 PHONE: 864-999-1720
 CONTACT: JOHN BRESON
 EMAIL: JOHN@MARKWPROPERTIES.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
 PHONE: 864-735-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: 3D LAND SURVEYING
 ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
 PHONE: 864-272-0274
 CONTACT: JUSTIN PUPART
 EMAIL: JUSTIN@3DL.NET



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Project Number: 2019-026
 Job Name: Woodglen PP-1a
 Drawing Scale: 1" = 100'
 Date of Project: 08/20/19
 Date of Issue: _____
 Paul J. Harrison, P.E.
 718 Lowndes Hill Road • Greenville, SC 29607
 info@bluewatercivil.com

bluewater civil design
 bluewater civil design, llc
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com

WOODGLEN Single-Family Subdivision
 Highway 86 & Blossom Branch Road
 Piedmont, SC 29673

Professional Engineer Seal: PAUL J. HARRISON, P.E., No. 24224, Exp. 08/17/19

South Carolina Seal: No. 24224, 08/17/19

Prepared by: Justin Pupart
 Checked by: Paul Harrison
 Approved by: Paul Harrison

Preliminary Plat (page 01 of 02)
PP-1A

SITE DATA

TAX MAP NO.: 240001005
 TOTAL AREA: ±70.94-ACRES
 ZONING: UNZONED
 TOTAL LOTS: 186 LOTS (60' X 134' TYP.)
 PROPOSED ROADWAY: ±8,277 LF (50' R.O.W.)
 SETBACKS:
 HIGHWAY 86: 50'
 BLOSSOM BRANCH RD: 40'
 FRONT SETBACK: 20'
 SIDE SETBACK: 8'
 REAR SETBACK: 10'
 SECONDARY SIDE: 10'

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: 06/17/19

NAME: John Boeson

SIGNED:

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY Justin Rupart, RLS, AND DATED March 18, 2019; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Paul J. Harrison P.E.
 SIGNED: [Signature]
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 Lowndes Hill Road, Greenville, SC 29607
 TELEPHONE NUMBER: 864-735-5068
 DATE: 06/17/19

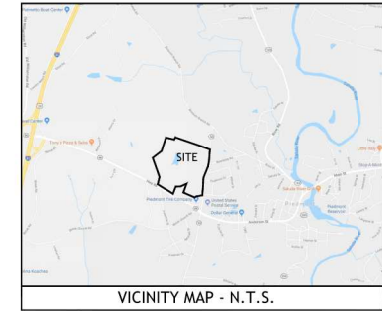
CERTIFICATE OF PROJECT APPROVAL:
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR:

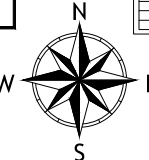
DATE:

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG BLOSSOM BRANCH ROAD AND HIGHWAY 86 PROVIDED BY GREENVILLE WATER SYSTEM.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	287.00'	1284.53'	112°44'	133.86'	N102°21'17"	266.92'
C2	133.87'	1048.65'	112°24'14"	159.39'	S14°27'00" W	134.40'
C3	329.38'	8221.64'	10°20'00"	164.73'	N84°58'31" W	329.34'
C4	189.02'	2724.08'	3°50'58"	84.55'	N89°17'00" W	188.90'



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

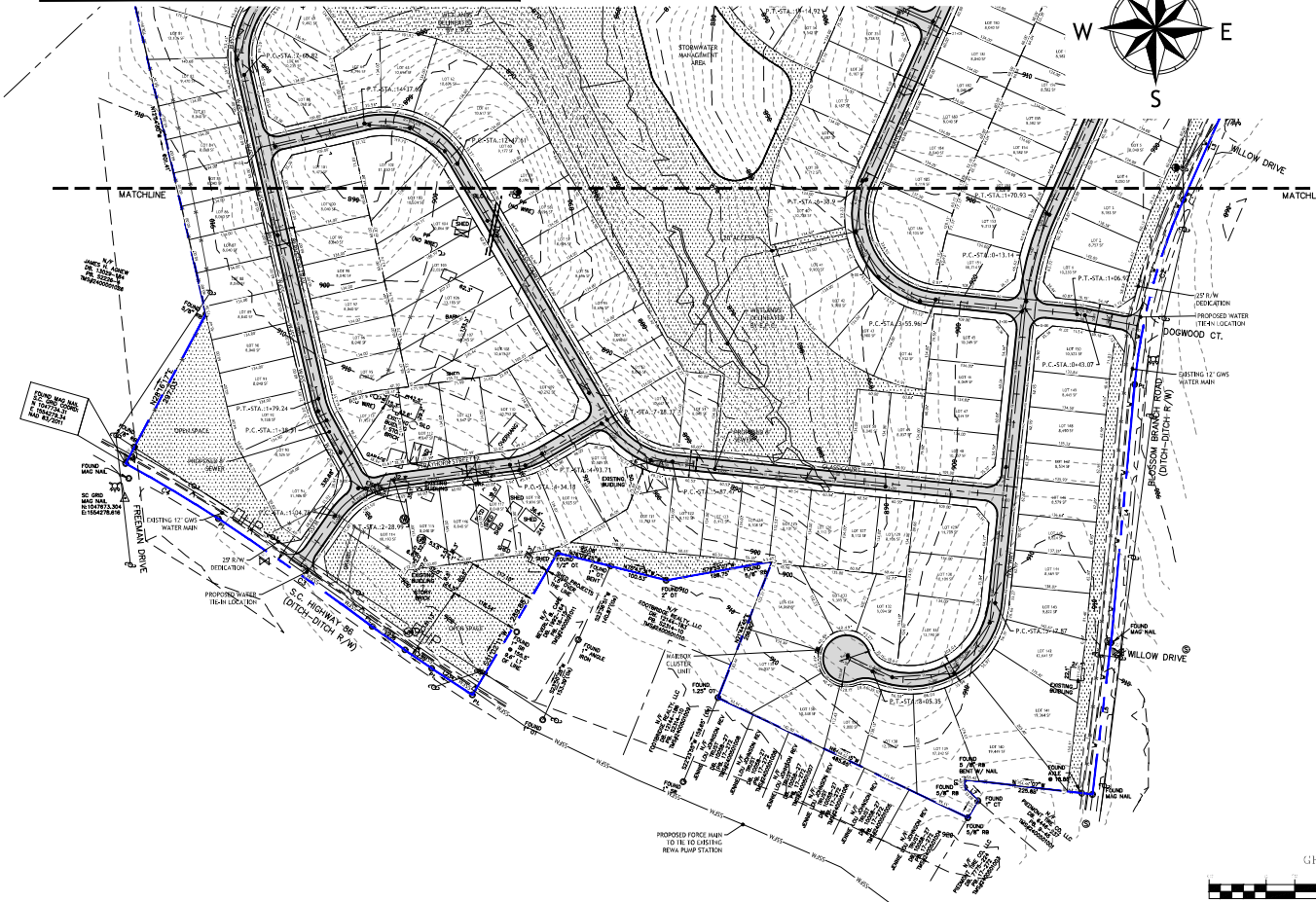
LOT NOTE:
 ALL LOTS MEET THE MINIMUM SIZE STANDARDS PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

LOT NOTE:
 ALL LOTS MAINTAIN A MINIMUM WIDTH OF 60' BETWEEN SIDE LOT LINES AT THE FRONT SETBACK LINE PER SECTION 38-371 OF THE LAND USE AND DEVELOPMENT STANDARDS.

OWNER
 COMPANY: MARK W PROPERTIES, INC.
 ADDRESS: 1700 CAMELOT DRIVE SPARTANBURG, SC 29301
 PHONE: 864-999-1720
 CONTACT: JOHN BOESON
 EMAIL: JOHN@MARKWPROPERTIES.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
 PHONE: 864-735-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: 3D LAND SURVEYING
 ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
 PHONE: 864-272-0274
 CONTACT: JUSTIN RUPERT
 EMAIL: JUSTIN@3DLAND.NET

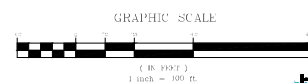


1.) ACCORDING TO FIRM PANEL 460700250E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011, THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID MEASUREMENTS. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON THE EXISTING OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

LINE	LENGTH	BEARING
L1	221.57'	S02°54'10" W
L2	147.84'	S04°57'00" W
L3	181.00'	S28°20'17" W
L4	454.10'	S00°14'52" W
L5	361.38'	S08°00'00" W
L6	134.97'	S01°34'52" W
L7	33.00'	S00°00'00" W
L8	272.88'	N89°20'27" E
L9	272.88'	N89°20'27" E
L10	58.24'	N89°20'27" E
L11	70.26'	N84°31'44" W



Project Number: 2019-026
 Job Name: Woodglen PP-1B
 Drawing Scale: 1" = 100'
 Date of Project: 06/20/19
 Engineer of Record: Paul J. Harrison, P.E.
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

bluewater civil design
 bluewater civil design, llc
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

WOODGLEN
 Single-Family Subdivision
 Highway 86 & Blossom Branch Road
 Piedmont, SC 29673

South Carolina State Seal
 State of South Carolina
 Paul J. Harrison, P.E.
 No. 24224
 06/17/19
 Justin Rupert, Surveyor

Preliminary Plat
 (page 02 of 02)
PP-1B



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 6, 2019

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Asst. Principal Engineer

CC: Matt Hogan
Roads & Bridges Manager

SUBJECT: Woodglen Subdivision Resubmittal
186 Single Family lots

The Traffic Impact Study and preliminary plat for the proposed Woodglen Subdivision are approved by Roads & Bridges. The proposed entrance on Blossom Branch Road did not meet warrants for left and right turn lanes.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

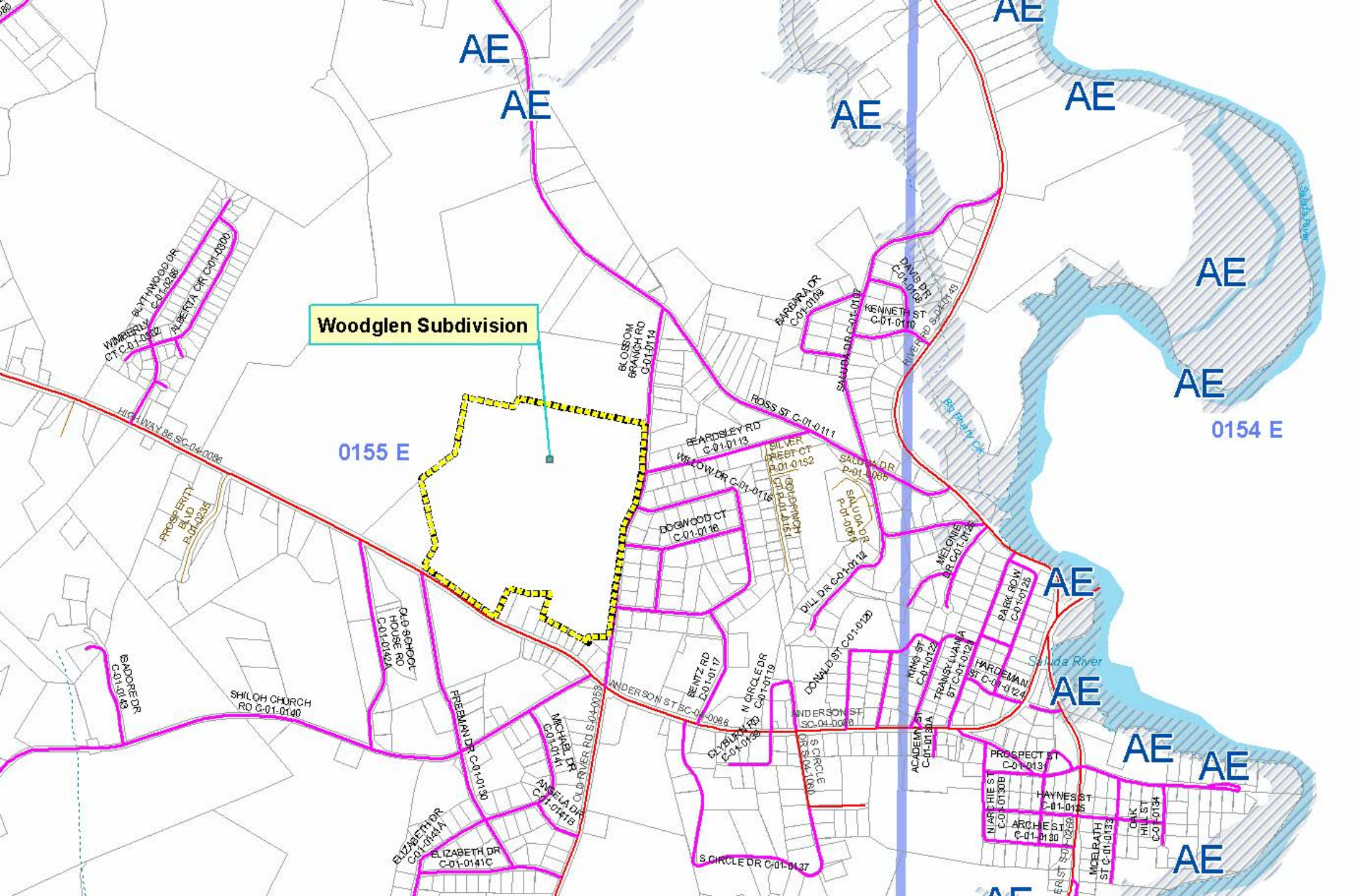
Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Woodglen Subdivision

0155 E

0154 E

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WIMBERLY CT C-01-0032
SULTY HAWK DR C-01-0288
ALBERTA CIR C-01-2800

BLOSSOM BRANCH RD C-01-0114

BARBARA DR C-01-0188

DAVIS DR C-01-0108

KENNETH ST C-01-0110

BEARDSLEY RD C-01-0113

ROSS ST C-01-0111

WILLOW DR C-01-0116

DOWNWOOD CT C-01-0116

SILVER DREFT CT P-01-0152

SALUDA DR P-01-0088

DILL DR C-01-0112

MELONIE DR C-01-0138

PARK ROW C-01-0126

TRANSYLVANIA ST C-01-0123

HARDEMAN ST C-01-0124

SHILOH CHURCH RD C-01-0140

OLD SCHOOL HOUSE RD C-01-0142A

WILKINSON DR C-01-0138

MICHAEL TR C-01-0117

ANGELA DR C-01-0118

ANDERSON ST SC-04-0058

BEITZ RD C-01-0117

N CIRCLE DR C-01-0119

DYBLIN RD C-01-0088

ANDERSON ST SC-04-0088

S CIRCLE DR SC-04-1080

KING ST C-01-0122

ACADEMY ST C-01-0130A

PROSPECT ST C-01-0131

WARREN ST C-01-0130B

ER ST C-01-0288

HAYNES ST C-01-0125

MCBRATH ST C-01-0133

ARCHIE ST C-01-0180

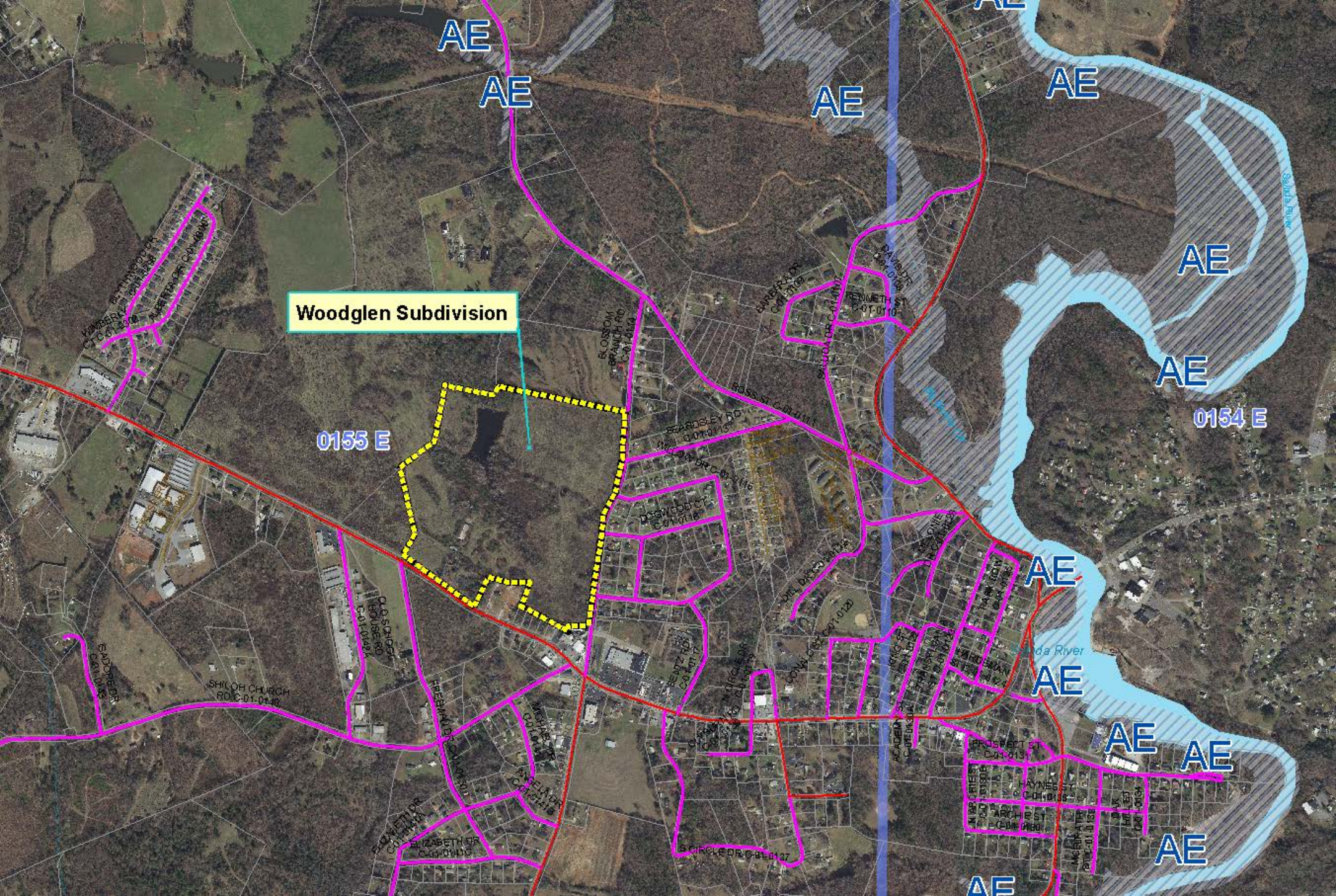
OAK HILL ST C-01-0134

ELIZABETH DR C-01-0141A

ELIZABETH DR C-01-0141C

S CIRCLE DR C-01-0137

AE



Woodglen Subdivision

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