

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

June 13, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from May 9, 2017 meeting)
4. Old Business
5. New Business
 - A. Preliminary Townhome Development: Smith Mill Road Townhomes
 - B. Preliminary Townhome Development: Chimney Hill
 - C. Preliminary Subdivision-Variance Request: Shiloh Church Road
6. Other Business
 - A. Upcoming Amendment to Chapter 70
7. Adjournment

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

Anderson County Planning Commission
Tuesday, May 9, 2017 • 6:00 PM
Conference Room • Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

Members Present: David Cothran, Ed Dutton, Lonnie Murray, Brad Burdette and Jane Jones

Members Absent: Jerry Vickery and Debbie Chapman

Staff Present: Alesia Hunter, Bryan Shumpert, Michael Forman, Jeff Parkey and Celia Boyd Myers

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

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

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the April 11th regular and April 25th special called meetings. Hearing none, the minutes were approved.

Public Hearings:

Request to rezone +/-4.7 acres at 11412 Belton Honea Path Hwy from I-1 to R-A

Mr. Jeff Parkey presented the request for rezoning. The +/- 4.7 acres are located in District 3 off BHP Hwy. The purpose is to allow a multi-sectional home to replace a single-section manufactured home. Ms. Tonya Robinson did address the Commission. Staff recommended approval. Hearing no further comments, the motion to approve was passed unanimously with a motion by Mr. Murray and a second by Mr. Dutton.

Request to rezone +/-2.84 acres 110 East Church Road from C-2 to R-D

Mr. Jeff Parkey presented the request for rezoning. The +/- 2.84 acres are located in District 6 off East Church Rd. The purpose is to allow duplexes on the property. Mr. and Mrs. Page spoke in opposition to the request. Staff recommended denial due to a deed restriction. Hearing no further comments, the motion to deny was passed unanimously with a motion by Mr. Dutton and a second by Mrs. Jones.

Request to rezone +/-35.53 acres at Hwy 77 from C-20 to R-20

Mr. Jeff Parkey presented the request for rezoning. The +/- 35.53 acres are located in District 7 off Hwy 77. The purpose is to allow a single-family subdivision. Mr. Tony Cirelli addressed the Commission. Staff recommended approval. Hearing no further comments, the motion to approve was passed unanimously with a motion by Mr. Murray and a second by Mr. Dutton.

Large-Scale Project: Vantage@Powdersville Apartments

Mr. Bryan Shumpert presented the request for Vantage@Powdersville Apartments. The +/- 22.6 acres are located in District 6 off Hood Rd. The purpose is to allow a 288 unit apartment complex. Mr. Chris Whitehand, representative, answered questions from the Commission. Concerns included sidewalks and traffic with only 2 entrance/exit lanes. Staff recommended approval. Hearing no further comments, the motion to approve was passed 4-0-4 with a motion by Mr. Dutton and a second by Mrs. Jones. Mr. Murray abstained.

New Business:

Preliminary Subdivision – Inlet Pointe, Phase II

Mr. Shumpert presented the request for Inlet Pointe Subdivision. The +/- 31.838 acres are located in District 4 off Nunnally Road and are zoned R-20. The proposed subdivision would hold 43 lots using Sandy Springs Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mr. Dutton and a second by Mrs. Jones.

Preliminary Subdivision – Raven Hills, Phase II

Mr. Shumpert presented the request for Raven Hills Subdivision. The +/- 4.8 acres are located in District 6 off Rushing Creek Lane and are not zoned. The proposed subdivision would hold 32 townhomes using Powdersville Water and Anderson County wastewater. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously, with a motion by Mrs. Jones and a second by Mr. Dutton.

Summary Plat – Leland Property

Mr. Shumpert presented the request subdivision to allow a portion of land to be given to a family member. Staff recommended denial due to the lack of the required 20 foot width for access to the three parcel. Hearing comments from the applicants and Commissioners, the motion to table this item to allow staff and applicant to reach an agreement was passed unanimously with a motion by Mr. Murray and second by Mr. Dutton.

Old Business: None

Chairman Cothran called for any other business. Commissioners were reminded that a training opportunity will be held on Thursday, May 18th. Hearing no further business, Chairman Cothran adjourned the meeting at 6:53 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission

June 13, 2017

6:00 PM

Staff Report – Preliminary Townhome Development

Preliminary Subdivision Name: Smith Mill Road Townhomes

Intended Development: Townhome Development

Applicant: NWTRJ, LLC

Surveyor/Engineer: Civil SD

Location: George Smith Mill Road

County Council District: 5

Surrounding Land Use: North – Lake Hartwell
East – Residential Multi-family (Watermarke)
West – Lake Hartwell
South – Lake Hartwell

Zoning: R-M, Residential Multi-Family
Townhomes as a permitted use
(Attached Units)
Off street parking requirements;
The minimum lot area required is 2 acres
Setbacks: Front, 30' Side, 15' Rear, 15'

Tax Map Number: 093-03-02-001

Extension of Existing Dev: No

Existing Access Roads: Clemson Boulevard to George Smith Mill Rd.

Number of Acres: +/- 3.94

Number of Lots: 32 Townhomes

Water Supplier: Sandy Springs Water District

Sewer Supplier:

Anderson County Wastewater

Variance:

Yes

The applicant for the Smith Mill Road Townhomes request a variance from Sec. 38-624 Cul-de-sac

Roads designed to be permanently closed at one end shall not serve as access to more Than 30 residential lots and shall be terminated by a circular right of way of not less than a 50 foot radius (standard I or standard II from the center point of the circular right of way and a paved radius of not less than 35 feet from said center point.

The specific variance request to use hammerhead turnaround in lieu of cul-de-sac.

Traffic Impact Analysis:

This project will have 32 townhomes with an estimated 256 Average Daily Trips, ADT. Watermarke Condominiums contains approximately 75 units and the estimated at 600 ADT. These projects combined have an estimated 856 ADT. George Smith Mill Road is classified as a major local road with a maximum of 1,600 ADT.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road names must be approved by E-911 Addressing.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access to proposed internal roads only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges for encroachment permits and approval for variance of a hammerhead turnaround, and road construction specifications.
6. Approval from Sandy Springs Water District for potable water and fire services.
7. Permits from Anderson County Wastewater for sewer services.
8. SCDHEC and Anderson County Storm Water Department for review and approval of Sediment and Erosion Control plans.
9. Setbacks to be shown on Final Plat.



Subdivision Plat Application

5-11-17

Date of Application Completion

Smith Mill Rd Townhomes

Name of Project

Applicant's Information

Name: Jonathan Nett

Mailing Address: 935 Tanner Rd Greenville SC 29607

Telephone and Fax: 864-553-2191 E-Mail: Jnett@Cw.150.com

Owner's Information

(If Different from Applicant)

Name: NWTRJ, LLC (Tom Winkupp)

Mailing Address: 791 College Ave Ste 103, Clemson SC 29631

Telephone and Fax: 864-264-1562 E-Mail: Twinkupp@tomwinkupp.com

Project Information

Project Location: Just south of I-85/Clemson Hwy interchange - end of Smith Mill Rd

Parcel Number/TMS: 930302001

County Council District: 05 School District: 04

Total Acreage: 3.94 Number of Lots: 32 units

Intended Development: Attached Townhomes Current Zoning: R-M

Surrounding Land Uses: North: Lake Hartnell South: Lake Hartnell East: high rise apartments West: Lake Hartnell

Water Supplier: SANDY SPRINGS WCD Sewer Supplier: Anderson County Public Works

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

If so, please describe: —

Is there a request for a variance?: — 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

5-11-17
Date

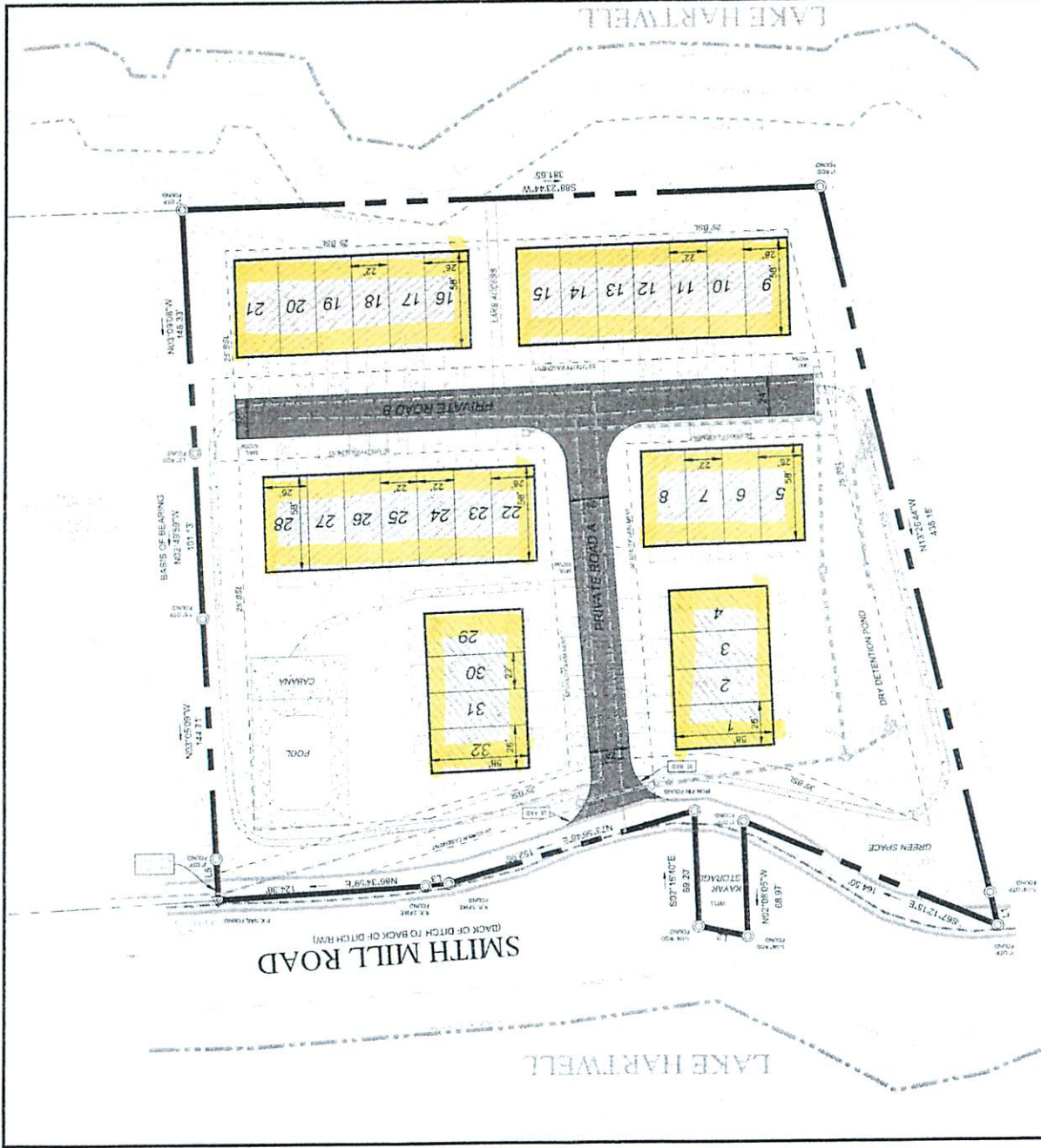
Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____



GENERAL NOTES

1. TOTAL AREA = 47.394 AC
2. NAME OF SUBDIVISION: SMITH MILL FLOW TOWNSHIPS
3. NUMBER OF LOTS: 32
4. WATER TO BE PROVIDED BY: POTABLE WATER DISTRICT
5. SEWER TO BE PROVIDED BY: POTABLE WATER DISTRICT

SITE DATA

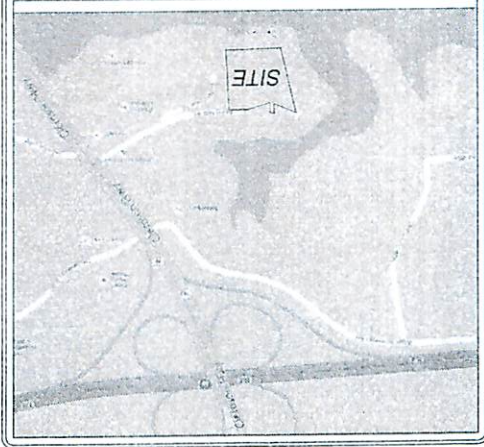
TAX MAP NUMBER	930302001
CURRENT PROPERTY OWNER:	NWRI LLC 391 COLLEGE AVE STE 103 CLIFTON SC 29631
LOCATION	END OF SMITH MILL ROAD CURRENT ZONING: R-M
BUILDING SETBACK:	SMITH MILL ROAD
PERMETER SETBACK:	
PROPOSED UNITS	32 UNITS
PROPOSED UNITS	8.12 UNITS PER ACRE
PROPOSED AVERAGE UNIT SIZE	24' X 58'
PROPOSED NEW PRIVATE ROADWAY	50' WIDE

[illegible]

522

- | NAME | STATUS | TYPE | DESCRIPTION |
|---|-----------|-----------|-------------|
| 1. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 2. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 3. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 4. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 5. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 6. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 7. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 8. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 9. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |
| 10. JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION | 10/1/1918 | 10/1/1918 | 10/1/1918 |

VICINITY MAP



Date: May 11th, 2017
Subject: Smith Hill Road Townhomes (Preliminary Plat Variance Request # 2)
To: Anderson County Development

To whom it may concern:

The applicant for the Smith Mill Road Townhomes respectively requests a variance request from the following development ordinance:

Sec. 38-624. - Culs-de-sac.

Roads designed to be permanently closed at one end shall not serve as access to more than 30 residential lots and shall be terminated by a circular right-of-way of not less than a 50 foot radius (standard I or standard II) from the center point of the circular right of way and a paved radius of not less than 35 feet from said center point. (See appendix F)

Specific variance Request:

Request to use hammerhead turnaround in lieu of cul-de-sac.

Justification:

Current International Fire Code (Appendix D) outlines minimum specifications for safe turnaround configurations including several variations of a Hammerhead type turn around. Hammerhead turnarounds are very common in the area and in fact entire country.

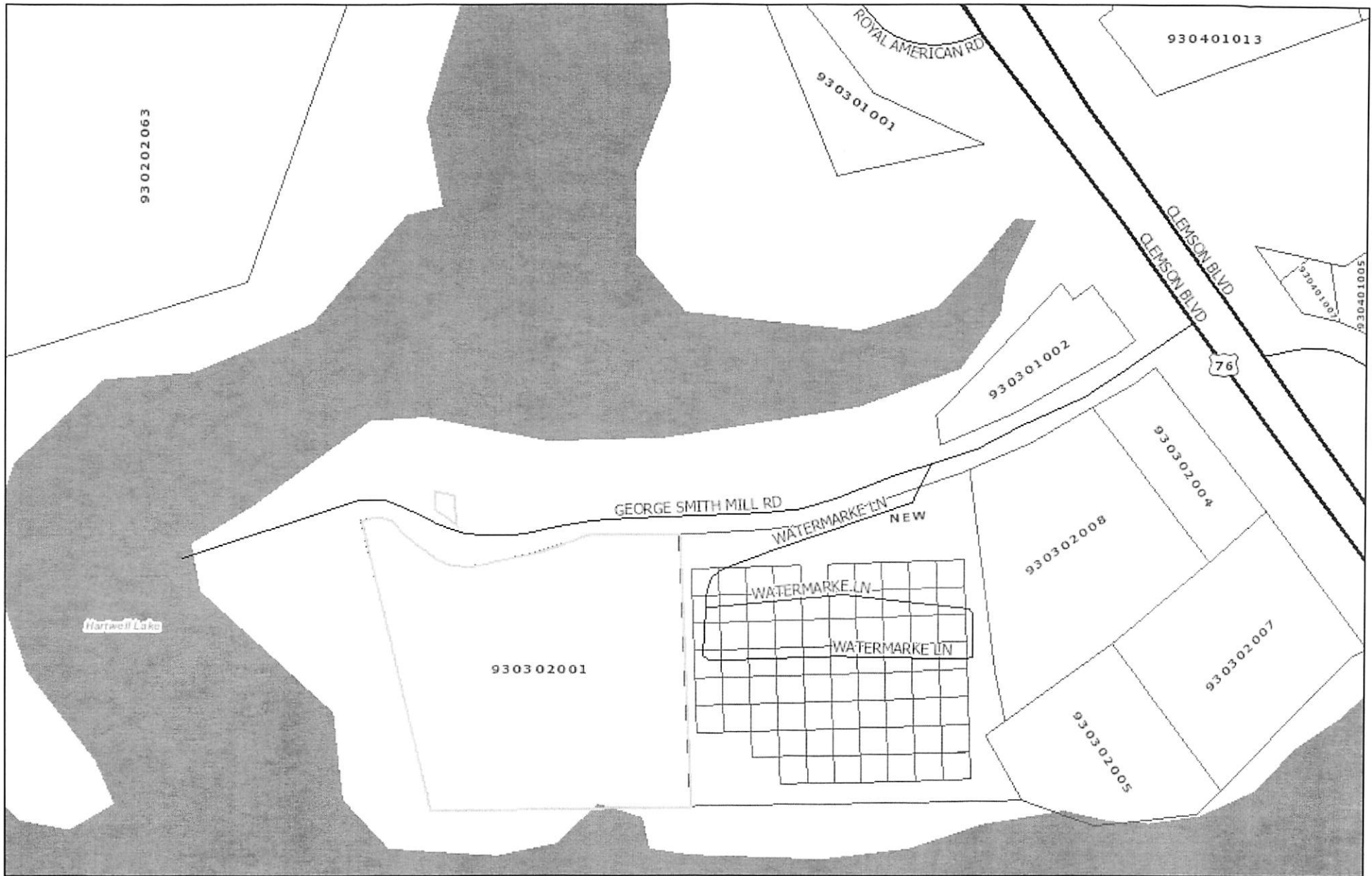
Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,

Jonathan Nett, P.E.



Anderson County

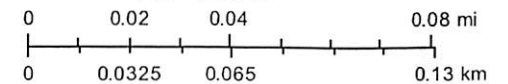


May 16, 2017 Disclaimer accepted.

TMS:	TMS	
Owner:	Owner	
Owner Address:	Owner Address	
City/State:	City/State	Zip Code: Zip Code
Deed Book:	Deed Bk	Deed Page: Deed Pg
Tax District:	Tax District	Description: Description
Sale Year:	Sale Year	Sale Price: Sale Price Market Value: Market Value



1 in = 200 ft



ESRI, Highland Mapping, and Anderson County GIS

Anderson County Planning Commission

June 13, 2017

6:00 PM

Staff Report – Preliminary Townhome Development

Preliminary Subdivision Name: Chimney Hill

Intended Development: Townhomes with Amenity Area

Applicant: Beeson Development, LLC

Surveyor/Engineer: JW White Consulting, LLC

Location: Barr Circle; Old Anderson Road Mill Road

County Council District: 6

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

Zoning: Not Zoned

Tax Map Number: 8 Parcels – 236-00-02-018; 236-00-02-037
236-00-02-026; 236-00-02-078; 236-00-02-019;
236-00-02-039; 236-00-02-035; 236-00-00-02-080

Extension of Existing Dev: No.

Existing Access Road: Barr Circle; Old Anderson Road

Number of Acres: 29.12

Number of Lots: 206 Units – Three Phases
Phase I – 99 lots
Phase II – 72 lots
Phase III – 35 lots

Water Supplier: Powdersville Water District

Sewer Supplier: Anderson County Public Works

Variance:	Yes
Parking required:	418 spaces
Parking Provided:	418 spaces

Traffic Impact Analysis:

This project is to be constructed in three phases. At total build-out, the average daily traffic, ADT will be 1648 trips. Barr Circle is rated as a major local road and is determined to accommodate 1600 trips per day. Hood Road is a state maintained collector road and is determined to have no maximum limitations at this time. Phases II will open an access Old Anderson Road. Old Anderson Road is a state maintained collector road with no maximum limitations. The two access points will be below the minimum requirements.

A traffic study was submitted and prepared by Professional Engineer. Anderson County Roads and Bridges and Development Standard Staff has reviewed the study. Anderson County Roads and Bridges has reviewed this project and determined the roadway is adequate for the proposed development. Applicant has requested from Roads and Bridges that a hammerhead turn-around be allowed to replace the required cul-de-sac. The following conditions are required;

1. Add "Private Road" to each road name label.
2. Developer is responsible for acquiring and maintaining any site easements required by SCDOT or Anderson County to access public roads.
3. Temporary cul-de-sac or alternate turnaround should be constructed at the end of each phase.
4. Reconstruct Barr Circle to add a right turn lane due to the increased traffic delay at the intersection of Hood Road. The storage length should be 160' long as required by traffic impact study. The taper length should be approximately 100' long. The widening should be constructed to the current road standards pavement section.
5. Work with SCDOT to mitigate traffic impacts on SCDOT maintained roads.
6. **Phase 2 and 3 should be combined because they only have one access point on Barr Circle.**
7. **Phase 2 cannot be developed until the road is extended to Old Anderson Road.**
8. The roads are required to be privately maintained due to the following reasons;
9. On street parking spaces
10. Lot sizes/widths
11. The proposed centerline alignment will not meet current road standards.
12. Multiple driveways connected within the right of way.

Project Parking: The developer is requesting a variance from the off-street parking requirements to allow for parking that will utilize garages and driveways. Anderson County ordinance requires two parking spaces for a two bedroom units. This project is designed with a one car garage space for each individual unit. The second required off street space would be in the driveway. Utilizing the driveway and garage will meet this standard.

Staff recommends **APPROVAL** of the variance with the following condition; The townhomes must setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.

Setbacks:

For townhomes, there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. Rear setback is not less than 15'. This project exceeds the minimum requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary townhome development with the following conditions.

1. Subdivision and road names must be approved by the GIS Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal road only.
4. Developer must obtain the following permits prior to proceeding with development to include;
5. Anderson County Roads and Bridges and SCDOT for encroachment permitting and must meet all of the above requirement 12 requirements pertaining to the private road.
6. Approval from Powdersville Water District for potable and fire services.
7. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
8. Approval from Anderson County Wastewater for sewer services.
9. Setbacks are required to be shown on the Final Plat.



Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: (864) 704-4415 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: POWDERSVILLE/ +1,100' NORTHWEST OF HWY 153/HWY 18 INTERSECTION

Parcel Number/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: +29.12 ACRES Number of Lots: 206 TOTAL (PHASE 1=99, PHASE 2=72, PHASE 3=35)

Intended Development: TOWNHOMES Current Zoning: UNZONED

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

Water Supplier: POWDERSVILLE 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?: YES If so, please attach the description to this application.

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

Applicant's Signature _____

Date 5-11-17

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: _____

FLOOD NOTE:
1 of this property is not located in Flood Zone shown on the National Flood Insurance Rate Maps, Community - Panel Number 45007C0051E
Effective Date: Sept. 29, 2011.
Zone AE is a Flood Hazard Boundary.

N/T Campy Wynn Wynn Pool, LLC
N/T 1234-00-01-015
Ord. 504 10/11, Page 115
Ord. 504 11/11, Page 115



N/T Bessie E. Perry
N/T 1234-00-01-015
Ord. 504 10/11, Page 115
Ord. 504 11/11, Page 115

N/T Campy D. Robinson Life Estate
N/T 1234-00-01-015
Ord. 504 10/11, Page 115
Ord. 504 11/11, Page 115

N/T Mary E. Adams
N/T 1234-00-01-015
Ord. 504 10/11, Page 115
Ord. 504 11/11, Page 115

206 TOTAL UNITS

PHASE I = 99 LOTS
NO GARAGE = 39 LOTS
GARAGE = 60 LOTS

LOT SIZE:
90' x 24' (2,160 SF) = 36 LOTS
90' x 22' (1,980 SF) = 36 LOTS
90' x 20' (1,800 SF) = 25 LOTS

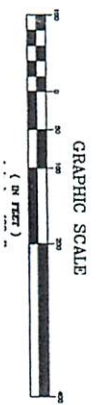
PHASE II = 72 LOTS
NO GARAGE = 39 LOTS
GARAGE = 33 LOTS

LOT SIZE:
90' x 24' (2,160 SF) = 28 LOTS
90' x 22' (1,980 SF) = 23 LOTS
90' x 20' (1,800 SF) = 23 LOTS

PHASE III = 35 LOTS
GARAGE = 35 LOTS

LOT SIZE:
90' x 24' (2,160 SF) = 14 LOTS
90' x 22' (1,980 SF) = 21 LOTS

SETBACKS: FRONT=20' / REAR=20' / SIDES=20'



JW WHITE CONSULTING, LLC

PO BOX 806
ANDERSON, SOUTH CAROLINA 29622
PHONE: (864) 634-4399
Email: jwhiteconsulting@gmail.com



Variance Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: BEESON DEVELOPMENT, LLC

Mailing Address: 101-A CELY LANE, PIEDMONT, SC 29673

Telephone and Fax: 864-704-4415 E-Mail: BEESONDEVELOPMENT@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 5-11-17

Project Information

Property Location: POWDERSVILLE

Parcel Number(s)/TMS: TMS #236-00-02-018 TMS #236-00-02-037 TMS #236-00-02-026 TMS #236-00-02-078
TMS #236-00-02-019 TMS #236-00-02-039 TMS #236-00-02-035 TMS #236-00-02-080

County Council District: 06 School District: 01

Total Acreage: ±29.12 Current Zoning: NONE

There is a Variance Application fee of \$200 if in a zoned area.

Requested Variance: OTHER

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT.

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

If you indicated no, your signature is required.


Applicant's Signature

5-11-17
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:

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE WOULD THEREBY MAKE THE PROJECT COST PROHIBITIVE.

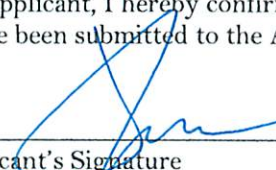
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SEE ATTACHED LETTER

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.


Applicant's Signature

5-11-17
Date

Page 2 of 2

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: _____

May 11, 2017

Anderson County

Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Chimney Hill Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Chimney Hills Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

We consider Powdersville to be a part of the Greenville Market more so than the Anderson Market due to it's closer proximity. Application of the ordinance would put it at a distinct disadvantage when competing with the many townhome projects in nearby Greenville County which utilize garages and/or driveways to satisfy parking requirements.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the many townhome developments in nearby Greenville County which have been so successful using such parking.

- The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.
- An excessively large parking lot as required would:
 - Be underutilized as most homeowners would prefer to park in their respective garages and/or driveways for convenience, safety and security.
 - Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

Beeson Development, LLC

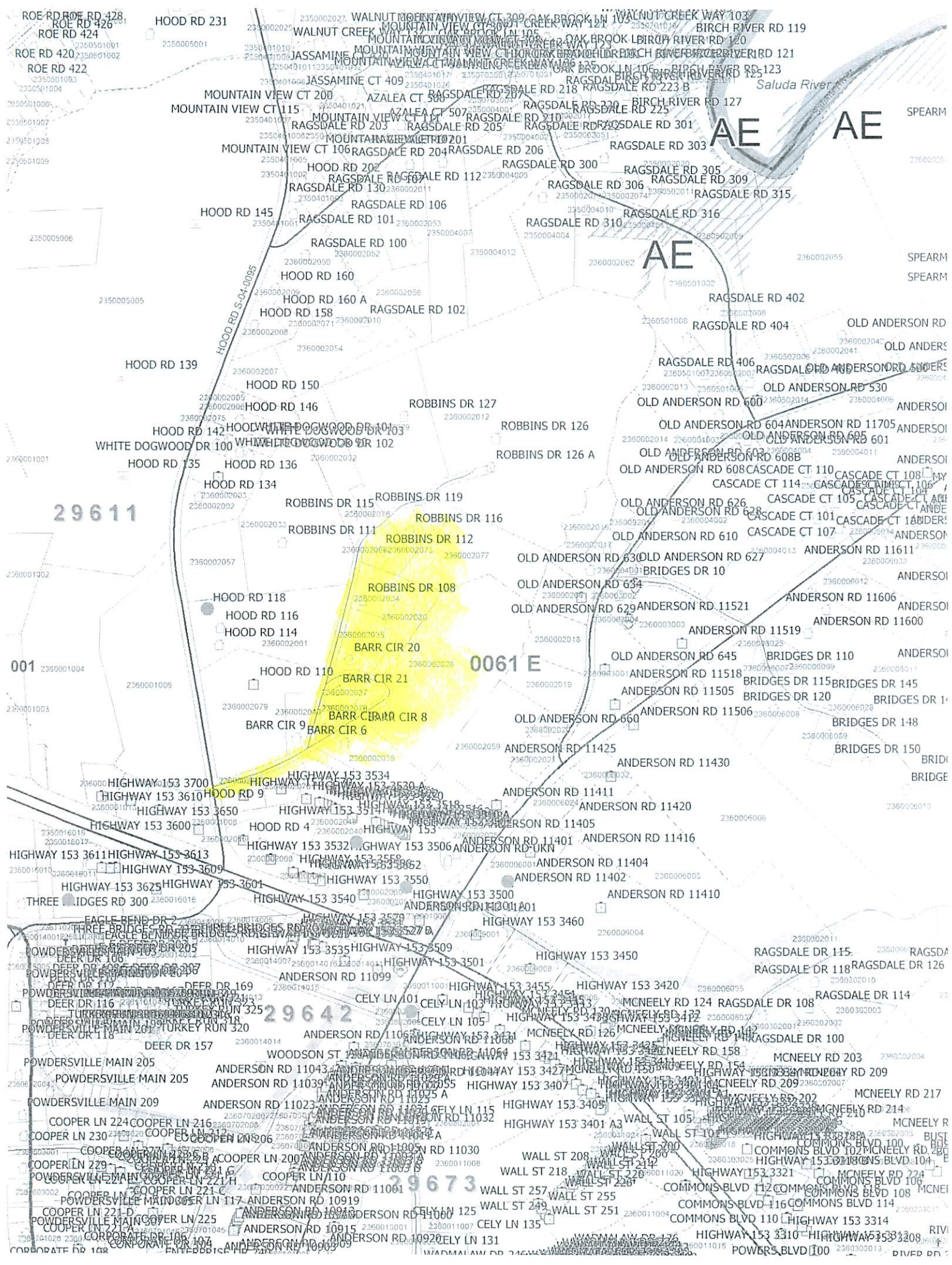
- Be an unsightly "sea of asphalt" that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities, many of which successfully use garages and/or driveway parking to meet their parking requirements.

Sincerely,

Joey A. Beeson

Beeson Development, LLC



AE AE

AE

29611

001

0061 E

29642

29673

Anderson County Planning Commission

June 13, 2017

6:00 PM

Staff Report – Preliminary Subdivision-Variance Request

Preliminary Subdivision Name:	Shiloh Church Road
Intended Development:	Single Family Residential
Applicant:	John Hopkins
Surveyor/Engineer:	Upstate Surveying
Location:	Shiloh Church Road; 0.25 miles east of Shiloh Road
County Council District:	6
Surrounding Land Use:	North - Residential East – Residential West - Residential South - Residential
Zoning:	Un-Zoned
Tax Map Number:	Five parcels--217-00-11-004; 217-00-11-008; 217-00-11-009; 217-00-11-010; 217-00-11-012
Extension of Existing Dev:	No.
Existing Access Road:	Shiloh Church Road
Number of Acres:	12.87
Number of Lots:	5 lots
Water Supplier:	Powdersville Water District
Sewer Supplier:	Individual on-site wastewater
Variance:	Yes

Traffic Impact Analysis:

This five lot subdivision is expected to generate a total of 50 trips per day. Shiloh Church Road is a county collector road, with no maximum ADT provided.

The applicant is requesting to use a 50 foot wide access easement to reach the rearmost lots. These lots are existing lots of record. The surveyor has redrawn the lines within the tracts but has not created any new lots. The road frontage lot will have 4.9 acres of property with the four rearmost having 2.0 acres each. The minimum standard for unzoned property that may be without public water and sewer is one acre.

Anderson County Roads and Bridges personnel have been on-site to review this encroachment. Because of the roadway curve to the east, a sight triangle needs to be cleared along Shiloh Church Road from the proposed driveway to the eastern property line. This sight distance should be maintained by the property owner.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
3. All lots must access internal roadway only.
4. All lots must meet the minimum requirement of one acre for lots with a private well and individual on-site wastewater systems.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges Department approval for encroachment permitting for private road construction standards. Staff recommends that the owner contact the Assistant Engineer for design specifications.
7. Approval from Powdersville Water District for potable water services or approval from SCDHEC for individual private wells.
8. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans for land disturbance one (1) acre or larger or part of a common development plan.
9. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
10. Setbacks are required to be shown on the Final Plat.



Subdivision Plat Application

2/24/17
Date of Application Completion

Shiloh Church Project
Name of Project Road

Applicant's Information

Name: John Hopkins - Kevin Gaines (Upstate Surveying)
Mailing Address: P.O. Box 80277 Simpsonville SC
Telephone and Fax: 864-907-0528 E-Mail: fieldstone@bellsouth.net

Owner's Information

(If Different from Applicant)

Name: Maxie Ann Spearman ; J. Mack Spearman
Mailing Address: 708 Shiloh Ch. Road Piedmont SC 29673
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 708/802 Shiloh Ch. Road
Parcel Number/TMS: ~~217000~~ 2170011010, 2170011012, 2170011008, 2170011009, 2170011004
County Council District: 6 School District: #1
Total Acreage: 12.87 Number of Lots: Total 5
Intended Development: Residential Current Zoning: NONE
Surrounding Land Uses: North: Res. South: Res. East: Res. West: Res.
Water Supplier: Powdersville Sewer Supplier: N/A - Septic
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?: Yes If so, please attach the description to this application.

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

[Signature]
Applicant's Signature

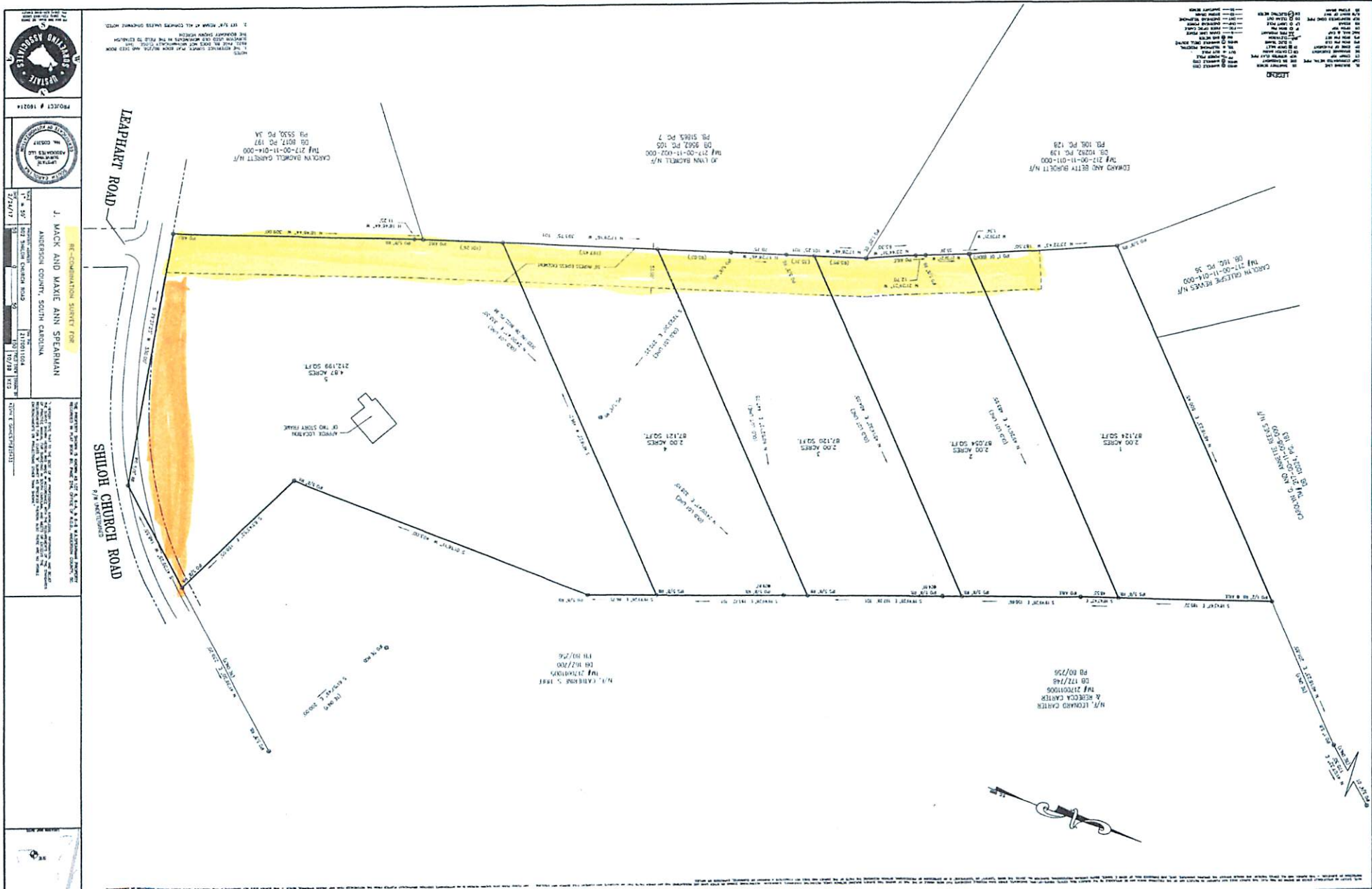
2/24/17
Date

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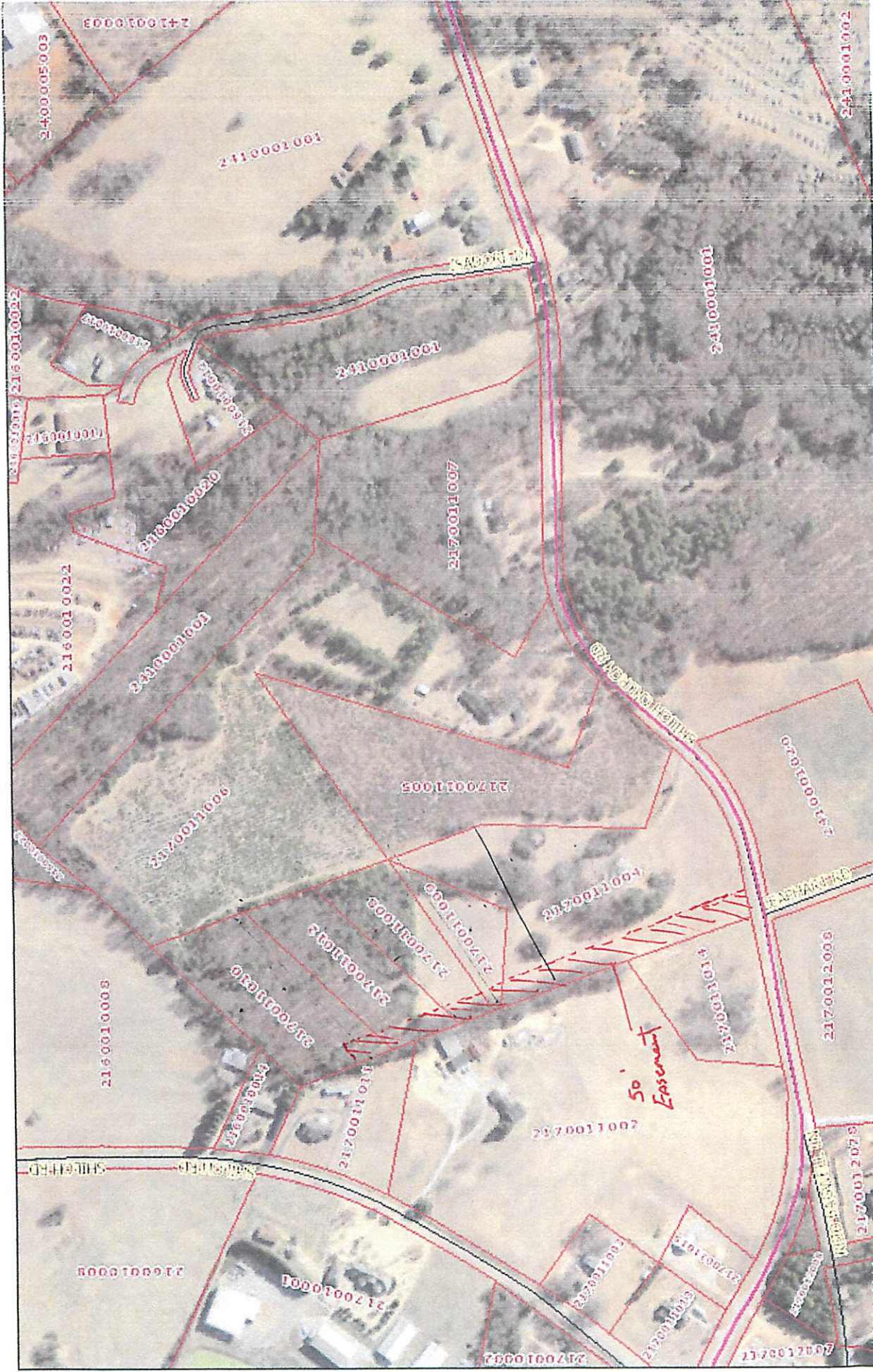
For Office Use Only:
Application Received By: dlagone Scheduled Public Hearing Date: 4/11/17
Amount of Fee Paid: 3106.00 Date Complete Application Received: 2/24/17
Check Number: CC
Staff Recommendation: _____ Planning Commission Decision: _____

This application is to ask for a 50' ingress/egress easement to service the 4 lots shown on the "boundary survey".

Note: The intent is to adjust the boundary lines on the existing 4 lots to make them better suited for construction of a new home. We are not asking to create any new lots, only to adjust the lines as per the "re-combination survey" attached as well.



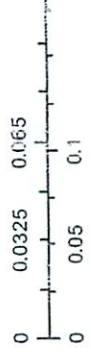
Anderson County



February 3, 2017 Disclaimer accepted.

TMS		TMS	
Owner:	Owner Address	Owner:	Owner Address
City/State:	City/State	City/State:	City/State
Deed Book:	Deed Bk	Deed Book:	Deed Bk
Tax District:	Tax District	Tax District:	Tax District
Sale Year:	Sale Price	Sale Year:	Sale Price
	Market Value		Market Value

1 in = 336 ft



ESRI, Highland Mapping, and Anderson County GIS

March 14 2014

