

# Anderson County Planning Commission

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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

June 12, 2018  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from May 8<sup>th</sup> meeting)
4. Public Hearings
  - A. Request to rezone-2.5 acres at 1113 Beaverdam Road from C-2 (Highway Commercial))to-R-MHP (Manufactured Home Park)
  - B. Large Scale Project - Ionosphere Tours
5. Old Business
  - A. Tabled: Attenborough Townhomes
6. New Business
  - A. Preliminary Subdivision: Barrington Creek
  - B. Preliminary Subdivision:-Deer Path
  - C. Preliminary Subdivision: Yorkshire Farms
7. Other Business
8. 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, 2<sup>nd</sup> floor of the old courthouse, located at 101 South Main Street, Anderson.

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

Anderson County Planning Commission  
Tuesday, May 8, 2018 • 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, Jerry Vickery, David Cothran, Jane Jones and Debbie Chapman

Members Absent: None

Staff Present: Alesia Hunter, Tim Cartee, Jeff Parkey and Celia Boyd Myers

Call to Order: Chairman Cothran called the meeting to order at 6:00 PM, 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 with a motion by Mr. Vickery and a second by Mr. Dutton.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the April 10th regular Commission meeting. Hearing none, the minutes were unanimously approved, with a motion by Mr. Dutton and a second by Mrs. Jones.

Public Hearings:

*Request to rezone +/- 5.5 acres at 3032 Midway Road from R-20 (Single-Family Residential) to R-M2 (Multi-Family Residential)*

Mrs. Celia Boyd Myers presented the staff report for a rezoning at 3032 Midway Road. The stated purpose is to build multi-family units. Staff recommended denial of the request based on incompatibility with the character of the area. Chairman Cothran called for questions from the Commission. Hearing none, Chairman Cothran then opened the public hearing and invited public comments. The applicants spoke first. He proposed the development would be an upscale gated community targeted at 55+ adults. They indicated that organizations providing services to senior had been contacted, such as menu preparation and cleaning services. They gave further information regarding the site development, such as maximizing of green space, covered porches and walking trail. They also stated that the development would be styled similar to Cardinal Park and Crayton Hall. Next, eleven citizens spoke in opposition of the request citing concerns of traffic, school capacity and the change in use from the Zoning Advisory Group meeting where targeting senior populations was not mentioned. Neighboring residents of Midway Ridge also spoke about the difference in targeting a demographic opposed to restricting the age, while noting that age 55 and older did drive, work and occasionally care for children. Hearing no further comments, the public hearing was closed. Mrs. Jones moved to accept staff's recommendation of denial; and Mr. Dutton seconded the motion. The motion to approve was passed 7-0.

*Request to rezone +/- 64.17 acres at 1215 Brown Road from R-20 (Single-Family Residential) to R-A (Residential Agricultural)*

Mrs. Myers presented the staff's report for the request by Justin Chriscoe to rezone 1215 Brown Rd from R-20 to R-A. The stated purpose for the rezoning is to construct a barn and greenhouse. Staff recommendation was approval due to the compatibility with surrounding uses and the Future Land Use Map. Chairman Cothran opened the public hearing. Hearing no comments, the Chair closed the public hearing. Mr. Vickery moved to approve the request for rezoning; Mr. Dutton seconded. The motion to approve was 7-0.

*Ordinance Amendment: Chapter 70 – Rezoning Fees*

Dr. Jeff Parkey presented the proposed changes to Chapter 70 to eliminate rezoning fees. Planning Commission's recommendation will be forwarded to the County's Planning and Public Works Committee and full County Council. Chairman Cothran opened the public hearing. Hearing no comments, the public hearing was then closed. A motion to recommend the proposed changes to County Council with the Commission's endorsement was made by Mr. Vickery with a second and unanimously passed.

*Large-Scale Project: Galloway Redevelopment*

Ms. Alesia Hunter presented staff's evolution of the proposed Galloway Redevelopment, a commercial retail, near the intersection of Highways 153 and 81. The phased redevelopment is located on +/-3.5 acres and would exceed 100 parking spaces in total. Potential development includes a quick-service restaurant and coffee house, as well as medical offices. Staff recommended approval of the request. Chairman Cothran opened the public hearing. The applicants approached and gave an overview of the project. Hearing no further comments, the public hearing was closed. Mrs. Jones questioned the traffic flow along McNeely Road. The applicants stated that the issue would be studied more. A motion to accept staff's recommendation of approval was made by Mr. Vickery and a second by Mr. Dutton. The motion passed unanimously.

*Large-Scale Project: Woodard Poultry Farm*

Ms. Hunter presented the request for Woodard Poultry Farm at the corner of Sam Byrum and Sullivan Road in Iva. The site is +/-45 acres and would accommodate +/- 48,000 birds per year. SC DHEC has issued a construction permit for this activity. Staff recommended approval of this request. Chairman Cothran opened the public hearing. No comments were made and the public hearing was closed. The motion to approve was unanimous with a motion by Mr. Dutton and a second by Mr. Burdette.

Old Business: Chairman Cothran called for any old business. None was presented.

New Business:

*Preliminary Subdivision with Variance: Attenborough Townhomes*

Ms. Hunter presented the proposed change to Attenborough Townhomes with a variance. Attenborough was approved without a variance on December 12, 2017. The variance requested is to allow "Tract B" to consist of +/-17,700 square feet and remain on septic until it is connected to the sewer system that will be installed for the Attenborough Townhomes Project. Once connected to the sewer system, the lot would exceed the minimum of 8,000 square feet. Staff recommended denial of the variance and proposed plat. If the project does not move forward, the lot would be a

nonconforming lot on record. Chairman Cothran opened the public hearing. Mr. Joey Beeson, Jr., Mr. Wesley White and others approached the Commission and explained the reason for variance. Mr. Beeson, Jr. began by stating the request was a reduction in the number of lots, opposed to an increase, as being shared among the community. They stated that the previous landowner did not inform his tenant (living in the house on the property) that the land was sold. The resident wished to remain in the home and the redesign of the plat and variance request will allow him to do so. Otherwise, the home would be torn down to build the subdivision, as previously approved. They offered to provide assurances that the project would move forward and connect to sewer. Mr. Beeson, Sr. added that he had documentation from Ms. Hunter and Mr. Holt Hopkins directing them to file the variance. He questioned the change to denial within the past couple of weeks. Hearing no further public comments, the public hearing was closed. Discussion with the Commissioners followed. Ms. Hunter clarified that no assurances was made to approve the variance, only the right to request a variance. Mr. Vickery moved to deny the request and a second by Mr. Dutton. Mr. Beeson, Jr. asked what he could provide to grant the assurance. After more discussion with the Commissioners, a call for the question was made. Mr. Vickery withdrew his motion of denial. Mr. Murray moved to table the request until the June meeting to allow the applicant to provide assurance that the lot would connect to sewer; and seconded. The motion to table was passed.

#### *Preliminary Subdivision: Mayfield Woods*

Ms. Hunter presented the staff evaluation and recommendation for Mayfield Woods. The request for a duplex development was denied in March. This request includes 17 lots on +/- 14.88 acres off Mayfield Road near Old Mill Road. Staff recommended approval of the proposed subdivision. A motion to approve and made and seconded. During discussion, Mrs. Jones asked whether there was any soil contamination. She stated that she had received three phone calls with concerns. The applicant, Joseph Michaud, stated that he was not aware of any contamination. Mrs. Jones requested a letter certifying no contamination from SC DHEC as a condition to approval. The motion passed 6-1, with Mr. Murray opposing.

#### *Preliminary Subdivision: Yorkshire Farms*

Ms. Hunter presented staff evaluation and recommendation for Yorkshire Farms, previously denied in August 2017. The proposed subdivision would include 79 lots on +/- 27.5 acres. Staff recommended approval of the proposed subdivision assuming the appropriate permits are obtained. Chairman Cothran called for discussion. Mr. Beeson, Sr. approached the Commission with a letter sent to his office. He provided it to the Commissioners to review. (*The Planning office does not have a copy of this letter.*) Chairman Cothran questioned the reasoning for denial in August. Ms. Hunter explained that in August, there was firstly a lack of motion. The Commissioners were then informed that the project would be approved without a motion. The Commission then voted to deny the project. Mrs. Jones questioned whether additional discussion with Roads and Bridges had occurred since August regarding citizens' concerns with traffic. Mr. Beeson, Sr. stated that Roads and Bridges had approved the project. Mrs. Jones followed with questioning whether any additional requirements had been given for road improvements. Mr. Beeson, Sr. stated that there were none. Mrs. Jones stated that it would create quite a problem and had hoped that he would work with Roads and Bridges to improve it. She then asked whether he had anything in writing regarding access to sewer. Mr. Beeson, Sr. stated that he had two letters indicating the availability of sewer. The only requirement was the tap fee. He added that they made sure sewer was available prior to investment. He then asked the Commissioners if any of them had seen the letter he presented. Chairman Cothran questioned the author and reason for

sharing. Mr. Beeson, Sr. stated that nothing in the letter was true, but he wondered whether any Commissioners were aware of it. The Commissioners stated that they were not aware of the letter, nor did they compose the letter. Mr. Beeson, Sr. stated that he had asked Mr. Burns, who was also unaware of the letter. The Chairman questioned the relevance to the issue before the Commission. Mr. Beeson, Sr. stated that he wanted to know who was defaming him/business. Chairman Cothran stated again that he is unaware of the author. Mr. Beeson, Sr. and Mrs. Jones made comments. Chairman Cothran called for order. Mr. Beeson, Sr. questioned how he/his business could sit there in good faith, while the County attorney sent out propaganda, such as the letter provided. Chairman Cothran again stated that the letter was not relevant to the issue. Mr. Beeson, Sr. stated that it was relevant, indicating bias. Mrs. Jones moved to deny this request until such a time that it could be discussed logically. Mr. Murray seconded. Two citizens asked whether they would be allowed to make comments. Chairman Cothran stated that this was not a public hearing. The motion to deny was 6-1. Two citizens complained about lack of public comments for this request. Chairman Cothran explained that preliminary subdivision requests were not subject to public hearing. Further comments were made by the Chair and Mr. Beeson, Sr. Mr. Beeson, Sr. added for full disclosure that a lawsuit will be filed against Anderson County, the Planning Commission and certain individuals. Both Mr. Beeson, Sr. and the Chairman stated that neither wanted this.

#### *Land Use Review Application*

Ms. Hunter presented the proposed updated Land Use Application. Hearing no comments or changes, Mrs. Jones moved to adopt the proposed application and Mr. Dutton seconded. The motion passed unanimously.

Chairman Cothran called for any other new business. None was presented.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 7:38 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

**Anderson County Planning Commission  
Staff Report  
June 12, 2018**

Applicant:	Shree Jayambe, LLC
Current Owner:	Westside Quik Shop Inc.
Property Address:	1113 Beaverdam Road
Precinct:	Williamston Mill
Council District:	7
TMS #(s):	p/o 220-00-11-001
Acreage:	+/- 2.5
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-MHP (Manufactured Home Park)
Surrounding Zoning:	North: R-MHP South: R-20 East: C-2 and R-MHP West: Unzoned
Evaluation:	<p>This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-MHP (Manufactured Home Park). The applicant's stated purpose for the rezoning is to place manufactured housing on the back side of property (behind the Westside Quik Shop).</p> <p>Manufactured housing parks lie to the north and east of the subject property. Several manufactured homes lie on properties to the south of the subject property. An agricultural field lies across Joe Black Road from the subject property to the southeast. Highway 29 borders the property on the west.</p> <p>The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the Highway 29 corridor as commercial.</p>
Staff Recommendation:	Due to the compatibility with the character of the area, staff recommends approval of this request.
Zoning Advisory Group Recommendation:	The District 7 Zoning Advisory Group did not meet on June 6, 2018 due to a lack of quorum. Pursuant to Chapter 70, Section 10.2 of the Anderson County Code of Ordinances, if

the Zoning Advisory Groups fails to submit a report and recommendation after their first scheduled meeting, it is deemed to have approved the request.

Planning Commission  
Recommendation:

The Anderson County Planning Commission met on June 12, 2018 and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from C-2 to R-MHP. The vote was \_\_ in favor, \_\_ opposed and \_\_ absent.



4/27/2018

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Shore Jayambe LLC  
Mailing Address: 1113 Beaverdam Rd Williamston SC 29697  
Telephone and Fax: 864-553-5562 E-Mail: AAKASHP50@yahoo.com

Owner's Information

(If Different from Applicant)

Name: Westside Quick Shop, Inc.  
Mailing Address: 1113 Beaverdam Rd Williamston SC 29697  
Telephone and Fax: 864-553-5562 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.

R.J. Patel

Owner's Signature

4/27/18

Date

Project Information

Property Location: 1113 Beaverdam Rd, Williamston, SC 29697  
Parcel Number(s)/TMS: 220-00-11-001 (Part of TM)  
County Council District: CED Seven School District: 01  
Total Acreage: 2.519 Current Land Use: Nothing Back side  
Current Zoning: C-2 Requested Zoning: R-MHP  
Purpose of Rezoning: put some mobile home in  
Back side of property.

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

R.J. Pate 4/27/18  
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 6-29-114.5: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Please refer to the Anderson County Planning Division - Development Standards' Fee Schedule for amount due.

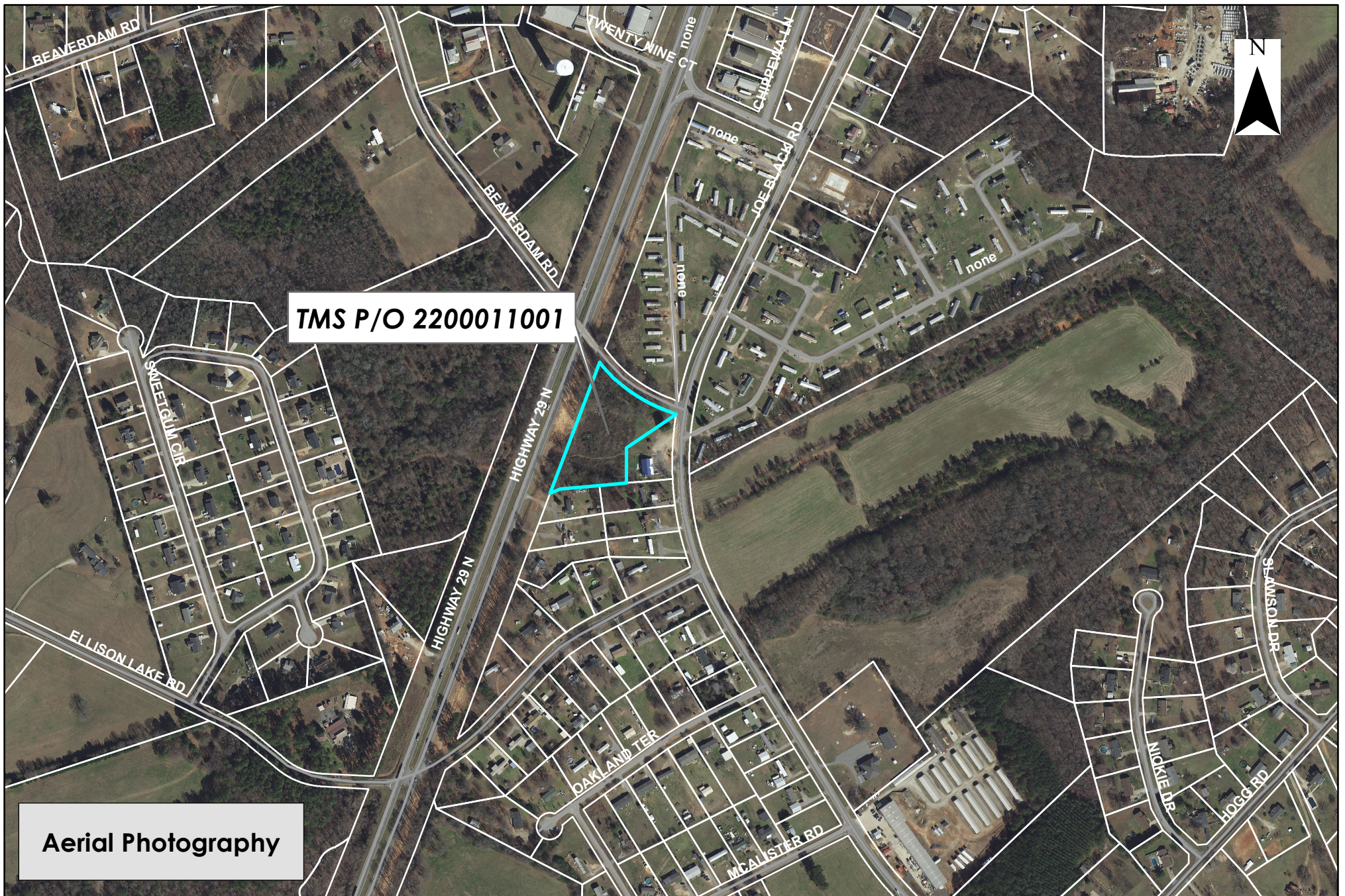
As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Planning Division - Development Standards.

R.J. Pate 4/27/18  
Applicant's Signature Date

Page 2 of 2

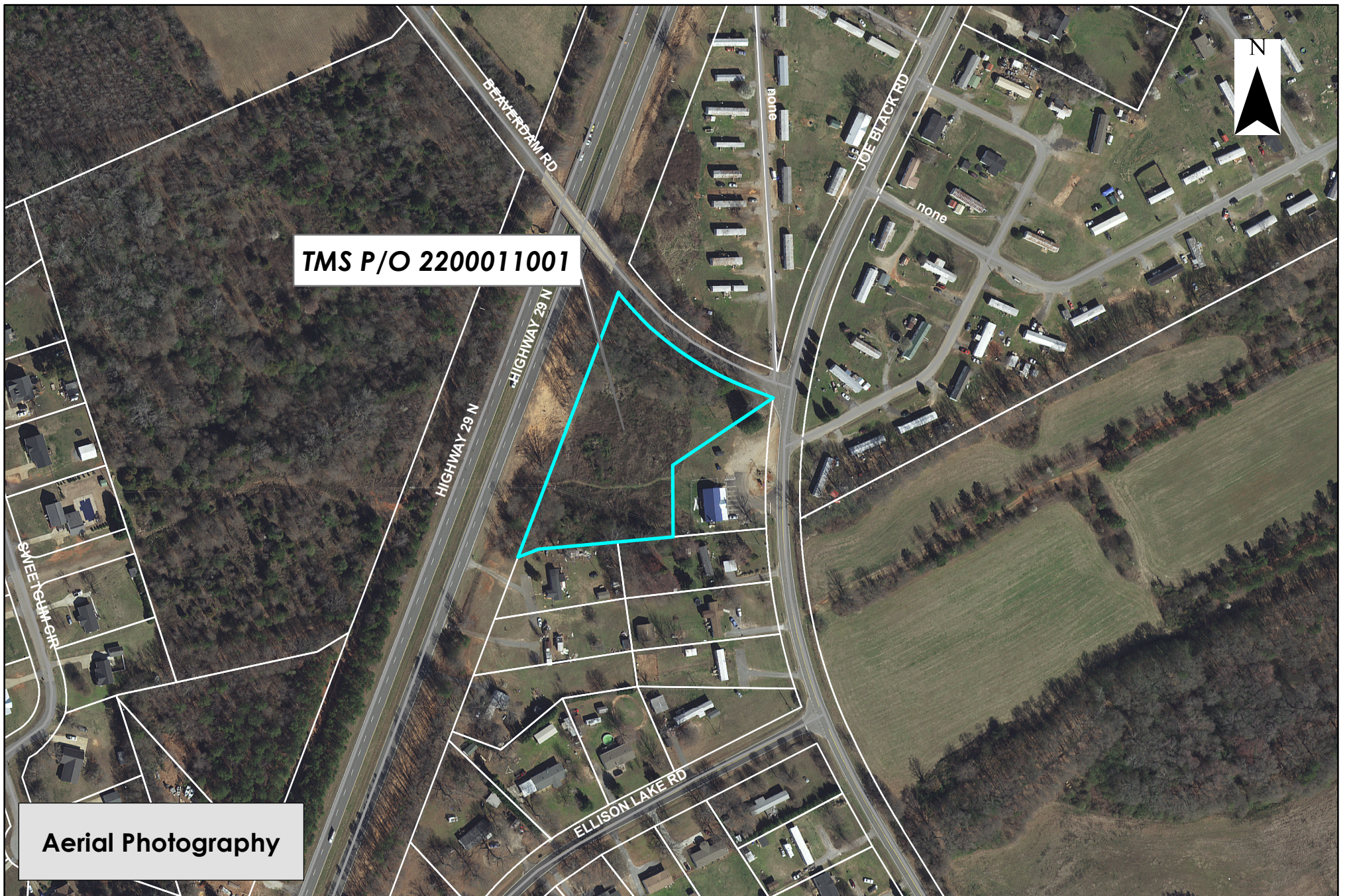
For Office Use Only:

Application Received By: diagroone Date Complete Application Received: \_\_\_\_\_  
Application Fee Amount Paid: \$2000 Check Number: \_\_\_\_\_  
Scheduled Advisory Public Hearing Date: 6/6/18 Citizens' Advisory Recommendation: \_\_\_\_\_  
Scheduled Commission Public Hearing Date: 6/12/18 Planning Commission Recommendation: \_\_\_\_\_  
Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



**Rezoning Request**  
**1113 Beaverdam Road**  
**C-2 to R-MHP**

0 500 1,000 2,000 Feet

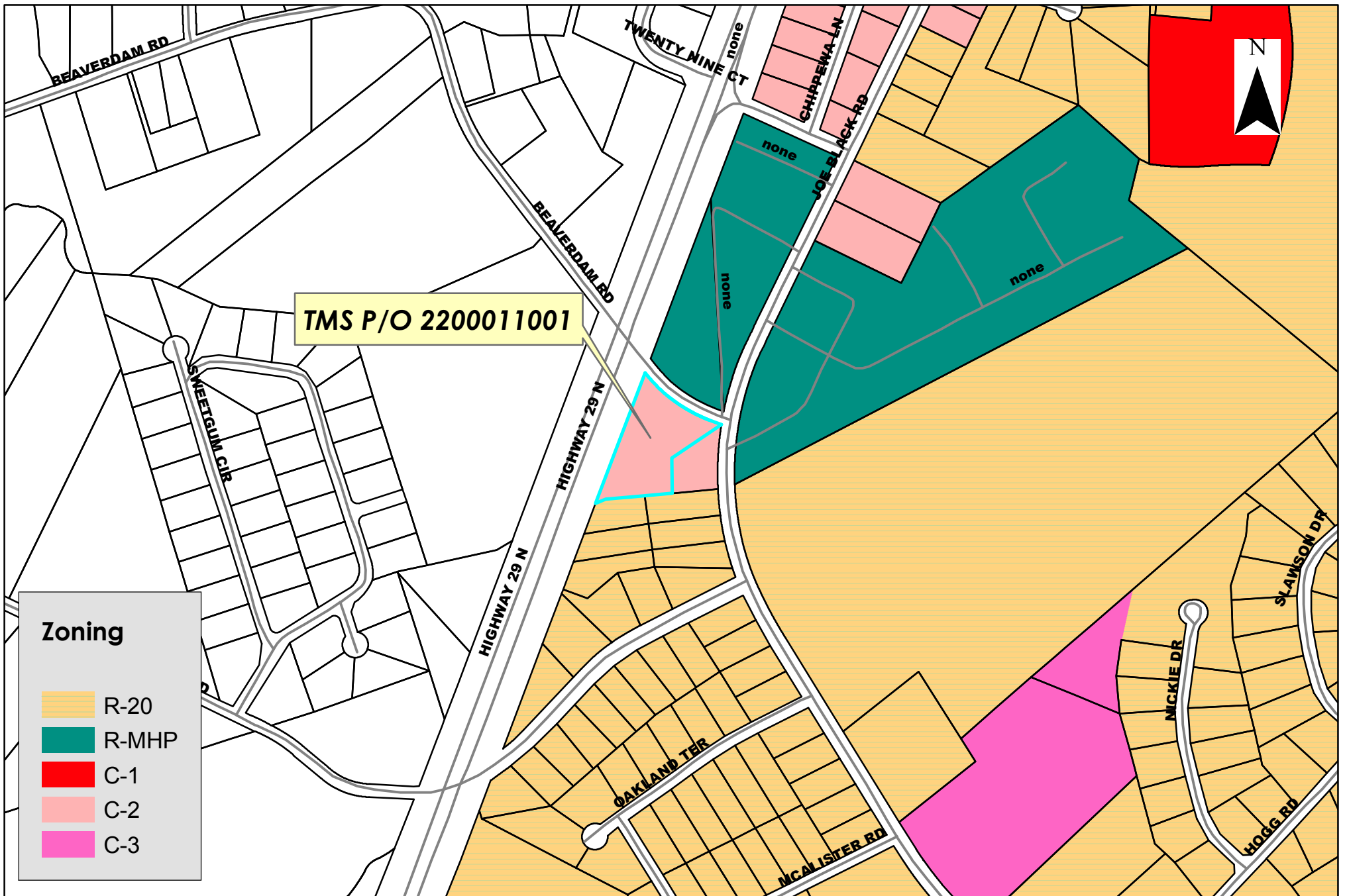


TMS P/O 2200011001

Aerial Photography

**Rezoning Request**  
**1113 Beaverdam Road**  
**C-2 to R-MHP**

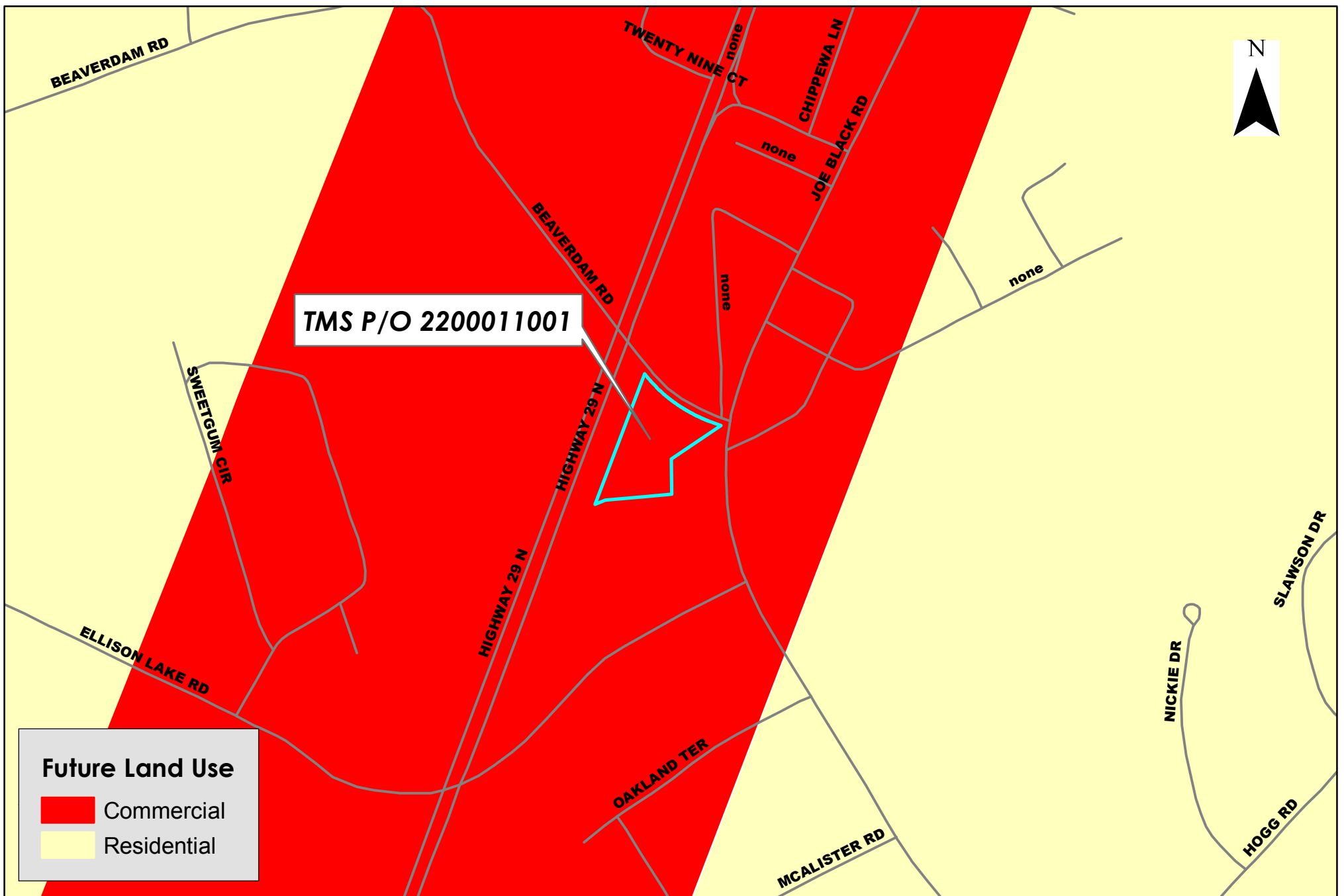
0 250 500 1,000 Feet



# Rezoning Request

## 1113 Beaverdam Road

### C-2 to R-MHP



# Rezoning Request

## 1113 Beaverdam Road

### C-2 to R-MHP

0 500 1,000 2,000 Feet



REZONING PUBLIC  
HEARING NOTICE  
864-293-4720

5/23/18



5/23/18







5/23/18





5/23/18



5/23/18



5/23/18



5/23/18

## Anderson County Planning Commission Meeting

June 12, 2018

6:00 PM

### Staff Report – Large Scale Project

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<b>Preliminary Project Name:</b>	Ionosphere Tours
<b>Property Owner of Record:</b>	David & Nancy Parham
<b>Authorized Representative:</b>	Richard Cannon
<b>Intended Development:</b>	Motor Coach Bus Facility
<b>Location:</b>	211 Shore Drive, Fairplay, SC 29643
<b>History:</b>	<p>Ionosphere Tours was formed in 2000, when David Parham extended his pre-existing shop to Richard Cannon. Richard Cannon utilized Parham's property to house and perform maintenance for the first bus. The original intent for Ionosphere Tours was to provide Senior Adult Tours.</p> <p>The following year, a second bus was purchased. The sole purpose for purchasing the second bus was to accommodate for the growth of the community. As Anderson continued to grow, Ionosphere Tours did as well.</p>
<b>Highlights:</b>	<p>Ionosphere Tours service/serviced the following:</p> <ul style="list-style-type: none"><li>* The Anderson Chamber of Commerce when they delivered teddy bears to New York City following the tragedy of 911.</li><li>* The five school districts in Anderson County utilize their services.</li><li>* Visit Anderson</li><li>* Anderson Area Medical Center</li><li>* Local Businesses</li><li>* Churches</li><li>* Other organizations</li></ul>

**Details of Development:** This application involves a Large Scale Project. The project's purpose is stated in codes 38-182. The code pertains to a truck or bus terminal, including service facilities designed principally for such uses.

The project will include: Motor coach parking, housing space, and a maintenance shop. There are eleven busses housed at the development's location currently, but there is no consumer traffic at the location.

**Surrounding Land Use:** Residential

**Total Site Area:** 4.85 Acres

**County Council District:** Four

**Zoning:** None

**Tax Map Number:** 002-02-01-033, 002-02-01-034

**Extension of Existing Dev:** No

**Existing Access Roads:** Shore Drive, Fairplay

**Sewer Supplier:** Self

**Water Supplies:** Pioneer Water

**Power Supplier:** Blue Ridge Electric

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**Variance:** None requested

**Traffic Impact Analysis:**

Shore Drive is classified as a Major Rural Local Road. The applicant is not constructing any new driveways with the existing maintenance shop that has been in existence over eighteen (18) years.

**Staff Recommendation:**

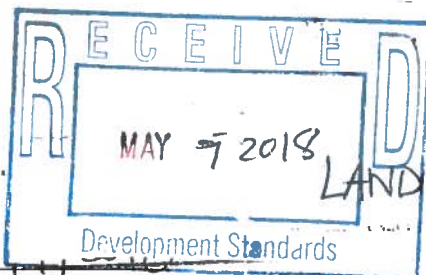
**Sec. 38-311.**

**(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)**



5/7/2018



## LAND Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's InformationName: David & Nancy ParhamBusiness Name (if applicable): Ionosphere ToursMailing Address: 307 N. Main St. - Anderson, SC 29621Telephone and Fax: 864-225-7783 (P)  
864-261-3513 (F) E-Mail: \_\_\_\_\_Authorized Representative's InformationName: Richard CannonCompany Name: Ionosphere ToursMailing Address: 307 N. Main St. - Anderson, SC 29621Telephone and Fax: 864-225-7783 (P)  
864-261-3513 (F) E-Mail: richard@ionospheretours.comProject InformationProperty Location: 211 Shore Dr. - Fair Play, SC 29643Parcel Number(s)/TMS: 20201033  
20201034Tax District - 4County Council District: Anderson County School District: Anderson CountyTotal Acreage: 20201033 - 2.29 acresCurrent Zoning: NoneProposed Land Use: Motorcoach parking & housing space

Current Land Use: \_\_\_\_\_

Water Supplier: Pioneer Water Sewer Supplier: Self Power Supplier: Blue Ridge ElectricPrivate Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No (expired)

If you indicated no, your signature is required.

Nancy King-Parham

Applicant's Signature

4 May 2018

Date

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

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Nancy King Parham  
Applicant's Signature

4 May 2018  
Date

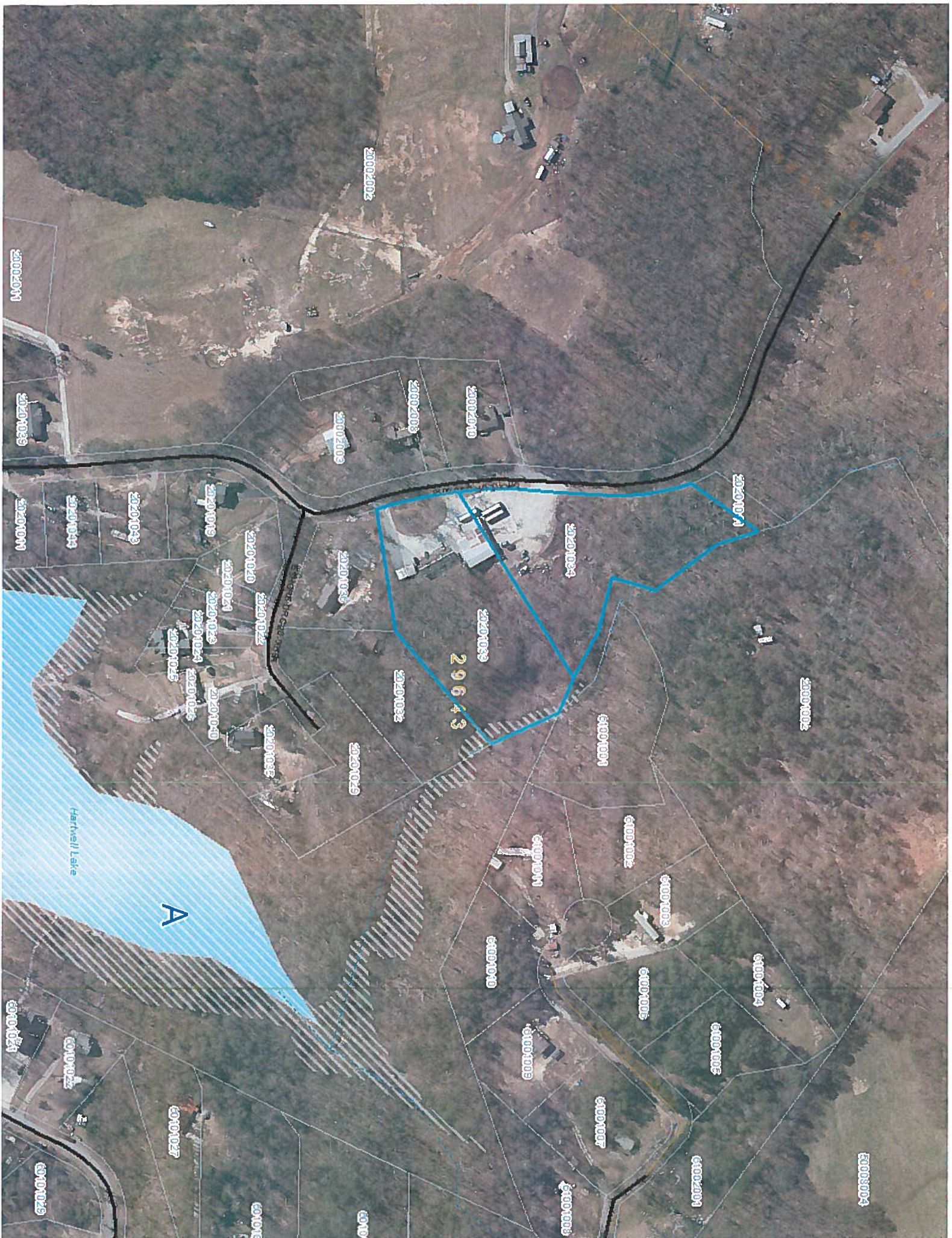
\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

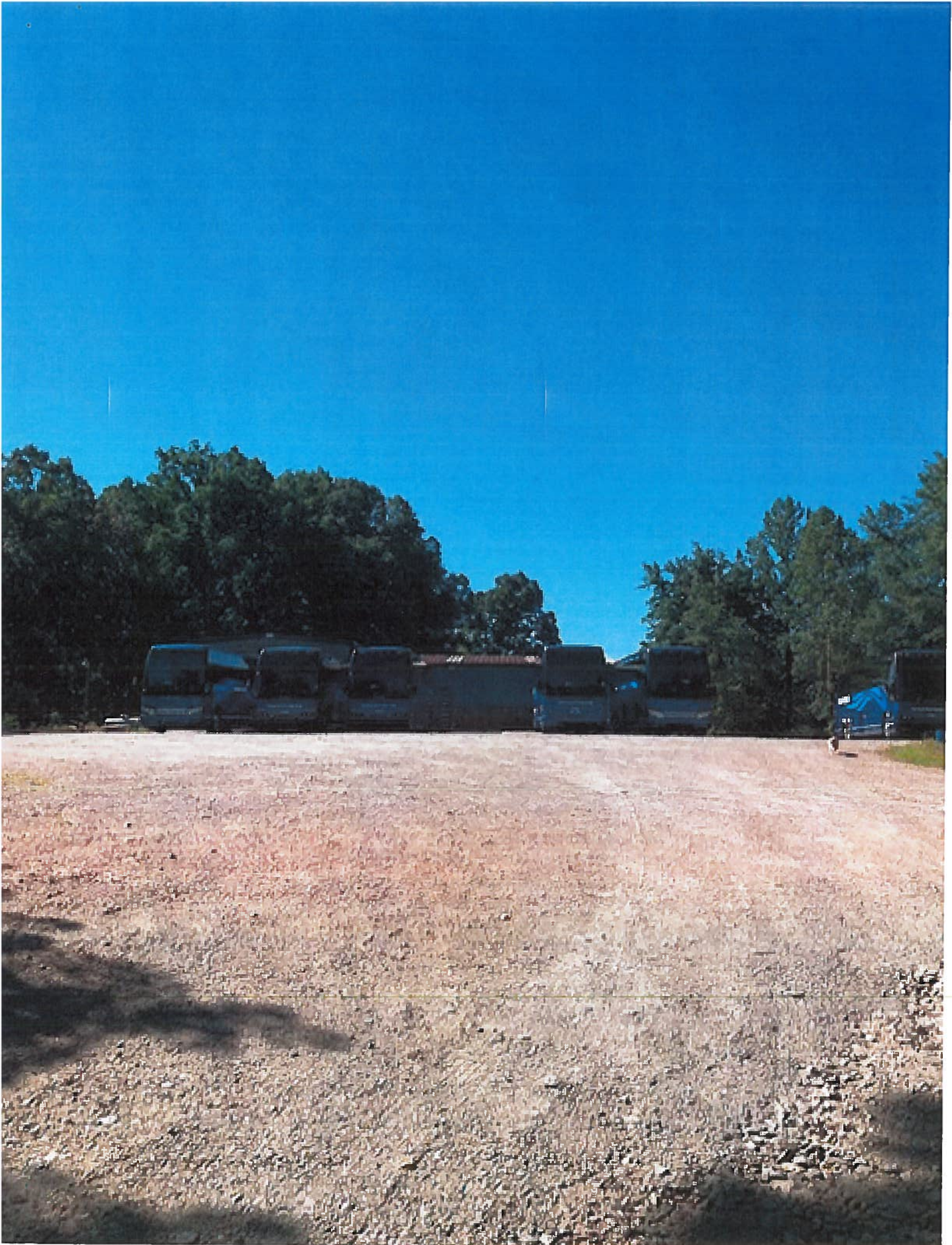
Page 2 of 2

For Office Use Only: \_\_\_\_\_ Scheduled Public Hearing Date: \_\_\_\_\_  
Application Received By: diagnose \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_  
Application Fee Amount Paid: \$200.00 \_\_\_\_\_ Check Number: 011609 \_\_\_\_\_  
Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_















# Anderson County Planning Commission

June 12, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

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**Preliminary Subdivision Name:** Attenborough Townhomes

(Previous approved on 12-12-2017 without variances, tabled on 5-8-2018)

**Intended Development:** Townhomes

**Applicant:** Beeson Development, LLC

**Surveyor/Engineer:** JW White Consulting, LLC

**Location:** River Road

**County Council District:** 6

**Surrounding Land Use:** North – Residential  
South – Residential  
East – Residential  
West – Distillery & Residential

**Zoning:** Property Unzoned

**Tax Map Number:** 237-00-05-043

**Extension of Existing Dev:** No

**Existing Access Road:** River Road

**Number of Acres:** +/- 9.95

**Number of Lots:** 72

**Water Supplier:** Powdersville

**Sewer Supplier:** Anderson

**Variance:** No

**Parking:**

The required off street parking is listed-for one bed room unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 144 parking spaces are shown on the site plan. Four (4) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area however, no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

This new subdivision is expected to generate 576 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 Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

**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)**

18-108



# Subdivision Plat Application

4/12/18 6/6/18  
Date of Application Completion

ATTENBOROUGH TOWNHOMES  
Name of Project

## Applicant's Information

Name: BEESON DEVELOPMENT LLC  
Mailing Address: 101 CELY LANE - UNIT A, PIEDMONT, SC 29673  
Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

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

Name: ~~THRIFT BROTHERS INC.~~ BEESON DEVELOPMENT LLC  
Mailing Address: ~~PO BOX 1293, GENEVA, GA 30143~~ 101 CELY LN, UNIT A, PIEDMONT, SC 29673  
Telephone and Fax: E-Mail:  
\*PROPERTY HAS BEEN PURCHASED BY BEESON DEVELOPMENT LLC

## Project Information

Project Location: RIVER ROAD  
Parcel Number/TMS: PART OF 237-00-05-043  
County Council District: 06 School District: 01  
Total Acreage: ~~10.54~~ ~~10.43 (ATTENBOROUGH TOWNHOMES)~~ ~~9.41 (TRACT B)~~ +9.95 Number of Lots: 72 TOWNHOME PADS  
Intended Development: TOWNHOMES Current Zoning: UNZONED  
Surrounding Land Uses: North: UNZONED (RESIDENTIAL) South: UNZONED (RESIDENTIAL) East: UNZONED (RESIDENTIAL) West: UNZONED (DISTILLERY & RES.)  
Water Supplier: POWERSVILLE Sewer Supplier: ANDERSON

Have any changes been made since this plat was last before the Planning Commission?: YES  
If so, please describe: ~~REDUCTION OF # OF UNITS, REDUCTION OF DISTURBED AREA, REDUCTION OF OVERALL TRAFFIC IMPACT TO ROAD NETWORK AND IN OUR OPINION A MORE PEDESTRIAN FRIENDLY COMMUNITY.~~ REMOVED REQUEST FOR VARIANCE  
Is there a request for a variance?: ~~YES~~ NO If so, please attach the description to this application.

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

*Joseph Beeson*  
Applicant's Signature  
SEE ATTACHED LETTER FROM OWNER GRANTING APPLICANT PERMISSION TO REPRESENT LANDOWNER

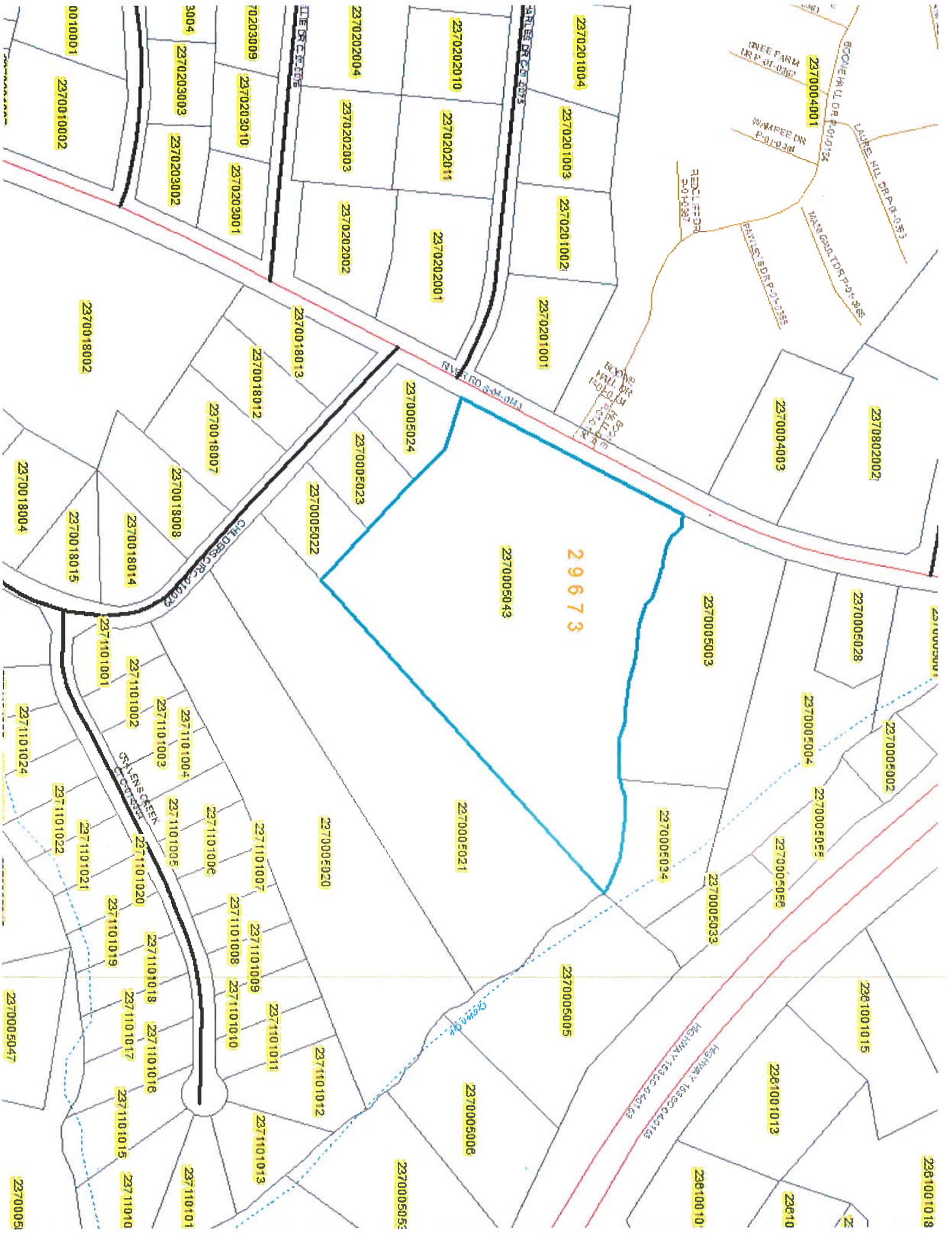
Joseph Beeson  
4-12-18 6/6/18  
Date

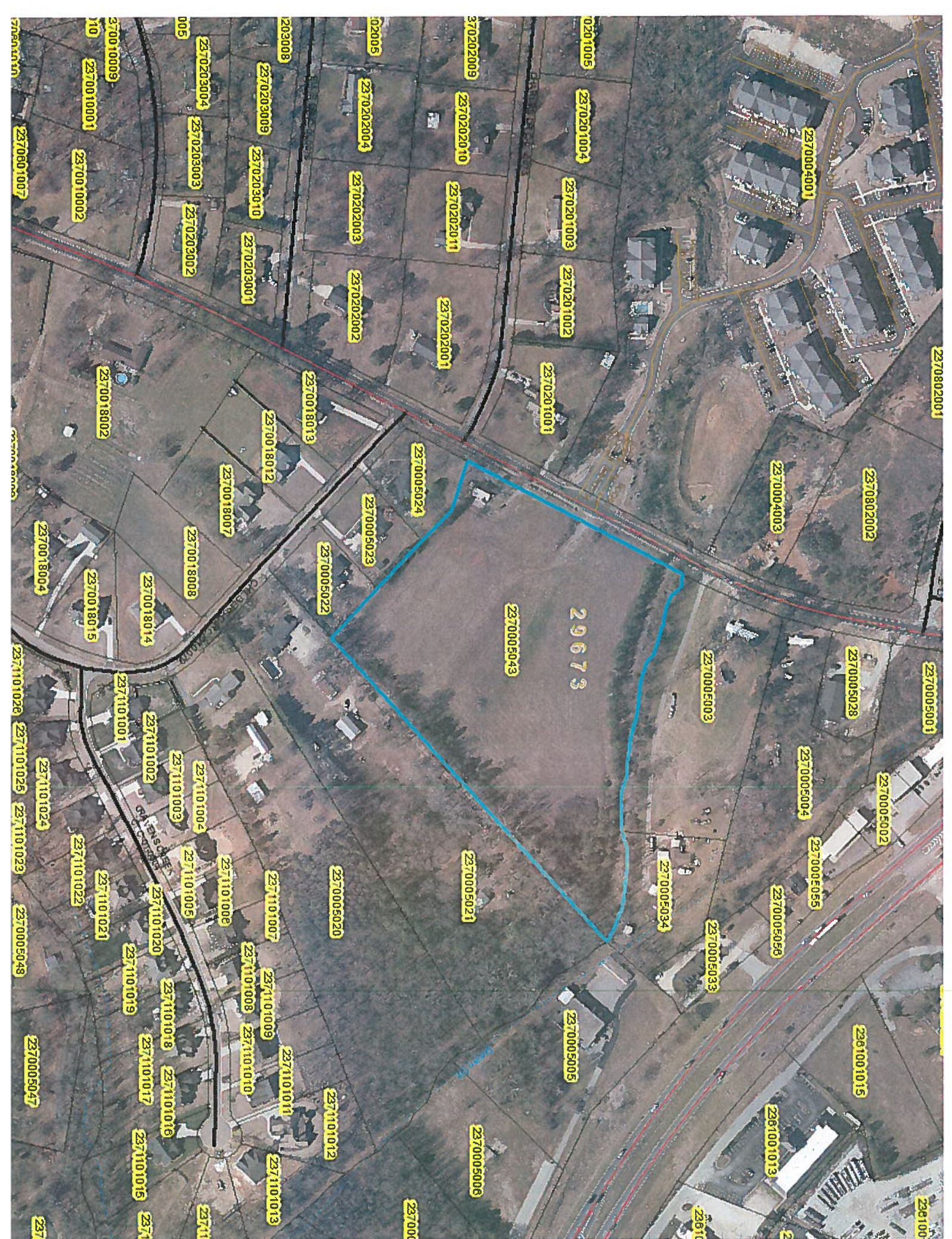
Digitally signed by Joseph Beeson  
DN: C=US,  
ou=Beeson Development LLC,  
ou=Member, cn=Joseph Beeson  
Date: 2018.06.06 15:23:20 -0400

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: May 8, 18  
Application Received By: 4-12-18 Date Complete Application Received:  
Amount of Fee Paid: 172.00 Check Number: 3458  
Staff Recommendation: Planning Commission Decision:







# Anderson County Planning Commission

June 12, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

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**Preliminary Subdivision Name:** Barrington Creek  
(Approved on 11-14-2017)

**Intended Development:** Single Family Residential

**Applicant:** Mark III Properties

**Surveyor/Engineer:** Gray Engineering

**Location:** Shiloh Road

**County Council District:** 6

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

**Zoning:** Property Unzoned

**Tax Map Number:** 217-00-13-001

**Extension of Existing Dev:** No

**Existing Access Road:** Shiloh Road

**Number of Acres:** +/- 42.45

**Number of Lots:** 109 (Original 111)

**Water Supplier:** Big Creek

**Sewer Supplier:** Anderson

**Variance:** No

**Roads & Bridges Traffic Impact Analysis:**

The proposed development has two new access points on Shiloh Road. There is no maximum ADT for Shiloh Road since it is classified as a minor collector. The proposed development is in compliance with Anderson County traffic volume capacity standards.

I reviewed the need for left and right turn lanes on Shiloh Road at the two new access points. The proposed development does not meet SCDOT guidelines for left or right turn lanes at either access point. The traffic impact study is acceptable to Roads & 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)**



## Subdivision Plat Application

3/7/18  
Date of Application Completion

Barrington Creek  
Name of Project

### Applicant's Information

Name: Mark III Properties  
Mailing Address: 170-C Camelot Drive Spartanburg, SC 29301  
Telephone and Fax: 864-595-1735 E-Mail: jay@markiiiproperties.com

### Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### Project Information

Project Location: Shiloh Road & Highway 29  
Parcel Number/TMS: 2170013001  
County Council District: CCD 6 School District: District 01  
Total Acreage: 42.45 acres Number of Lots: 109  
Intended Development: Residential Current Zoning: Un-zoned  
Surrounding Land Uses: North: Residential South: Residential East: Commercial West: Residential  
Water Supplier: Hammett - Big Creek Water Sewer Supplier: Anderson County  
Have any changes been made since this plat was last before the Planning Commission?: Yes  
If so, please describe: Reduced by 2 Lots  
Is there a request for a variance?: No If so, please attach the description to this application.

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

[Signature]  
Applicant's Signature

3/7/18  
Date

Page 1 of 1

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



## Subdivision Plat 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 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) 18 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.)

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

- ☐ Seven (7) copies of the approved Preliminary Plat
- ☐ 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 Transportation Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Engineering Department
- ☐ Form from E-911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Water line 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 Development Standards Office will issue a Grading Permit. A fee of \$625 (check made payable to Anderson County) will be required to receive the Grading Permit. *The applicant is responsible for contacting the Engineering Department (260-4764) to schedule the required road inspections. Also, 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.*

To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ Verification of water service and fire hydrants (Specify number of lots served by the installed water line.)
- ☐ Seventeen (17) copies of the Final Plat (Four (4) 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.

Page 1 of 1

Additional Requirement/Comments: \_\_\_\_\_  
\_\_\_\_\_

**Main Entrance** RD-10-155

**INTERNAL** RD-10-155

**ROAD CURVE DATA**

SEGMENT	LENGTH	RADIUS	DELTA
RC1	82.83	150.00	31.84
RC2	102.41	150.00	39.12
RC3	23.68	150.00	9.04
RC4	45.81	150.00	17.50
RC5	85.08	150.00	32.45
RC6	97.75	150.00	37.34
RC9	73.14	150.00	27.94
RC10	116.38	150.00	44.45
RC11	39.25	150.00	14.89
RC12	140.82	150.00	53.79

**STAKEOUT PLAN LEGEND**

- PROPOSED PAVEMENT
- ROW
- SETBACKS
- EASEMENT
- COMMON AREA
- FLOODPLAIN

**811**

Know what's below.  
Call before you dig.

**BARRINGTON CREEK**

THE 2170013001  
CURRENT LAND USE: SINGLE FAMILY HOME  
ZONING: UN-ZONED

**DEVELOPER/APPLICANT**  
MARK D. PROPERTIES  
ATTN: JOHN BESSON  
170 CAMPFLO DRIVE  
SPARTANBURG, SC 29301  
803-595-1730

**ENGINEER**  
GRAY ENGINEERING  
RODNEY GRAY P.E.  
130 PINEHURST ROAD  
GREENVILLE, SC 29607  
864-997-3007

WTSL ACRES: 42.15 AC. W/ST. OF REV. ROAD: 79.31  
NO. OF LOTS: 100 DATE: MARCH 9, 2017

SCALE: 1" = 100'

**SETBACKS**

1 THERE IS A 30' SETBACK OF THE EX. ROAD  
2 THERE IS A 20' FRONT SETBACK  
3 THERE ARE 8' SIDE SETBACKS  
4 THERE IS A 10' REAR SETBACK  
5 THERE IS A 10' CORNER SETBACK



**LOT AREA TABLE**

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,111.81	.0255
2	1,111.81	.0255
3	1,111.81	.0255
4	1,111.81	.0255
5	1,111.81	.0255
6	1,111.81	.0255
7	1,111.81	.0255
8	1,111.81	.0255
9	1,111.81	.0255
10	1,111.81	.0255
11	1,111.81	.0255
12	1,111.81	.0255
13	1,111.81	.0255
14	1,111.81	.0255
15	1,111.81	.0255
16	1,111.81	.0255
17	1,111.81	.0255
18	1,111.81	.0255
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99	1,111.81	.0255
100	1,111.81	.0255

**GRAY ENGINEERING CONSULTANTS**

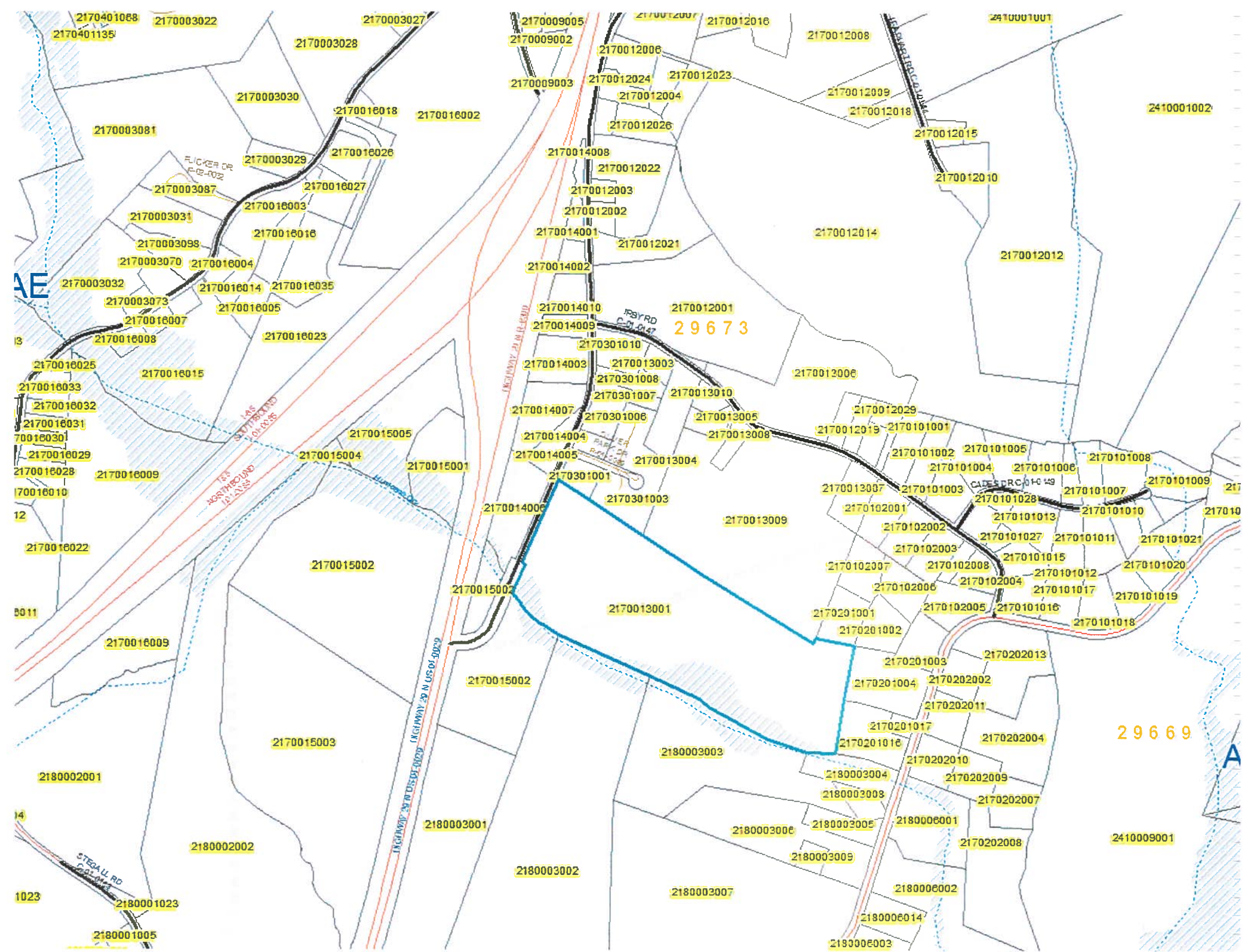
10000 GREENVIEW DRIVE  
GREENVILLE, SC 29615  
864-997-3007  
WWW.GRAYENGINEERING.COM

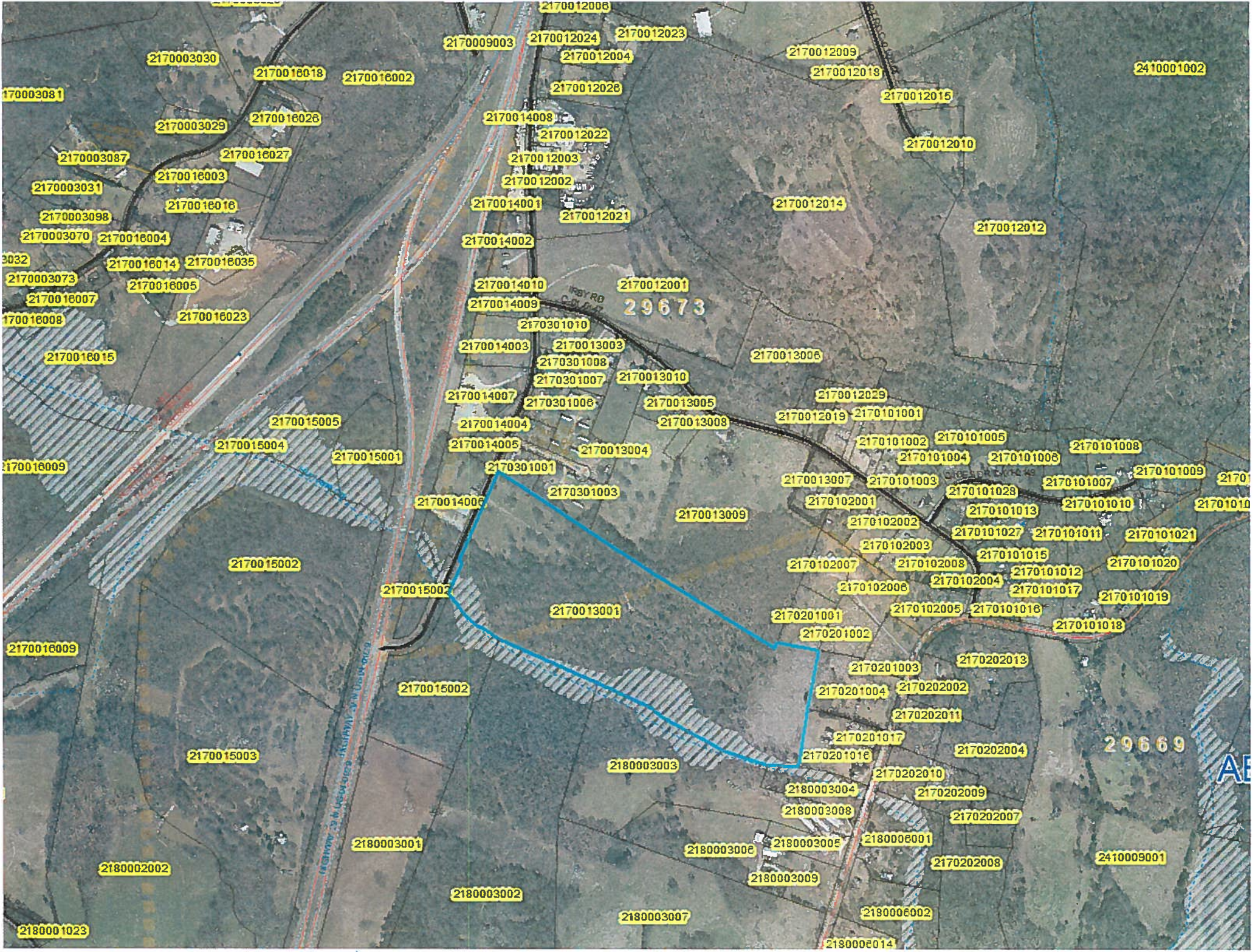
**PRELIMINARY PLAN**

**BARRINGTON CREEK SUBDIVISION**

**SHILOH ROAD, ANDERSON COUNTY, SC**

**PROJECT MANAGER: M.D. DRAWN BY: J.B. CHECKED BY: J.B. DATE: 4/29/19 SCALE: 1"=100' JOB NO: 2016001 PLOT DATE: 5/29/19 SHEET: CV-1**





Anderson County Planning Commission  
June 12, 2018  
6:00 PM

Staff Report – Preliminary Subdivision

---

<b>Preliminary Subdivision Name:</b>	Deerpath
<b>Intended Development:</b>	Single Family Residential
<b>Applicant:</b>	Rodgers Road Venture, LLC
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location:</b>	Rogers Road, Pelzer
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Vacant South – Rogers Road East – Residential West – Vacant
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	218-00-01-009, -010, -011
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Rogers Road
<b>Number of Acres:</b>	+/- 50.18
<b>Number of Lots:</b>	142
<b>Water Supplier:</b>	Big Creek
<b>Sewer Supplier:</b>	Anderson
<b>Variance:</b>	No

### **Roads & Bridges Traffic Impact Analysis:**

The proposed development has two new access points on Rogers Road. There is no maximum ADT for Rogers Road since it is classified as a minor collector. Colonial Drive is classified as a minor local with a maximum allowable ADT of 1,000 because it has two access points. It is estimated that the proposed development will add 40 trips per day to Colonial Drive. Roads & Bridges existing traffic count for Colonial Drive is 510 trips per day; therefore, the proposed total estimated ADT would be 550. The proposed development is in compliance with Anderson County traffic volume capacity standards.

I reviewed the need for left and right turn lanes on Rogers Road at the two new access points. The proposed development does not meet SCDOT guidelines for left or right turn lanes at either access point. The traffic impact study is acceptable to Roads & Bridges.

### **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)**

18-107



## Subdivision Plat Application

April 10, 2018  
Date of Application Completion

Deerpath  
Name of Project

### Applicant's Information

Name: Rogers Road Venture, LLC  
Mailing Address: 7 Hindman Drive, Greenville, SC 29609  
Telephone and Fax: (864) 907-6509 E-Mail: phillip@falconsouthcarolina.com

### Owner's Information

*(If Different from Applicant)*

Name: William C. Lesley, Dianne S. Durham and William J. Cooley  
Mailing Address: 3365 Ft. Lindley Rd., Laurens, SC 29360  
Telephone and Fax: (864) 934-1983 E-Mail: \_\_\_\_\_

### Project Information

Project Location: 557 Rogers Rd., Pelzer, SC  
Parcel Number/TMS: 218-00-01-009; -010; -011  
County Council District: Six School District: One  
Total Acreage: 50.18 Number of Lots: 142  
Intended Development: Single Family Residential Current Zoning: Unzoned  
Surrounding Land Uses: North: Vacant South: Rogers Rd. East: Family Res. West: Vacant  
Water Supplier: Big Creek Hammond Water Sewer Supplier: Anderson County  
Have any changes been made since this plat was last before the Planning Commission?: No  
If so, please describe: \_\_\_\_\_

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

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

Phillip Day  
Applicant's Signature

April 10, 2018  
Date

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: May 8, 18  
Application Received By: SC 4-12-18 Date Complete Application Received: 4-12-18  
Amount of Fee Paid: 242.00 Check Number: 1070  
Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_

18-107



## Subdivision Plat 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 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
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- ☒ Completed Subdivision Application
- ☒ Check made payable to Anderson County for Preliminary Plat Review  
(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)

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

- ☐ Seven (7) copies of the approved Preliminary Plat
- ☐ DHEC approval letter for stormwater and erosion control
- ☐ Anderson County approval letter for stormwater and erosion control
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- ☐ SCDOT or the Anderson County Transportation Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Engineering Department
- ☐ Form from E-911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Water line 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 Development Standards Office will issue a Grading Permit. A fee of \$625 (check made payable to Anderson County) will be required to receive the Grading Permit. *The applicant is responsible for contacting the Engineering Department (260-4764) to schedule the required road inspections. Also, 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.*

To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ Verification of water service and fire hydrants (Specify number of lots served by the installed water line.)
- ☐ Seventeen (17) copies of the Final Plat (Four (4) of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
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- ☐ 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.

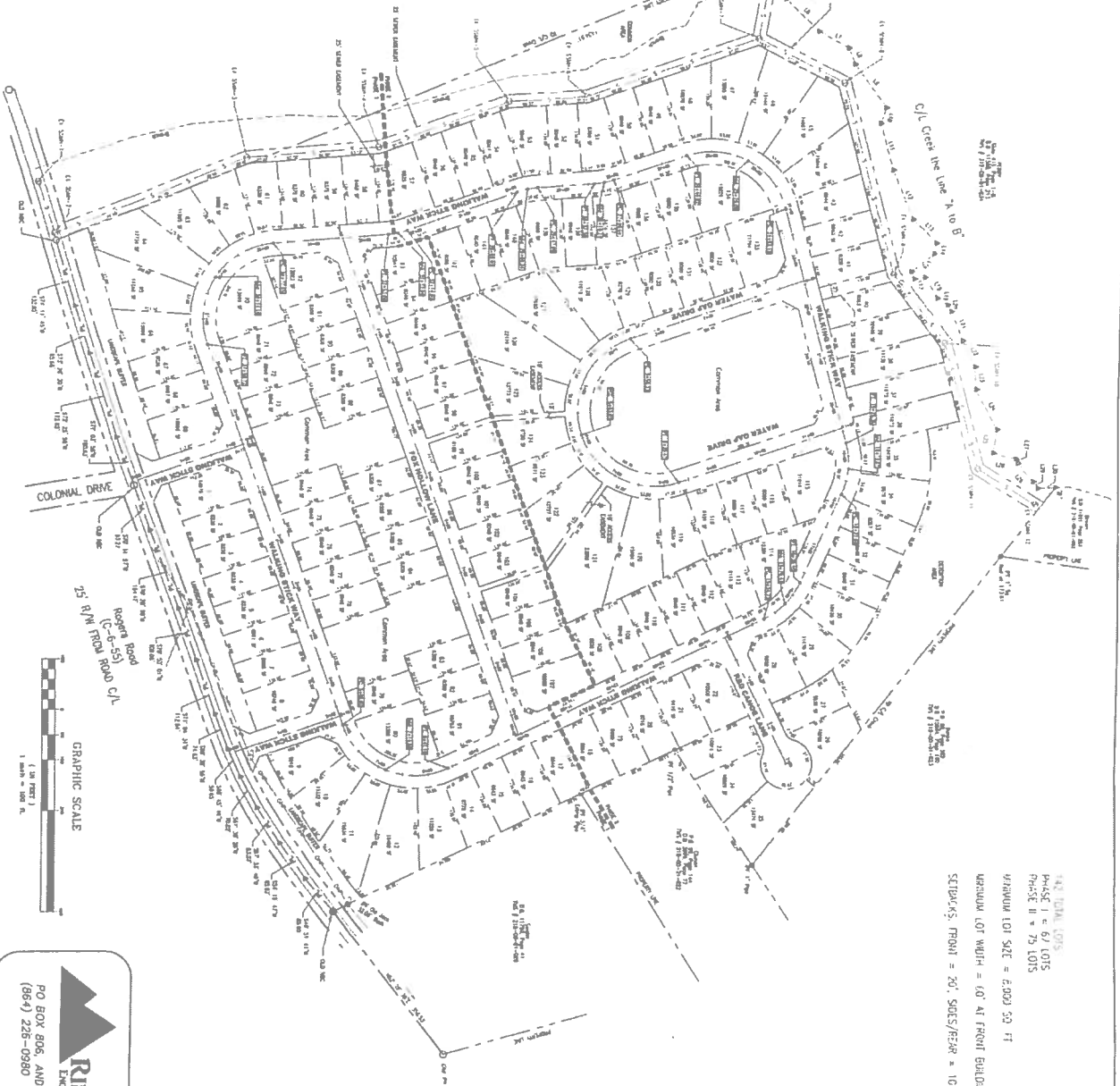
**Please allow five (5) to ten (10) business days for review.** After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

Page 1 of 1

Additional Requirement/Comments: \_\_\_\_\_

[illegible]

4444 Anderson County Building, Room 819 111 St.  
 4444 Anderson County Bldg. Rm 819 111 St.

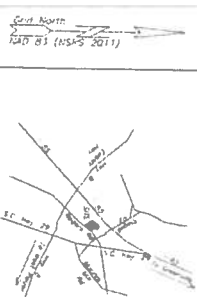


142 TCM 1095  
PHASE I & 6/ 1015  
PHASE II & 7/ 1015  
GRABWILL LOT SIZE = 6,000 SQ. FT  
GRABWILL LOT WIDTH = 10' AT FRONT BUILDING, SETBACK  
SETBACKS, FRONT = 20', SIDE/REAR = 10'



**RIDGEWATER**  
ENGINEERING & SURVEYING

PO BOX 806, ANDERSON, SC 29622  
(864) 225-0980 [ridgewatereng.com](http://ridgewatereng.com)



## PRELIMINARY PLAT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

# CERTIFICATE OF ACCURACY

positive risks to be the basis of any, unambiguous, widespread, and useful, "policy" between nations and might be "incompatible with the requirements of the United Nations Charter and the principles of the United Nations Declaration on the Principles of Self-Determination." The President of the United Nations General Assembly, Mr. U Thant, was also of the opinion that the "United Nations Charter and the principles of the United Nations Declaration on the Principles of Self-Determination" were "incompatible with the requirements of the United Nations Charter and the principles of the United Nations Declaration on the Principles of Self-Determination."

**CERTIFICATE OF APPROVAL FOR RECORDING**

Police said that the information got out about his name "should be kept out of the public eye" and that the man "is not to be interviewed or contacted in any way." The man was not seen at the hospital and was not listed as a patient. The man was not seen at the hospital and was not listed as a patient.

TMS # 218-00-01-009 &amp; 010 &amp; 011

## DEERPATH SUBDIVISION

ENGINEER OR SUPERVISOR

Resident Engineer  
 4000 Bldg.  
 1000  
 Anderson, SC 29622

OWNER

Highway 2839 venture LLC  
 Highway 2839  
 Anderson, SC 29626  
 864 907 2293

44' OF ACRES 250.18 MILES OF NEW ROADS 2.30  
 100 OF 1075 142 DATE 4-12-18

DATE ..... MISS/STEP

DEMAN BY JT

CHANGED JMW

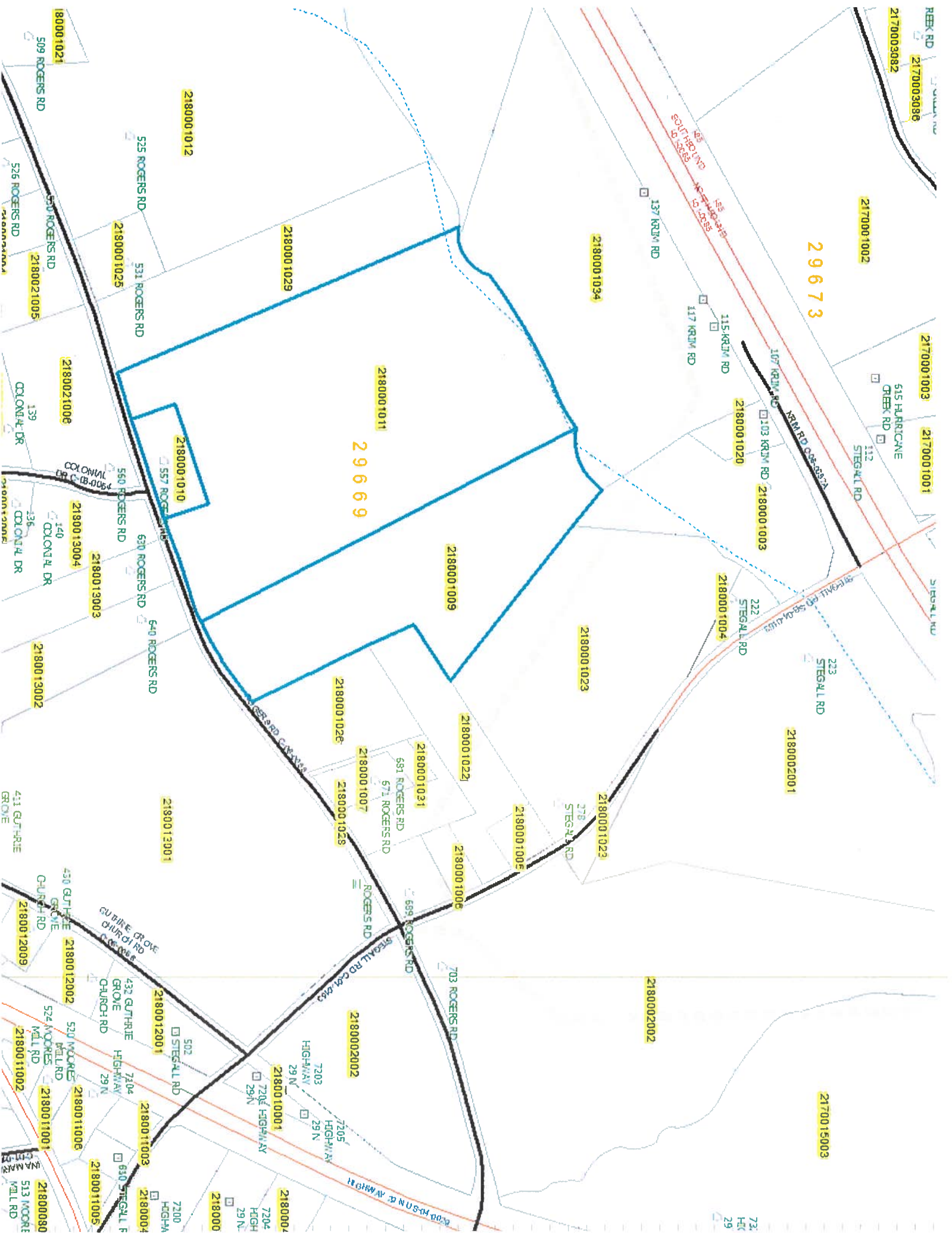
JOHN HUNTER 18012

REGISTRATION

TELEPHONE PLAT

NOT FOR CIRCULATION  
JAN 24 1964  
LIBRARY

THE DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF JIM WHITE CONSULTING, LLC THE HEREBY CONTRACTOR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY VIOLATION WILL BE SUBJECT TO LEGAL ACTION.



29673

29669

REEK RD  
2170003086  
2170003082

2170001002

2170001003 2170001001

515 HURRICANE  
CREEK RD 112

107 KRLM RD

ARM RD C&G 352A

103 KRLM RD

2180001003

2180001020

115 KRLM RD  
117 KRLM RD

137 KRLM RD

2180001034

2180002001

2170015003

223 STEGALL RD

222 STEGALL RD

720  
H&K  
29

2180002002

2180001023

278 STEGALL RD

2180001005

2180001006

703 ROGERS RD

2180001031

681 ROGERS RD  
671 ROGERS RD

2180001007

2180001026

2180001028

2180002002

ROGERS RD

STEGALL RD C&G 355

2180010001

7203 HIGHWAY 29 N  
7205 HIGHWAY 29 N

2180004  
7204 H&K  
29 N

2180013001

2180012001

502 STEGALL RD

7204 HIGHWAY 29 N

2180011003

520 ROGERS RD

2180011006

630 STEGALL RD

2180004  
7200 H&K

525 ROGERS RD

2180001025

531 ROGERS RD

2180001012

2180001010

557 ROGERS RD

560 ROGERS RD

630 ROGERS RD

640 ROGERS RD

430 GUTHRIE GROVE CHURCH RD C&G 354

432 GUTHRIE GROVE CHURCH RD

524 ROGERS RD

2180011001

513 ROGERS RD

180001021

509 ROGERS RD

520 ROGERS RD

2180021005

2180021006

139 COLONIAL DR

140 COLONIAL DR

2180013004

2180013003

2180013002

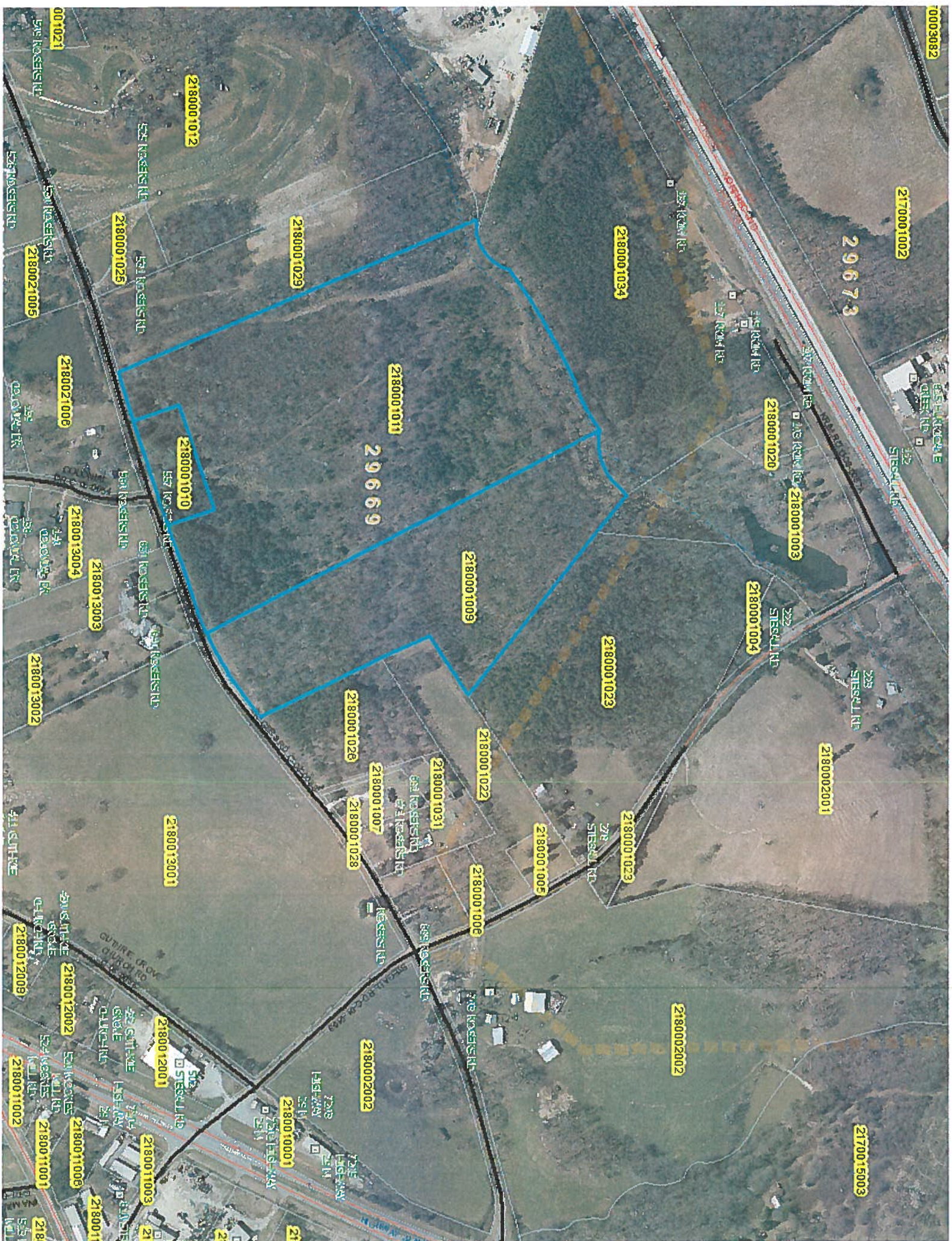
411 GUTHRIE GROVE

2180012009

2180012002

2180011001

21800080



# Anderson County Planning Commission

June 12, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

---

**Preliminary Subdivision Name:** Yorkshire Farms  
(Denied 8-8-2017)

**Intended Development:** Single Family Residential

**Applicant:** FRF Rick Fogleman Jr.

**Surveyor/Engineer:** Fant, Reichert & Fogleman FRF

**Location:** Circle Road

**County Council District:** 6

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

**Zoning:** Property Unzoned

**Tax Map Number:** 237-00-15-001 & Part of 231-00-05-022

**Extension of Existing Dev:** No

**Existing Access Road:** Circle Road

**Number of Acres:** +/- 27.5

**Number of Lots:** 79

**Water Supplier:** Powdersville

**Sewer Supplier:** Anderson

**Variance:** No

**Traffic Impact Analysis:**

This new subdivision is expected to generate 790 new trips per day. Circle Road is classified as a minor rural 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 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)**

18-109



# Subdivision Plat Application

4/12/18

YORKSHIRE FARMS

Date of Application Completion

Name of Project

## Applicant's Information

Name: FLF Inc. R.H. Fogleman Jr.  
 Mailing Address: 25 Webb Lake Rd Suite 705  
 Telephone and Fax: 644-271-2633 E-Mail: RHF@FLFINC.net  
644-271-3299

## Owner's Information

(If Different from Applicant)

Name: OWNER 1 (237-00-15-001): ROE JEANNE M ET AL | OWNER 2 (213-00-05-022): ORR DEWEY E  
 Mailing Address: OWNER 1: PO BOX 51184, PIEDMONT, SC 29673 | OWNER 2: 1510 CIRCLE RD, EASLEY, SC 29642  
 Telephone and Fax: \_\_\_\_\_ E-Mail: Developer: Joey Deason

## Project Information

Project Location: CIRCLE RD. 101A Cel, Lake  
Piedmont, SC 29673  
ph: 644-704-4415

Parcel Number/TMS: PART OF 237-00-15-001 AND PART OF 213-00-05-022

County Council District: 06 School District: 01

Total Acreage: 27.5 Number of Lots: 79

Intended Development: SNGL-FAM RES. Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON

Have any changes been made since this plat was last before the Planning Commission?: yes

If so, please describe: NO VARIANCE Request / New layout

Is there a request for a variance?: NONE If so, please attach the description to this application.

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

RHF  
 Applicant's Signature

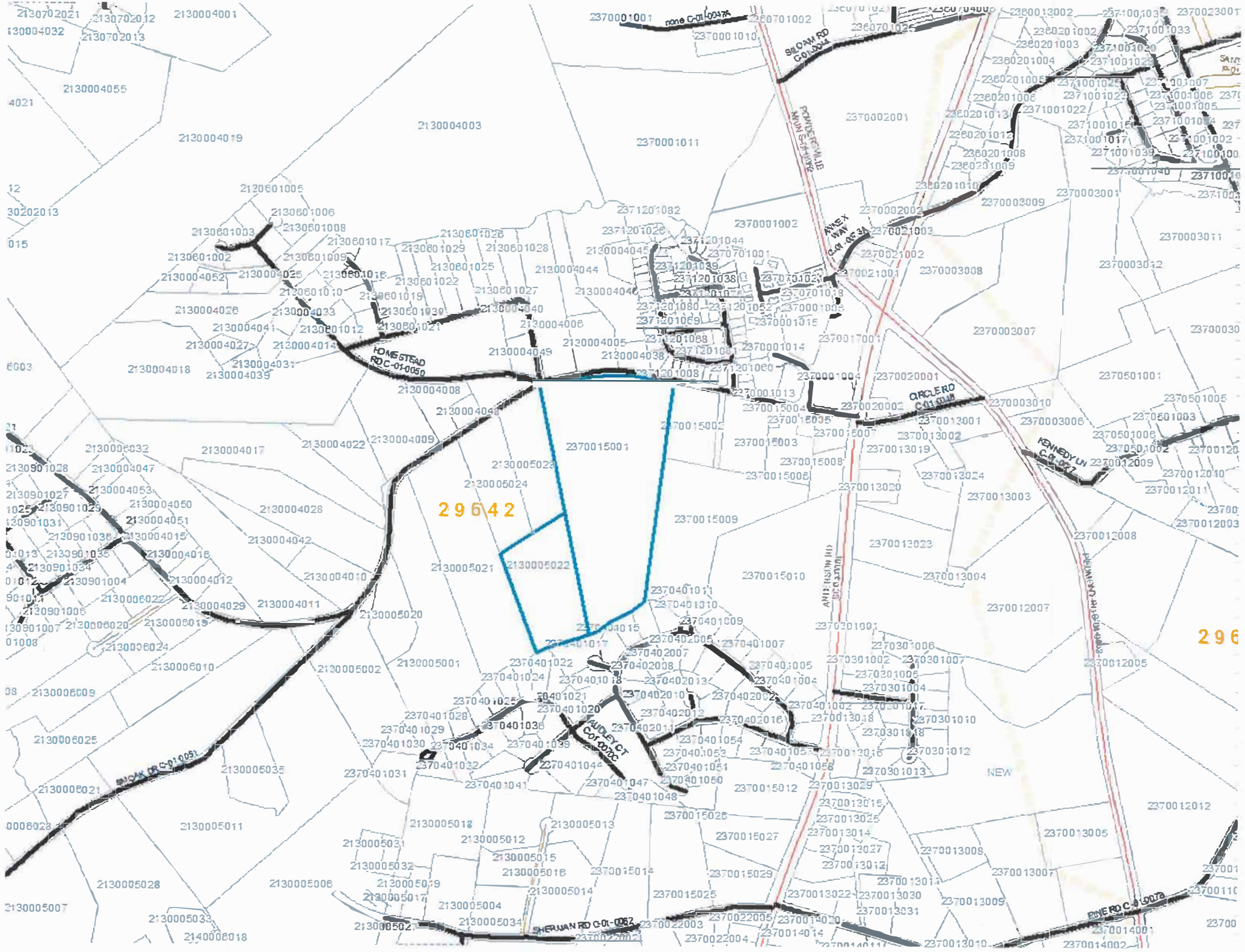
4-11-18

Date

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: 5-8-18  
 Application Received By: 4-12-18 TLL Date Complete Application Received: 4-12-18  
 Amount of Fee Paid: 179.00 Check Number: 9888  
 Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_







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Yorkshire Farms

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