Anderson County Planning Commission

David Cothran, Chair, District #5
Ed Dutton, District #1
Brad Burdette, District #3
Debbie Chapman, District #7
Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Will Moore, District #4

Memorandum

To: Anderson County Planning Commission
From: Rhonda Sloan
Date: June 2, 2020
Cc: County Council
Re: June 9, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June9, 2020**, 6:30PM at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

The meeting agenda and packet are attached for your review.

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

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

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Tuesday, June 9, 2020
Regularly Scheduled
Meeting 6:30 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
   A. March 10, 2020 Regular Meeting
4. Public Hearings
   A. Rezoning Request: +/-29.01 acres, located at Highway 81 N from C-1 to PD
   B. Rezoning Request: +/-19.00 acres, located at Welpine Rd. from C-2 to R-M
   C. Rezoning Request: +/- 141.83 acres, located at Hwy. 187 from R-20 to PD
   D. Rezoning Request: +/- 141.81 acres, located at Liberty Highway from I-2 to R-8
   E. Beacon Outreach Ministries, located at 404 & 410 Oakwood Rd., Townville
   F. RV Park, located at 1300 Hwy. 29 South, Anderson
   G. Application of Appeal regarding proposed residential subdivision property in or around the Anderson County Regional Airport
5. Old Business
6. New Business
   A. Preliminary Subdivision: Woodglen
      i. Staff Report and Recommendation
      ii. Public Comments
   B. Preliminary Subdivision: Anderson Oaks Withdrawn by Applicant
      i. Staff Report and Recommendation
      ii. Public Comments
   C. Preliminary Subdivision: Townehomes at Copper Hill
      i. Staff Report and Recommendation
      ii. Public Comments
   D. Preliminary Subdivision: Glen Gate
      i. Staff Report and Recommendation
      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. However, subject to change due to COVID-19.

Anderson County Planning Commission
Wednesday, March 10, 2020
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, Will Moore, David Cothran, Jane Jones and Debbie Chapman

Members Absent: None

Staff Present: Alesia Hunter, Tim Cartee, Rhonda Sloan 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, by a motion from Mr. Dutton and a second by Mr. Burdette.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the February 11th regular Commission meeting. Hearing none, the minutes were approved 7-0, with a motion by Mr. Dutton and a second by Mr. Moore.

Public Hearings:

Request to rezone +/-48.91 acres, located at 2705 Centerville Road from R-20 (Single-Family Residential) to R-A (Residential – Agricultural)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from R-20 to R-A, in order to allow the zoning to match the current use and to expand the agricultural and equine uses. Staff recommended approval of the request. Chairman Cothran asked for questions among the Commissioners. Mr. Dutton questioned the phrasing of "appropriate use". Mrs. Sloan explained that the property owners wished for the use and zone to match. Mrs. Jones asked for the definition of arena in this request. The applicant Grace Von Kaenel stated that it was for personal use and would not be open to the public. Mrs. Jones asked how many trees would be cleared. Mrs. Von Kaenel stated that none would be at this time. However, some would be at a later date to plant and harvest hay to allow the farm to become more self-sufficient. Chairman Cothran opened the public hearing and invited comments. Ms. Diane Burley asked if there would be hogs, chickens, camels or other livestock. She then asked the difference between the current use and this request. Chairman Cothran explained that the public hearing was to accept comments and not a question and answer session. Hearing no further comments, the public hearing was closed. Mr. Burdette moved to accept staff's recommendation of approval; and Mr. Moore seconded the motion. The motion to recommend approval was passed 7-0.

Old Business: None

New Business:

Preliminary Subdivision: Flint Creek

DRAFT

Tim Cartee presented the request for Flint Creek and staff recommendation. The proposed development would be located on +/-10.63 acres on Rogers Road and utilize Big Creek Water and ReWa sewer services. Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only. Developer must obtain the following permits prior to proceeding with development to include;
- DHEC and Anderson County approval letter for stormwater erosion control;
- DHEC and ReWa approval letter for sewer service construction and permit to operate;
- Anderson County Roads & Bridges encroachment permit and subdivision plan approval letter;
- SCDOT encroachment permit approval for the detention pond outfall on the right of way and removal of one gravel driveway from US 29;
- Big Creek Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)

Chairman Cothran called for questions among the Commissioners. Mrs. Jones asked if the neighboring subdivision used sewer and the lot size. Mr. Cartee responded that it did (ReWa) and 8,000 square feet. Mrs. Jones stated that she had mentioned before speaking with ReWa and that they were in process regarding the sewer needs of the area. Chairman Cothran called for any public comments. No one approached. Mr. Dutton moved to approve the preliminary subdivision; and Mr. Burdette seconded. The motion to approve passed, with Mrs. Jones and Ms. Chapman opposing.

Other Business:

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:12 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP

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
June 9, 2020

Applicant:	Anderson 81-29 LLC c/o Ben Chase
Current Owner:	Dorothy Anne J. Thompson Family Trust
Property Address:	Hwy 81N across from Linwa Road
Precinct:	Hopewell
Council District:	7
TMS #(s):	145-00-06-001
Acreage:	+/- 29.01
Current Zoning:	C-1 (Commercial District)
Requested Zoning:	PD (Planned Development)
Surrounding Zoning:	North: C-1N (Neighborhood Commercial) South: R-20 (Single-Family Residential) East: S-1 (Service District) and R-20 (Single-Family Residential) West: PD (Planned Development -Linwa approved 12/2001)

Evaluation:

The purpose of the PD district is to encourage innovative and creative design of residential and/or commercial developments and permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application is reviewed on its own merit.

The proposed development lies within The Gateway to Anderson Overlay District. Established to promote a positive visual appearance along Highway 81. April 2015 the Planning Commission recommended approval of the draft overlay. County Council approved The Gateway to Anderson Overlay June 2015. The developer must adhere to the standards set forth in the overlay document.

This request is to rezone the parcel of property described above from C-1 (Commercial District) to PD (Planned Development). The applicant's intent is to develop a mixed-use project that will encompass 4 commercial pad sites along Highway 81, with senior living and/or storage facility and a blend of multifamily units with greenspace and nature trails.

The project will include 240 to 320 living units among 10 to 15 buildings with a mix of 1, 2, and 3-bedroom units, 24 units per building, 3 to 4 stories high. The 4 commercial retail sites may be leased/developed and sold as separate parcels. Each site is 1.25 acres. The senior living will include 72 one-bedroom units with 24 units per floor on 3 levels.

The developer has received letters from the appropriate agencies acknowledging water, sewer and fire services. Developer will be required to tie on to sewer if approved. Highway 81 N is classified as an arterial road. According to SCDOT, the access will need to line up with the access across the road. The southmost access is shown as being aligned with Linwa Blvd., which is good. The northmost access will need to line up with the church driveway across the street. These do not appear to line up when comparing between the plan and Anderson County GIS. The spacing between Linwa Blvd. and the church is roughly 615'. If the two outer access points to this development line up with those, then the middle access will need to be approximately centered between those two. It would be beneficial to have interconnectivity between all three accesses. It appears the northmost access is designed to standalone for the one apartment building but SCDOT recommend that this be tied to the rest of the development. A traffic impact study is not required by SCDOT for this development based on the current plan.

Single-Family Residential and Neighborhood Commercial 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:

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 279 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received six phone calls requesting more information.

Staff Recommendation:	Due to the compatibility with the Future Land Use map, the character of the area and the merit of the Statement of Intent, staff recommends approval based upon the access recommendations listed above.
Planning Commission Recommendation:	The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended **denial** of a request to rezone from C-1 to PD. The vote was **0** in favor, **5** opposed, and **2** absent.
County Council:	The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from C-1 to PD.

Rezoning Application

Anderson County Planning & Community Development

3/11/2020
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Anderson 81-29 LLC c/o Ben Chase
Mailing Address: 1529 Squanakee Lane Chas SC 29407
Telephone: 843-478-9594
Email: benchase@att.net

Owner's Information
(If Different from Applicant)

Owner Name: Dorothy Ann S Thompson Family Trust
Mailing Address: 115 Carter Hall Dr. Anderson 29621
Telephone:
Email: steve@kinrelow.net

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:

Sandra J. Kinrel Trustee 3/11/2020
Patricia J. Drew, Trustee 3/11/2020
Owner's Signature Date

Project Information

Property Location: Hwy 81 North at Linwa Blvd
Parcel Number(s)/TMS: 145000600 1
County Council District: 7
School District: 5
Total Acreage: 29
Current Land Use: Ag
Requested Zoning: PD
Current Zoning: C1
Purpose of Rezoning: planned development

Are their any Private Covenants or Deed Restrictions on the Property? Yes (No)

If you indicated no, your signature is required.

Applicant's Signature _____ Date 3/11/2020

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.

Applicant's Signature _____ Date 3/11/2020

* 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: Cam Complete Submission Date: 3/12/2020

Commission Public Hearing: 4/14/2020 Council Public Hearing: 5/5/2020

401 East River Street/Post Office Box 8002 * Anderson, South Carolina 29622
Phone: 864.260.4720 * Email: planning@andersoncountysc.org

REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

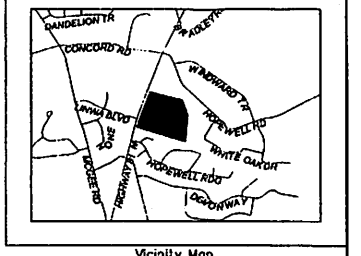
Anderson 81-29 LLC proposes to develop a Planned Development (PD) of a mix-use project that will encompass commercial pads on the highway (81), already has commercial zoning, senior living on 4 to 5 acres, and multi-family on the rear 12-15 acres. Three curb cuts (2) in already, will provide great flow of property, superior ingress and egress, and serve to cohesively unite the complimentary concepts envisioned. Walking paths in the rear natural buffer will be open to all. We propose to tie into public water and get a lift station approved gravity sewer connection. There are no plans for abutting properties at this time. Great mix of affordable housing and retail to serve current and new residents commuting and working within the area.

Thank you!

ANDERSON COUNTY REZONING APPLICATION NARRATIVE FOR 3/12/2020 SUBMITTAL

ANDERSON 81 -29, LLC. PROPOSES TO CREATE A PLANNED DEVELOPMENT (PD) OF A MIXED-USE PROJECT THAT WILL ENCOMPASS COMMERCIAL PAD SITES ON THE HIGHWAY 81, 15% COVERAGE ALREADY COMMERCIAL AND LEGAL, WITH SENIOR LIVING AND/OR STORAGE OFF THE FRONT AT 15%, AND A BLEND OF AFFORDABLE HOUSING UNITS OF MULTI-FAMILY ON 50%, WITH GREENSPACE AND NATURE TRAILS AND RETENTION ON THE BALANCE OF 20% OF THE PROPERTY. THREE CURB CUTS WILL BE REQUIRED (2 ALREADY IN PLACE) TO BENEFIT THE PROJECT TO PROVIDE THE NECESSARY SAFE FLOW OF VEHICULAR TRAFFIC, INGRESS AND EGRESS AND WILL SERVE TO UNIQUELY WEAVE THE PROPERTY TOGETHER TO GREATER ENHANCE THE COMPLIMENTARY CONCEPTS OF DEVELOPMENT. THE REAR AND SIDES NATURAL BUFFERS WILL SERVE TO PROTECT NEIGHBORING PROPERTIES VALUE AND CLEARLY ADD THE 'GREEN' AMENITY TO THE SITE. WE WILL USE PUBLIC WATER AND SEWER THROUGH A LIFT STATION ON THE SITE TO GRAVITY SERVICE AS PER ENGINEERING NORTH ON HIGHWAY 81. THIS LOCATION AND MIXED -USE WILL ENHANCE THE AREA AND SERVE ANDERSON COUNTY RESIDENTS LIVING AND WORKING NEARBY.

110003960 3/01/2011 10:19:04 AM
FILED: RECORDED: INDEXED
Bk: S1904 Pg: 5 Pages:1000
Rec Fee: 10.00 St Fee:
Co Fee:
REGISTER OF DEEDS: ANDERSON CO: SC
Shirley McElhannon



Vicinity Map
(NTS)

TMS 145-00-06-007
Fogle Family Real Est. LLC
Pb. S-709 Pg. 9A

TMS 145-00-06-006
Hopewell Rd. Self Storage
LLC & Tallwind
Pb. S-1787 Pg. 7

TMS 145-00-06-005
Thomas R. &
Kathleen H. Beard
Pb. S-1754 Pg. 6

TMS 145-00-06-005
Thomas R. &
Kathleen H. Beard
Pb. S-1754 Pg. 6

TMS 145-08-03-038
Tommy C. &
Sonya K. Gould
Pb. S-225 Pg. 2

TMS 145-08-03-036
Charles & Shirley McDowell
Pb. S-225 Pg. 2

TMS 145-08-03-037
Charles & Ruth Morgan
Pb. S-225 Pg. 2

S.C. Hwy. 81
(120' Right of Way 60' each side of CL)

Linwa Blvd.

29.006 Ac.

LINE	CHORD BEARING	CHORD	RADIUS
C1	N15°10'47"E	231.25'	5870.00'
C2	N17°21'23"E	199.51'	5870.00'
C3	N19°04'37"E	141.00'	5870.00'
C4	N19°55'20"E	26.31'	5870.00'
C5	N63°47'30"E	56.99'	40.00'
C6	N25°29'45"W	56.85'	40.00'

1) Parent TMS 145-00-06-001
2) Reference Plat Book S-43 Page 10
3) Reference Deed Book 2980 Page 256
4) 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 property: easements, other than possible easements that were visible at the time of making of 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.

Map #	Surveyed By	Drawn By	Checked By
8481boundary	WH JE	JM	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

SOUTH CAROLINA
Nu-South Surveying, Inc.
No. C00351
CERTIFICATE OF AUTHORIZATION

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

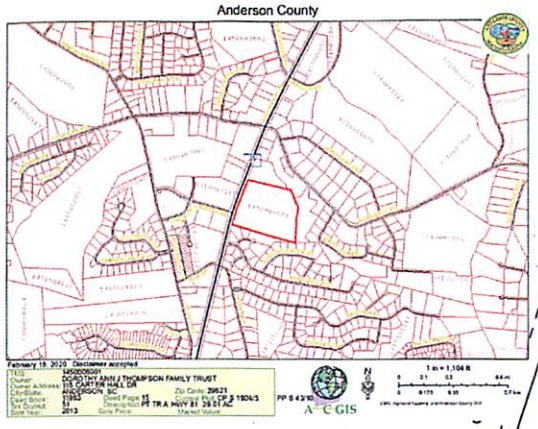
Earl B. O'Brien - R.L.S. No.10755

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record.
Earl B. O'Brien, PLS SC#10755

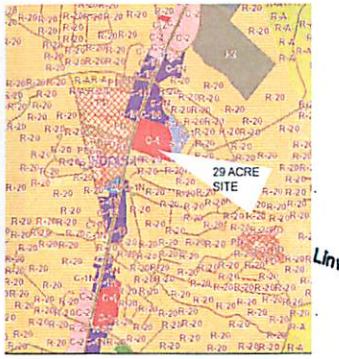
Legend
(Old) (New)
● ○ 1/2" Rod
■ □ Mag Nail
△ Computed Pt.

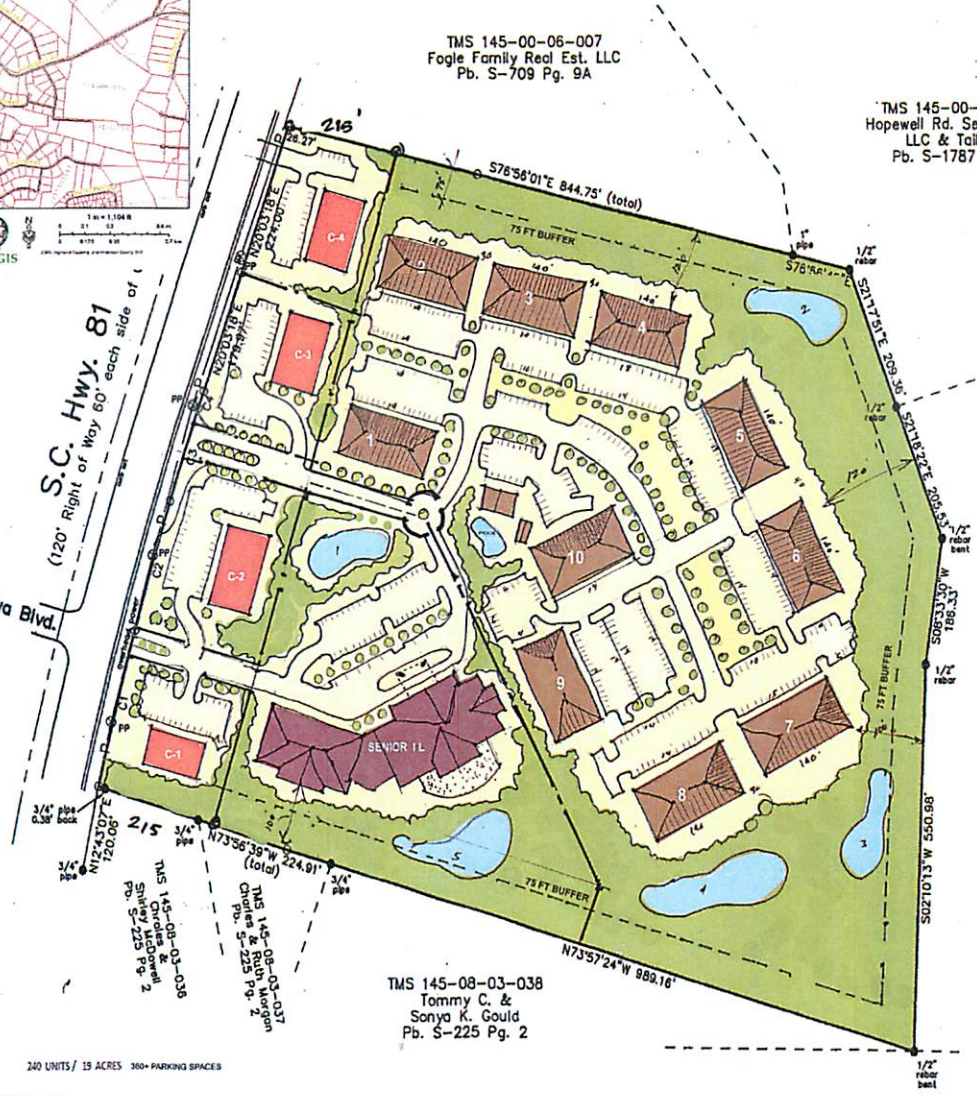
Nu-South Surveying Inc.
111 Anderson Ave.
Anderson S.C. 29625
(864) 224-2754

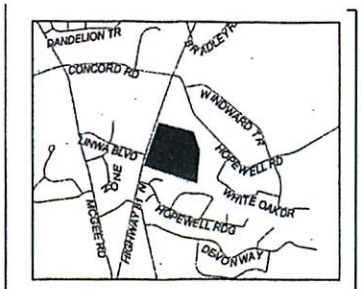
Index Certification and Survey for
William W. Thompson, etal
Non-transferable
Revised Feb.24,2011 to remove lots and show overall boundary only.
Anderson County South Carolina
Scale 1"= 150' Date: Dec.3, 2009
150 0 150 300



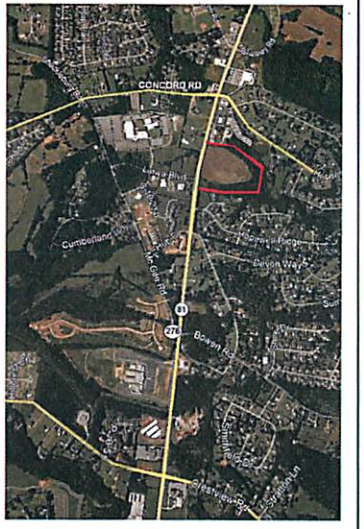
CURRENT ZONING C-1







Vicinity Map
(NTS)



APPLICANT ANDERSON 81-29 LLC
BEN CHASE (843)-478-9594

PROGRAM SCHEMATIC DENSITY

10 APARTMENT BUILDINGS 70 FT X 140	8 UNITS PER FLOOR / 3 FLOORS	240 UNITS / 19 ACRES 360+ PARKING SPACES
4 COMMERCIAL PADS ON HIGHWAY 81	1.25 ACRE PADS 1000 LF X 215 FT DEEP	5 ACRES
INDEPENDENT LIVING	24 UNITS PER FLOOR 3 LEVELS	72 ONE BEDROOM 5 ACRES
		29 TOTAL ACRES

Point South
Planning & Design, LLC
1632 Grey Marsh Rd.
Mt. Pleasant, SC 29466
Phone: (843)530-6300

Prepared for:
Southern Coastal
Builders

TMS 1450006001
THOMPSON FAMILY TRUST
PROPOSED P.U.D. PLAN

Date: February 10, 2020
Drawn by: MPC
Checked by:

Revision	Date

Current Sheet

H-1

STATEMENT OF INTENT SUBMITTAL FOR ANDERSON CROSSING PLANNED DEVELEPMENT
March 12, 2020

+/- 29 ACRES OF C1 COMMERCIAL ZONING TO BE ZONED PLANNED DEVELOPMENT
ON 3000 BLOCK , HIGHWAY 81 NORTH , ANDERSON COUNTY (ACROSS LINWA RD)

APPLICANT : ANDERSON 81 - 29 LLC

1579 SPINNAKER LANE

CHAS, S.C. 29407

ENGINEERING : DUNN AND ASSOCIATES ENGINEERING

GILES RD , ANDERSON , S.C. 29261

PROPERTY DESCRIPTION : +/- 29 ACRES ON HWY 81 , ACROSS FROM LINWA

AND HIGHWAY 81 INTERSECTION , ANDERSON COUNTY

DEVELOPER : CHASE DEVELOPMENT LLC , ANDERSON 81 -29 , LLC

THE DEVELOPERS PROPOSE A QUALITY MIXED - USE PROJECT OF A TASTEFUL COMBINATION OF AFFORDABLE HOUSING , RETAIL SITES AND SENIOR LIVING WITH POSSIBLE STORAGE FACILITY TO BENEFIT ALL PARTIES TO THE DEVELOPMENT. WE HOPE TO RECEIVE THE PROPER ZONING /USE DESIGNATION FOR OUR PROJECT AND LOOK TO THE COUNTY FOR THEIR COOPERATION FOR PUBLIC SERVICES INCLUDING, BUT NOT LIMITED TO SEWER , WATER AND ELECTRICAL CONNECTIONS . WE WILL SEEK COUNTY INPUT AND ENGINEERING APPROVALS FOR ON SITE RETENTION PONDS FOR DRAINAGE , RUN- OFF AND AESTHETICS , POSSIBLE AERATED FOUNTAINS AND SUCH.

THE PROPERTY , WITH ITS NATURAL BUFFERS OF TREES AND FOILAGE WILL HELP TO MITIGATE NEIGHBORING PROPERTIES FROM ANY AND ALL DEVELOPMENT ON SITE AND FURTHER CONSERVE GREENSPACE SO VITAL TO A WORK/LIVE ENVIRONMENT. WE WILL INCORPORATE SUCH GREENSPACE AMENITIES OPEN TO THE PUBLIC AS CHILDRENS PLAY AREA , BENCHES AND TABLES FOR PICNICS AND LEISURE TIME AND COMMUNITY NETWORKING.

THE DENSITY OF THE HOUSING OF THE PROJECT SHOULD BE RELATIVELY AVERAGE FOR A PROPERTY OF THIS SIZE , PERHAPS 240 TO 320 LIVING UNITS AMONG 10 T0 15 BUILDINGS WITH A MIX OF 1 ,2 AND 3 BEDROOM UNITS 24 PER BUILDING , FROM 900 TO 1450 SQUARE FEET 3 TO 4 STORIES HIGH. A DERIVED AMOUNT OF REASONABLE MIX OF 50% TWO BEDROOM UNITS AND 25% EACH OF ONE AND THREE BEDROOM UNITS WILL BE THE APPROXIMATE BREAKDOWN . PARKING WILL BE PROVIDED BOTH FOR GUESTS AND RENTERS AT A RATE OF 1.5 PER UNIT AT A MINUMUM.

THEY WILL BE STRATEGICALLY POSITIONED FOR A COMMUNITY OF THIS KIND , SHARING OF NATURE , PARKING AND COMMON AREAS.

BUILDING STYLES MAY VARY , LIGHTING IN COMMON AREAS WILL PROVIDE SAFETY AND SECURITY . FINAL PLANS MAY INCLUDE HANDICAP ACCESSIBLE WALKING/BIKE/WHEELCHAIR PATHS , PLAY AREAS , OUTSIDE GAZEBO AND GRILLING AREAS ETC. COMMON AREA SPACES WILL MAKE UP 20% OF THE TOTAL LAND MASS AS GREENSPACE , PARKING , PUBLIC AREAS, NATURE TRAILS AND SUCH.

CURRENTLY , THERE IS NO HOA PLANNED FOR THE PROJECT OR GROUP MAINTENANCE AGREEMENT IN PLACE AS WE ARE IN THE ZONING CHANGE PROCESS AND PRE - PLANNING ONLY.

THE 4 PROPOSED RETAIL PAD SITES WILL ENCOMPASS 5 ACRES ALONG HIGHWAY 81 WITH SHARED EGRESS/ INGRESS BUT MAY BE LEASED/DEVELOPED AND SOLD AS SEPARATE PARCEL NUMBERS TO BE DETERMINED. THE 4 TO 6 ACRES OF SENIOR LIVING / STORAGE WILL HAVE SOME VISIBILITY BUT NO FRONTAGE ON THE HIGHWAY AND WILL ENJOY INTERIOR CONNECTIVITY TO THE COMPLIMENTARY USES.

ENCLOSED ARE LETTERS FROM THE APPROPRIATE AGENCIES CONCERNING BASIC ACKNOWLEDGEMENT OF OUR INTENTIONS.

THE PROPOSED DEVELOPMENT SCHEDULE WILL CONSIDER ZONING CHANGE , PUBLIC INPUT AND IS ONLY SLOWED BY THE COOPERATING ENTITIES AND WE SEEK TO BREAK GROUND AS SOON AS LEGALLY POSSIBLE AND DELIVER TO MARKET BY MID TO LATE 2021.

THANK YOU IN ADVANCE FOR YOUR CONSIDERATION
BEN CHASE , CHASE DEVELOPMENT LLC , ANDERSON 81 -29 LLC

ADDENDUM TO STATEMENT OF INTENT
March 16, 2020

ANDERSON 81-29 , LLC

SCHEDULE OF CONSTRUCTION

MARCH THROUGH JUNE 2020	PLANNING AND ZONING
APRIL THROUGH JUNE	REDERINGS FROM CONCEPTUALS
APRIL THROUGH JUNE	ENGINEERING STUDIES/ SEWER/WATER
MAY THROUGH JULY	COSTS ANALYSIS/ SITE SPECIFICATIONS
MAY THROUGH JULY	MARKETING TO RETAILERS
JULY THROUGH DECEMBER	UNIT PLANS / COMMON AREA /AMENITIES
JANUARY 2021	PERMITTING PHASE / BUILDING
APRIL THROUGH JULY	INITIAL SITE WORK
APRIL THROUGH JULY	SEWER/DRAINANGE / TOPO ETC
JULY THROUGH JUNE 2022	INFRASTRUCTURE IMPROVEMENTS
JULY THROUGH JUNE 2022	APARTMENT CONSTRUCTION
JULY 2022 OR SOONER	FINAL DELIVERY TO MARKET

HAMMOND WATER DISTRICT

250 Mitchell Road
Belton, SC 29627
Phone: 847-4957 Fax: 847-4463

5 March 2020

Chris Eberhart, P.E.

Dunn Engineering

Anderson, SC 29621

RE: Hammond Water District Availability Letter. S.C. Hwy. 81 North. 29 Acre Parcel

Anderson Co. TMS #145-00-06-001

Mr. Eberhart,

Hammond Water District is the potable water provider for this area. We currently have an existing 12-inch water main located on S.C. Highway 81 North. We do have the ability to provide potable water to this parcel of land.

Please understand that there may be offsite water main extensions that will be required in order to provide adequate fire protection availability to this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

Chuck Cortez

Manager, Hammond Water District.

March 4, 2020

Michael P. Elliot
Ravenel Associates Real Estate, LLC
960 Morrison Dr. Suite #100
Charleston, SC 29403

RE: Proposed development at TMS 1450006001

Dear Mr. Elliot,

Anderson County has reviewed the proposed development at tms 14500006001. While no definite capacity numbers where presented, County staff would estimate the total sewer capacity demand for the project in the 100,000 to 125,000 gpd range. There are two potential points of connection to the Anderson County Sewer System. The first is to connect to the Linwa pump station system. This system has approximately 200,000 gpd in available capacity. The second connection point is the gravity sewer line at the intersection of Evergreen Rd and Hwy 81. The gravity line has approximately 200,000 gpd in available capacity.

It is the County's understanding that the project will be served by a pump station, the connection final connection point to the County sewer will be determined when the project has progressed further. The County reserves the right to determine the connection point solely in the best interest of the County's operation and maintenance of the system.

Anderson County sets aside capacity in its system on a "first come first served basis" as determined when all fees are paid. Capacity for the project will not be set aside until all paperwork is completed and fees paid to Anderson County Wastewater Management. All lines must be inspected and approved.

If you have any questions or need any additional information, give me a call at (864) 260-4023.

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Tom Allen
Council District 4

Cindy Wilson
Council District 7

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Ken Waters
Council District 6

Lacey Croegaert
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org

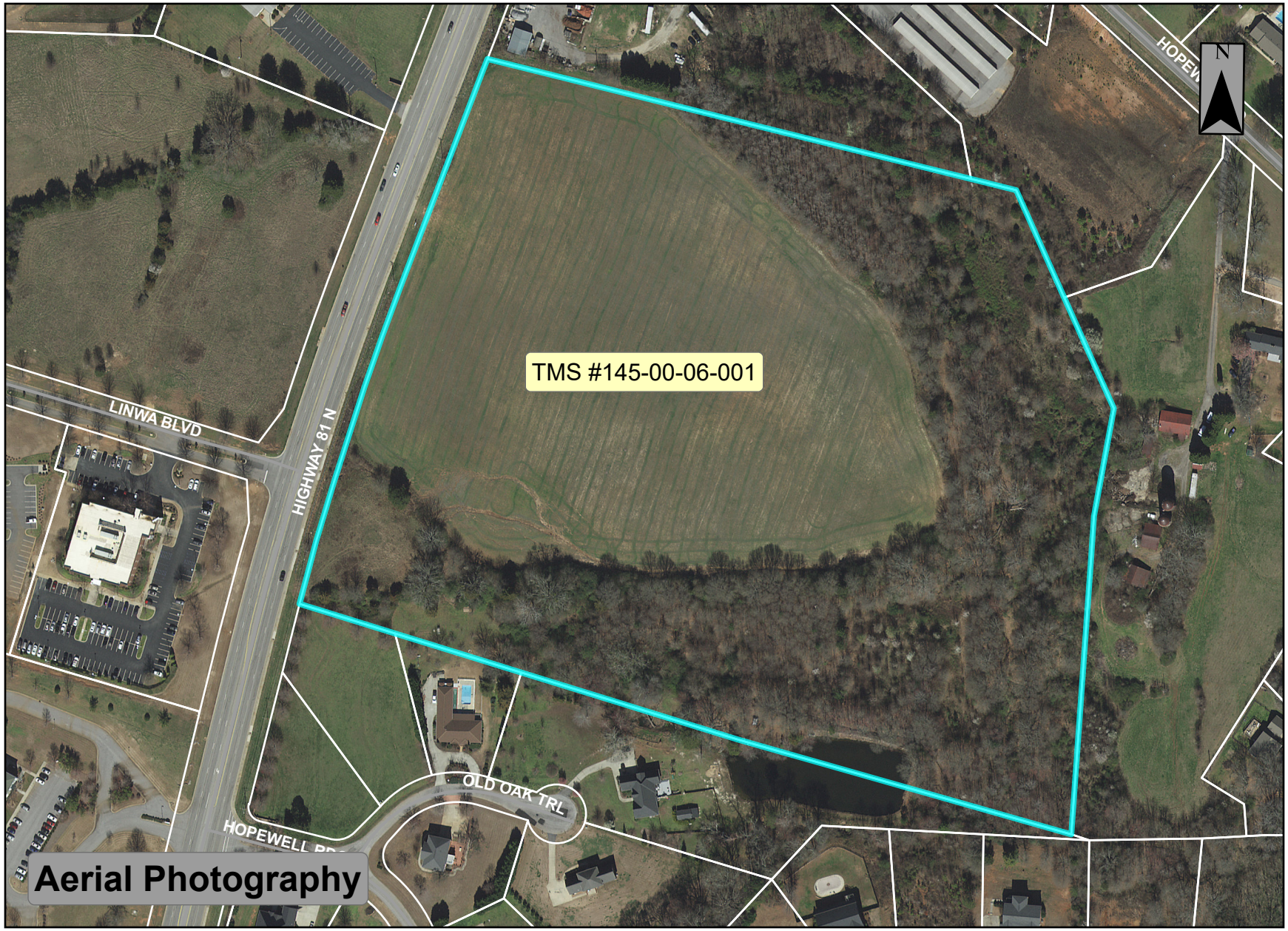
Chris Eberhart <chris@dunnengineering.com>

ANDERSON 81-29 LLC BINGO PC SUBMITTAL LAND PLAN MARCH 11.pdf - Google Drive

Duffie Cochran <dcochran@acfd.org> Thu, Mar 12, 2020 at 8:42 AM
To: Chris Eberhart <chris@dunnengineering.com>

I don't see any issues with the preliminary plan for this project on Hwy 81 N across from Linwa Blvd.
[Quoted text hidden]
--
Respectfully,

Duffie Cochran
CFM / NICET ***Certification # 151824***
Fire Marshal
Anderson County Fire Department
210 McGee Road
Anderson S.C. 29625
(864)-332-5432



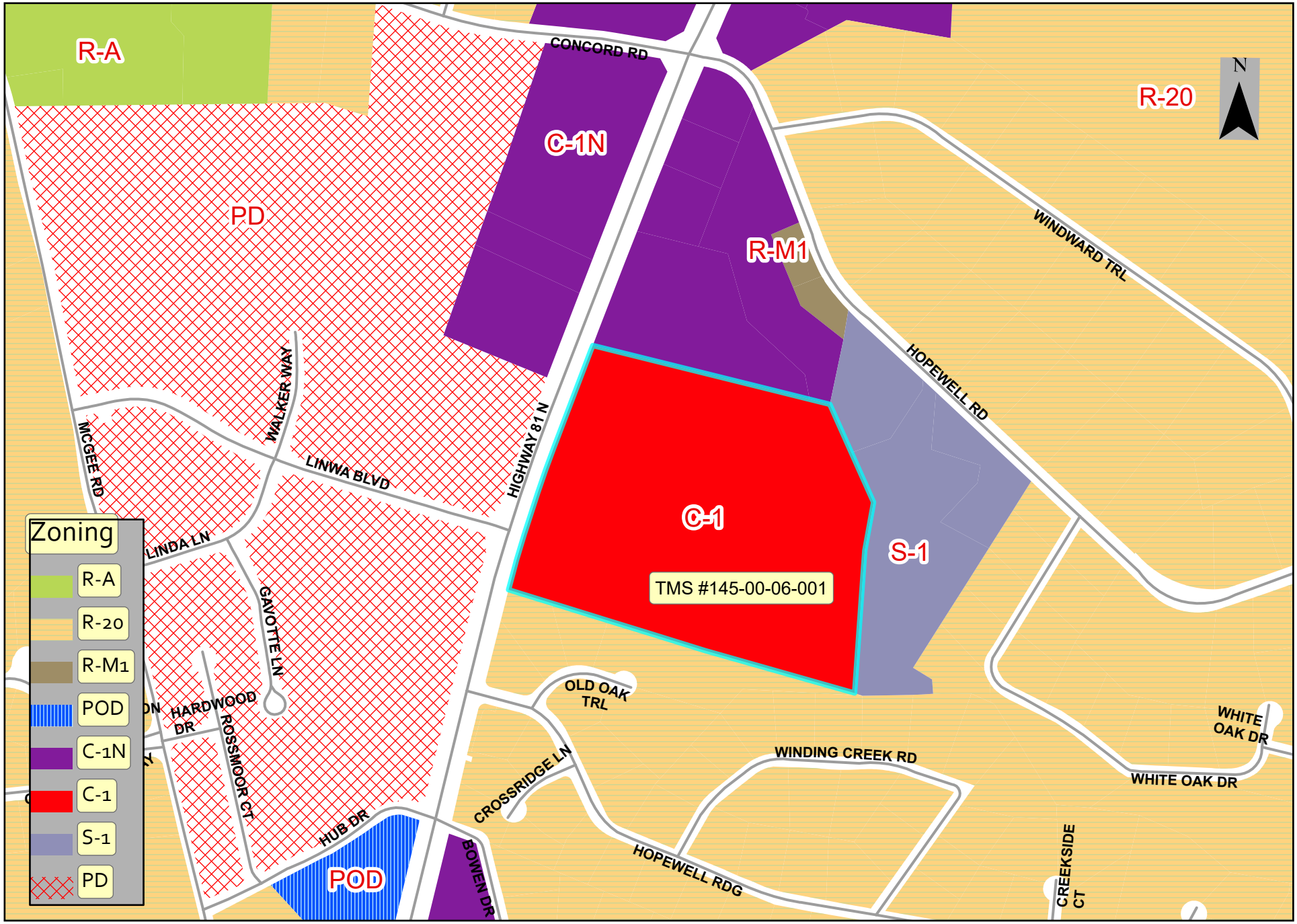
Rezoning Request
Highway 81 North
C-1 to PD

0 250 500 1,000 Feet

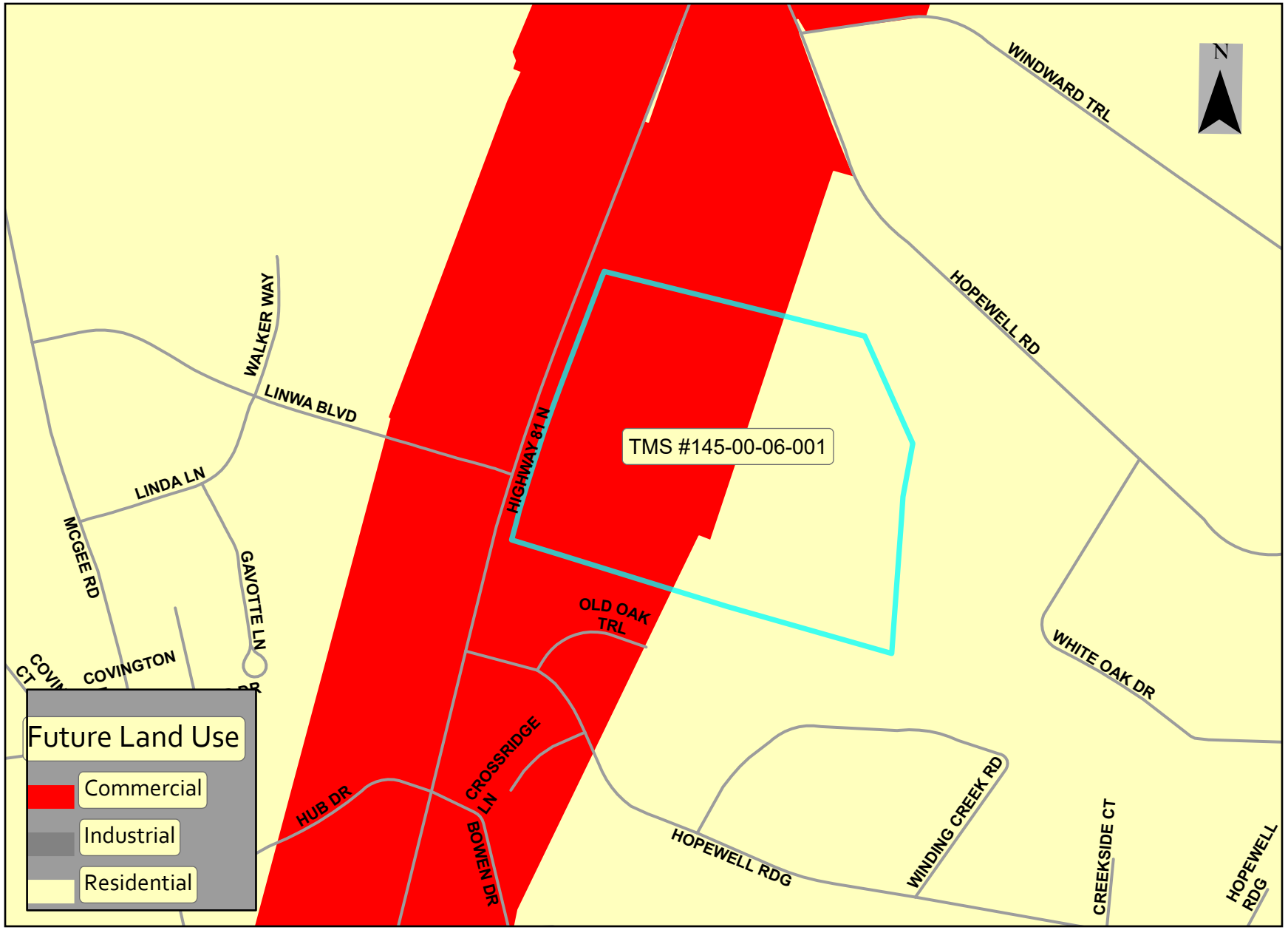


Rezoning Request
Highway 81 North
C-1 to PD

0 500 1,000 2,000 Feet



Rezoning Request
Highway 81 North
C-1 to PD



Rezoning Request
Highway 81 North
C-1 to PD

SEVENTH-DAY
ADVENTIST
CHURCH

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

5/22/20


ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
HEARING NOTICE
864-260-4720
5/22/20


5/22/20

5/22/20

Anderson County Planning Commission
Staff Report
June 9, 2020

Applicant:	Blackstream Development
Current Owner:	William F. McGregor Jr. Trust Et Al
Property Address:	Welpine Road
Precinct:	Denver - Sandy Springs
Council District:	4
TMS #(s):	p/o 093-00-03-002
Acreage:	+/- 19.00
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-M (Multifamily Residential)
Surrounding Zoning:	North: I-2 (Industrial Park District) South: C-2 (Highway Commercial) East: C-2 (Highway Commercial) West: I-1 (Industrial District)

Evaluation:

The purpose of the Multifamily Residential District is established to provide for medium and high population density. The principal use of land is for two family and multiple family dwellings and the recreational, religious, and educational facilities normally associated with residential development.

This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-M (Multifamily Residential). The applicant's intent is to develop a multifamily development.

The project will include 252 units among 11 buildings with a mix of 1, 2, and 3-bedroom units three stories high. The development will include 3 garage buildings and 528 surface spaces. Amenities will include a dog park, green space, a pool, carwash and clubhouse. The apartment complex will be accessed via a planned road off of Electric City Boulevard.

The developer will be responsible for contacting the appropriate agencies including but not limited to water, sewer and fire for adequate service capacity. Developer will

be required to tie on to sewer if approved. Electric City and Interstate Boulevard are classified as local roads. A traffic impact study will be required to be submitted at the preliminary plat layout and application.

Highway Commercial and Industrial Park District 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 industrial.

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

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 119 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received three phone calls requesting more information.

Staff Recommendation: Due to the surrounding uses and existing commercial amenities and abutting residential property, staff recommends approval.

Planning Commission Recommendation: The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended **approval** of a request to rezone from C-2 to R-M. The vote was **3** in favor, **2** opposed, and **2** absent.

County Council: The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from C-2 to R-M.

Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:	BLACKSTREAM DEVELOPMENT LLC
Mailing Address:	20 OVERBROOK COURT, SUITE 400, GREENVILLE, SC 29607
Telephone:	864-637-9302
Email:	JESSE.CARTER@SVN.COM

Owner's Information

(If Different from Applicant)

Owner Name:	WILLIAM F. MCGREGOR JR. TRUST ET AL. C/O TOM MCGREGOR
Mailing Address:	211 ALTAMONT COURT, ANDERSON, SC 29621
Telephone:	864-260-3580
Email:	TMCGREGOR@GLOBALFINANCIALSERVICE.NET

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: MARCH 12, 2020

Project Information

Property Location:	A PORTION OF 77.153 ACRES ON WELPINE ROAD, ANDERSON, SC		
Parcel Number(s)/TMS:	A PORTION OF TMS #930003002		
County Council District:	CCD FOUR	School District:	04
Total Acreage:	±19.0	Current Land Use:	UNDEVELOPED LAND
Requested Zoning:	R-M	Current Zoning:	C-2
Purpose of Rezoning:	MULTIFAMILY DEVELOPMENT - 252 UNITS		

Are there any Private Covenants or Deed Restrictions on the Property? If you indicated no, your signature is required.

○ Yes ◉ No

Applicant's Signature — Date: MARCH 12, 2020

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: THE ±19.0 ACRE PROPERTY REFERENCED ABOVE IS PART OF THE ±77 ACRE TRACT WITH TMS #930003002.

The rezoning of this property is contingent on a sale to Charter Capital or its affiliated entity by May 1, 2021.

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.

Applicant's Signature — Date: MARCH 12, 2020

* 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: _____ Complete Submission Date: _____

Commission Public Hearing: _____ Council Public Hearing: _____

ANDERSON COUNTY
REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

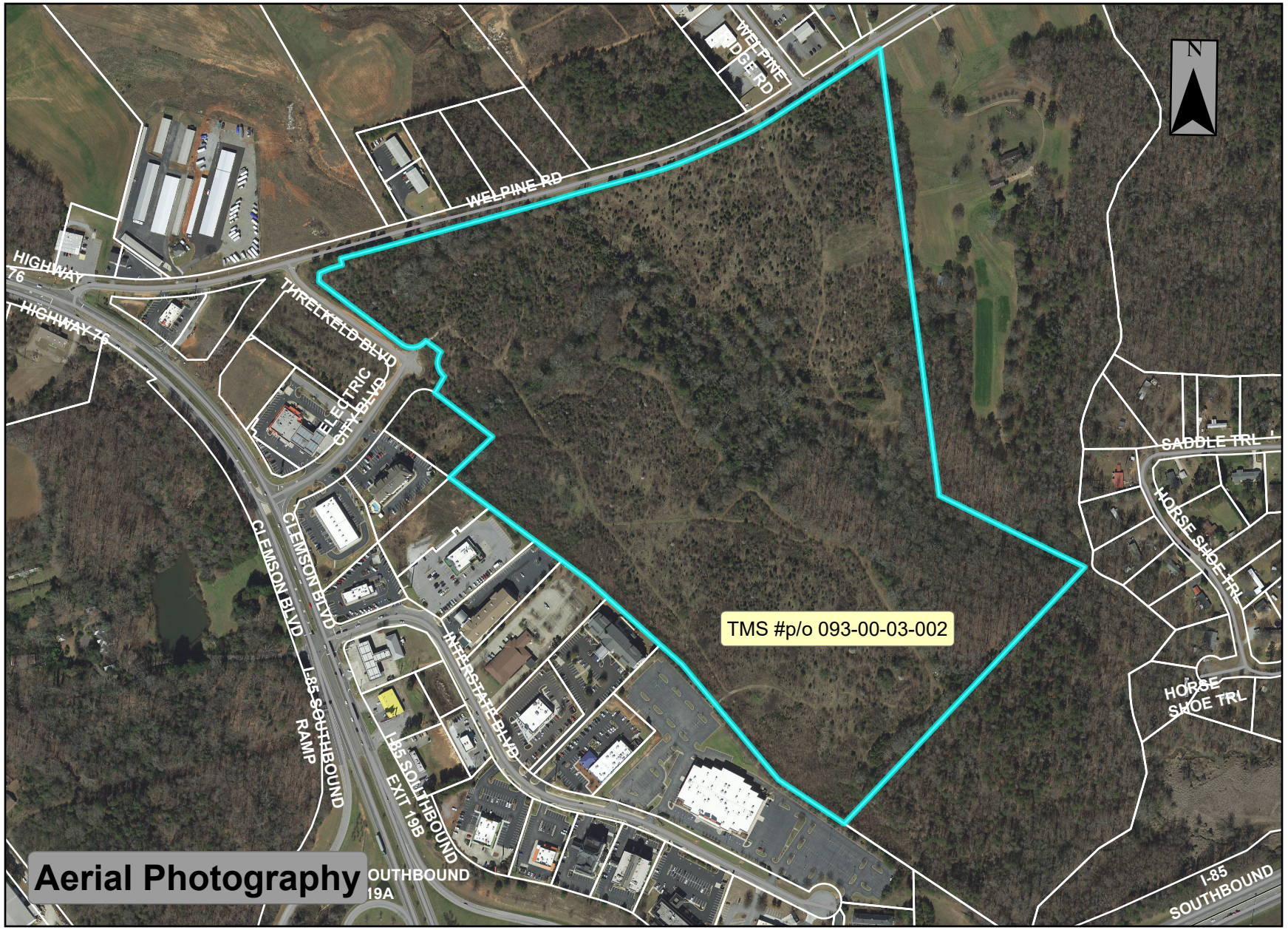
WE ARE PROPOSING A 252 UNIT, MARKET-RATE MULTIFAMILY PROJECT. THIS WILL BE A CLASS-A, 3-STORY APARTMENT COMMUNITY WITH EXCELLENT AMENITIES TO MATCH THE HIGH-END CONSTRUCTION. THESE AMENITIES INCLUDE A DOG PARK, AMPLE GREEN SPACE, A POOL, CARWASH AND GARAGES. THE PROJECT HAS BEEN DESIGNED WITH 11 TOTAL APARTMENT BUILDINGS, ALONG WITH THE AFORMENTIONED CLUBHOUSE AND GARAGE STRUCTURES.

THE SURROUNDING AREA IS HEAVILY INFLUENCED BY THE EXISTING HOTELS, RESTAURANTS AND MOVIE THEATRE. ALL OF THIS COMMERCIAL IS ACCESSED VIA ONE INGRESS AND EGRESS POINT AT THE INTERSECTION OF CLEMSON AND INTERSTATE BOULEVARDS, WHICH HAS CREATED SIGNIFICANT TRAFFIC AND PUBLIC SAFETY ISSUES.

THE APARTMENT PROJECT WILL BE ACCESSED VIA A PLANNED ROAD COMING OFF OF ELECTRIC CITY BOULEVARD AND TYING INTO INTERSTATE BOULEVARD. THE ROAD IS DESIGNED TO ALLEVIATE THE TRAFFIC AND SAFETY ISSUES THAT ARISE FROM THE INTERSTATE BOULEVARD BOTTLENECK.

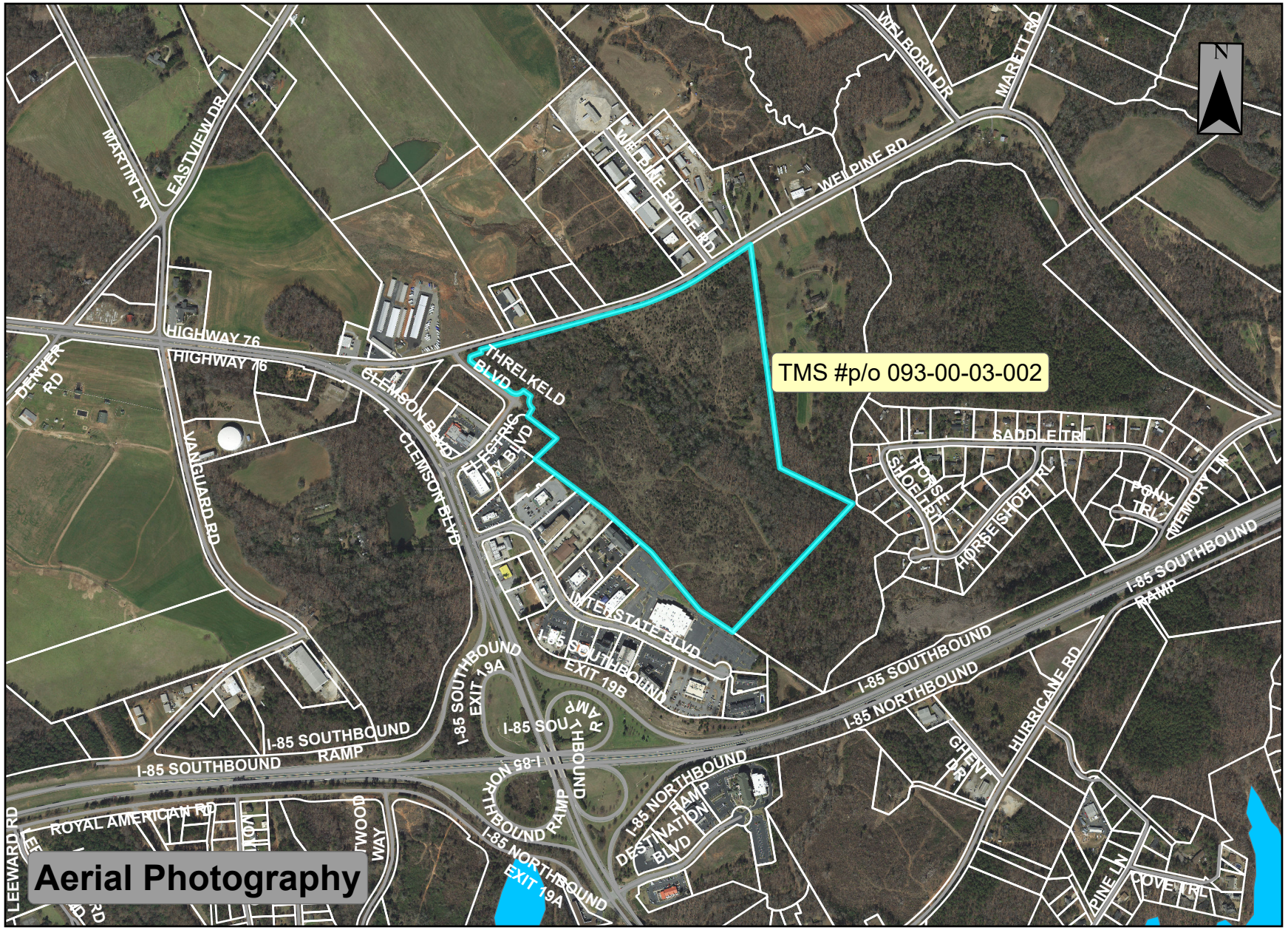
OUR GOAL IS TO CREATE A HIGH-END APARTMENT COMMUNITY THAT WILL PROVIDE OUR RESIDENTS PEDESTRIAN ACCESS TO THE EXISTING COMMERCIAL AMENITIES. THE ABUTTING COMMERCIAL PROPERTIES WILL BENEFIT FROM THE PLANNED ROAD. OUR SITE PLAN INCLUDES SIGNIFICANT GREENSPACE TO THE NORTH ALONG THE CREEK. THIS GREENSPACE IS NOT ONLY INTENDED TO SERVE AS AN AMENITY TO THE COMMUNITY, BUT ALSO TO PROVIDE OUR NEIGHBORS ALONG HORSESHOE TRAIL WITH A BUFFER.

THE PROPERTY WILL BE SERVICED BY EXISTING WATER LINES AND SEWER LINES, INCLUDING THE HURRICANE CREEK SEWER LINE, WHICH IS CURRENTLY UNDERGOING EXPANSION. CAPACITY IS UNDERSTOOD TO BE ADEQUATE WITH ADDITIONAL CAPACITY TO SERVICE FUTURE DEVELOPMENT.



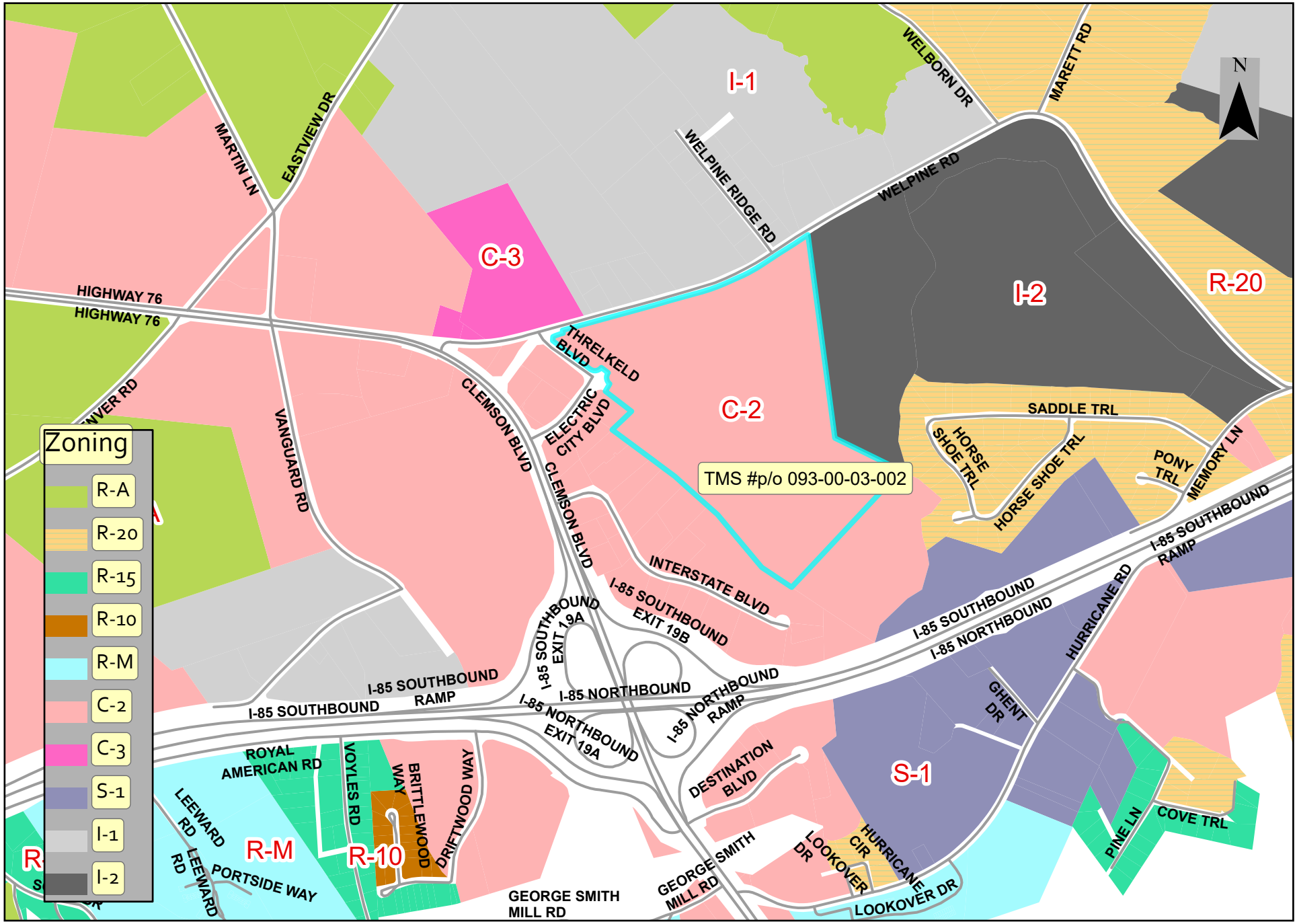
Rezoning Request
Welpine Road
C-2 to R-M

0 500 1,000 2,000 Feet



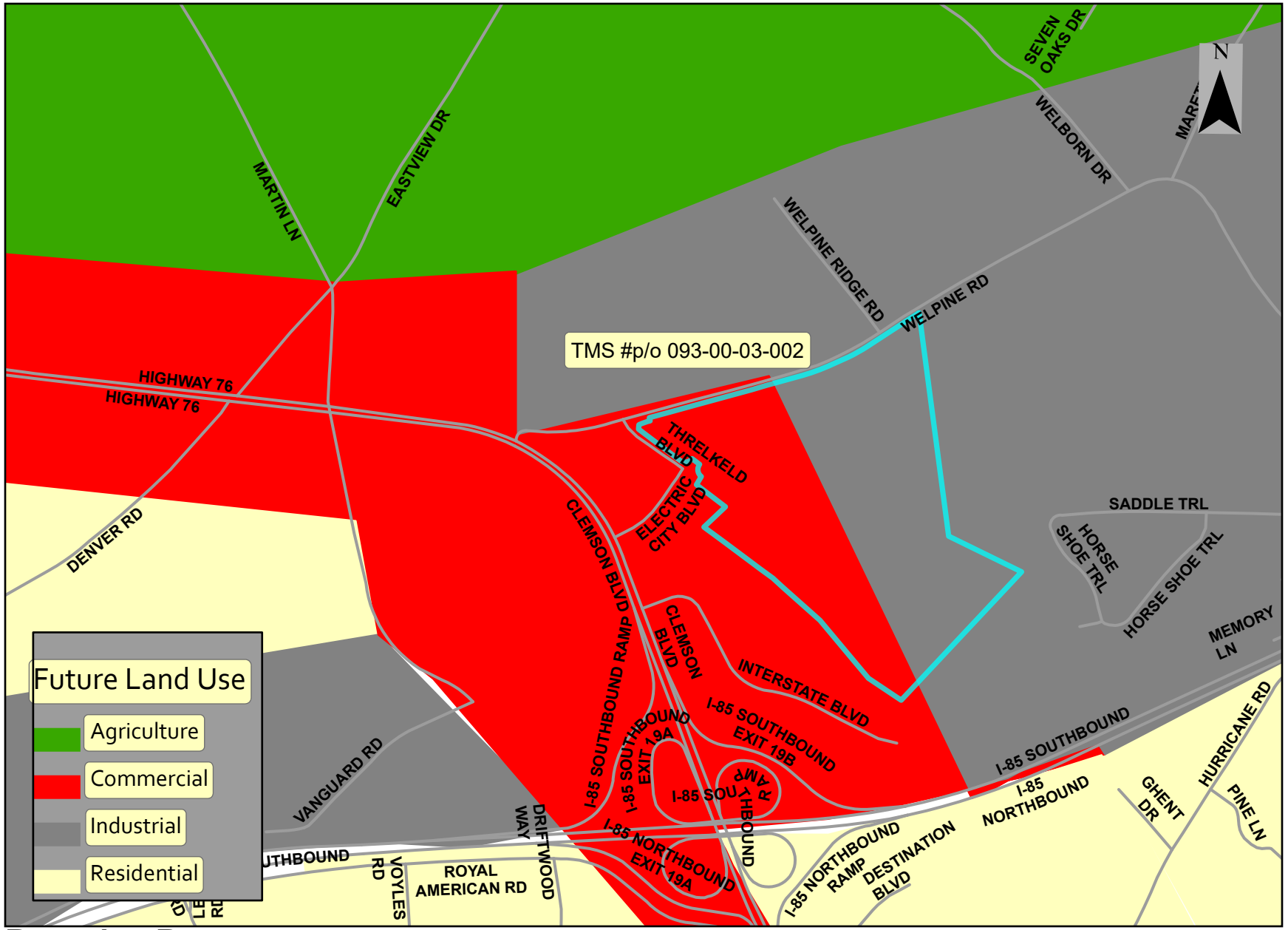
Rezoning Request
Welpine Road
C-2 to R-M

0 1,000 2,000 4,000 Feet



Rezoning Request
Welpine Road
C-2 to R-M

0 1,000 2,000 4,000 Feet



Rezoning Request
Welpine Road
C-2 to R-M

0 1,000 2,000 4,000 Feet








BOSS built

5/22/20



5/22/20


5/22/20


5/22/20


5/22/20

Anderson County Planning Commission
Staff Report
June 9, 2020

Applicant:	Jamie McCutchen for Spano & Associates
Current Owner:	Lathan Bennett Pracht Farm Trust LLC
Property Address:	Highway 187, Fants Grove Road & Burns Bridge Road
Precinct:	Mt. Tabor
Council District:	4
TMS #(s):	043-00-01-006; -007; -020 and 043-00-11-021
Acreage:	+/- 141.83
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	PD (Planned Development)
Surrounding Zoning:	North: R-20 (Single-Family Residential) and R-A (Residential Agricultural) South: I-2 (Industrial Park District – Clemson Research Park) East: R-20 (Single-Family Residential) West: R-20 (Single-Family Residential)

Evaluation:

The purpose of the PD district is to encourage innovative and creative design of residential and/or commercial developments and permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application is reviewed on its own merit.

This request is to rezone four parcels of property described above from R-20 (Single-Family Residential) to PD (Planned Development). The applicant's intent is to develop a mixed-use development consisting of single-family detached, single-family attached and commercial/non-residential uses. The development will contain 435 residential lots and up to 20 acres of commercial/non-residential uses.

All single-family detached homes will be a minimum of 3 bedrooms, 2 bath units. Single-family attached homes will be a minimum of 2 bedrooms, 2 bath units. A mix of single story, 1 1/2 story, and two-story homes will be constructed. Homes will be a minimum of 1,200 square feet of heated area. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community

garden and walking trails. The project is expected to be built in multiple phase over 5 to 7 years, generally constructing 60-100 units per phase.

The developer attempted community outreach, however, due to COVID-19 was unable to do so. Instead, they created a website and sent letters out to 244 property owners. Twenty-five people did respond and they were sent a survey about the development; only 8 completed the survey. However, 6 provided responses and comments on the site plan.

The developer has received letters from the appropriate agencies acknowledging water, sewer, phone, light and fire services. Developer will be required to tie on to sewer if approved. Highway 187 is classified as a collector road. A traffic impact study has been completed for the project and reviewed by SCDOT. Widening of Highway 187 to three lanes and turn lane has been identified along with reserving right-of-way at intersections and improvements of William Walker Road. Anderson County Roads and Bridges has identified William Walker Road as a minor local road with one access point which limits the maximum average daily trips (ADT) to 500 per day. If the proposed William Walker Site Access #1 road is constructed, then the segment from SC Highway 187 will become a minor local road with two access points with a maximum ADT of 1,000. The development is estimated to add 874 trips per day to the road for a total ADT of 986. Based on the estimated ADT, current condition rating, width and pavement structure; it is recommended that this segment be upgraded to the current Anderson County Commercial Road Standards. Auxiliary left and right turn lanes for the eastbound movements should be constructed since the traffic impact study estimates the level of service (LOS) to decline from LOS B to LOS C. The developer shall be responsible for all cost to upgrade William Walker Road including engineered plans, permits, right of ways, construction, and utility relocations.

Single-Family Residential and Industrial Park District uses are adjacent to the subject parcels. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agricultural and industrial.

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

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 187 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received six phone calls requesting more information.

Staff Recommendation: The subject property is in a suitable location for transition to a mixed-use development because of the availability of sewer. Based on the merit of the Statement of Intent, staff recommends approval of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended **denial** of a request to rezone from R-20 to PD. The vote was **0** in favor, **5** opposed, and **2** absent.

County Council: The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to PD.

Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:	Jamie McCutchen for Spano & Associates
Mailing Address:	164 Milestone Way, Greenville, SC 29615
Telephone:	864-527-9800
Email:	jmccutchen@davisfloyd.com

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:	richbennett@bellsouth.net

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

Signature

4/9/2020

Date

Project Information

Property Location:	Highway 187, Fants Grove Road, Burns Bridge Road, William Walker Road		
Parcel Number(s)/TMS:	430001006, 430001020, 430001007 & 430011021		
County Council District:	4	School District:	04
Total Acreage:	+/-141.8 acres	Current Land Use:	Vacant
Requested Zoning:	PD	Current Zoning:	R-20
Purpose of Rezoning:	Mixed Use Planned Development		

401 East River Street/Post Office Box 8002 * Anderson, South Carolina 29622
Phone: 864.260.4720 * Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the ◯ Yes ◉ No

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

Jamie McCutchen - Davis & Floyd

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: Preliminary Development Plan and Statement of Intent are attached

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.

Jamie McCutchen - Davis & Floyd

Applicant's Signature

4/9/2020

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: 4/9/20

Complete Submission Date: _____

Commission Public Hearing: _____

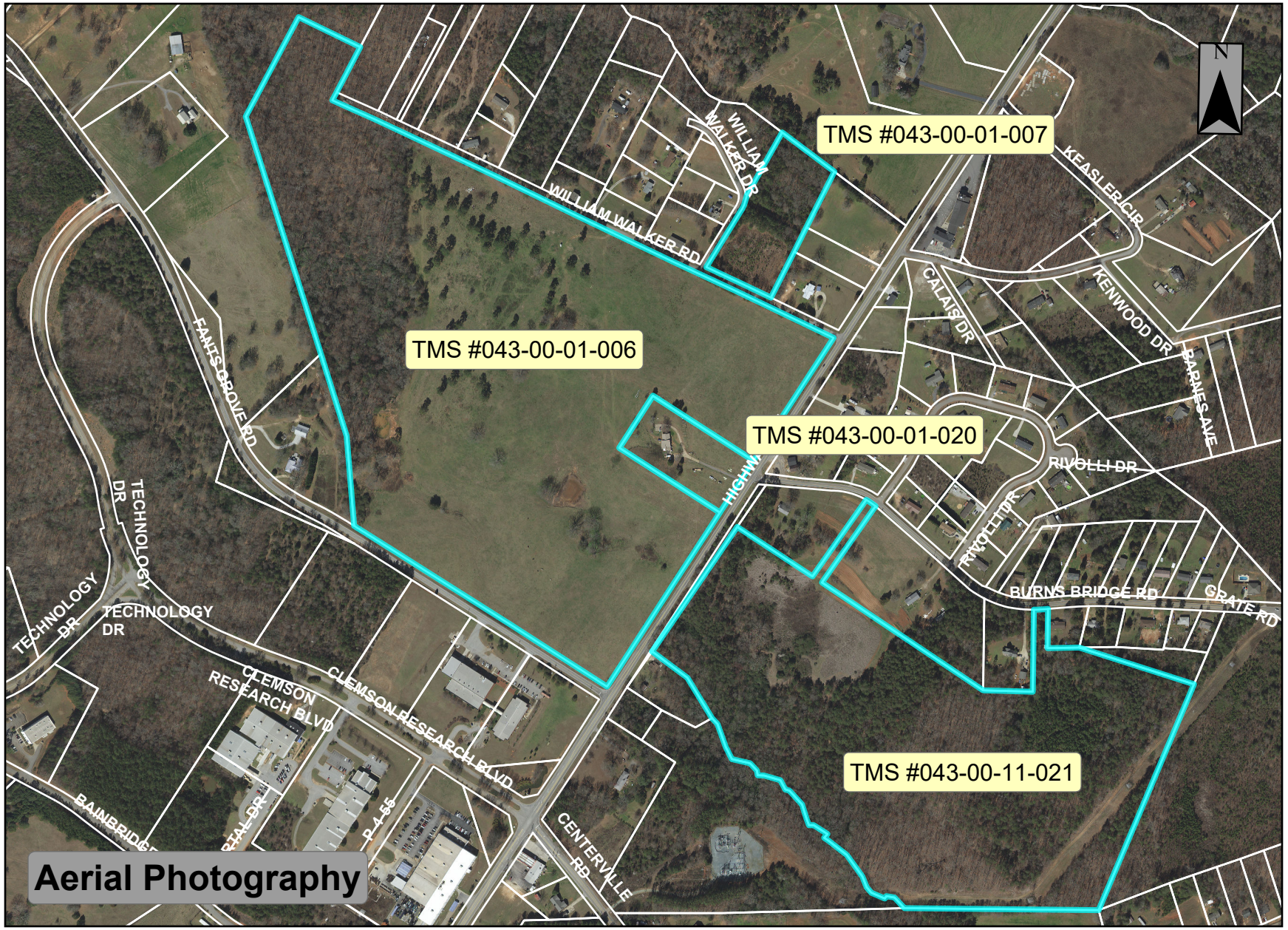
Council Public Hearing: _____

ANDERSON COUNTY
REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

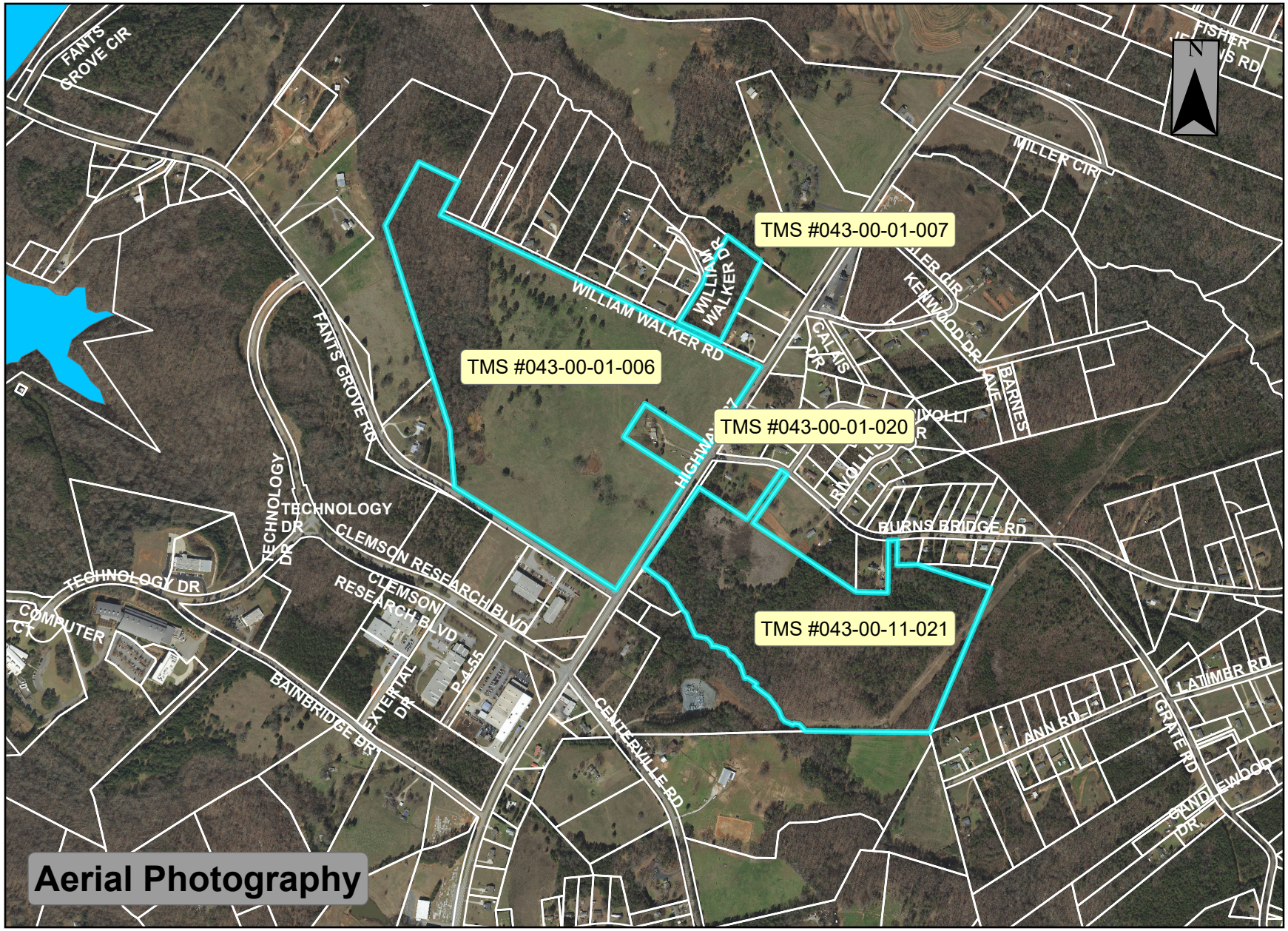
1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

Preliminary Development Plan and Statement of Intent are attached.
Traffic Study has been completed and also attached



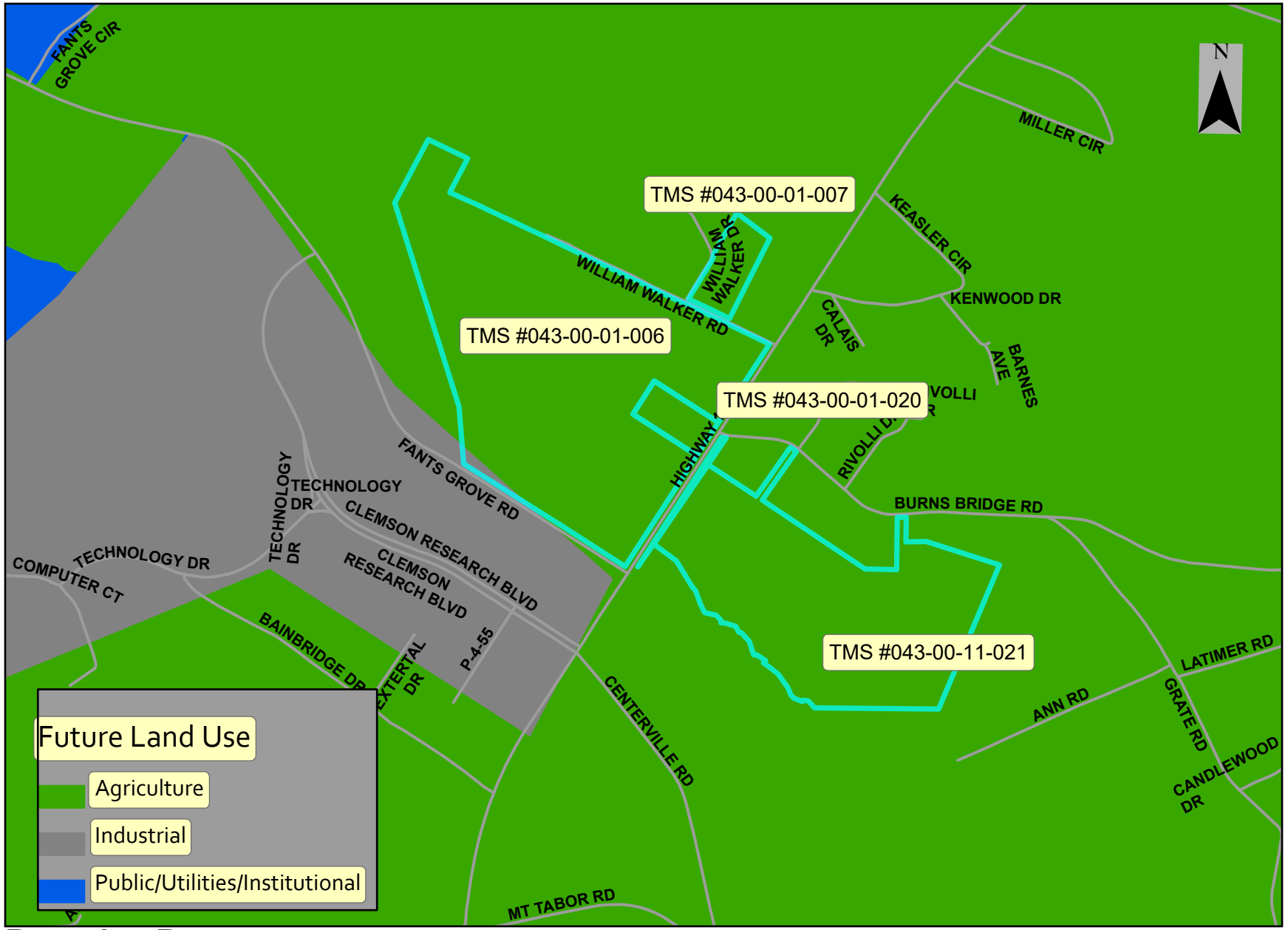
Rezoning Request
Hwy. 187, Burns Bridge Rd., William Walker Rd.
R-20 to PD

0 500 1,000 2,000 Feet



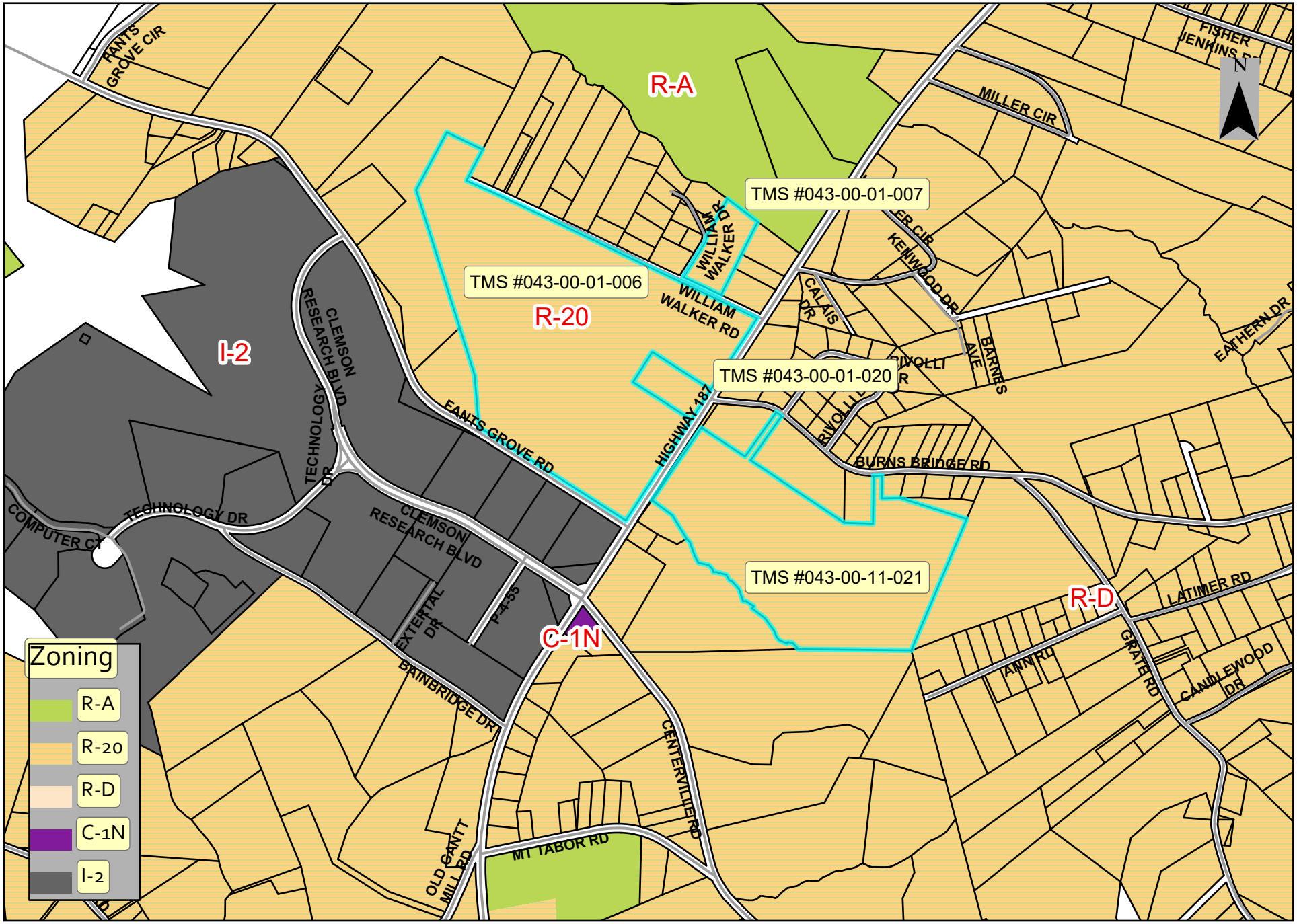
Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD

0 1,000 2,000 4,000 Feet



Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD

0 1,000 2,000 4,000 Feet



Rezoning Request
Hwy. 187, Burns Bridge Rd., & William Walker Rd.
R-20 to PD


5/22/20


5/22/20


REZONING PUBLIC
5/22/20


REZONING PUBLIC
HEARING NOTICE
5/22/20


REZONING PUBLIC
HEARING NOTICE
5/22/20


5/22/20

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

5/22/20

ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
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5/22/20


ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
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5/22/20


ANDERSON COUNTY
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HEARING NOTICE
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5/22/20


REZONING PUBLIC
HEARING NOTICE
5/22/20


5/22/20


ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
HEARING NOTICE
864-260-4720
5/22/20

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **May 29, 2020**

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

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Cornerstone Planned Development**
William Walker Road Reclassification

The proposed Cornerstone Planned Development is adjacent to William Walker Road C-04-0043. Currently, this road is classified as a minor local road with one access point that limits the maximum average daily trips (ADT) to 500 per day. If the proposed William Walker Site Access #1 road is constructed, then the segment from there to SC Highway 187 will become a minor local road with two access points with a maximum ADT of 1,000. The development is estimated to add 874 trips per day to the road for a total ADT of 986. Based on the estimated ADT, current condition rating (58), width (17'), and pavement structure (AC), I would recommend this segment be upgraded to the current Anderson County Commercial Road Standards. Auxiliary left and right turn lanes for the eastbound movements should be constructed since the traffic impact study estimates the level of service (LOS) to decline from LOS B to LOS C.

The recommended upgrades to William Walker Road will consist of 66' Right of Way, 6" Stone Base Course, 2.5" Asphalt Binder Course, 2" Surface Course, and curb and gutter. The two lane section should be 24' wide and the three lane section for the auxiliary lanes near the intersection of Highway 187 would be 36' wide. The developer shall be responsible for all costs to upgrade William Walker Road including engineered plans, permits, right of ways, construction, and utility relocations.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Gracie Floyd
Council District 2

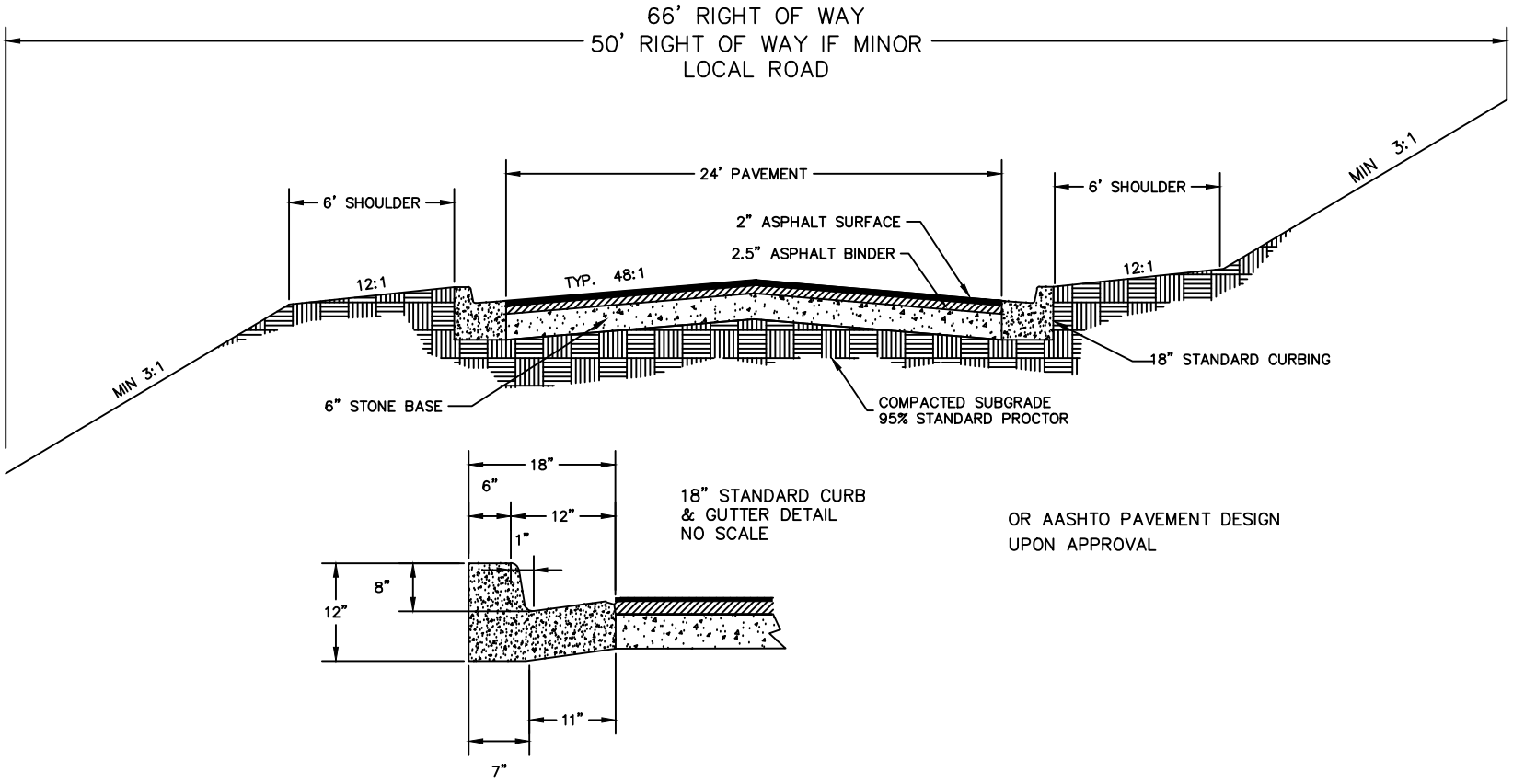
Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org

MINIMUM ROAD IMPROVEMENTS
COMMERCIAL STANDARD I



DAVIS & FLOYD

SINCE 1954

Statement of Intent

for

Cornerstone Planned Development

A Mixed-Use Community

Highway 187, Fants Grove Road &
Burns Bridge Road
Anderson County, South Carolina

Prepared For
Spano & Associates, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

April 9, 2020

164 Milestone Way, Suite 200, Greenville, SC 29615

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WWW.DAVISFLOYD.COM

Statement of Intent
Cornerstone Planned Development

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CORNERSTONE PLANNED DEVELOPMENT
A MIXED-USE COMMUNITY

STATEMENT OF INTENT
HIGHWAY 187, FANTS GROVE ROAD AND BURNS BRIDGE ROAD
ANDERSON COUNTY, SOUTH CAROLINA

ARPIL 9, 2020

I. PURPOSE

The purpose of this Statement of Intent is to provide the information required per the Anderson County Zoning Ordinance and establish standards to guide the development of the Cornerstone Planned Development. The property is currently zoned R-20 and is proposed to be rezoned as a Planned Development District (PD) to allow for a mixed-use development. This Statement of Intent will specify the development standards including permitted land uses, restrictions, rules, densities, and amenities to be provided. It is expected that the development plan will evolve and change to meet specific market demands over the next three to six years. The Planned Development district will provide flexibility for the plan to make adjustments as needed to meet market demands, but also provide specific requirements to ensure the project maintains compatibility with the surrounding community.

A Preliminary Development Plan is provided as Appendix A with this application and is referenced throughout this Statement of Intent. A traffic study has been completed for the project and is provided as Appendix B.

A color conceptual plan to demonstrate one possible development plan is provided as Appendix C. This plan is not intended to be the final development plan and provided as a general guide of the concepts described in this Statement of Intent.

II. PROJECT AREA

The **Cornerstone** Planned Development is located in Anderson County along Highway 187, Fants Grove Road, Burns Bridge Road and William Walker Road. The property is across Fants Grove Road from the Clemson Research Park. The development consists of approximately 142 acres and includes the following parcels:

TMS #	Acreage
430001006	83.43
430001020	3.53
430001007	5.00
430011021	49.87

III. ZONING ORDINANCE PLANNED DEVELOPMENT CRITERIA

Homeowners Association

The common areas, amenities and open spaces will be owned and maintained by a Homeowners Association. There will also be an architectural review committee established to ensure the quality and consistency of the overall development.

Proposed Development Schedule

The project is expected to be constructed in multiple phases of generally 60-100 units per phase. A total of 5 to 7 years is anticipated for full project build out. It is anticipated at this time it will generally follow the schedule below, however, this is subject to change based upon market demand.

Initial phase of development is anticipated to include the property to the east of Highway 187, identified as Zone 1 (single-family detached lots). This property is anticipated to be developed in two phases over a 24 to 36-month period.

Once Zone 1 nears completion of buildout, the property to the west of Highway 187 will begin development. Development will start on this portion of property with development in Zone 2 (single-family detached) and partial development of Zone 4 (commercial). It is anticipated it will take an additional 24 to 48 months for development of Zone 2.

As Zone 2 continues to build out, Zone 3 will begin to be developed, if it is determined there is demand for single-family attached (townhomes) in the area. If it is determined there is limited demand, then Zone 3 may be modified to single-family detached homes.

At this time, Zone 5 is anticipated to be the last section to be developed.

It is anticipated that Zone 4 will be developed slowly over the course of the project, with primary demand coming for property in Zone 4 as the residential areas are completed and residents within the development create a higher demand for local commercial and office uses.

Public Improvements

The project will include the following public improvements:

- Construction of public roads within the development,
- Widening of Highway 187 to three lanes and turn lanes as identified in the traffic study,
- Reserving right-of-way at intersections for future signalization as identified in the traffic study,
- Improvement of William Walker Road as identified in the traffic study,
- Extension of public water mains to serve the development,

- Extension of public sewer mains and construction of two sewer pump stations (one on each side of Highway 187) to tie into the proposed sewer force main along Highway 187.
- Extension of electric, gas, phone and cable services as needed to serve the project.

Improvements will be constructed as needed for completion of each phase of development. Widening and turn lanes on Highway 187 will be completed prior to recording the final plat for more than 100 lots, subject to SCDOT approval.

Impact on Public Facilities

Public facilities that will serve this project include:

- Sandy Springs Water District
- Anderson County Wastewater
- AT&T
- Duke Energy
- Fort Hill Natural Gas
- Fire Department

Confirmation of service availability for each of these is attached in Appendix D.

Landscaping, Screening and Buffering

This project is located in a unique location in that it fronts on a primary corridor between Pendleton/Highway 76 and Interstate 85. It is adjacent to the Clemson Research Park which contains several industrial uses but is also in a relatively rural area of Anderson County that is being considered as a future growth corridor. Anderson County wastewater has a planned sewer expansion along Highway 187 that will enable more growth in this area. Therefore, we recognize the challenge of developing a project with greater density to minimize the amount of land utilized to provide housing to meet the demands of business and industry, while maintaining the general character of the community. In order to provide reasonable screening and buffering, the following landscaping and buffering will be provided.

The single-family detached lots (Zones 1, 2 & 5) have a density similar to a zoning classification of R-8, therefore, no buffer would be required between these areas and adjoining R-20 zoned property. However, in recognizing the possible concerns of area residents and surrounding property owners, the development will provide a minimum of a Type 1 Bufferyard as defined in the Bufferyard Requirements attached in Appendix E where Zones 1, 2 or 5 adjoin any residential zoned property.

Zone 3 does not adjoin any residential properties outside of the development. A minimum of a Type 2 Bufferyard will be provided between Zone 3 and Zone 4.

Zone 4 adjoins residential zoned property across William Walker Road. A minimum Type 3 bufferyard will be provided between Zone 4 and William Walker Road except for new road or driveway connections

to William Walker Road or to allow adequate sight distance at the intersection of William Walker Road and Highway 187.

Landscaping will be provided along public road frontages as follows:

Where Zone 1 adjoins Highway 187 and Zones 2 and 4 adjoin William Walker Road and Fants Grove Road, a minimum of a Type 2 buffer will be provided.

Where Zones 3 and 4 adjoin Highway 187 and Fants Grove Road, street screening will be provided as identified in Commercial Landscaping Standards in Appendix E. Parking lot landscaping will be required in Zone 4 per the Commercial Landscaping Standards.

Stormwater management areas may include wet or dry ponds. Wet ponds will be designed to be part of the amenity areas and will be landscaped, but not screened or fenced. Dry ponds will include landscape screening similar to a Type 1 buffer yard and a minimum of a 4' fence, however, trees are not permitted to be planted on the dam of the pond.

IV. DEVELOPMENT STANDARDS

Cornerstone Planned Development is a mixed-use development, comprised of single-family detached, single-family attached and commercial/non-residential uses. Architectural standards will be established for the development and will include an architectural committee to approve site plans and building plans for all development to ensure it is developed in a consistent manner.

It is proposed to provide one and two-story dwelling units in a traditional neighborhood development setting. The development will contain a maximum of 435 residential lots/units and up to 20 acres of commercial/non-residential uses. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community garden, and walking trails. The property will be developed with a focus on providing affordable work-force housing to support the needs of surrounding industry and businesses and neighborhood commercial uses to support the residents and businesses in the immediate vicinity.

The architectural concept is to provide homes that are compatible with the traditional homes in the surrounding neighborhoods. Bufferyards will be provided around the perimeter of the property wherever adjacent to existing homes or residential development to provide screening and aid in maintaining the existing character of the community. Buffering/screening will also be provided internally between residential and non-residential uses.

An architectural committee will be formed to review proposed development plans and ensure harmony, consistency and quality of the overall development.

The project is identified by several different Zones, which will be used to establish permitted uses within each area of the project. All references to Anderson County Zoning Ordinance refer to the Ordinance in effect at time of the Planned Development approval. The Zones are shown on the attached Preliminary Development Plan and are further described as follows:

Zone 1

Zone 1 includes approximately 50 acres on the east side of Highway 187 with access on Burns Bridge Road.

Density:	3.0 units/acre - Maximum of 150 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area and/or Buffers

The development will include several small pocket parks, sidewalks on one side of public roads, walking trails and stormwater management areas.

Zone 2

Zone 2 includes approximately 52.5 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	3.0 units/acre - Maximum of 157 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area, Parks and/or Buffers

This zone will include several small pocket parks, sidewalks on one side of public roads, walking trails, stormwater management areas and shared amenity area with Zone 3.

Zone 3

Zone 3 includes up to 15 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	8.0 units/acre - Maximum of 120 single-family attached units
Minimum lot size:	6000 square feet for single-family detached lots, none for single-family attached units
Minimum lot width:	50 feet for single-family detached lots, 22' for single-family attached units
Front setback:	20 feet, may be reduced to 8' for rear loaded garages or no garage units
Side setback:	none required, minimum 5' if provided
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 10% of the zone will be maintained as Open Space, Common area, Parks and/or Buffers

This zone will include pocket park, walking trails, sidewalks and shared amenity area with Zone 2. Stormwater management of this area may be provided in Zone 2.

Zone 4

Zone 4 includes up to 20 acres of commercial and/or non-residential uses. This zone is intended to allow for neighborhood commercial, office and/or continuing care retirement center that would be compatible with and support the local community.

Permitted Uses:	All uses within the O-D Office District, C-1N Neighborhood Commercial District and C-1R Rural Commercial District of the Anderson County zoning ordinance. Uses subject to Use by Special Exception within these districts shall also be allowed subject to approval of the special exception by the Board of Zoning appeals.
Structures:	One or more principal structures may be permitted on a single lot
Height Limitation:	No structure shall exceed a height of 45 feet except as provided in Section 6.7 of the Anderson County Zoning Ordinance.
Building Size:	No single building shall exceed 20,000 square feet. A maximum of 150,000 square feet of commercial/non-residential building is allowable.

	Maximum building lot coverage area on any lot shall not exceed 40% of the lot area. A minimum of 15% of all lots shall be open space or landscaping.
Building Materials	Commercial buildings shall be glass, brick, stone or other approved masonry siding or block construction with limited metal or siding as accents or trim.
Minimum lot size:	30,000 square feet for commercial or non-residential uses
Minimum lot width:	150 feet for commercial or non-residential uses.
Front setback:	30 feet from existing public roads, except commercial gasoline islands which shall be set back from all street rights-of-way not less than 15 feet
Side setback:	None is required, except on corner lots and lots adjacent to any residential district, in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided is shall be not less than five feet in width
Rear setback	10 feet
Parking & Loading	Per Anderson County Zoning Ordinance Section 6:9 and 6:10
Screening	A minimum 6' tall fence, hedge, berm, evergreen foliage or combination thereof shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

Stormwater management of this area may be provided in Zone 2.

Zone 5

Zone 5 includes approximately 4.5 acres on the west side of Highway 187 with access on William Walker Road.

Density:	4.5 units/acre - Maximum of 19 single-family lots
Minimum lot size:	6000 square feet
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	5 feet
Rear setback	20 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9

This zone will sidewalks on one side of public roads and access to the walking trails and shared amenity areas with Zone 2 and 3. Stormwater management of this area may be provided in Zone 2.

General Development Standards (Zones 1, 2, 3 & 5)

Dwelling Quality and Size:

All single-family detached homes shall be minimum of three bedroom, two bath units. Single-family attached homes shall be a minimum of two-bedrooms, two bath units. A mix of single story, 1 ½ story, and two-story homes shall be constructed. A mix of gabled and hipped roof forms is desirable. No homes above two stories shall be permitted, excepting that homes may have habitable attic space and homes may be constructed with a usable basement space. Homes shall be a minimum of 1,200 square feet of heated area.

Lot Sizes and Density of Development: The maximum gross density of Zones 1, 2, 3 and 5 is a total of 435 units for the overall development.

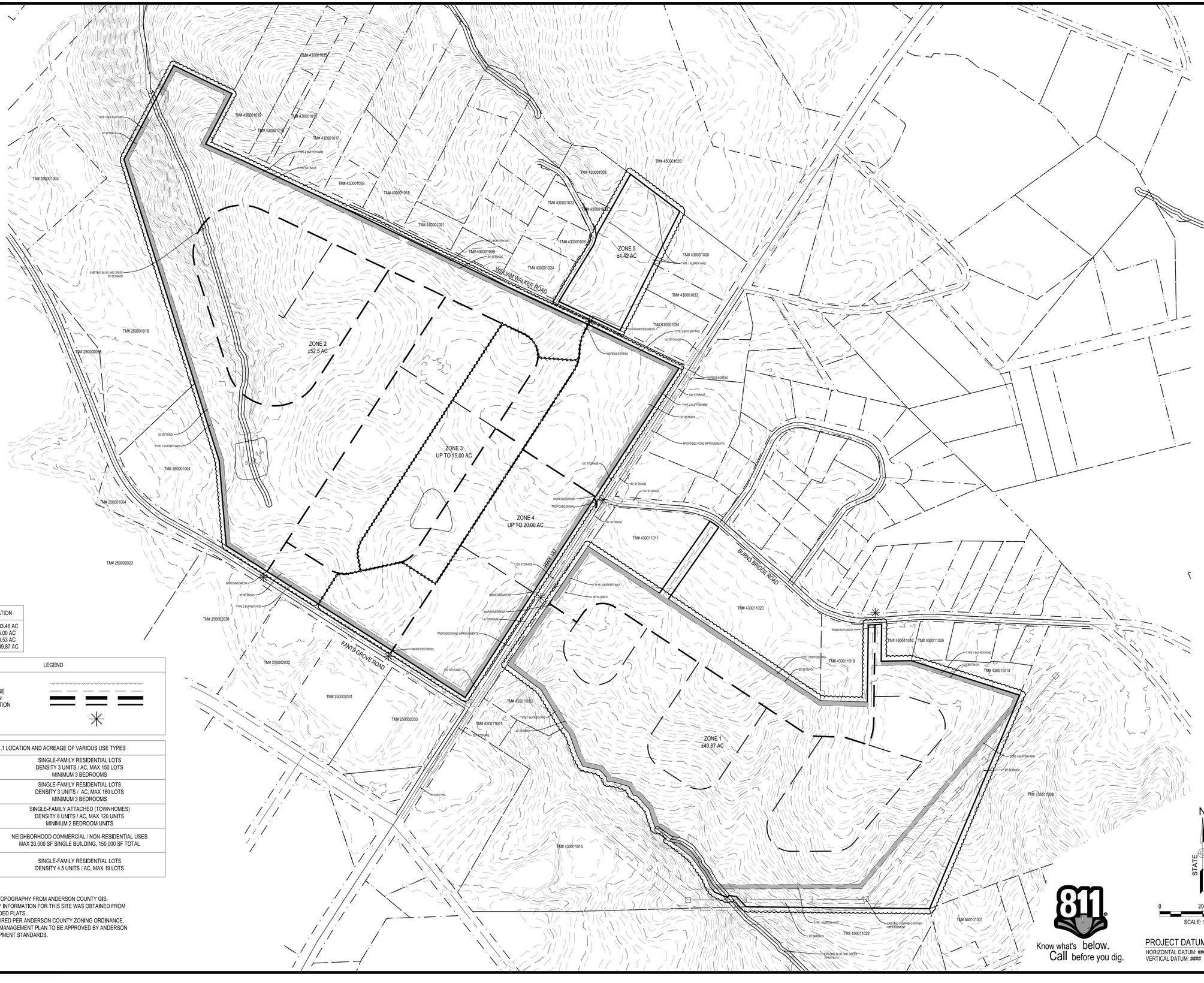
Residential Construction and Maintenance: All residential units shall be conventional frame or masonry structures. No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings. All residences shall be properly maintained by the owners.

Cluster Mailboxes: The development will have several cluster mailbox locations throughout the project. These will be located to provide safe and secure access to residents and convenience to the USPS. Locations will be confirmed with USPS during the final design of each phase of the project.

Buffer and Screening Provisions: The development is designed to be compatible with the existing neighborhood community. Streets and homes will be landscaped, including street trees, sodded front yards and shrubbery around houses. Buffering and screening will be provided as shown on the Preliminary Development Plan and described in Appendix E.

Appendix A

Preliminary Development Plan



PROPERTY INFORMATION	
TM# 430001006	83.46 AC
TM# 430001007	5.00 AC
TM# 430001020	3.53 AC
TM# 430011021	49.87 AC

LEGEND	
ZONE LINE	
BUILDING SETBACK LINE	
PRIMARY CIRCULATION	
SECONDARY CIRCULATION	
MAJOR ACCESS POINT	

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES		
ZONE 1	±49.87 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 3 UNITS / AC, MAX 150 LOTS MINIMUM 3 BEDROOMS
ZONE 2	±52.5 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 3 UNITS / AC, MAX 160 LOTS MINIMUM 3 BEDROOMS
ZONE 3	UP TO 15 AC	SINGLE-FAMILY ATTACHED (TOWNHOMES) DENSITY 8 UNITS / AC, MAX 120 UNITS MINIMUM 2 BEDROOM UNITS
ZONE 4	UP TO 20 AC	NEIGHBORHOOD COMMERCIAL / NON-RESIDENTIAL USES MAX 20,000 SF SINGLE BUILDING, 150,000 SF TOTAL
ZONE 5	±4.42 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 4.5 UNITS / AC, MAX 19 LOTS

GENERAL NOTES:

1. THE EXISTING TOPOGRAPHY FROM ANDERSON COUNTY GIS.
2. THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM EXISTING RECORDED PLATS.
3. PARKING REQUIRED PER ANDERSON COUNTY ZONING ORDINANCE.
4. STORMWATER MANAGEMENT PLAN TO BE APPROVED BY ANDERSON COUNTY DEVELOPMENT STANDARDS.

811 Know what's below. Call before you dig.

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

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864 527 0800

DEVELOPER
SPANO & ASSOCIATES. INC
1540 INTERNATIONAL PARKWAY, SUITE 2000 LAKE MARY, FLORIDA 32746

PROJECT TITLE
Cornerstone Planned Development
HWY 187

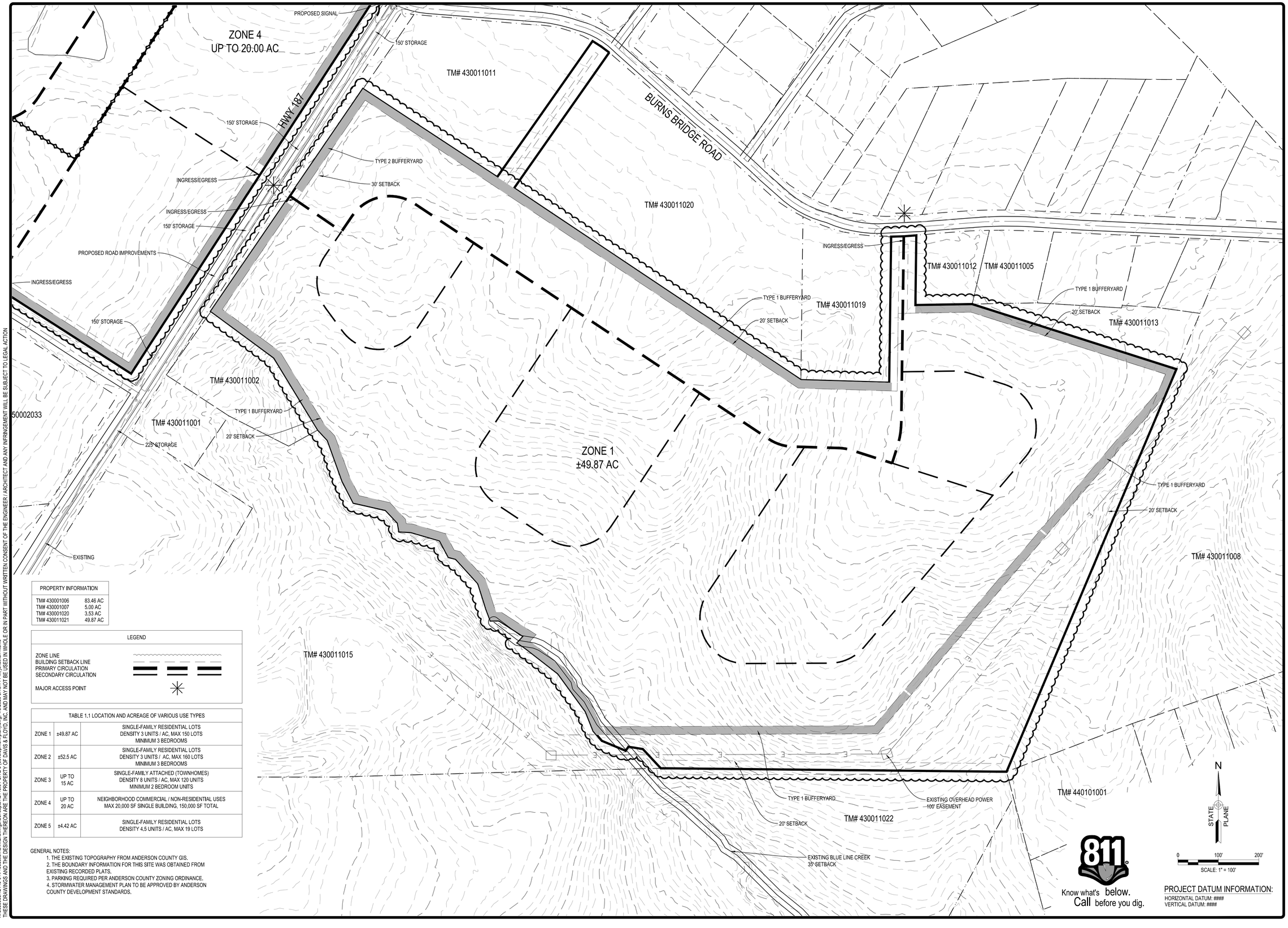
DRAWING TITLE
PRELIMINARY DEVELOPMENT PLAN

NO.	REVISIONS	DATE	CHECKED
A	FOR REVIEW	####	####

JOB NO. 042145.01
DATE 04/08/20
DESIGNED JGR
DRAWN JGR
CHECKED JDM
APPROVED JDM

PAGE 1 OF 3

K:\Jobs\042145-01\Production\Civil\Drawings\Concepts\42145.01-SITE 3 (development plan).dwg, 4/8/2020 5:17:35 PM, jonathan ritchie
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



PROPERTY INFORMATION	
TM# 430001006	83.46 AC
TM# 430001007	5.00 AC
TM# 430001020	3.53 AC
TM# 430011021	49.87 AC

LEGEND	
ZONE LINE	
BUILDING SETBACK LINE	
PRIMARY CIRCULATION	
SECONDARY CIRCULATION	
MAJOR ACCESS POINT	

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES		
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ZONE 3	UP TO 15 AC	SINGLE-FAMILY ATTACHED (TOWNHOMES) DENSITY 8 UNITS / AC, MAX 120 UNITS MINIMUM 2 BEDROOM UNITS
ZONE 4	UP TO 20 AC	NEIGHBORHOOD COMMERCIAL / NON-RESIDENTIAL USES MAX 20,000 SF SINGLE BUILDING, 150,000 SF TOTAL
ZONE 5	±4.42 AC	SINGLE-FAMILY RESIDENTIAL LOTS DENSITY 4.5 UNITS / AC, MAX 19 LOTS

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HORIZONTAL DATUM: ####
VERTICAL DATUM: ####

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SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-0800

DEVELOPER
SPANO & ASSOCIATES, INC
1540 INTERNATIONAL PARKWAY, SUITE 2000 LAKE MARY, FLORIDA 32746

PROJECT TITLE
Cornerstone Planned Development
HWY 187

DRAWING TITLE
PRELIMINARY DEVELOPMENT PLAN
(LOWER SITE)

NO.	REVISION	DRAWN	CHECKED	DATE
A	FOR REVIEW	JGR	JDM	04/01/20

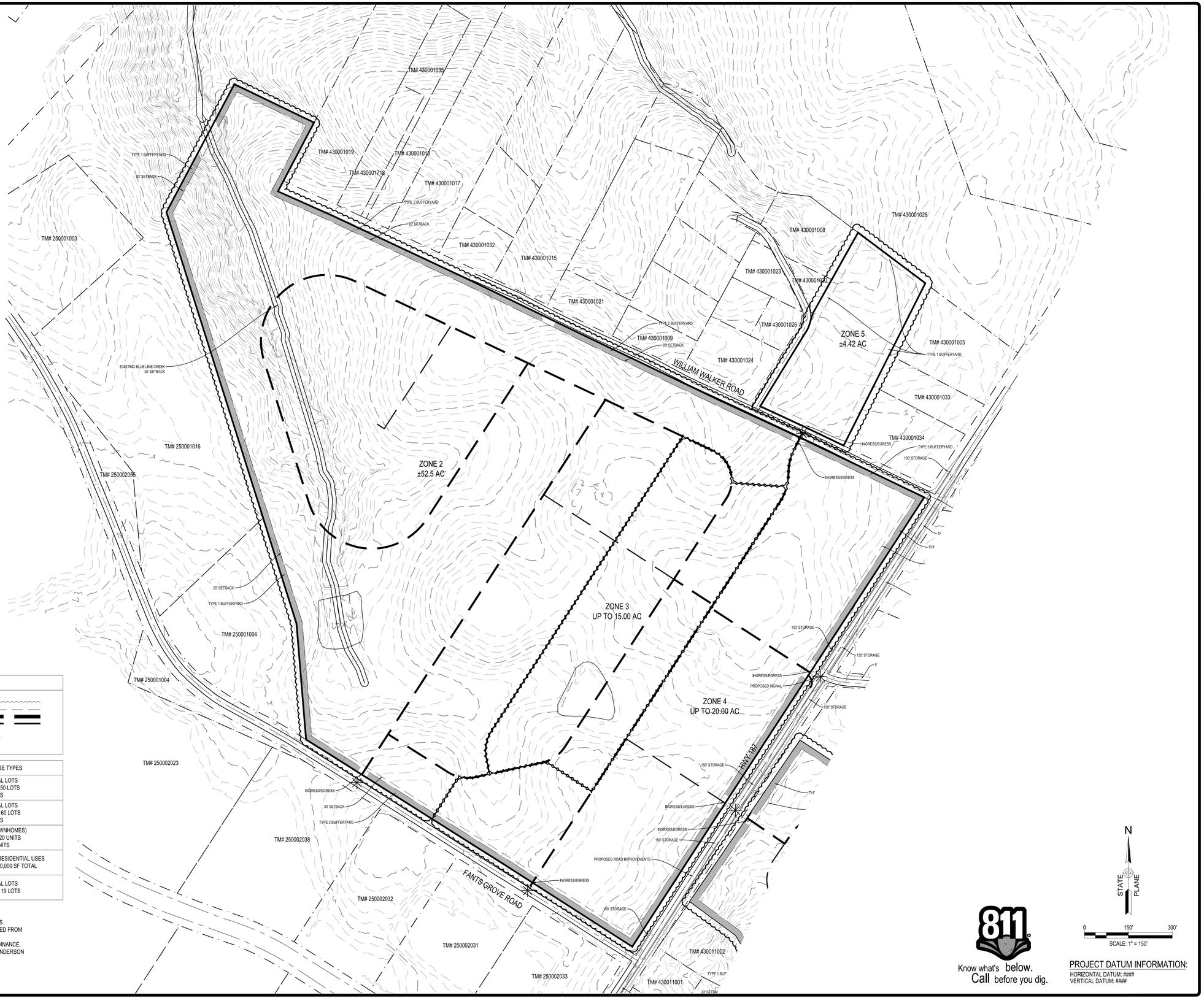
JOB NO. 42145.01
DATE 04/01/20
DESIGNED JGR
DRAWN JGR
CHECKED JDM
APPROVED JDM

2

PAGE 2 OF 3

K:\Jobsodd\42145-01\Production\Civil\Drawings\Concepts\42145.01-SITE 3 (development plan).dwg, 4/8/2020 5:16:14 PM, jonathan ritchie
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PROPERTY INFORMATION	
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LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION
SECONDARY CIRCULATION

MAJOR ACCESS POINT

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ZONE 3	UP TO 15 AC	SINGLE-FAMILY ATTACHED (TOWNHOMES) DENSITY 9 UNITS / AC, MAX 120 UNITS MINIMUM 2 BEDROOM UNITS
ZONE 4	UP TO 20 AC	NEIGHBORHOOD COMMERCIAL / NON-RESIDENTIAL USES MAX 20,000 SF SINGLE BUILDING, 150,000 SF TOTAL
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811 Know what's below. Call before you dig.

N
STATE PLANE
0 150' 300'
SCALE: 1" = 150'

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

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-0800

DEVELOPER
SPANO & ASSOCIATES, INC
1540 INTERNATIONAL PARKWAY, SUITE 2000 LAKE MARY, FLORIDA 32746

PROJECT TITLE
Cornerstone Planned Development HWY 187

DRAWING TITLE
PRELIMINARY DEVELOPMENT PLAN (UPPER SITE)

NO.	X	DESCRIPTION	DATE
		RELEASED	

	CHECKED	DATE
DESIGNED	JDM	04/01/20
DRAWN	JGR	####
CHECKED	JDM	####
APPROVED	JDM	####

JOB NO. 42145.01
DATE 04/01/20
DESIGNED JGR
DRAWN ####
CHECKED JDM
APPROVED JDM

3

Appendix C

Color Conceptual Plan

SITE LEGEND

PROPERTY LINE

SETBACK

BUFFER

UPPER SITE

WILLIAM WALKER ROAD

ZONE 5
SINGLE-FAMILY LOTS

SWM POND

SWM POND

ZONE 2
SINGLE-FAMILY LOTS

ZONE 3
SINGLE-FAMILY ATTACHED

ZONE 4
COMMERCIAL

H I G H W A Y 1 8 5

BURNS BRIDGE ROAD

LOWER SITE

EXISTING OVERHEAD POWER
(100' EASEMENT)

ZONE 1
SINGLE-FAMILY LOTS

SWM POND

SWM POND

EXISTING BLUE LINE CREEK
(35' SETBACK)

FANTS GROVE ROAD

0 400 800

CORNERSTONE PLANNED DEVELOPMENT - OVERALL SITE PLAN

ANDERSON, SOUTH CAROLINA

APRIL 9, 2020

DAVIS & FLOYD

SINCE 1954

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430001020, 430001006, 430004007

ZONING:
- R-20 (EXISTING)
- PD (PROPOSED)

TOTAL ACREAGE: +/- 88.02 AC

FRONT SETBACK:
- 20' (INTERNAL ROADS)
- 30' (EXISTING ROADS)

SIDE SETBACK:
- 5' (ZONES 1, 2, & 5)
- NONE (ZONES 3 & 4)

REAR SETBACK:
- 20' (ZONES 1, 2, & 5)
- 10' (ZONES 3 & 4)

TOTAL PROPOSED LOTS: 176 TOTAL LOTS

AVERAGE LOT SIZE: 60' X 120'

TOTAL PROPOSED TOWNHOMES: 120 TOTALS

TYPICAL TOWNHOME SIZE: 26' X 60'

TOTAL PROPOSED OUTPARCELS: 7



CORNERSTONE PLANNED DEVELOPMENT - UPPER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA

APRIL 9, 2020

DAVIS & FLOYD

SINCE 1954

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430011021

ZONING:
R-20 (EXISTING)
PD (PROPOSED)

TOTAL ACREAGE: +/- 49.87 AC

FRONT SETBACK: 30'

SIDE SETBACK: 5'

REAR SETBACK: 20'

TOTAL PROPOSED LOTS: 150 TOTAL LOTS

AVERAGE LOT SIZE: 60' X 120'



CORNERSTONE PLANNED DEVELOPMENT - LOWER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA
APRIL 9, 2020

0 200 400

DAVIS & FLOYD
SINCE 1954

Appendix D

Utility Letters

Jamie,
I have spoken with the staff in Planning and at this time you will not be required to provide a letter for sewer collection for your request for Zoning. We have limited capacity in the WWTP that will serve this project and we are currently working with the other utilities to upgrade the WWTP for an potential increase of 1.5MGD. Hopefully this will allow you to proceed with your request for Zoning as we determine how best to meet your future request for allocation.

Sincerely,

Derrick Singleton
Anderson County Wastewater Manager
1500 Dalrymple Road
Anderson, SC 29626

PH# (864)260-4023
Fax# (864)261-6290

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YourGOV for iPhone
YourGOV for Android

Anderson County

K. Elise Harris

From: BLACK, LARRY <lb0014@att.com>
Sent: Monday, March 30, 2020 3:47 PM
To: K. Elise Harris
Subject: RE: 042145.01 Highway 187 Development - Availability Request

The site near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, SC. Is served by AT&T.

Thanks,
Larry Black
MGR OSP PLNG & ENG DESIGN
Construction & Engineering-SE

AT&T
1003 Whitehall Rd, Anderson, SC 29625
P 864.222.9479 | lb0014@att.com

MOBILIZING **YOUR** WORLD

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From: RUBY, MICHAEL <mr205v@att.com>
Sent: Monday, March 30, 2020 3:20 PM
To: BLACK, LARRY <lb0014@att.com>
Cc: K. Elise Harris <eharris@davisfloyd.com>
Subject: FW: 042145.01 Highway 187 Development - Availability Request

Larry,

Please help Elise with her request about a new development in Anderson.

Michael Ruby
Manager OSP Plng and Eng Design
Upstate South Carolina

AT&T
471 Garlington Rd, Greenville, SC 29615
O: 864.239.5432 | C: 864.283.4674 | mr205v@att.com

MOBILIZING **YOUR** WORLD

From: K. Elise Harris [mailto:eharris@davisfloyd.com]
Sent: Monday, March 30, 2020 2:34 PM
To: RUBY, MICHAEL <mr205v@att.com>
Subject: 042145.01 Highway 187 Development - Availability Request

Michael,

Could you tell me if the following is located within AT&T's service area? The TMS #'s are 430001006, 430011021, 430001007, 43000102. The site is located on Highway 187 near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, SC.

Thank you for your help,

DAVIS & FLOYD
SINCE 1954

K. Elise Harris
STAFF CIVIL ENGINEER
---
164 Milestone Way
Suite 200, Greenville, SC 29615-6623
O. (864) 527-9800 Ext. 4117 | F. (864) 527-9801
E. eharris@davisfloyd.com | www.davisfloyd.com

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6910 Hwy. 76
Pendleton, SC 29670
Phone: 864-646-7729

10 February 2020

K. Elise Harris

Davis & Floyd

164 Milestone Way, Suite 200

Greenville, SC 29615

RE: Sandy Springs Water District Availability Letter. Big Tex Ph. 1 – Hwy. 187

Anderson Co. TMS #43-00-11-021, 43-00-01-020, 43-00-01-006, 43-00-04-007

Dear K. Elise Harris,

Sandy Springs Water District is the potable water provider for this area along SC 187. We currently have existing water mains located on SC 187 and Burns Bridge Road. We do have the ability to provide potable water to these parcels of land.

Please understand that there may be offsite water main extensions that will be required in order to provide adequate potable water to this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

Chris Brown

Operations Superintendent, Sandy Springs Water District.

April 6, 2020

Attn: K. Elise Harris
Davis and Floyd
164 Milestone Way Ste. 200
Greenville, SC 29615
eharris@davisfloyd.com

RE: Gas Available for Proposed Development along Hwy 187 (TMS: 430001006, 430011021, 430001007, and 43000102)

Dear Mrs. Harris:

Thank you for requesting information for natural gas availability for the proposed development along Hwy 187 at the intersection of Burns Bridge Rd and Fants Grove Rd in Anderson , SC. Fort Hill Natural Gas Authority is the natural gas supplier in northern Anderson County. Natural gas is readily available at the site via a 4" natural gas distribution main on Hwy 187. The existing gas main has sufficient volume and pressure to support the proposed development.

Fort Hill looks forward to the opportunity to welcome new business to Anderson County, South Carolina. Please contact me at 864-850-7120 (office) if I can be of any assistance.

Sincerely,

Kayla B. Ward

Kayla Ward

Business Development Assistant

311 South Pendleton Street
Easley, South Carolina 29640
Phone: (864) 859-6375
Fax: (864) 859-5532
Web Site: www.fhnga.com

Exhibit A



Red and purple lines represent natural gas distribution main lines.

K. Elise Harris

From: Duffie Cochran <dcochran@acfd.org>
Sent: Tuesday, April 7, 2020 2:22 PM
To: K. Elise Harris
Subject: Re: 042145.01 Cornerstone Development Highway 187

The access width looks good for both subdivisions.

On Tue, Apr 7, 2020 at 2:15 PM K. Elise Harris <eharris@davisfloyd.com> wrote:

> Duffie,
>
> Please see the mark-ups on the PDF attached.
>
> Thanks,
>
> **From:** Duffie Cochran <dcochran@acfd.org>
> **Sent:** Tuesday, April 7, 2020 2:03 PM
> **To:** K. Elise Harris <eharris@davisfloyd.com>
> **Subject:** Re: 042145.01 Cornerstone Development Highway 187
>
> The amount of fire line access points are sufficient for the proposed subdivision. I would like to know the length of the main drives on both sides of Highway 187 and the road widths.
>
> On Tue, Apr 7, 2020 at 1:15 PM K. Elise Harris <eharris@davisfloyd.com> wrote:
>
> > Duffie,
> >
> > Please see attached the preliminary layout for the mixed use development along Highway 187. Do not hesitate to let me know if you need any additional information.
> >
> > Thanks,
> >
> > DAVIS & FLOYD
> > SINCE 1954

K. Elise Harris
STAFF CIVIL ENGINEER
---
164 Milestone Way
Suite 200, Greenville, SC 29615-6623
O. (864) 527-9800 Ext. 4117 | F. (864) 527-9801
E. eharris@davisfloyd.com | www.davisfloyd.com

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--

Respectfully,

Duffie Cochran

CFM / NICET *Certification # 151824*

Fire Marshal

Anderson County Fire Department

210 McGee Road

Anderson S.C. 29625

(864)-332-5432

--
Respectfully,

Duffie Cochran
CFM / NICET *Certification # 151824*
Fire Marshal
Anderson County Fire Department
210 McGee Road
Anderson S.C. 29625
(864)-332-5432

Kandace Collins
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: 864-260-6052
C: 864-209-9417

April 8, 2020

K. Elise Harris
Staff Civil Engineer
164 Milestone Way
Suite 200, Greenville, SC 29615
O. (864) 527-9800 Ext. 4117

Subject: Letter of Electric Availability

Dear Ms. Harris:

This letter confirms that Duke Energy can provide electric service to the proposed site located near the intersection of Hwy 187 and Burns Bridge Rd in Anderson, S.C. (TMS 430011021, 430001020, 430001006, & 43000400), provided all necessary easements, permits and rights-of-way can be obtained. Please call Kandace Collins at Duke Energy at (864) 260-6052 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kandace S. Collins

Kandace S. Collins
Engineering Design Associate
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: (864) 260-6052
C: (864) 209-9417
Kandace.Collins@duke-energy.com

Appendix E

Bufferyard Requirements

Anderson County

Bufferyard

Requirements



What is a BUFFERYARD?

A Bufferyard can be a natural landscaped area or landscaping that is required to create a "buffer" between different land uses.

When development occurs, trees and natural areas are often destroyed. Restoring or creating a new bufferyard will help eliminate potential problems such as noise, dirt, signs, lights, parking areas, buildings, and other possible adverse effects.

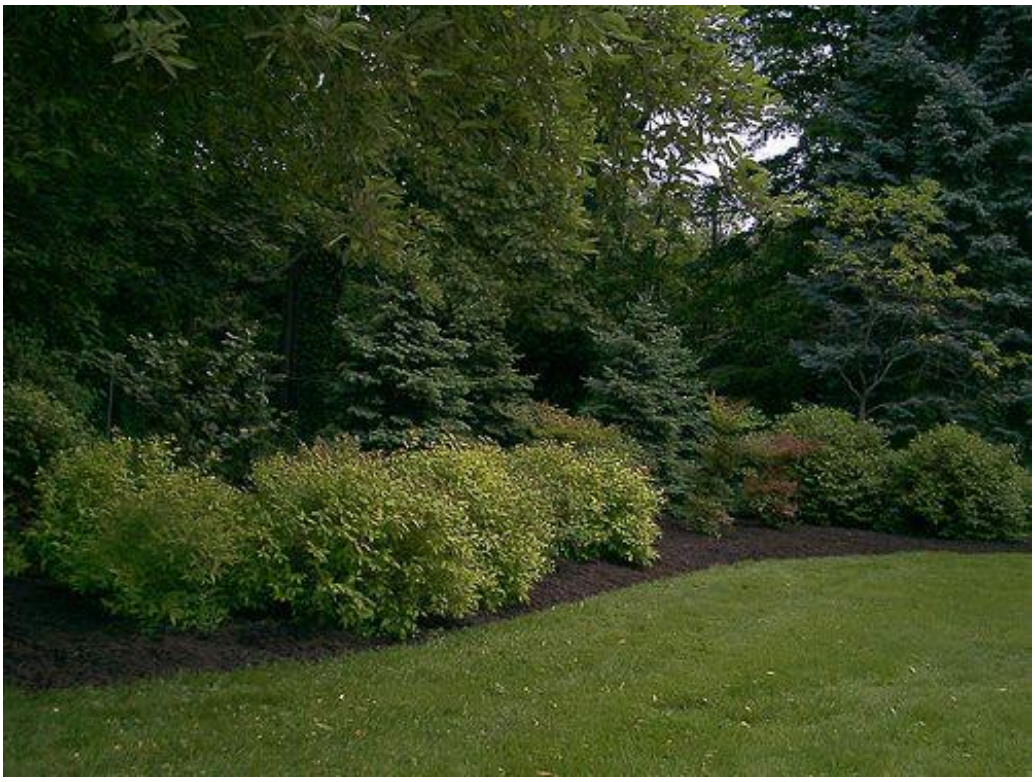


Before you cut down that tree…

The use of **Existing, Native Plant Material**

IS STRONGLY

ENCOURAGED……..!



Buffeyards should be landscaping that is an integral part of the development and should be done in a manner in which minimizes disturbances to native trees…

But NEVER located within a right-of-way!

What kind of plants should be used for your BUFFERYARD?

CANOPY TREES	Such as OAKS, MAGNOLIAS, MAPLES, etc. These trees should be no less than 6 feet when planted and purchased in containers or field-grown b/b material. Canopy trees are typically planted 15'- 20' apart, center.
UNDERSTORY TREES	Such as DOGWOODS, CREPE MYRTLES, HOLLY TREES, PLUMS, etc. These lower growing trees should be 4'- 6' minimum when planted and purchased in as large of a container as possible or purchased as field-grown.
EVERGREENS/ CONIFERS	Such as JUNIPERS, CEDARS, PINES, etc. For all practical purposes, they are best purchased in 4-10 gallon containers. When used to create a blind, varieties such as Leyland Cypress, White Pines, and Hetzi Juniper are good choices and should be planted approximately 8' - 12' apart, center to center. When used as a ground cover, 1-3 gallon junipers will mass quickly when planted 2' - 4' apart, center to center. Other ground covers available: Leriope, Ivy, Periwinkle, etc.
SHRUBS	Such as many varieties of JUNIPER, LIGUSTRUM, AZALEA, CAMELIA, BOXWOOD, AND PHOTINIA. Best obtained in 3-4 gallon containers and planted at 3' - 6' apart, center to center.

Please note that some of the bufferyard requirements will include fencing and berms.





Plant Materials in Bufferyards without a Structure			
		Planting Size	
Type	Description	Height	Container
Canopy Trees	Hickory, Oaks, Magnolia, and Maples	>6 foot	Container or field grown B&B
Understory Trees	Fruit Trees, Sourwoods, Dogwoods, Crepe Myrtles, and Holy Trees	>4 foot	Container
Evergreens	Junipes, Cedars, Pine, Cypress, Blue Spruce Tree, Oak, Maple, Birch, Ash, Willow, Poplar, Aspen Beech, and Walnut		4—10 gallon container
Shrubs	Juniper, Ligustrum, Azalea, Camelia, Boxwood and Photinia		3—4 gallon container

Plant Materials in Bufferyards with a Structure		
Type	**Abutting Structures, Fences, Berms**	**All other**
Canopy Tree Single Stem	1½ inch caliper	2½ inch caliper
Canopy Tree Multi-Stem Clump	6 ft. height	10 ft. height
Understory Tree	4 ft. height	1½ inch caliper
Evergreen Tree	3 ft. height	5 ft. height
Shrub Deciduous	15 inches height	24 inches height
Shrub Evergreen	12 inches height	18 inches height

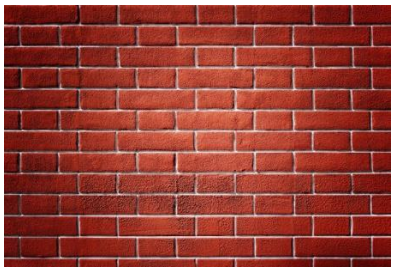
APPENDIX F

	SYMBOL	HEIGHT
FENCES	F_1	3'
	F_2	4'
	F_3	5'



Wood Stockade/Opaque Fence (non-perishable supports) the finished side of the fence MUST face the ADJACENT property owners.

	SYMBOL	HEIGHT
WALLS	F_4	6'
	F_5	8'



Masonry Wall (Poured concrete stucco, concrete block, brick etc.)

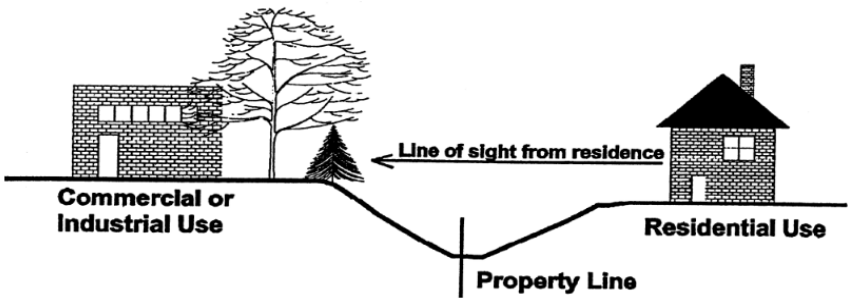


SYMBOL	HEIGHT	MATERIAL
B_1	3'	EARTH
B_2	4'	EARTH
B_3	5'	EARTH

SYMBOL	HEIGHT	MATERIAL
BF_1	3'	BERM W/3' STOCKADE FENCE
BF_2	4'	BERM W/4' STOCKADE FENCE
BF_3	5'	BERM W/5' STOCKADE FENCE

APPENDIX G

TRANSITION BUFFERYARD



Sec. 38-122. - Bufferyards.

(a) *Purpose*. The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, the bufferyard offers the developer several options, each of which is calculated to buffer to an equivalent degree through distance (setbacks) and/or density (mass). The unique feature of the bufferyard is that it is flexible. It may vary in distance and density based on what is proposed, what is existing on the adjacent property, and the type of bufferyard selected from one of the six prescribed options shown on appendix D.

(b) *Definition*. A bufferyard is an area within a parcel, together with plantings, fences, berms, walls, and other screening devices required thereon.

(c) *Location of bufferyards*. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however they may occupy part or all of any front, side or rear yard setback required by article III of this chapter. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.

(d) *Determination of bufferyard requirements*. To determine the bufferyard required between two adjacent parcels, the following procedure shall be followed:

(1) Identify the proposed land use.

(2) Identify the use of parcels adjacent to the proposed use.

(3) Determine the bufferyard required on each boundary (or segment thereof) of the proposed land use by referring to the table of bufferyard requirements in appendix E of this article, and illustrations contained in this section which specify the bufferyard options between a proposed use and the existing adjacent use. Where an existing use includes undeveloped land, the bufferyard requirements of this section shall apply only to that segment of the property line separating the two uses.

Note: The number designation contained in the table refers to the type of bufferyard specified by the illustrations contained in this section.

(e) *Bufferyard specifications*. The illustrations contained on Appendix F specify the type and quantity of plant materials required by each bufferyard. The requirements are stated in terms of the width of the bufferyard and the number of plants required per 100 feet of bufferyard. The requirements of a bufferyard may be satisfied by any one of the options illustrated. Each illustration depicts the total bufferyard required between two uses. Whenever a wall, fence or berm is required within a bufferyard, these are shown as structures in the following illustrations wherein their respective specifications also are shown.

The exact placement of required plants shall be the decision of the developer, except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening. All bufferyard areas shall be seeded with lawn grass or suitable ground cover. All bufferyards shall be installed and approved prior to issuance of a final certificate of compliance for the project. Alternatively, where weather conditions prohibit completion of bufferyards, a letter of credit in favor of the county in an amount equal to 125 percent of the estimated cost of landscaping of the bufferyard(s), based on the estimate of an established nursery or licensed landscape architect, may be filed with the county. The letter of credit must be valid for a period of not less than one year. In the event the owner/developer fails to complete landscaping of all required bufferyards within six months of the date of issuance of the final certificate of compliance, the county may complete installation of the bufferyard(s) and apply the letter of credit against the costs involved with said work.

(f) *Minimum plant size*. Plants shall be sufficiently sized to ensure buffering and screening at the time of installation. Where the bufferyard illustrations indicate a mass or line of plants paralleling the length of the property line, the plant materials shall be sufficiently sized to ensure obscurity at the time of installation. However, seedling plants may be used where berms or structures are required as part of the bufferyard. The table contained in appendix F shall serve as a guide for determining minimum plant size.

(g) *Bufferyard substitutions.*

(1) Evergreen canopy or evergreen understory trees may be substituted as follows:

a. In the case of deciduous canopy forest trees, up to a maximum of 50 percent of the total number of canopy trees otherwise required.

b. Evergreen canopy or evergreen understory trees may be substituted for deciduous understory trees and deciduous shrubs, without limitations.

(2) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.

(3) Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

(4) Structures, where required, may be substituted with approval of the administrative official.

(5) Where, owing to existing land use, lot sizes, or configurations, topography or circumstances peculiar to a given piece of property, the bufferyard requirements of this section cannot reasonably be met, the developer may request and the planning commission staff may approve the substitution of appropriate screening, in the way of a fence or wall structure, illustrated by this section, along the property line of the proposed use.

(6) Where required by the bufferyard illustrations, berms may be substituted for more intense plantings, by increasing the plant unit multiplier by 0.25.

(h) *Outside storage on nonresidential lots.* Any proposed commercial, industrial or other nonresidential use with over 500 square feet of outside storage area for materials to be sold, salvaged, stored and the like shall install a class 6 bufferyard around the outside storage area. Other uses on the site, if any, shall carry the appropriate bufferyard classification specified by the table of bufferyard requirements at the end of this section.

(i) *Containers and dumpsters.* All exterior garbage containers and dumpsters, except those used on a temporary basis during construction or those with a capacity of less than four cubic yards, shall be screened on at least three sides by an F3 or F4 fence or wall (See appendix F), intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be at least one foot higher than the height of the container, but shall not be required to exceed eight feet in height. The open end of any such enclosure shall not face the road upon which the use fronts.

(j) *Fences and walls; appearance.* All fences and walls used as part of the bufferyard requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate.

(k) *Berms.* Where required, berms may be located anywhere within the bufferyard, provided they parallel the property line.

(l) *Use of bufferyards.* A bufferyard may be used for passive recreation; however, no plant material may be removed. All other uses are prohibited.

(m) *Required maintenance.* The maintenance of required bufferyards shall be the responsibility of the property owner. All bufferyards shall be properly maintained so as to ensure continued buffering. Failure to do so is a violation of this article, and may be remedied in the manner prescribed for other violations.

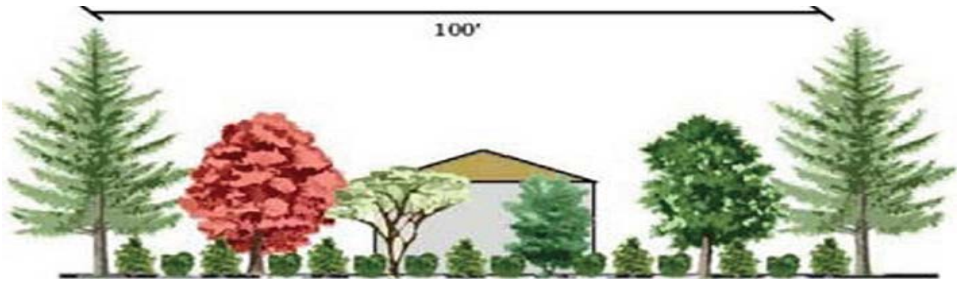
(n) *Transition bufferyards.* Where any commercial or industrial use is to be located within 2,000 feet of any residential use and is in full view from said residential use, a type II bufferyard shall be installed along the building line or any side lot line to obstruct said view from the residential use. In the event changes of elevation between said uses necessitate placement of the bufferyard at or near the highest point between the uses to obstruct the view, the bufferyard shall be placed at the highest point feasible. (See appendix G)

(Ord. No. 03-007, § 1, 4-15-03)

The UNIQUE feature of the Anderson County BUFFERYARD REQIUREMENT is its Flexibility

There are 6 Bufferyard Types required by the County. The Development Standards Office will help you determine the type required for your development.

Example: Every 100' on your Property



APPENDIX D

Type 1

	Depth/Width			
	5′	10′	20′	30′
Canopy Trees	2	1.5	1	0.5
Understory Trees	4	3	2	1
Evergreens/Conifers	4	3	2	1
Shrubs	4	3	2	1
Structure	None	None	None	None

Type 2

	Depth/Width			
	10′	20′	30′	40′
Canopy Trees	4	3	2	1
Understory Trees	6	4.5	3	1.5
Evergreens/Conifers	8	6	4	2
Shrubs	7.5	3	5	2.5
Structure	None	None	None	None

Type 3

	Depth/Width			
	15′	25′	40′	50′
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 4

	Depth/Width			
	20′	30′	50′	60′
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 5

	Depth/Width			
	25′	35′	60′	75′
Canopy Trees	6	4.5	3	1.5
Understory Trees	12	9	6	3
Evergreens/Conifers	12	9	6	3
Shrubs	16	12	8	4
Structure	F3	B3/BF1	B2	B1

Type 6

	Depth/Width			
	30′	45′	70′	90′
Canopy Trees	8	6	4	2
Understory Trees	12	9	6	3
Evergreens/Conifers	16	12	8	4
Shrubs	20	15	10	5
Structure	F4/BF1	F3/B3	B2	B1

BUFFERYARD REQUIREMENTS TABLE

The number in the table is the type of bufferyard required for the proposed land use

Proposed Property Use	R-A	R-20	R-15	R-12	R-8	R-D	R-M7	R-M2	R-M1	R-M	R-MA	R-MHP	O-D	POD	C-IN	C-IR	C-1	C-2	C-3	S-1	I-1	I-2	PD	AP	RRD	Local Street	Other Street
R-A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	0	0	0
R-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	0	0	0
R-15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	0	0	0
R-12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	0	0	0
R-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	**	0	0	0
R-D	1/1	1/1	1/1	1/1	1/1	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	*	**	1/0	1/0	1/0
SE***	2/1	2/1	2/1	2/1	2/1	2/1	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	*	**	1/0	1/1	1/1
R-M7	2/0	2/0	2/0	2/0	2/0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	*	**	0	1	1
R-M2	4/1	4/1	4/1	4/1	4/1	1/1	1/0	1/0	1/0	1/0	1/0	1/0	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	*	**	1/1	1/1	1/1
R-M1	4/1	4/1	4/1	4/1	4/1	2	1	1	0	0	0	0	1	1	1	1	1	1	1	1	1	1	*	**	1	1	1
R-M	5/2	5/2	5/2	5/2	5/2	2	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	*	**	1	1	1
R-MA	5/2	5/2	5/2	5/2	5/2	2	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	*	**	1	1	1
R-MHP	5/3	5/3	5/3	5/3	5/3	2	2	2	2	2	2	0	1	1	1	1	1	1	1	1	1	1	*	**	1	2	2
O-D	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	1	1
POD	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	1	1
C-IN	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	1	1
C-IR	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	1	1
C-1	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	2	1
C-2	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	2	1
C-3	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	*	**	0	2	1
S-1	5/4	5/4	5/4	5/4	5/4	4	4	4	4	4	4	3	1	1	1	1	0	0	0	0	0	0	*	**	0	1	1
I-1	6/5	6/5	6/5	6/5	6/5	5	5	5	5	5	5	4	3	3	3	3	3	3	3	1	0	0	*	**	3	3	1
I-2	6/5	6/5	6/5	6/5	6/5	6	5	5	5	5	5	4	3	3	3	3	3	3	3	1	0	0	*	**	3	3	1
PD	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	3	2
AP	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
RRD	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	2	2

If the proposed property is **zoned** and adjacent property is **zoned** then the requirement is based on the intended use of the adjacent property.
If the proposed property is **zoned** and adjacent property is **unzoned** then the requirement is based on the actual use of the adjacent property.
If the proposed property is **unzoned** and adjacent property is **unzoned** then the requirement is based on the actual use of the adjacent property.
If the proposed property is **unzoned** and adjacent property is **zoned** then the requirement is based on the intended use of the adjacent property.

A PD has multiple land use elements. The bufferyard requirements default to the table element that covers the planned use for the specific parcel with in the PD and the adjacent parcel outside the PD.
Bufferyard requirements within a PD default to the land use in that table unless otherwise spelled out in the PD application that is approved by Commission and Counsel.

An AP is by nature a conversion to residential use of an existing non-residential property. The bufferyard requirements default to the appropriate table element once the nature of the land use is determined after approval of the RRD by the Commission and Council.

SE- Special Exception

XY The first number references the requirement if the use lie on a local street. The second number reference the requirements if the use lies on an arterial or collector street.

SUGGESTION: In order to maximize your open space potential, consult a professional landscape designer…

Landscape Design Example:

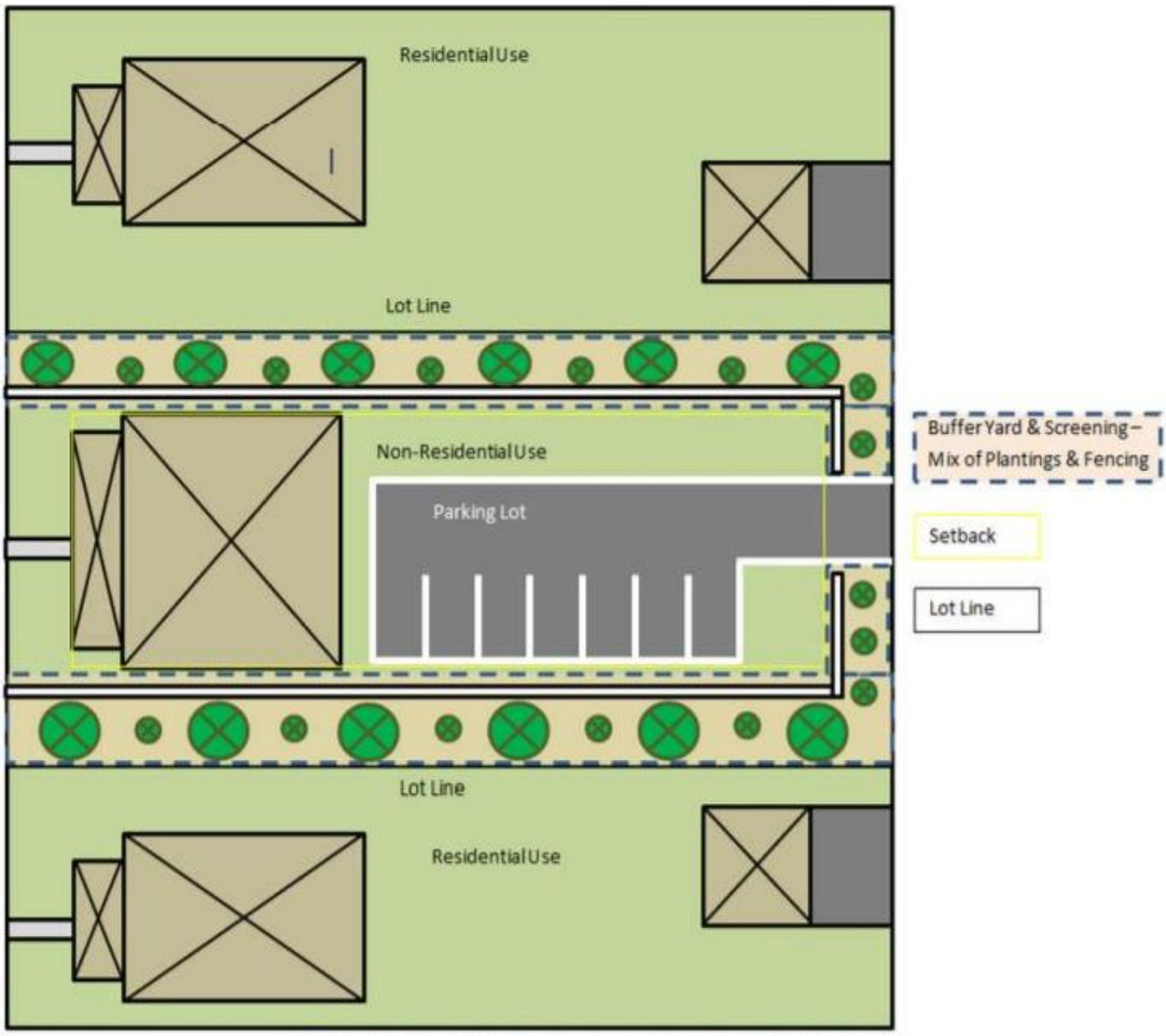


Figure 7.1 Buffer and Screening Example – Plan View

Cornerstone Planned Development

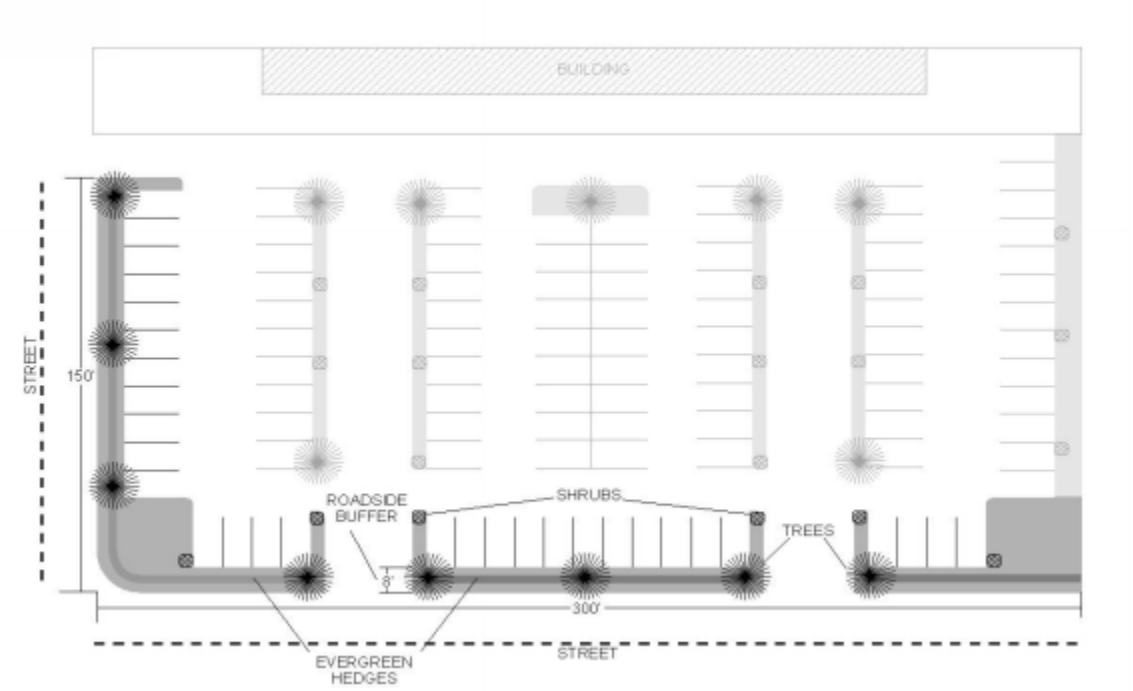
Zone 4 – Commercial Landscaping Standards

All new off-street parking lots with ten (10) or more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads.

Roadside Buffers

The minimum roadside buffer width shall have an average planting width of eight (8) feet with the minimum width for any buffer yard being five (5) feet. Buffers shall contain the following plant materials:

- An average of one (1) tree for every sixty (60) feet of linear road frontage. Trees shall be spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
- Shrubs spaced to provide an evergreen screen within three (3) years of installation.
- Within the buffer yard, fences, walls, earthen berms or any combination thereof may be used to meet the requirements of this section so long as they are a minimum of thirty (30) inches in height and provide a visual screen. Berms shall have a side slope no greater than 2:1.
- Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.



Interior Plantings

In addition to all other landscaping requirements, all new off-street parking lots with sixty (60) or more spaces shall provide and maintain landscaped planting areas within the interior of, and adjacent to, the parking lot.

- Interior planting islands shall have a minimum planting area of eight (8) feet wide by eighteen (18) feet long.
- In addition to the required trees and shrubs, planting areas shall be grassed or covered with mulch.
- All planting areas shall be protected from vehicular intrusion by the installation of curbing or wheel stops.
- Each landscaped planting area shall contain trees and shrubs at the rates listed below rounded upward to the next whole number:
    - One (1) tree for every fifteen (15) parking spaces
    - One (1) shrub for every five (5) parking spaces

Interior planting areas shall be designed within or adjacent to the parking area(s) as:

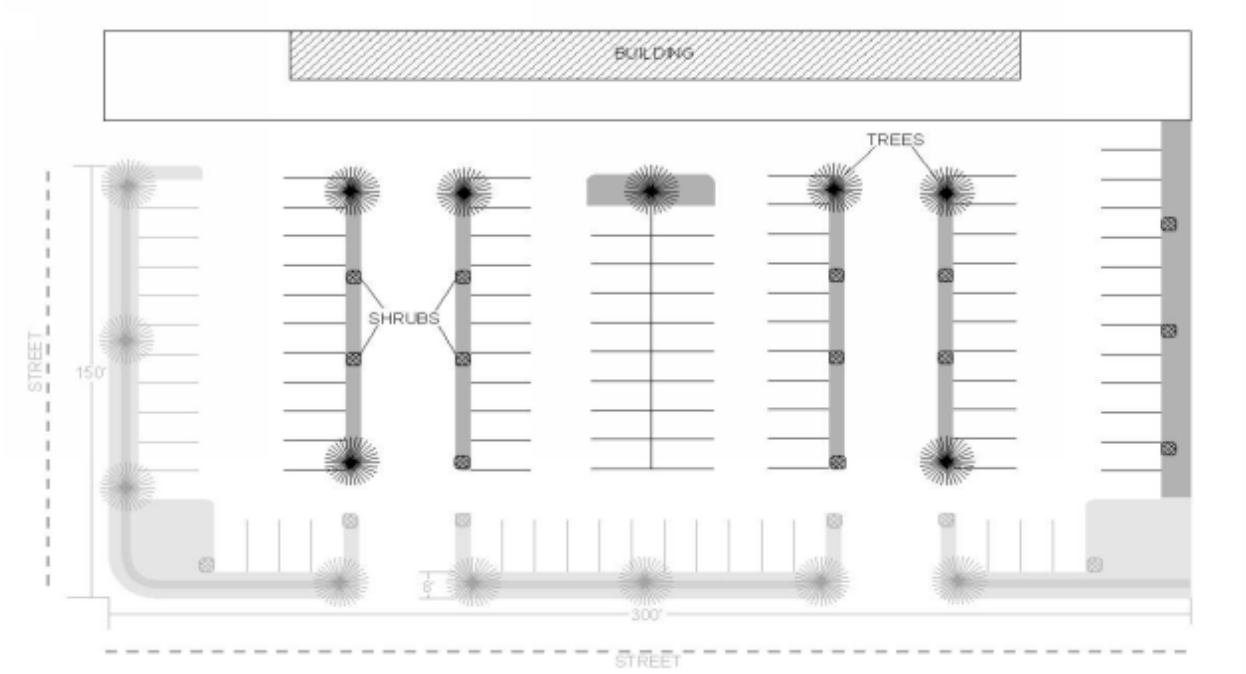
- Islands, located at the end of parking bays;
- Islands, located between parallel rows of cars;
- Driveway medians, a minimum of eight (8) feet in width;
- Intermediate islands; or
- A combination of the above

Trees and shrubs must be planted within twenty (20) feet of the parking area to satisfy the interior planting requirements.

The design size and shape of the interior planting areas shall be at the discretion of the owner; however, no parking space shall be:

- Located farther than ninety (90) feet from the trunk of a shade tree;
- Separated from a shade tree by a building or other structure.

Parking structures are excluded from interior landscape areas.



Planting Material Specifications

A. A minimum of 75% of trees planted to meet this requirement shall be shade trees (unless precluded by utilities)

B. Shade trees shall have a minimum planting size of two (2) inches measured eighteen (18) inches above grade.

C. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.

D. Evergreen shrubs shall have a minimum installed height of twelve (12) inches and a minimum height of thirty (30) inches within three (3) years of installation. All shrubs inside the sight triangle at points of ingress and egress shall not exceed thirty-six (36) inches in height.

Suggested Plant List

This list is not intended to be all-inclusive, but does include common trees and shrubs suitable for use in this region. Professional expertise should be sought to determine the appropriate plant materials for any particular site, when considering individual site, soil, moisture, and microclimate conditions.

Shade Trees	Small Trees	Evergreen Shrubs
Baldcypress, Taxodium distichum	Carolina Silverbell, Halesia carolina	Azalea, Azalea obtusum
Chinese Elm, Ulmus parvifolia	Kwanzan Cherry, Prunus serrucata	Harland Boxwood, Boxus harlandii
Cryptomeria, Cryptomeria japonica	Crape-Myrtle, Lagerstroemia indica	Dwarf Boxwood, Boxus sempervirens
Dawn Redwood, Metasequoia	Flowering Dogwood, Cornus florida	Dwarf Yaupon Holly, Ilex vomitoria
Deodar Cedar, Cedrus deodara	Kousa Dogwood, Cornus kousa	Dwarf Buford Holly, Ilex cornuta
Japanese Zelkova, Zelkova serrata	GoldenRaintree, Koelreuteria paniculata	Dwarf Nandina, Nandina domestica
Japanese Pagoda, Sophora japonica	Japanese Maple, Acer palmatum	Carissa Holly, Ilex cornuta
Littleleaf Linden, Tillia cordata	Amur Maple, Acer ginnala	Inkberry Holly, Ilex glabra
Laurel Oak, Quercus laurifolia	Pissard Plum, Prunus cerasifera	Japanese Holly, Ilex crenata
Red Maple, Acer rubrum	Eastern Redbud, Cercis Canadensis	Otto Laurel, Prunus laurocerasus
River Birch, Betula nigra	Saucer Magnolia, Magnolia soulangiana	Parsons Juniper, Juniperus davurica
Schumard Oak, Quercus schumardi	Serviceberry, Amelanchier arborea	Tamarix Juniper, Juniperus sabina
Southern Magnolia, Magnolia grandiflora	American Holly, Ilex opaca	Schipka Laurel, Prunus laurocerasus
Water Oak, Quercus nigra	Yoshino Cherry, Prunus yedoensis	Curlyleaf Ligustrum, Ligustrum japoninca
White Ash, Fraxinus americana		India Hawthorn, Raphiolepis indica
White Oak, Quercus alba		
Willow Oak, Quercu phellos		

Anderson County Planning Commission
Staff Report
June 9, 2020

Applicant:	Jimmy Bayne
Current Owner:	J & S Properties LLC
Property Address:	Liberty Highway
Precinct:	Five Forks
Council District:	4
TMS #(s):	119-00-17-026
Acreage:	+/- 141.81
Current Zoning:	I-2 (Industrial Park District)
Requested Zoning:	R-8 (Single-Family Residential 8,000 square feet)
Surrounding Zoning:	North: I-2 (Industrial Park District) South: I-2 (Industrial Park District) and C-2 (Highway Commercial) East: I-2 (Industrial Park District) and R-20 (Single-Family Residential) West: I-1 (Industrial District)

Evaluation:

The purpose of the Single-Family Residential District is established as 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.

This request is to rezone the parcel of property described above from I-2 (Industrial Park District) to R-8 (Single-Family Residential). The applicant's intent is to develop a single family detached residential development.

The project will include 380 lots with open space. The developer is proposing 2 new access points off Liberty Highway and 2 new access points off Manse Jolly Road. Liberty Highway is classified as an arterial road and Manse Jolly Road is classified as a collector.

The developer is proposing the following infrastructure improvements which will include public roads, curb and gutter, sidewalks, storm drainage, public water, public sewer, and community common areas. The community

common area will contain a community pool, cabana, and associated parking. Developer will be required to tie on to sewer if approved.

A traffic impact study will be required for a development of this size. According to SCDOT, dependent upon the traffic impact study, it is likely that US 178 would need to be widened to accommodate a left turn lane and possibly a right turn lane into each access. Just like US 178, and dependent upon the traffic impact study, Manse Jolly Road may need to be widened to accommodate left turn lanes. If left turn lanes are recommended, there may be some operational issues with the offset and approach angle of Bluebird Lane.

Industrial Park District 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 industrial.

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

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 98 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received three phone calls requesting more information.

Staff Recommendation: The Future Land Use map identifies the area as commercial and industrial. However, due to new data provided to staff pertaining to the topography and environmental constraints of the property, the property is not suitable to be developed as industrial and residential would be a better option. Therefore, staff recommends approval of the project.

Planning Commission Recommendation: The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended **denial** of a request to rezone from I-2 to R-8. The vote was **2** in favor, **3** opposed, and **2** absent.

County Council: The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from I-2 to R-8.

Rezoning Application

Anderson County Planning & Community Development

4/29/2020
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Jimmy Bayne (Owner - J&S Properties, LLC)
Mailing Address: 130 Dandelion Trail Anderson, SC 29621
Telephone: 864-270-2405
Email: bayneJ@charter.net

Owner's Information

(If Different from Applicant)

Owner Name: J&S Properties, LLC
Mailing Address: 130 Dandelion Trail, Anderson, SC 29621
Telephone: 864-270-2405
Email: bayneJ@charter.net

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: Liberty Highway at Manse Jolly Rd
Parcel Number(s)/TMS: 1190017026
County Council District: CCD 4
School District: 4
Total Acreage: +/- 141.81
Current Land Use: Vacant / Agricultural
Requested Zoning: R-8
Current Zoning: I-2
Purpose of Rezoning: Rezoning from industrial to residential for single-family detached housing.

Are there any Private Covenants or Deed Restrictions on the ◯ Yes ◉ No

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

Jimmy Bayne — 4/29/2020

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.

Jimmy Bayne — 4/29/2020

Applicant's Signature — 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: _____ Complete Submission Date: _____

Commission Public Hearing: _____ Council Public Hearing: _____

ANDERSON COUNTY
REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

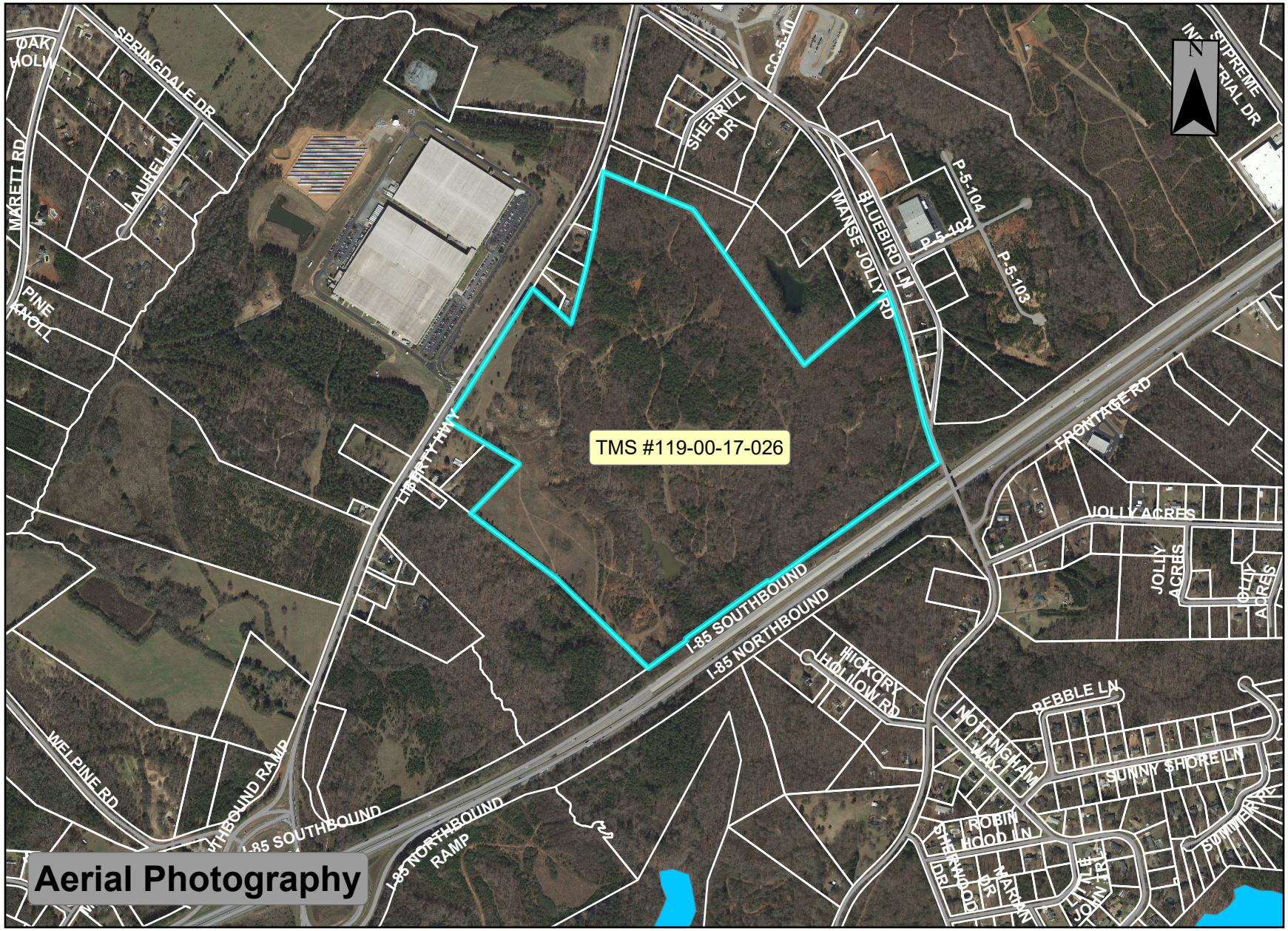
The property consists of one parcel (TMS 1190017026) which is ±141.80 acres located on Liberty Highway between I-85 and Manse Jolly Road. The property is currently vacant agricultural land zoned Industrial Park District (I-2) and located inside Anderson County. The applicant is requesting a rezone to Single-Family Residential District (R-8) in Anderson County. The proposed use of the rezoned property would be for a single-family detached residential development. The development proposes (2) new access points off Liberty Highway and (2) new access points off Manse Jolly Road. Both roads are owned and maintained by SCDOT. The new roads within the development would be designed to public road standards with the intentions to turn them over to Anderson County. The total number of lots within the community would be approximately 380 lots with a minimum lot size of 8,000 SF. The density would be roughly 2.70 units/acre. Approximately 1/3 of the property will remain common area/open space. Maximum efforts will be made to buffer adjacent properties. Buffers will also be established along all existing roads including Interstate 85.

Infrastructure improvements will include public roads, curb & gutter, sidewalks, storm drainage, public water, public sewer, and community common areas. Stormwater management areas may be dry or wet depending on water sources and privately owned by an established HOA. The community common areas will contain a community pool, cabana, and associated parking. Other areas may contain features such as tot lots, fire pits, walking trails, and/or dog parks. Mailbox clusters will be provided in these areas with the central mail center located at the main amenity center along Liberty Highway.



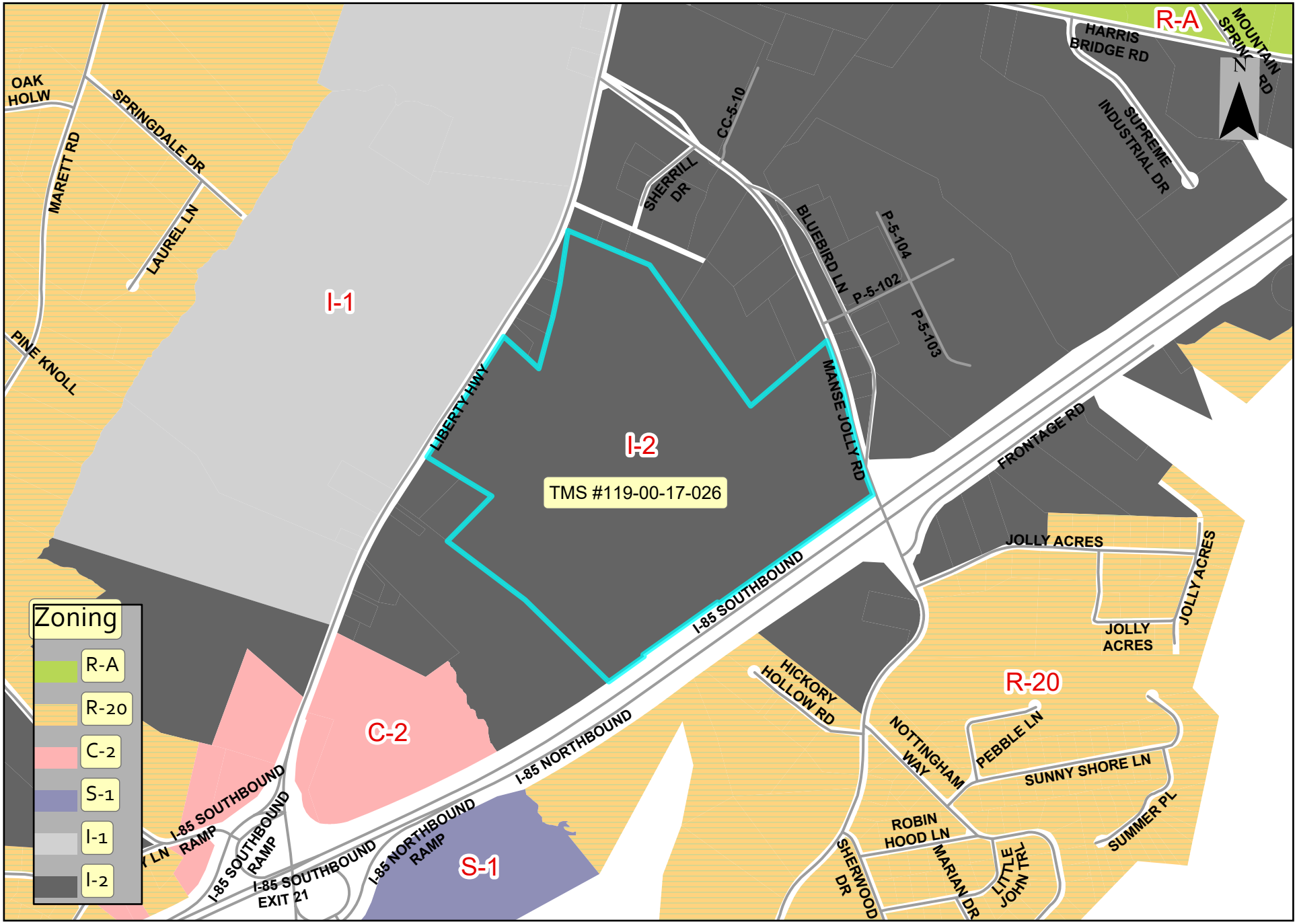
Rezoning Request
Liberty Highway
I-2 to R-8

0 500 1,000 2,000 Feet



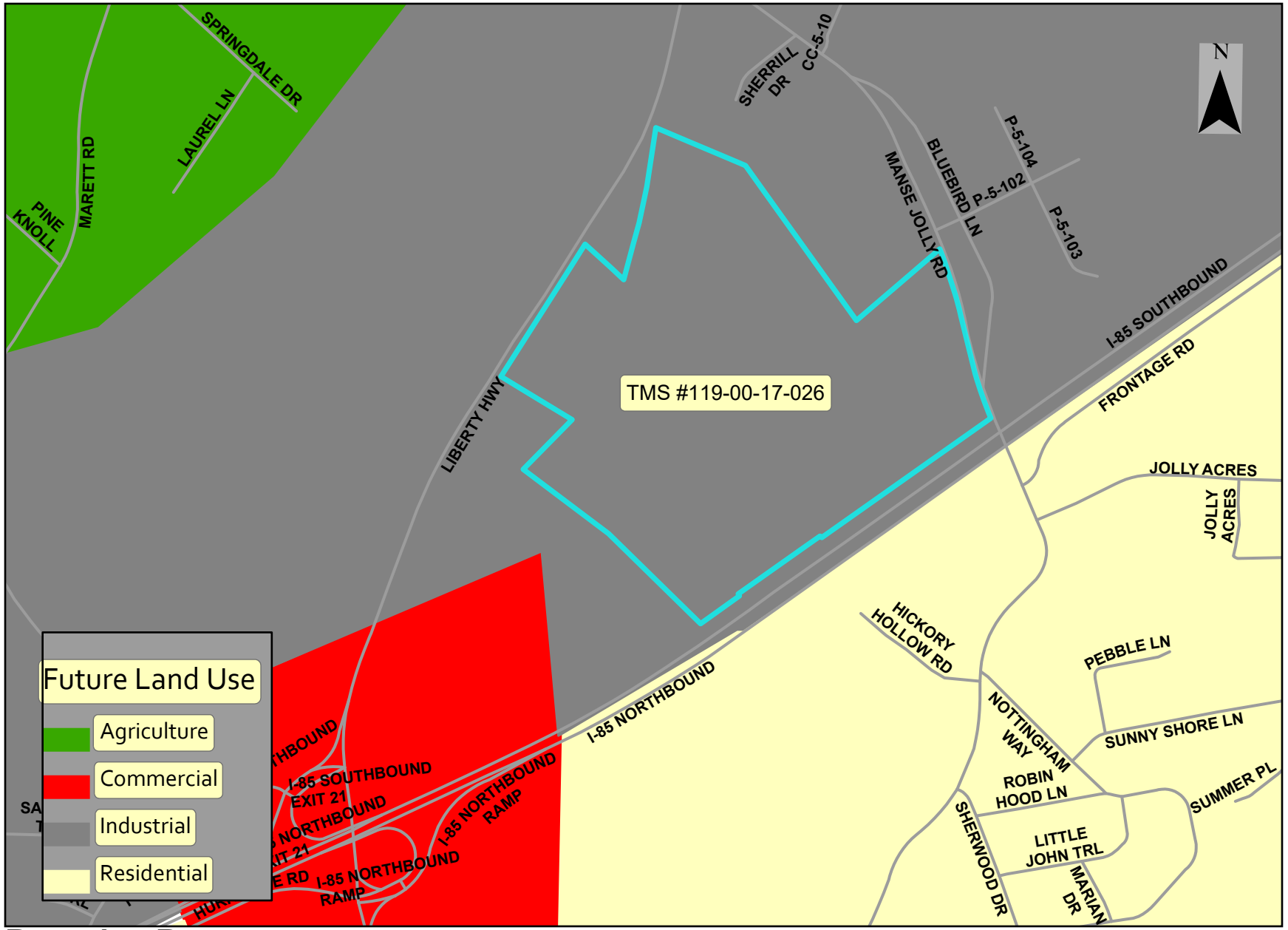
Rezoning Request
Liberty Highway
I-2 to R-8

0 1,000 2,000 4,000 Feet



Rezoning Request
Liberty Highway
I-2 to R-8

0 1,000 2,000 4,000 Feet



Rezoning Request
Liberty Highway
I-2 to R-8

0 1,000 2,000 4,000 Feet


5/22/20


sunbrella
5/22/20


5/22/20

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

5/22/20


ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
HEARING NOTICE
864-260-4720
5/22/20

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

5/22/20


5/22/20


5/22/20

Anderson County Planning Commission Meeting

June 9-2020
6:00 PM

Preliminary Project Name:	Beacon Outreach Ministries
Property Owner of Record:	David & Susan Wall
Authorized Representative:	Susan Wall
Intended Development:	Outreach Ministries
Location:	404 & 410 Oakdale Road, Townville
Details of Development:	This property will be used as a Camp & Retreat Center, providing rental space for camping, church activities, gospel singings, sports camp, at risk youth programs, weddings and family reunions. They will also have Hungry Hearts, collecting food for the hungry and become an information and referral service for victim crisis intervention. Heart & Home will teach classes and workshops on art & craft, home management, painting, baby sign language, money management, bible study, marriage workshops and parenting.
Surrounding Land Use:	Residential and Agriculture and undisturbed woodland area on the property.
Total Site Area:	12.5 Acres
Number of Building Units:	8
County Council District:	4
Zoning:	Un-zoned
Tax Map Number:	27-00-06-005 & -020
Extension of Existing Dev:	No
Existing Access Roads:	Oakdale Road (State Maintained)

Sewer Supplier:	Septic
Power Supplier:	Blueridge Co-Op & Duke Energy
Water Supplier:	Pioneer Rural
Variance:	No

Traffic Impact Analysis:

This new development is expected to generate 94 new trips per day. Oakdale Road is state maintained and is classified as a collector road with no maximum average trips per day requirement.

The applicant is required to obtain an encroachment permit from SCOOT for encroachment along Oakdale Road.

Development Standards

APPLICATION FOR: **Land Use** Anderson County Staff Review Case #: 20-132

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

Name of Applicant Susan Wall

Mailing Address 114 Knight Circle, Clemson, SC 29631

Telephone 919-795-4902 Cell 919-795-4902

Applicant is the: Owner's Agent _____ Property Owner David + Susan Wall

Property Owner(s) of Record David + Susan Wall

Mailing Address 114 Knight Circle

Telephone 919-795-4902 Cell same

Authorized Representative same

Mailing Address _____

Telephone _____ Cell _____

Address/Location of Property 410 + 404 Oakdale Rd, Townville, SC 29689

Existing Land Use residential

Proposed Land Use Commercial

Tax Map Number(s) 270006005 + 270006020

Total Size of Project (acres) 12.5 acres

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

Proposed Water Source ☐ Wells ☒ Public Water Water District Pioneer Rural Water

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District _____

Power Company Blueridge + Duke

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

RECEIVED
FEB 26, 2020
WTPC
Development Standards

Development Standards * 401 East River Street * Anderson, SC 29624
Phone (864) 260-4719 Fax (864) 260-4795

REQUEST FOR VARIANCE (IF APPLICABLE):
Is there a variance request? ☐ Yes ☐ No
If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT STATEMENT

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

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

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.

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

☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

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

Susan Wall
Signature of Applicant

2-28-2020
Date

PROPERTY OWNER'S CERTIFICATION

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

Susan Wall
Signature of Owner(s)

2-28-2020
Date

ANDERSON COUNTY STAFF USE ONLY

Date Received 2-26-2020 Received BY HDC

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

Application Processing

DHEC _____ ☐ N/A
County Engineer _____ ☐ N/A
SCDOT _____ ☐ N/A
Local VFD _____ ☐ N/A
School Board _____ ☐ N/A

Planning Commission Hearing Date April 9, 2020

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Hearing and Action

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial

Modifications _____

Notice of Action to Applicant _____

Fee Paid **$300.00** Yes ☑ No ☐ Credit Card/Check# 2901 Site Plan Revision Fee **$100.00**

Beacon Outreach Ministries

Beacon Camp and Retreat Center

Rent space for camping

Church activities

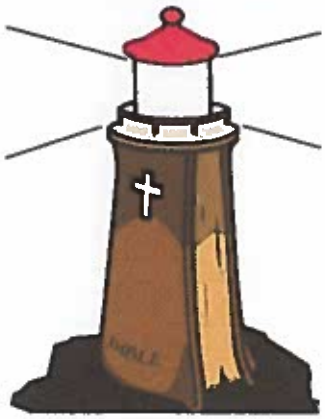
Gospel Singings

Sports camps

At –risk youth programs

Weddings

Families reunions



Hungry Hearts

Collect food for the hungry

Become information and referral service for

Victims of abuse, sexual, child and elderly

Crisis intervention

Blessings Bags



Heart & Home

Teach classes and work-shops on:

Arts & crafts

Home management

Painting

Baby Sign Language

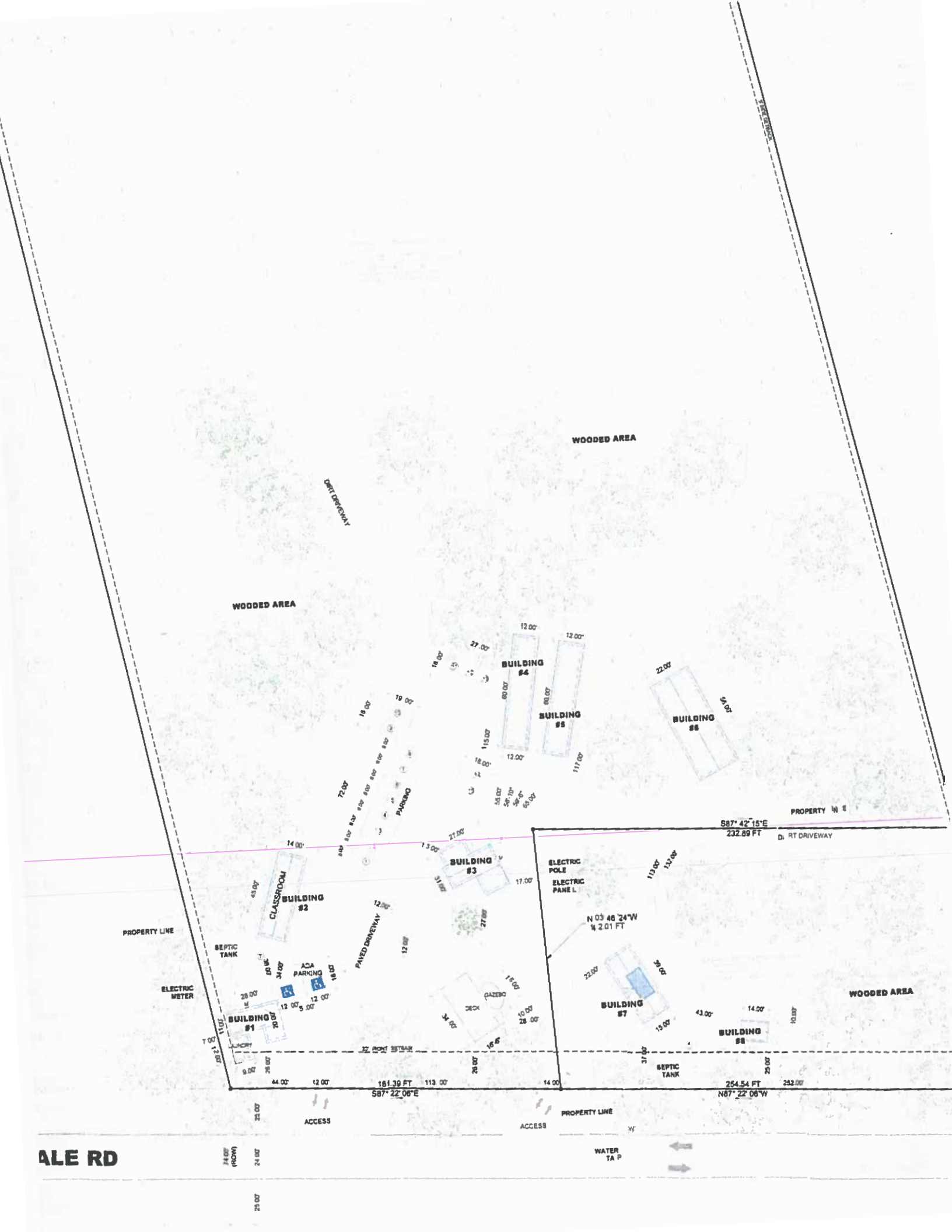
Money Management

Bible study

Marriage workshops

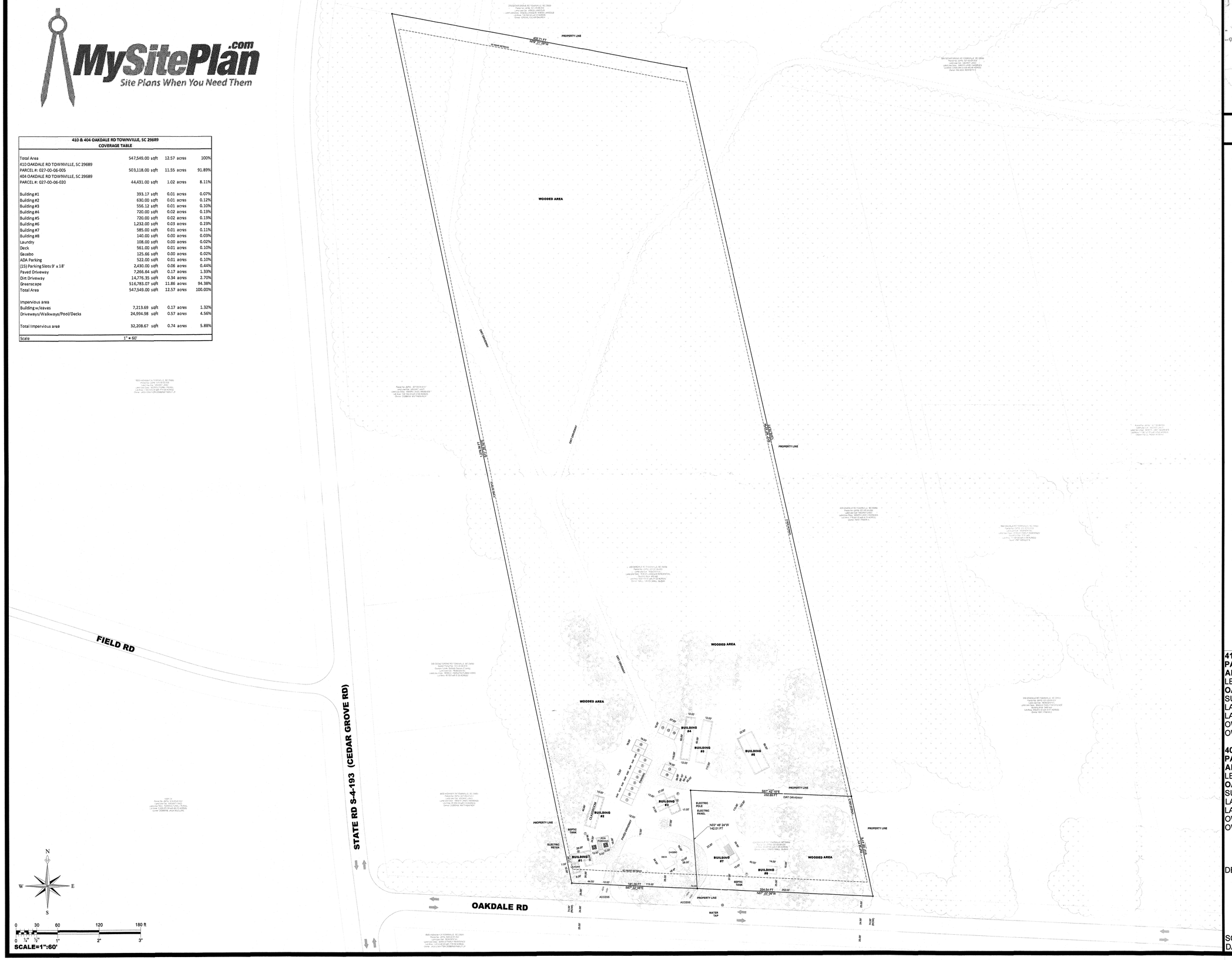
Parenting

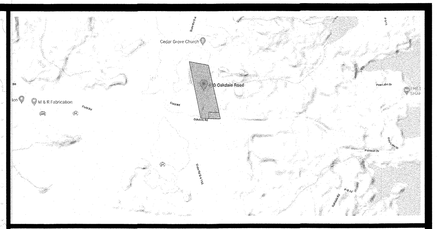



WOODED AREA
DIRT DRIVEWAY
WOODED AREA
BUILDING #4
BUILDING #5
BUILDING #6
PARKING
PROPERTY LINE
S87° 42' 15"E
232.89 FT
DIRT DRIVEWAY
BUILDING #3
ELECTRIC POLE
ELECTRIC PANEL
CLASSROOM
BUILDING #2
PAVED DRIVEWAY
N 03° 46' 24"W
12.01 FT
PROPERTY LINE
SEPTIC TANK
ADA PARKING
ELECTRIC METER
GAZEBO
BUILDING #7
WOODED AREA
BUILDING #1
BUILDING #8
32' FRONT SETBACK
SEPTIC TANK
181.39 FT
S87° 22' 06"E
254.54 FT
N87° 22' 06"W
ACCESS
ACCESS
PROPERTY LINE
ALE RD
WATER TAP

MySitePlan.com
Site Plans When You Need Them

410 & 404 OAKDALE RD TOWNVILLE, SC 29689 COVERAGE TABLE			
Total Area	547,549.00 sqft	12.57 acres	100%
410 OAKDALE RD TOWNVILLE, SC 29689			
PARCEL #: 027-00-06-005	503,118.00 sqft	11.55 acres	91.89%
404 OAKDALE RD TOWNVILLE, SC 29689			
PARCEL #: 027-00-06-020	44,431.00 sqft	1.02 acres	8.11%
Building #1	393.17 sqft	0.01 acres	0.07%
Building #2	630.00 sqft	0.01 acres	0.12%
Building #3	556.12 sqft	0.01 acres	0.10%
Building #4	720.00 sqft	0.02 acres	0.13%
Building #5	720.00 sqft	0.02 acres	0.13%
Building #6	1,232.00 sqft	0.03 acres	0.23%
Building #7	585.00 sqft	0.01 acres	0.11%
Building #8	140.00 sqft	0.00 acres	0.03%
Laundry	108.00 sqft	0.00 acres	0.02%
Deck	561.00 sqft	0.01 acres	0.10%
Gazebo	125.66 sqft	0.00 acres	0.02%
ADA Parking	522.00 sqft	0.01 acres	0.10%
(15) Parking Slots 9' x 18'	2,430.00 sqft	0.06 acres	0.44%
Paved Driveway	7,266.64 sqft	0.17 acres	1.33%
Dirt Driveway	14,776.35 sqft	0.34 acres	2.70%
Greenscape	516,783.07 sqft	11.86 acres	94.38%
Total Area	547,549.00 sqft	12.57 acres	100.00%
Impervious area			
Building w/eaves	7,213.69 sqft	0.17 acres	1.32%
Driveways/Walkways/Pool/Decks	24,994.98 sqft	0.57 acres	4.56%
Total Impervious area	32,208.67 sqft	0.74 acres	5.88%
Scale	1" = 60'		





VICINITY MAP

EXISTING SITE PLAN

410 OAKDALE RD TOWNVILLE, SC 29689
PARCEL #: 027-00-06-005
AREA:503,118.00 sqft (11.55 acres)
404 OAKDALE RD TOWNVILLE, SC 29689
PARCEL #: 027-00-06-020
AREA:44,431.00 sqft (1.02 acres)

410 OAKDALE RD TOWNVILLE, SC 29689
PARCEL #: 027-00-06-005
AREA:503,118.00 sqft (11.55 acres)
LEGAL INFORMATION: **CP 000/000 F000 D000 PP 082/309**
OAKDALE RD 11.55 AC
SUBDIVISION: - LEGAL LOT: - ZONING:
LAND USE CATEGORY: **RESIDENTIAL**
LAND USE DESCRIPTION: **MISCELLANEOUS RESIDENTIAL**
OWNER NAME: **WALL, DAVID / WALL, SUSAN**
OWNER ADDRESS: **114 KNIGHT CIR CLEMSON, SC 29631**

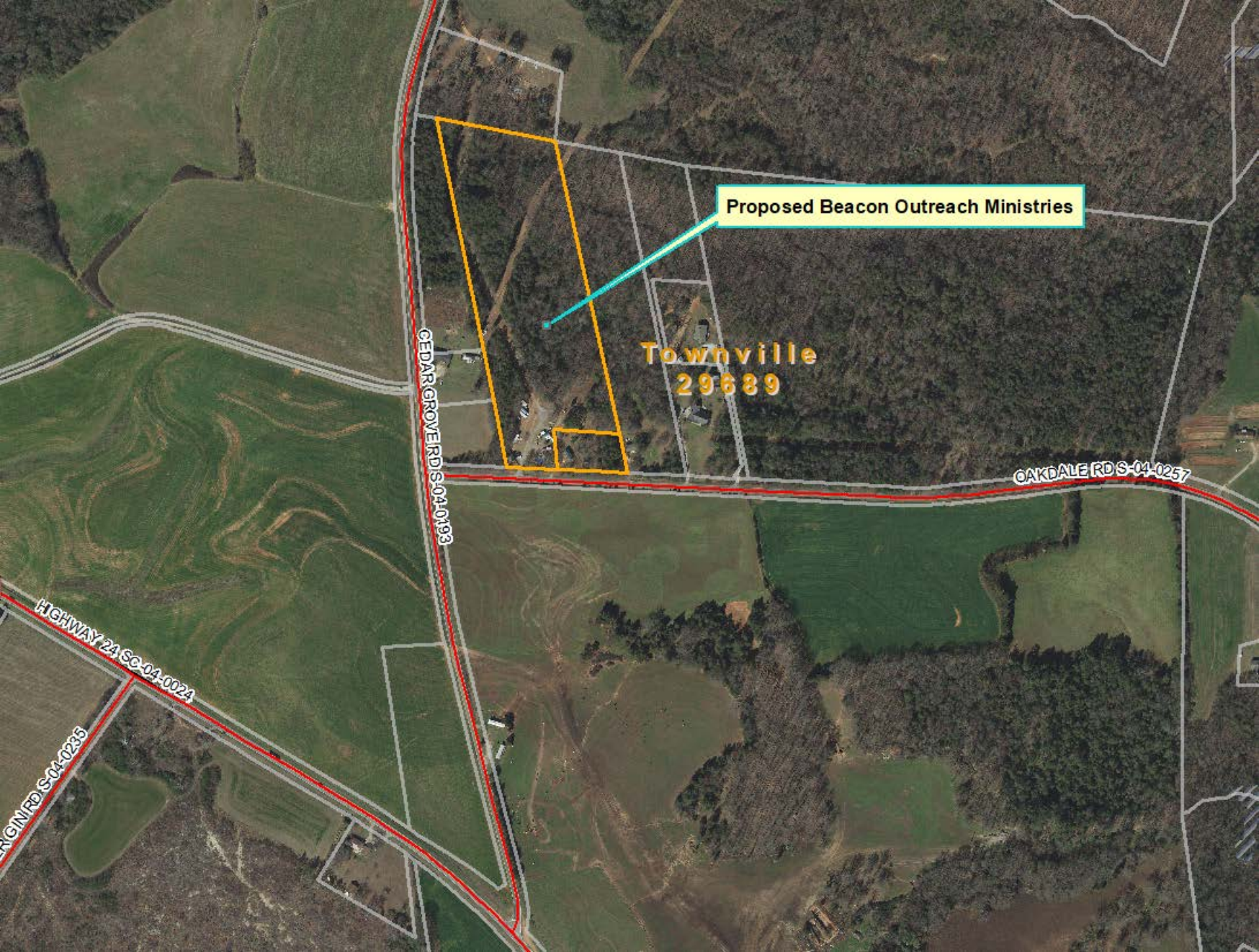
404 OAKDALE RD TOWNVILLE, SC 29689
PARCEL #: 027-00-06-020
AREA:44,431.00 sqft (1.02 acres)
LEGAL INFORMATION: **CP S 2214/1 F000 D000 PP 082/309**
OAKDALE RD 1.02 AC
SUBDIVISION: - LEGAL LOT: - ZONING:
LAND USE CATEGORY: **-**
LAND USE DESCRIPTION: **-**
OWNER NAME: **WALL, DAVID / WALL, SUSAN**
OWNER ADDRESS: **114 KNIGHT CIR CLEMSON, SC 29631**

DESIGNED BY: MySitePlan.com Site Plans When You Need Them

REVISION #:	SHEET #:
1	1

SCALE:1":60'
DATE: FEBRUARY 2.020


Proposed Beacon Outreach Ministries
Townville
29689
CEDAR GROVE RD S-04-0193
OAKDALE RD S-04-0257
24
HIGHWAY 24 SC-04-0024
RATER GIN RD S-04-0235


Proposed Beacon Outreach Ministries
Townville
29689
CEDAR GROVE RD S-04-0193
OAKDALE RD S-04-0257
HIGHWAY 24 SC-04-0024
RGIN RD S-04-0235

Anderson County Planning Commission

June 9, 2020
6:00 PM

Staff Report – Preliminary Subdivision

(Previously Approved on 11-12-2019)

Preliminary Project Name: RV Park

Applicant: Tony Bonitati

Property Owner of Record: HSO Holdings 1, LLC

Authorized Representative: Michael Short

Location: 1300 Hwy 29 S. (Anderson)

Applicant is requesting a layout change do to the fact Homeland Park sewer line design and topography issues. All other approvals on 11-12-2019 by the Planning Commission would still apply.

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)

Application
For
Land Use Review Hearings

ANDERSON COUNTY
SOUTH CAROLINA

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at 864) 260-4719

Development Standards * 401 East River Street * Anderson, SC 29624
Phone (864) 260-4719 Fax (864) 260-4795

Development Standards

APPLICATION FOR: **Land Use** Anderson County Staff Review Case #:_____

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

Name of Applicant Tony Bonitati

Mailing Address 101 E. Washington St, Suite 400, Greenville, SC 29601

Telephone 864-678-5969 Cell _____

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

Property Owner(s) of Record HSO Holdings 1, LLC

Mailing Address 4173 N Bay Rd

Telephone 864-678-5969 Cell _____

Authorized Representative Michael Short

Mailing Address 101 E. Washington St, Suite 400, Greenville, SC 29601

Telephone 864-678-5974 Cell _____

Address/Location of Property 1300 Hwy 29, Anderson, SC 29626

Existing Land Use RV Park

Proposed Land Use RV Park

Tax Map Number(s) 1250001004

Total Size of Project (acres) 75.85

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

Proposed Water Source ☐ Wells ☒ Public Water Water District Homeland Park

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Homeland Park

Power Company Duke Energy

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

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REQUEST FOR VARIANCE (IF APPLICABLE):
Is there a variance request? ☐ Yes ☒ No
If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE CONVENANT STATEMENT

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

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

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.

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

☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

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

Signature of Applicant _____ Date 3/10/2020

PROPERTY OWNER'S CERTIFICATION

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

Signature of Owner(s) _____ Date 3-10-20

ANDERSON COUNTY STAFF USE ONLY

Date Received _____ Received *BY* _____ Planning Commission Hearing Date _____

Pre-Application meeting held with _____ on _____ Deadline for Notice to Paper _____ to run _____

Application Forwarded to (date): Letter of Hearing Sent to Applicant _____

Application Processing

DHEC _____ ☐ N/A
County Engineer _____ ☐ N/A
SCDOT _____ ☐ N/A
Local VFD _____ ☐ N/A
School Board _____ ☐ N/A

Hearing and Action

Sign Placement Deadline _____
Planning Commission Action(date) _____
☐ Approval ☐ Approval w/ modifications ☐ Denial
Modifications _____
Notice of Action to Applicant _____

Fee Paid **$300.00** Yes ☐ No ☐ Credit Card/Check#_____ Site Plan Revision Fee **$100.00**

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee $650.00
2. Motorsports facilities and testing track Fee $650.00
3. Mining and Extraction Operation Fee $650.00
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee $650.00
5. Stockyards, Slaughterhouses, Animal Auction House Fee $650.00
6. Certain Public Service Uses Fee $650.00
    a. Land Fills
    b. Water and Sewage Treatment facilities
    c. Electrical Substations
    d. Prisons
    e. Recycling Stations
    f. Transfer Stations
    g. Schools
    h. Water and Sewer Lines
7. Large Scale Projects Fee $300.00
    a. Any project that is capable of generating 100 average daily vehicle trips or more.
    b. A truck or bus terminal, including service facilities designed principally for such uses.
    c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee $300.00
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee $300.00
10. Sexually Oriented Business Fee $650.00
11. Salvage, junk, and scrap yards Fee $650.00

APPLICATION PROCESS

1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, $300.00 legal advertisement & posting. Site plan revision Fee $100.00.

2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.

3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.

4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.

5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

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6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.

7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.

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

9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.

14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.

15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.

16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

REQUIRED ITEMS

1) APPLICATION FORM:

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) LETTER OF INTENT:

a. One (1) copy of a Letter of Intent (must be typed or legibly printed).

b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the regulations is also being requested, a brief explanation must also be included.

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Phone (864) 260-4719 Fax (864) 260-4795

3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.

b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.

c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.

d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:

a) Existing streets and names (with ROW shown)

b) City and County boundary lines

c) Existing buildings to remain

11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

- Attachment A – "Standards For Land Use Approval Consideration"
- Attachment B – "Application Checklist"

Development Standards * 401 East River Street * Anderson, SC 29624

Phone (864) 260-4719 Fax (864) 260-4795

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

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

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

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

Yes, our use is consistent and was previously approved.

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

No, the adjacent property owner PAWS has a favorable view of our use.

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

Our use will not cause an excessive burden and was previously approved.

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

Yes, we have sufficient off-street parking, setbacks, buffers, and access.

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

Our use is designed to benefit the community and was previously approved.

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Phone (864) 260-4719 Fax (864) 260-4795

Anderson County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

_____ Completed application form

_____ Letter of intent

_____ Sketch Plan one (1) copy 8 ½" x 11"

_____ Attachment "A"

Development Standards * 401 East River Street * Anderson, SC 29624

Phone (864) 260-4719 Fax (864) 260-4795

Anderson County

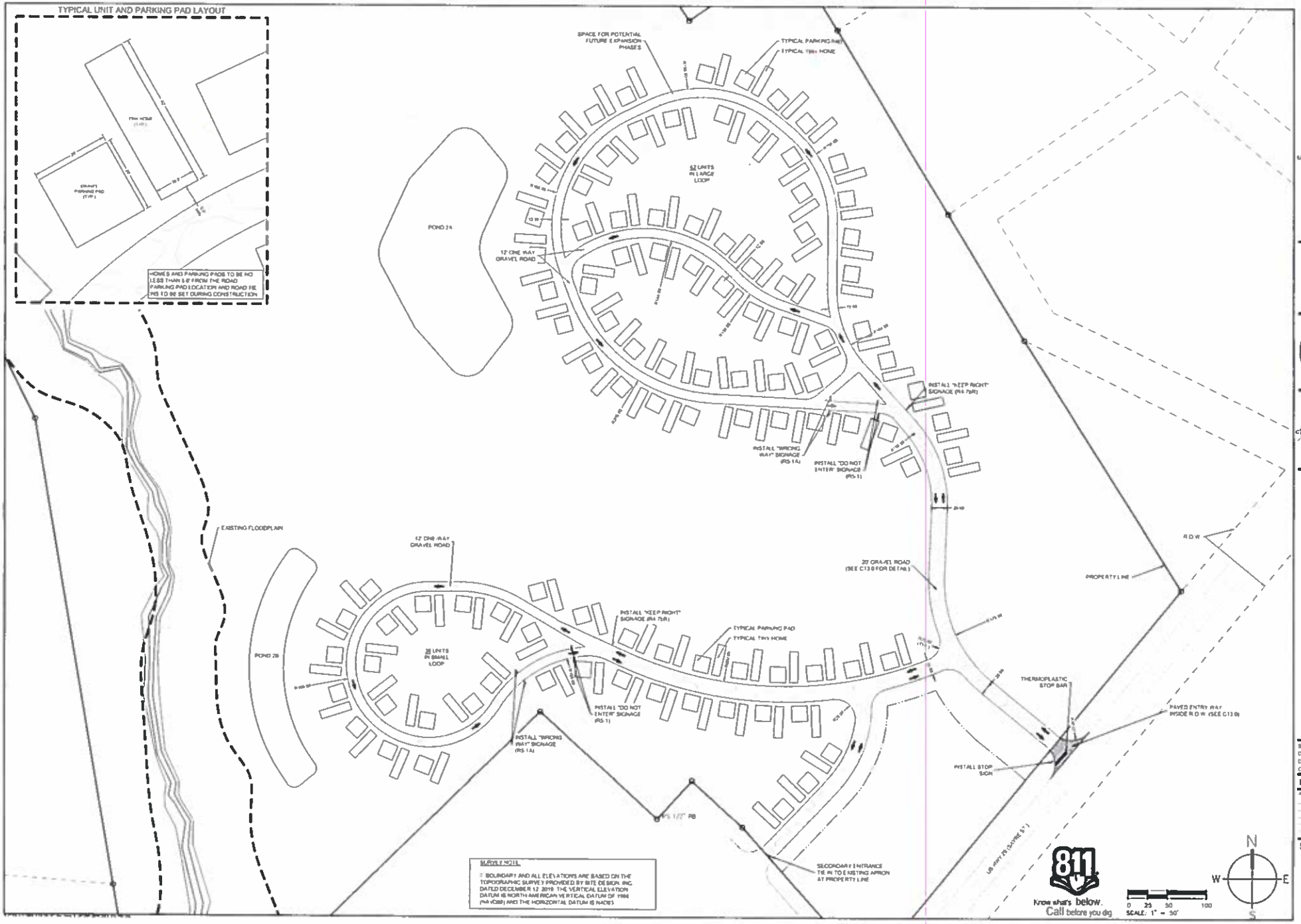
Revision - Application for Land Use Review Hearings

Letter of Intent

TMS#: 1250001004

1300 S. Hwy 29, Anderson, SC 29625

1. We request a revision to our approved land use application. After we received land use approval for the RV Park we commission a detailed topographic survey. This survey revealed several onsite challenges not present at the time of our initial sketch plan. There is a dry ditch line that bisects the property as well as large grade changes. Once these challenges were identified our civil engineer, working with Anderson County Storm Water Department produced this revised plan. It is consistent with the approved sketch plan in number of units, but better works with the actual onsite conditions. The property will be used as a rental RV park. The park will consist of Park Model RVs(PMRV). PMRVs are a unique trailer-type RV that are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet. They are certified by their manufacturers as complying with the ANSI A119.5 standard for recreational park trailers. This proposed use will be used to address Anderson County's affordable housing shortage.
2. Acreage = 76.47.
3. Land Use = The property is currently unzoned.
4. Number of dwelling units proposed = 100.
5. Building sizes proposed = 400 SF each.
6. No additional variances are requested.



SW

MOUNT PLEASANT
843 884 1687
GREENVILLE, SC
864 288 0536
SUMMERVILLE, SC
843 872 8700
SPARTANBURG, SC
864 272 1272
CHARLOTTE, NC
980 312 5450

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER

ANDERSON WORKFORCE HOUSING PHASE ONE

ANDERSON COUNTY, SOUTH CAROLINA

SW# PROJECT NO.
DATE: 12
DRAWN BY
CHECKED BY

REVISION HISTORY

SITE PLAN

C8.0

Anderson County Planning Commission

June 9, 2020
6:00 PM

Staff Report – Preliminary Subdivision

(Previously Denied on 2-11-2020)

Preliminary Subdivision Name:	Woodglen Sections I & II
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,-018,-020
Extension of Approved Dev:	Yes - (Woodglen was approved for 186 lots on 7-9-2019)
Existing Access Road:	Hwy 86 (State) Blossom Branch Road (County)
Number of Acres:	+/- 226.61
Number of Lots:	592 (406 added to the 186 Lots)
Water Supplier:	Greenville
Sewer Supplier:	ReWa (Renewable Water Resources)
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 5,920 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 SCDOT and Roads & Bridges have approved the TIS with the recommendation of turn lanes.

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

Staff Recommendation:

Sec. 38-311.
(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.
(Ord. No. 03-007, § 1, 4-15-03)

Scheduled Public Hearing Date: April 14, 2020

Application Received By: TC

Date Application Received: 3-2-20

Amount of Fee Paid: 4410.00 Check # 2013

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 3-2-2020

DS Number 20-02

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

Proposed Subdivision Name: Woodglen Sections I & II

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 Agnew Family LP Mark III Properties, LLC

Owner(s) Address 413 Inverness Way, Easley, SC 29642 51 Hawthorne Road, Bluffton, SC 29910 170-C Camelot Drive, Spartanburg, SC 29301

Telephone Number(s) Email

Project Information

3. Project Location: Highway 86 & Blossom Branch Road

Parcel Number/TMS: 2400001018, 2400001020, 2400001005 County Council District: CCD Six School District: 01

Total Acreage: +/-226.61 Number of Lots: 592 total - 406 in Section II Intended Development: SFR

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

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

Water Supplier: GWS Sewer Supplier: ReWa Septic: N/A

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? Yes

If so, please describe: Since the approval of Section I, Woodglen Section I has been revised to interconnect to Section II and third access added to Section I. Since the last PC meeting, a third access was also added to section II as well as 30 additional lots.

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee $200.00)**

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

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 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, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.
As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

(1)Floodplains.
(2)Soils, with severe limitations to development.
(3)Wetlands.
Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.
Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.
(a)Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b)The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.
Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

---

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

---

11. Are there any current Covenants in effect for this proposed development? Yes____No_X_If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

☒ Two (2) 8 ½ x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is $350.00 plus $10.00 per lot) (Fee for Revisions $200.00)

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

i. public health, safety, convenience, prosperity, and the general welfare;

ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee $200.00)**

iii. the effects of the proposed development on the local tax base; and,

iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

☒(1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.

☒(2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.

☒(3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.

☒(4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.

☒(5) Present land use of land to be subdivided and of the abutting property and/or properties.

☒(6) Acreage of land to be subdivided.

☒(7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.

☒(8) Tax map number of original parcel or parcels prior to subdivision.

☒(9) Location of existing and proposed easements with their location, widths and distances.

☒(10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.

☒(11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.

☒(12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.

☒(13) North arrow.

☒(14) Proposed road names pre-approved by E-911 Addressing Office for the county.

☒(15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.

☒(16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant _____ **Date** 02/28/2020

Signature of Owner _____ **Date** 02/28/2020

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT for the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

---

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review **(Fee for Final Plat Review is $150 + $10.00 per lot)**

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanies by the contractor's cost estimates. **(Performance Bond Renewal or Extension Fee $100.00)**

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

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

(1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
(2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
(3) Lot numbers for each lot to be created by the division.
(4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
(5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
(6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
(7) A statement clarifying whether any property line is in the center of any stream or creek.
(8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
(9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
(10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by David Modny, RLS, and dated October 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: 864-326-4202

Date: 02/28/2020

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 02/28/2020

[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)

blueWATER
civil design

March 2, 2020

Alesia Hunter
Anderson County Planning Division
Development Standards
401 East River Street
Anderson, SC 29624
864.260.4352

RE: Woodglen - Section I & II
"Preliminary Plat Submittal Package"
Highway 86 & Blossom Branch Road - Anderson County, SC

Dear Alesia,

Please see below for a list of items being submitted for preliminary plat for the above referenced project that was originally submitted on 11/05/2019. Some changes have been made to Section II concerning the entrances and number of lots, so we are submitting as a new submittal, not a revision. Please feel free to contact me (paul@bluewatercivil.com or 864-735-5068) if you have any comments or questions concerning this submittal.

Items Included in Submittal:

- (2) 8.5" x 11" Copies of the Revised Preliminary Plat
- (2) 24" x 36" Copies of the Revised Preliminary Plat
- (1) Completed Subdivision Application
- (2) Signed Agent Authorization Forms
- (1) Check for $4,410.00 for Preliminary Plat Review Fee
- (2) Copies of E-911 Subdivision & Road Name Approvals (Original and Update)
- (1) Copy of Soils Map & Data
- (1) Copy of all Availability Letters from Utility Providers
- (1) Copy of updated TIS
- (1) Electronic copy of all Files Mentioned Above (Sent Via Email)

Regards,
Bluewater Civil Design, PLLC

Paul J. Harrison, P.E., LEED® AP
Partner

ReWa®
renewable water resources

(p) 864.299.4000 • (f) 864.299.8958

561 Mauldin Rd. • Greenville, SC 29607
www.ReWaonline.org

March 16, 2020

Anderson County Planning Commission
Post Office Box 8002
Anderson, SC 29622

RE: ReWa's Investment in Sewer Infrastructure in Northeast Anderson County

Dear Commissioners:

On February 11, 2020 several ReWa staff attended the Anderson County Planning Commission meeting with the intent of explaining to the Board the current sanitary sewer project (Blossom Branch) that will provide sanitary sewer for the proposed subdivision Woodglen Phase II. The project will also provide sewer service for the approved Woodglen Phase I, Dogwood Ridge subdivision and the Exchange Logistics Park (see attached map). The need for sewer service, which the Blossom Branch project will provide, has been discussed between ReWa and Anderson County leadership for the last several years and was identified as an immediate need (0-5 years) in the GMC Planning Study dated July 2017.

ReWa prioritized this project and decided to move forward based on recent high development interest and the potential for a basin build-out within in a 10-year period. Through connection and service fees, the shorter return on our investment in infrastructure in this area supports our decision to move forward with the $3,700,000 project. Developments with higher flow rates per acre, such as the Woodglen development, provide ReWa with a higher amount of income, reduce the debt payout time, and therefore, make Blossom Branch a viable project.

With the continued intense growth that has occurred and is projected to continue in the upstate, ReWa is challenged with the decisions of where to expand and when. The GMC study identified $40 million of new sanitary sewer infrastructure within the ReWa service area of northeast Anderson County to meet the interim (10-year) growth needs. ReWa has initiated 3 projects (Blossom Branch, $3.7M, Upper Brushy Creek Improvements, $9.3M, and Hurricane Creek Phase 1 Improvements, $17.6M) within NE Anderson County and is currently considering several other projects (Ragsdale Road, $3.5M and S.R. 153 Saluda River Trunk Sewer, $2.8M) that may begin within the next 5-year budget period. This effort is in addition to a large demand for capital investment in the existing sewer infrastructure and expansion projects in Greenville, Laurens, and Spartanburg Counties.

ReWa is concerned that recent denials of proposed subdivisions in NE Anderson County could result in a significant longer return on our infrastructure investment. While ReWa prefers to plan and construct basin wide sewer infrastructure that meets current demands and provides support for future growth of commercial, industrial, and residential areas; we may need to reconsider our investment level, and reduce the scope and service area of our projects to make our projects more affordable. This is not a

desirable path since it will lead to an increase in smaller pump stations, reduce available sewered acreage, and add more financial burden to development.

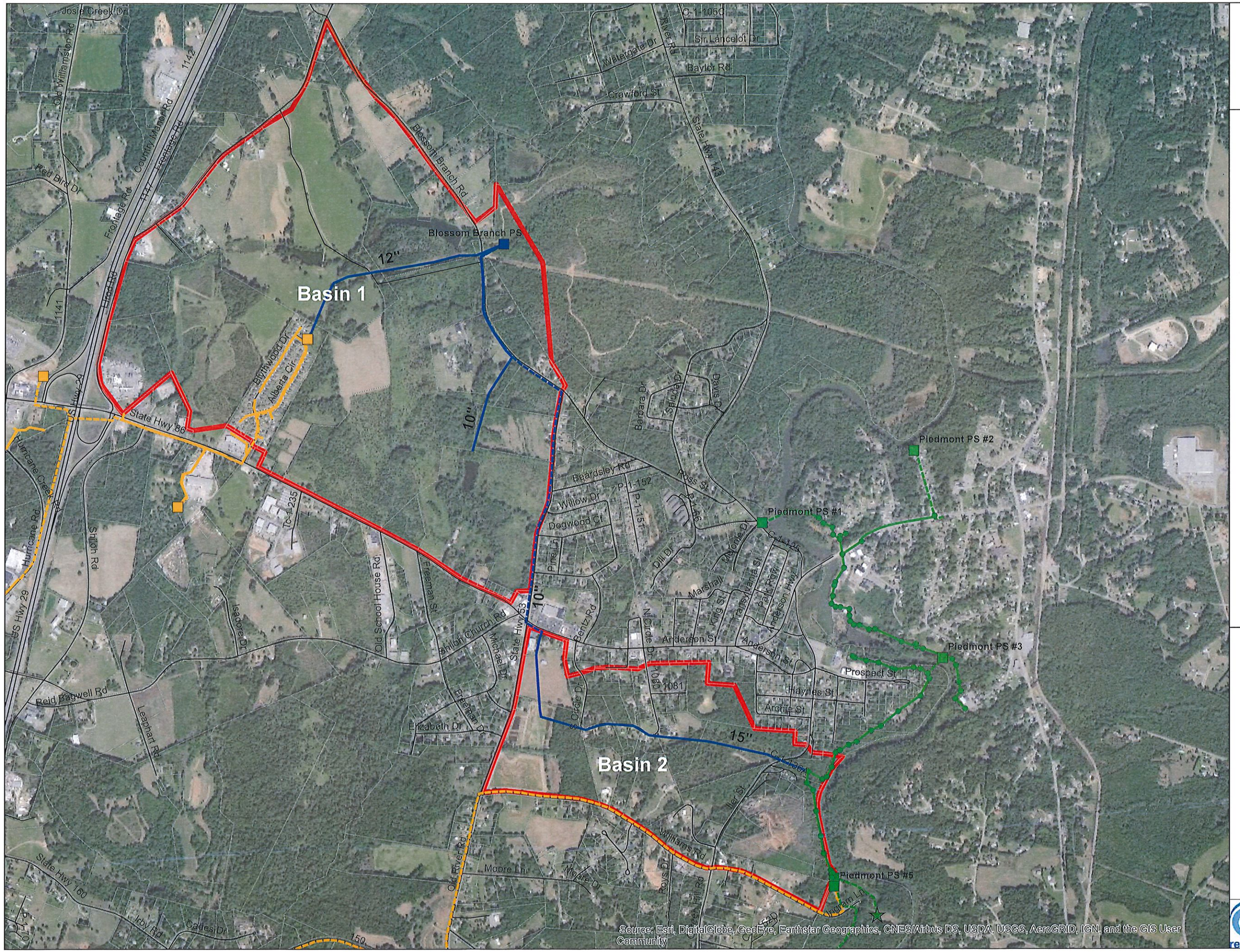
ReWa is requesting guidance and input from Anderson County Planning, Economic Development, and Leadership with respect to residential growth in NE Anderson County.

Sincerely,

Graham W. Rich, CEO

CC: Greg Wright, ReWa
Joe Thompson, ReWa
Nina Hallissy, ReWa
Rusty Burns, Anderson County Administrator

Figure 1
Blossom Branch Sewer Study



- ReWa MH
- Proposed PS
- ReWa PS
- Anderson PS
- Easley PS
- ReWa WRRF
- Proposed GM
- Proposed FM
- ReWa GM
- ReWa FM
- Anderson GM
- Anderson FM
- Roads
- Parcels
- Study Area

N
W E
S

1 inch = 1,300 feet

0 0.1 0.2 0.4 Miles

ReWa renewable water resources

CDM Smith

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **March 19, 2020**

TO: **Tim Cartee**
Subdivision Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Woodglen Subdivision Section I & II**

The traffic impact study for Woodglen Subdivsion was received by our office on March 3, 2020. The proposed development will not generate enough turning movements on Blossom Branch Road (C-01-0114) to meet the SCDOT guidelines for left or right auxiliary turn lanes. The traffic impact study meets the requirements of the Anderson County Traffic Impact Study Ordinance.

The general road layout and alignment is acceptable. The final design of the roundabouts will need to be approved by Roads & Bridges and the Fire Marshal after preliminary approval. Roundabouts of this size normally require either a fully traversable central island or a truck apron to allow large trucks and emergency vehicles to maneuver.

Tommy Dunn Chairman, District 5
Craig Wooten Council District 1
Ray Graham Council District 3
Cindy Wilson Council District 7
Brett Sanders V. Chairman, District 4
Gracie Floyd Council District 2
Jimmy Davis Council District 6
Lacey Croegaert Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

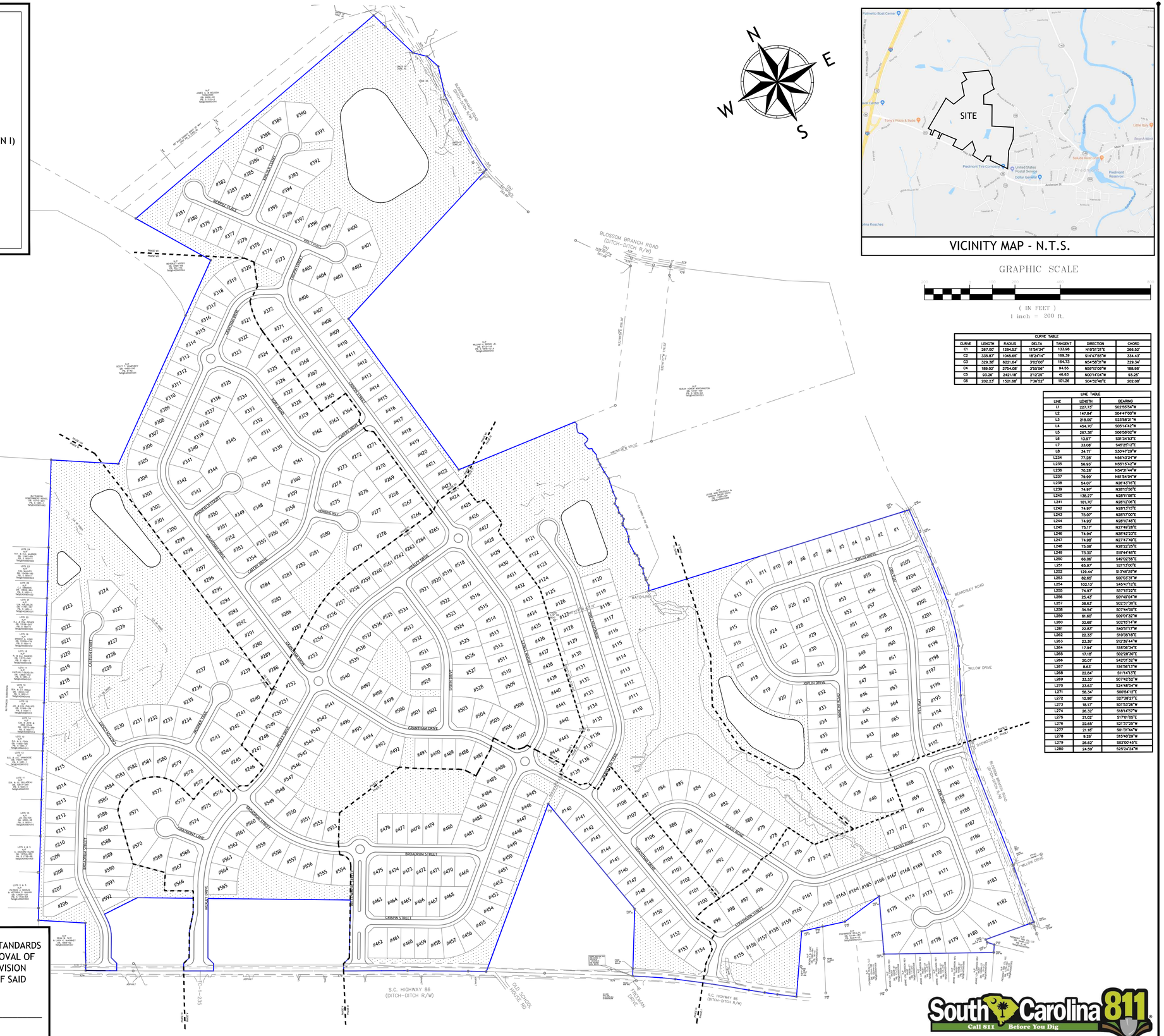
PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org

SITE DATA

TAX MAP NO.:	2400001005, 2400001020, & P/O 2400001018
TOTAL AREA:	±70.94 AC (SECTION I) ±155.67 AC (SECTION II) ±226.61 AC TOTAL
ZONING:	*UNZONED
TOTAL LOTS:	186 LOTS (PREVIOUSLY APPROVED FOR WOODGLEN I) 406 LOTS (NEW LOTS FOR WOODGLEN II) 592 LOTS TOTAL
PROPOSED ROADWAY:	±7,769 LF (50' R.O.W. SECTION I) ±100 LF (66' R.O.W. SECTION I) ±16,619 LF (50' R.O.W. SECTION II) ±615 LF (66' R.O.W. SECTION II) ±324 LF (80' R.O.W. SECTION II) ±400 LF (82' R.O.W. SECTION II)

SITE PLAN LEGEND

- OPEN SPACE
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT



VICINITY MAP - N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	267.00'	1284.53'	11°54'34"	133.96	N170°51'21"E	266.52'
C2	335.87'	1045.65'	18°24'14"	169.39	S14°47'55"W	334.43'
C3	329.38'	6221.64'	3°02'00"	164.73	N94°58'31"W	329.34'
C4	189.02'	2754.08'	3°55'56"	94.55	N99°15'09"W	188.98'
C5	93.26'	2421.18'	2°12'25"	46.63	N00°14'04"W	93.25'
C6	202.23'	1521.68'	7°36'52"	101.26	S04°32'40"E	202.08'

LINE TABLE		
LINE	LENGTH	BEARING
L1	227.73'	S02°55'54"W
L2	147.84'	S04°47'00"W
L3	218.09'	S23°58'21"W
L4	454.70'	S05°14'42"W
L5	267.38'	S06°56'02"W
L6	13.97'	S01°34'53"E
L7	33.08'	S49°25'12"E
L8	34.71'	S30°47'29"W
L234	77.28'	N56°43'24"W
L235	56.93'	N55°15'42"W
L236	70.28'	N54°31'44"W
L237	79.99'	N61°54'04"W
L238	54.07'	N39°43'16"E
L239	74.97'	N28°15'56"E
L240	138.27'	N28°11'08"E
L241	181.70'	N28°12'06"E
L242	74.97'	N28°13'15"E
L243	75.07'	N28°17'00"E
L244	74.93'	N28°10'48"E
L245	75.17'	N27°49'28"E
L246	74.94'	N28°42'23"E
L247	74.98'	N27°47'48"E
L248	75.08'	N28°22'25"E
L249	73.30'	S18°44'48"E
L250	22.83'	S40°51'17"W
L251	65.97'	S21°13'00"E
L252	129.44'	S13°46'29"W
L253	82.65'	S00°03'31"W
L254	102.13'	S45°47'12"E
L255	74.97'	S57°15'22"E
L256	25.43'	S01°49'04"W
L257	38.63'	S02°37'30"E
L258	34.54'	S07°44'00"E
L259	61.60'	S09°01'32"W
L260	32.68'	S02°15'14"W
L261	22.83'	S40°51'17"W
L262	22.33'	S10°30'18"E
L263	23.39'	S12°39'44"W
L264	17.94'	S18°06'34"E
L265	17.18'	S02°28'30"E
L266	20.01'	S42°01'32"W
L267	8.63'	S16°56'13"W
L268	22.84'	S11°41'13"E
L269	33.33'	S07°42'52"W
L270	23.63'	S24°48'04"W
L271	58.34'	S00°54'12"E
L272	12.98'	S27°38'27"E
L273	18.17'	S01°53'26"W
L274	26.32'	S18°14'57"W
L275	21.02'	S17°01'00"E
L276	22.65'	S21°37'25"W
L277	21.18'	S01°31'44"W
L278	9.26'	S15°40'29"W
L279	26.62'	S02°50'45"E
L280	24.59'	S25°24'24"W

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: 03/02/2020

NAME: John Beeson (Authorized Representative)

SIGNED: _____

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; 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, PE
SIGNED: _____
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 Lowndes Hill Rd, Greenville, SC 29607
TELEPHONE NUMBER: 864-326-5624
DATE: 03/02/2020

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: _____

Project Number: 2019-102
DWG Name: Woodglen II PP-3.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BLUEWATER CIVIL DESIGN, LLC
No. C04212

SOUTH CAROLINA LLEGISTERED PROFESSIONAL ENGINEER
No. 24224
03/02/2020

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

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	11/05/2019	Issued Preliminary Plat
B	11/27/2019	Revised to Remove Parcels
C	12/12/2019	Revised Entrances
D	01/03/2020	Revised per Anderson County Comments
E	01/24/2020	Revised per Anderson County Comments
F	03/02/2020	Revised Section II Entrances and Lots
....	....	....
....	....	....
....	....	....
....	....	....

PRELIMINARY PLAT
OVERALL
(SHEET 1 OF 7)

PP-OVR

South Carolina 811 Call 811 Before You Dig

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SITE DATA

TAX MAP NO.: 2400001005, 2400001020, & P/O 2400001018

TOTAL AREA: ±70.94 AC (SECTION I)
±155.67 AC (SECTION II)
±226.61 AC TOTAL

ZONING: *UNZONED

TOTAL LOTS: 186 LOTS (PREVIOUSLY APPROVED FOR WOODGLEN I)
406 LOTS (NEW LOTS FOR WOODGLEN II)
592 LOTS TOTAL

PROPOSED ROADWAY: ±7,769 LF (50' R.O.W. SECTION I)
±100 LF (66' R.O.W. SECTION I)
±16,619 LF (50' R.O.W. SECTION II)
±615 LF (66' R.O.W. SECTION II)
±324 LF (80' R.O.W. SECTION II)
±400 LF (82' R.O.W. SECTION II)

SETBACKS:

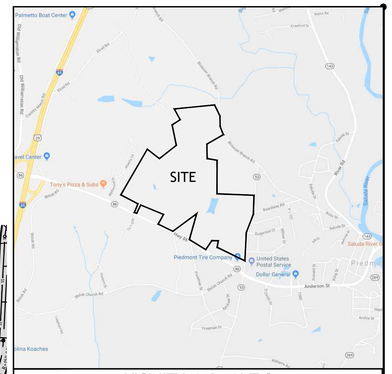
HIGHWAY 86:	50'
BLOSSOM BRANCH RD:	40'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; 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, PE
SIGNED: Paul J. Harrison
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 Lowndes Hill Rd, Greenville, SC 29607
TELEPHONE NUMBER: 864-326-4202
DATE: 03/02/2020

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DATE: 03/02/2020
NAME: John Beeson (Authorized Representative)
SIGNED:



VICINITY MAP - N.T.S.

N
W E
S

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.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- PROPOSED HIGHWAY 86 ROAD IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH APPROVED SCDOT ENCROACHMENT PERMIT

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

DEVELOPER	CIVIL ENGINEER	SURVEYOR
COMPANY: MARK III PROPERTIES, INC.	COMPANY: BLUEWATER CIVIL DESIGN, LLC	COMPANY: 3D LAND SURVEYING
ADDRESS: 170-C CAMELOT DRIVE SPARTANBURG, SC 29301	ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607	ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE: 864-595-1735	PHONE: 864-735-5068	PHONE: 864-272-0274
CONTACT: JOHN BEESON	CONTACT: PAUL HARRISON, P.E.	CONTACT: DAVID MODNY
EMAIL: JOHN@MARKIIIPROPERTIES.COM	EMAIL: PAUL@BLUEWATERCIVIL.COM	EMAIL: DAVID@3DLS.NET

CERTIFICATE OF PROJECT APPROVAL:
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MANAGER OR SUBDIVISION ADMINISTRATOR: _____

DATE: _____

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.

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

811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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Project Number: 2019-102
DWG Name: Woodglen II PP-3.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 24224 03/02/2020 PAUL J. HARRISON

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

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	11/05/2019	Issued Preliminary Plat
B	11/22/2019	Revised to Remove Parcels
C	12/12/2019	Revised Entrances
D	01/03/2020	Revised per Anderson County Comments
E	01/24/2020	Revised per Anderson County Comments
F	03/02/2020	Revised Section II Entrances and Lots
....	....	....
....	....	....
....	....	....
....	....	....
....	....	....

PRELIMINARY PLAT
(SHEET 3 OF 7)

PP-1A

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

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BY NAME: Paul J. Harrison, PE
SIGNED: Paul J. Harrison
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 Lowndes Hill Rd, Greenville, SC 29607
TELEPHONE NUMBER: 864-326-4202
DATE: 03/02/2020

OWNER'S CERTIFICATION:

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE: 03/02/2020

NAME: John Beeson (Authorized Representative)

SIGNED:

CERTIFICATE OF PROJECT APPROVAL:

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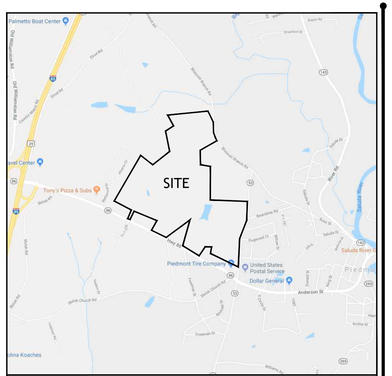
MANAGER OR SUBDIVISION ADMINISTRATOR: _____

DATE: _____

N W E S

GENERAL NOTES:

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- 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.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- PROPOSED HIGHWAY 86 ROAD IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH APPROVED SCDOT ENCROACHMENT PERMIT



VICINITY MAP - N.T.S.

DEVELOPER
COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170-C CAMELOT DRIVE, SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BEESON
EMAIL: JOHN@MARKIIIPROPERTIES.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: DAVID MODNY
EMAIL: DAVID@3DLS.NET

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.

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

811 Know what's below. Call before you dig.



SITE DATA

TAX MAP NO.:	2400001005, 2400001020, & P/O 2400001018
TOTAL AREA:	±70.94 AC (SECTION I) ±155.67 AC (SECTION II) ±226.61 AC TOTAL
ZONING:	*UNZONED
TOTAL LOTS:	186 LOTS (PREVIOUSLY APPROVED FOR WOODGLEN I) 406 LOTS (NEW LOTS FOR WOODGLEN II) 592 LOTS TOTAL
PROPOSED ROADWAY:	±7,769 LF (50' R.O.W. SECTION I) ±100 LF (66' R.O.W. SECTION I) ±16,619 LF (50' R.O.W. SECTION II) ±615 LF (66' R.O.W. SECTION II) ±324 LF (80' R.O.W. SECTION II) ±400 LF (82' R.O.W. SECTION II)
SETBACKS:	
HIGHWAY 86:	50'
BLOSSOM BRANCH RD:	40'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
SECONDARY SIDE:	10'
REAR SETBACK:	10'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Project Number: 2019-102
DWG Name: Woodglen II PP-3.dwg
Drawing Scale: as noted
Date of Project: 11/2019
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

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....	....	....

PRELIMINARY PLAT (SHEET 4 OF 7)

PP-1B

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SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
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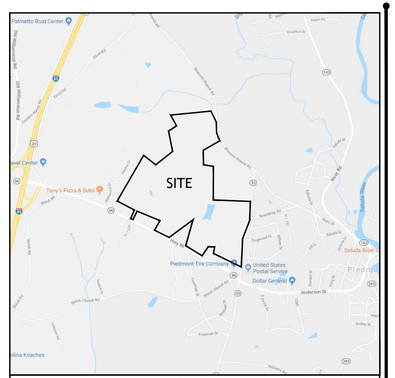
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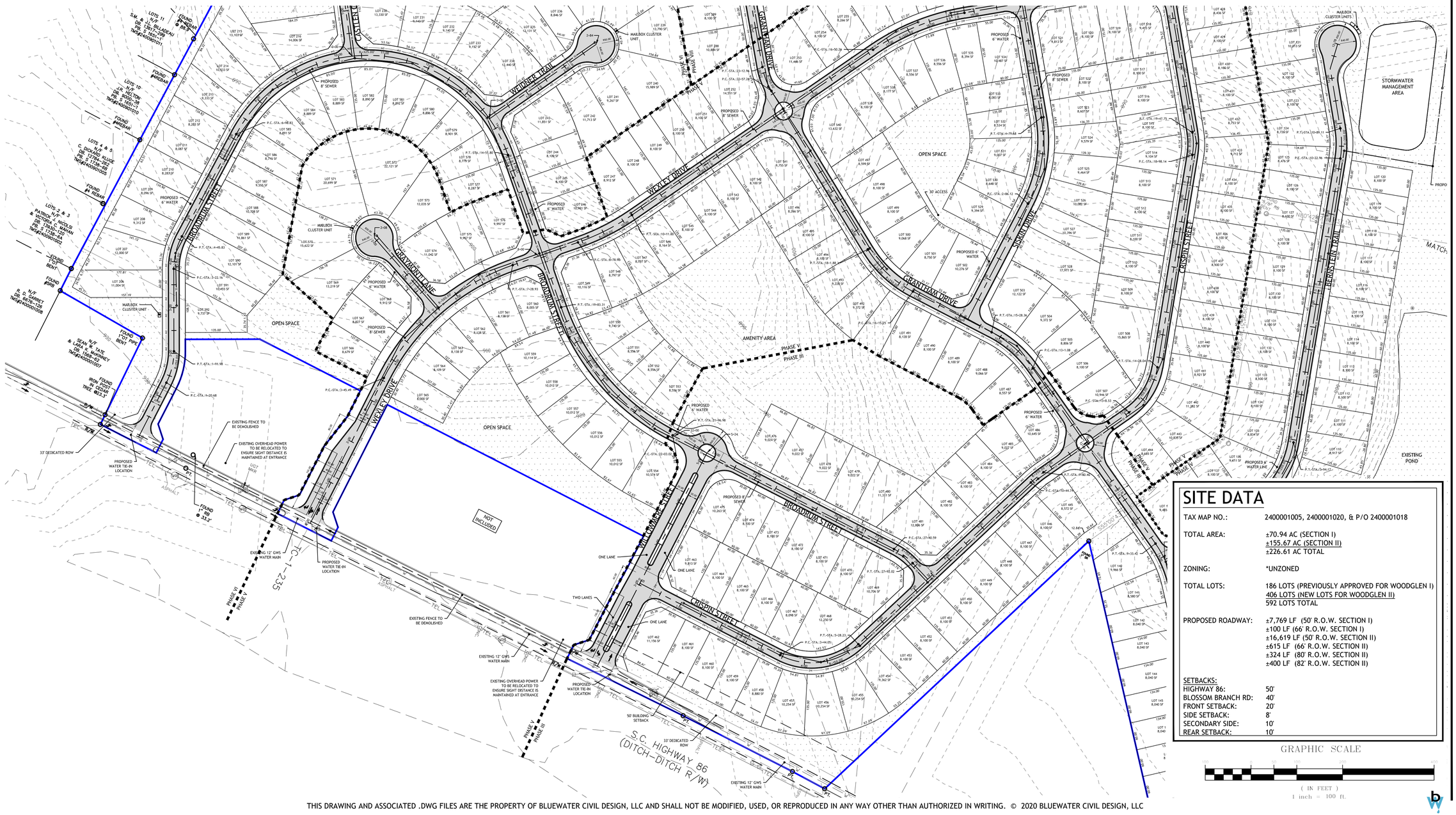
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VICINITY MAP - N.T.S.


WEDNER TRAIL
CASTLEN CT.
BROADRUN STREET
WESLEY DRIVE
GRAYMONT LANE
GRANTHAM DRIVE
JASON DRIVE
CRISPIN STREET
COLCHESTER COURT
DORSTEN MANOR
PHASE VII
PHASE VI
PHASE V
PHASE IV
PHASE III
PHASE II
PHASE I
AMENITY AREA
OPEN SPACE
STORMWATER MANAGEMENT AREA
EXISTING POND
MAILBOX CLUSTER UNIT
PROPOSED 8" SEWER
PROPOSED 6" WATER
PROPOSED 8" WATER
PROPOSED 6" WATER LINE
30' ACCESS
50' BUILDING SETBACK
33' DEDICATED ROW
EXISTING FENCE TO BE DEMOLISHED
EXISTING OVERHEAD POWER TO BE RELOCATED TO ENSURE SIGHT DISTANCE IS MAINTAINED AT ENTRANCE
EXISTING 12" GWS WATER MAIN
PROPOSED WATER TIE-IN LOCATION
PROPOSED WATER TIE-IN LOCATION
NOT INCLUDED
ONE LANE
TWO LANES
S.C. HIGHWAY 86
(DITCH-DITCH R/W)
PHASE IV
PHASE V
PHASE III
PHASE II
PHASE I
LOTS 11 & 12 N/F BLUEBEAU DB. 1451, PG. 299 TMS#2400001011
LOTS 10 N/F HILTON DB. 2450, PG. 36 TMS#2400001010
LOTS 4 & 5 N/F C. DICKSTEIN KLUGE DB. 5178, PG. 88 TMS#2400001005
LOTS 2 & 3 N/F KATHRYN V. NICOLO & DEBORAH V. MAVAR DB. 5165, PG. 69 TMS#2400001002
N/F SEAN & LADA McKINNEY DB. 5168, PG. 725 TMS#2400001020
N/F D. GARRETT DB. 6676, PG. 198 TMS#2400001008
FOUND #5 REBAR
FOUND 1" OTP
FOUND 1" IRON PIPE
FOUND IRON PIPE IN TREE 0.2'AR 0.3'
FOUND #5 REBAR 0.2'
FOUND #4 REBAR
FOUND #5 REBAR
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SETBACKS:

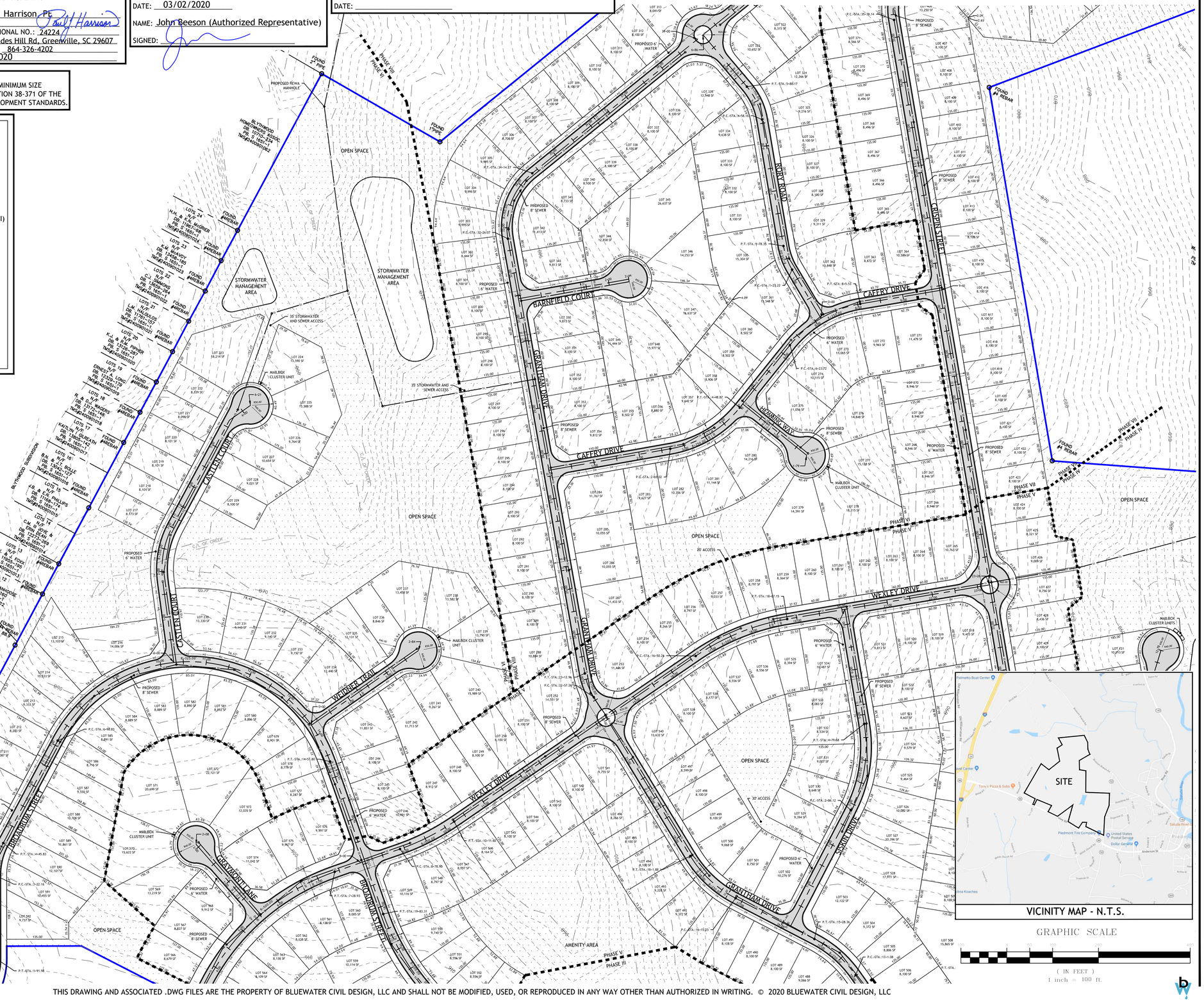
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N W E S

811 Know what's below. Call before you dig.


PHASE VIII PHASE IV
PHASE VII PHASE IV
PHASE V PHASE III
PHASE VI PHASE V
PHASE V PHASE III
PROPOSED REWA MANHOLE
FOUND 2" PIPE
FOUND 1" PIPE
FOUND #5 REBAR
BLYTHWOOD SUBDIVISION
BLYTHWOOD HOMEOWNERS ASSOC. DB. 5-1010-2 PB. 165-51 TMS#2400001062
OPEN SPACE
STORMWATER MANAGEMENT AREA
35' STORMWATER AND SEWER ACCESS
MAILBOX CLUSTER UNIT
PROPOSED 6" WATER
PROPOSED 8" SEWER
BARNFIELD COURT
GRANTHAM DRIVE
CAFFERY DRIVE
HERDWICK WAY
ROBY ROAD
CRISPIN STREET
WEXLEY DRIVE
VICOMTE TRAIL
CASTLECOMBE DRIVE
BROADRUN STREET
GRAYMONT LANE
CAMELOT COURT
OLDE CREEK
AMENITY AREA
30' ACCESS
20' ACCESS
LOTS 24 N/F K.L. & M.A. McGREW DB. 1160-46 PB. 165-51 TMS#2400001061
LOTS 23 N/F K.L. & M.A. VOYT DB. 1160-185 PB. 165-51 TMS#2400001023
LOTS 22 N/F C. & C. SIMMONS DB. 1160-182 PB. 165-51 TMS#2400001022
LOTS 21 N/F M. VALDILOS DB. 1160-157 PB. 165-51 TMS#2400001021
LOTS 20 N/F K.L. & M.A. PIPER DB. 1160-146 PB. 165-51 TMS#2400001020
LOTS 19 N/F ERNEST & L. LONG DB. 1159-179 PB. 165-51 TMS#2400001019
LOTS 18 N/F R. & M. WAGERS DB. 1161-148 PB. 165-51 TMS#2400001018
LOTS 17 N/F K.A. & T.R. HEATH DB. 1160-124 PB. 165-51 TMS#2400001017
LOTS 16 N/F & E.W. PHILLIPS DB. 1160-169 PB. 165-51 TMS#2400001016
LOTS 15 N/F C.M. DOYLE & DB. 1160-269 PB. 165-51 TMS#2400001014
LOTS 13 N/F Z.K. & V.S. FOXX DB. 1160-195 PB. 165-51 TMS#2400001013
LOTS 12 N/F B.G. & N.K. VANNOY DB. 1161-160 PB. 165-51 TMS#2400001012
LOTS 11 N/F S.M. & L.T. LADEAU DB. 1161-21 PB. 165-51 TMS#2400001011
LOTS 10 N/F J.R. & M.S. TON DB. 1160-36 PB. 165-51 TMS#2400001010
LOTS 4 & 5 C. RICHLING DB. 1160-182 PB. 171-98 TMS#2400001005
LOTS 2 & 3 PATRICIA J. NICOLS & DEC. C. MANN DB. 1160-100 PB. 173-SA TMS#2400001002
N/F T. ISARET & G. ROBERTSON TMS#2400001008
N/F M. TARLEY & SEAN & T. MOONEY TMS#2400001007
FOUND 1" PIPE
FOUND #5 REBAR
FOUND CTP
P.C.-STA.:20+18.14
P.T.-STA.:16+86.17
P.C.-STA.:14+56.13
P.T.-STA.:14+14.57
P.C.-STA.:12+26.07
P.T.-STA.:11+78.15
P.C.-STA.:11+23.21
P.T.-STA.:8+5.57
P.C.-STA.:7+96.12
P.T.-STA.:6+79.64
P.C.-STA.:3+86.12
P.T.-STA.:1+69.16
P.C.-STA.:0+23.72
P.T.-STA.:2+48.82
P.C.-STA.:3+49.02
P.T.-STA.:5+28.83
P.C.-STA.:6+90.83
P.T.-STA.:8+75.37
P.C.-STA.:10+10.13
P.T.-STA.:11+45.31
P.C.-STA.:12+57.26
P.T.-STA.:13+12.96
P.C.-STA.:14+50.29
P.T.-STA.:16+84.17
P.C.-STA.:17+28.93
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P.C.-STA.:15+28.76
P.T.-STA.:15+91.98
P.C.-STA.:15+15.21
P.T.-STA.:13+15.08
P.C.-STA.:11+49.19
P.T.-STA.:10+49.19
P.C.-STA.:9+49.19
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P.T.-STA.:1+23.72
P.C.-STA.:2+72.37
P.T.-STA.:4+72.37
P.C.-STA.:5+72.37
P.T.-STA.:7+72.37
P.C.-STA.:8+72.37
P.T.-STA.:10+72.37
P.C.-STA.:11+72.37
P.T.-STA.:13+72.37
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P.C.-STA.:35+72.37
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P.C.-STA.:38+72.37
P.T.-STA.:40+72.37
P.C.-STA.:41+72.37
P.T.-STA.:43+72.37
P.C.-STA.:44+72.37
P.T.-STA.:46+72.37
P.C.-STA.:47+72.37
P.T.-STA.:49+72.37
P.C.-STA.:50+72.37
P.T.-STA.:52+72.37
P.C.-STA.:53+72.37
P.T.-STA.:55+72.37
P.C.-STA.:56+72.37
P.T.-STA.:58+72.37
P.C.-STA.:59+72.37
P.T.-STA.:61+72.37

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

DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY David Modny, RLS, AND DATED 10/11/2019; 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, PE
SIGNED:
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 Lowndes Hill Rd, Greenville, SC 29607
TELEPHONE NUMBER: 864-326-4202
DATE: 03/02/2020

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

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: 03/02/2020

NAME: John Beeson (Authorized Representative)

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: _____

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.

DEVELOPER
COMPANY: MARK III PROPERTIES, INC.
ADDRESS: 170-C CAMELOT DRIVE, SPARTANBURG, SC 29301
PHONE: 864-595-1735
CONTACT: JOHN BEESON
EMAIL: JOHN@MARKIIIPROPERTIES.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: DAVID MODNY
EMAIL: DAVID@3DLS.NET

SITE DATA

TAX MAP NO.: 2400001005, 2400001020, & P/O 2400001018

TOTAL AREA: ±70.94 AC (SECTION I)
±155.67 AC (SECTION II)
±226.61 AC TOTAL

ZONING: *UNZONED

TOTAL LOTS: 186 LOTS (PREVIOUSLY APPROVED FOR WOODGLEN I)
406 LOTS (NEW LOTS FOR WOODGLEN II)
592 LOTS TOTAL

PROPOSED ROADWAY: ±7,769 LF (50' R.O.W. SECTION I)
±100 LF (66' R.O.W. SECTION I)
±16,619 LF (50' R.O.W. SECTION II)
±615 LF (66' R.O.W. SECTION II)
±324 LF (80' R.O.W. SECTION II)
±400 LF (82' R.O.W. SECTION II)

SETBACKS:
HIGHWAY 86: 50'
BLOSSOM BRANCH RD: 40'
FRONT SETBACK: 20'
SIDE SETBACK: 8'
SECONDARY SIDE: 10'
REAR SETBACK: 10'

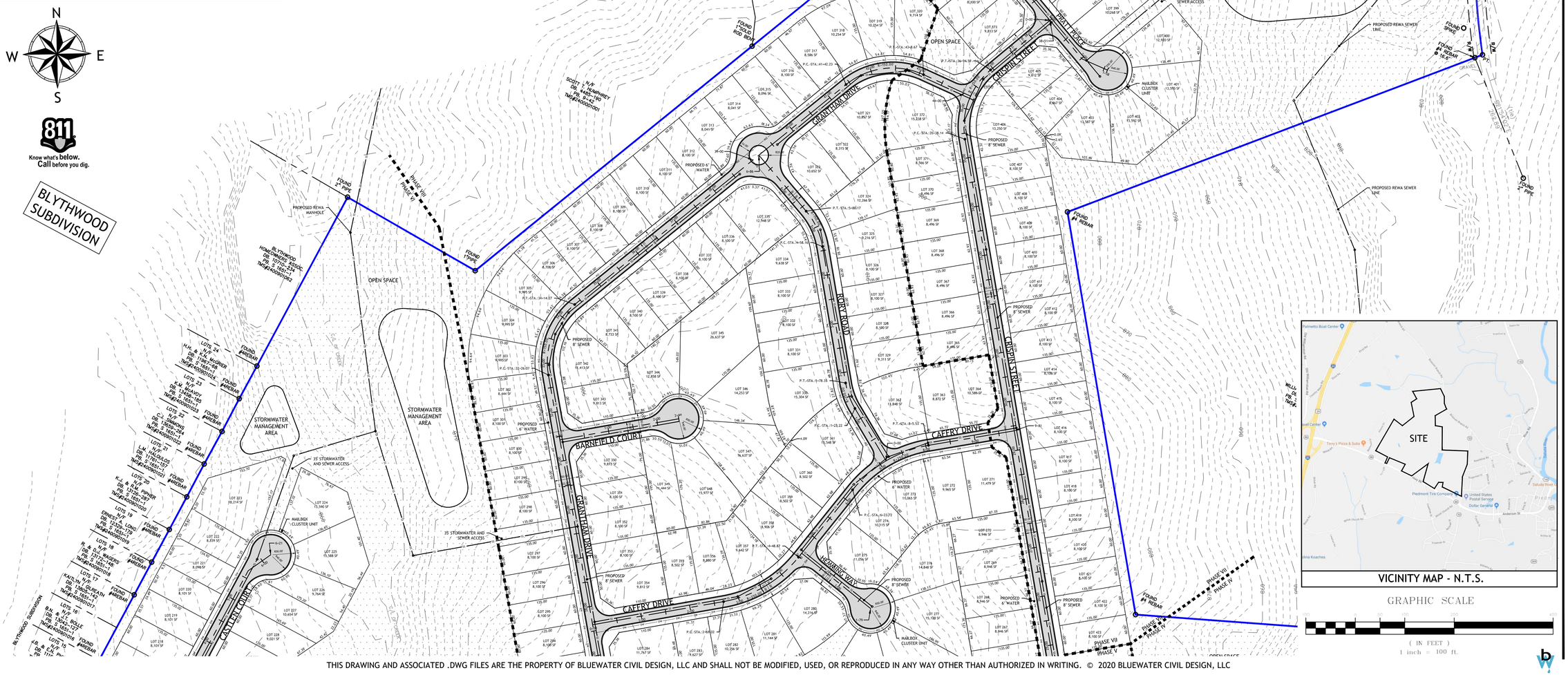
GENERAL NOTES:

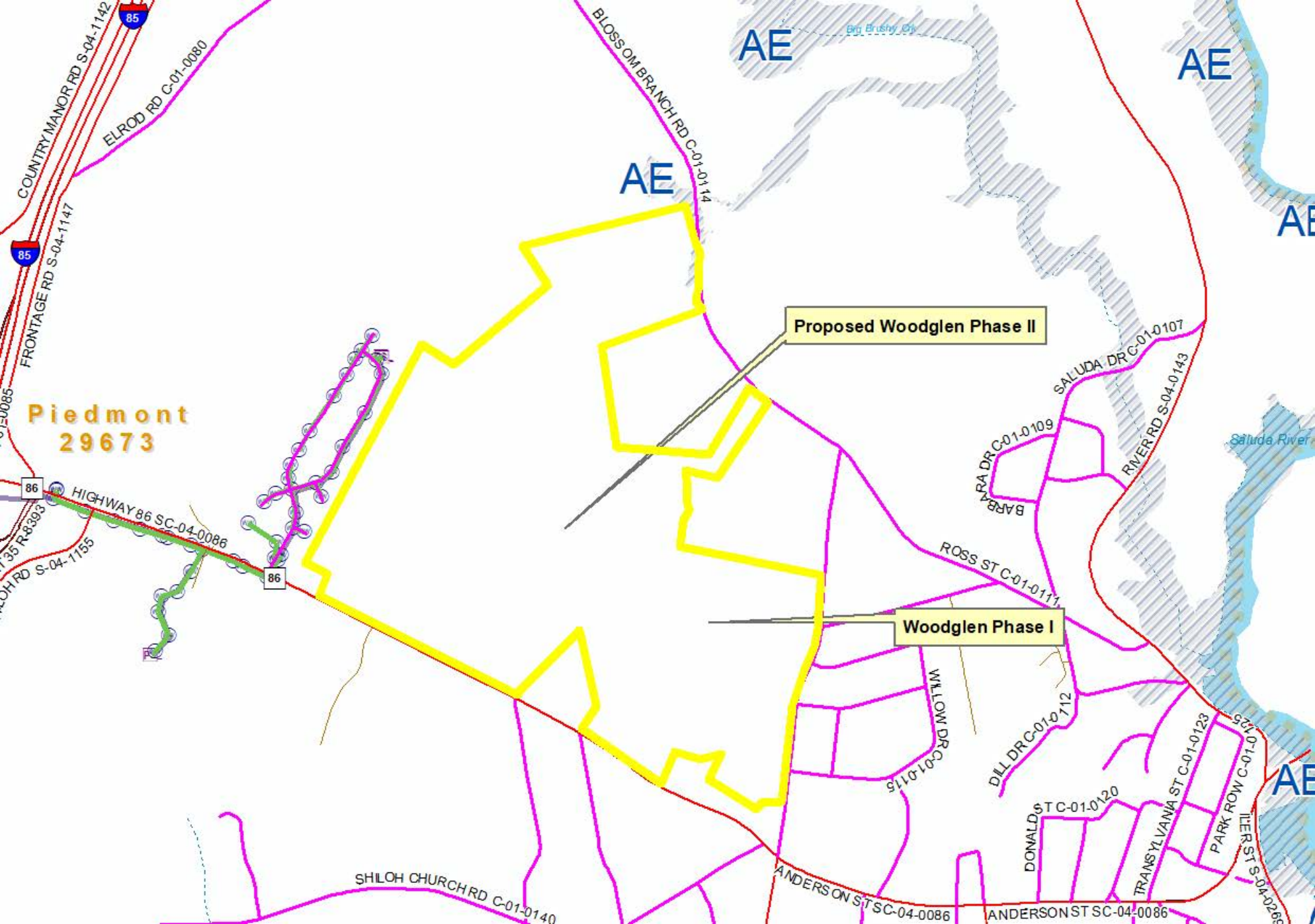
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM 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.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- PROPOSED HIGHWAY 86 ROAD IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH APPROVED SCDOT ENCROACHMENT PERMIT

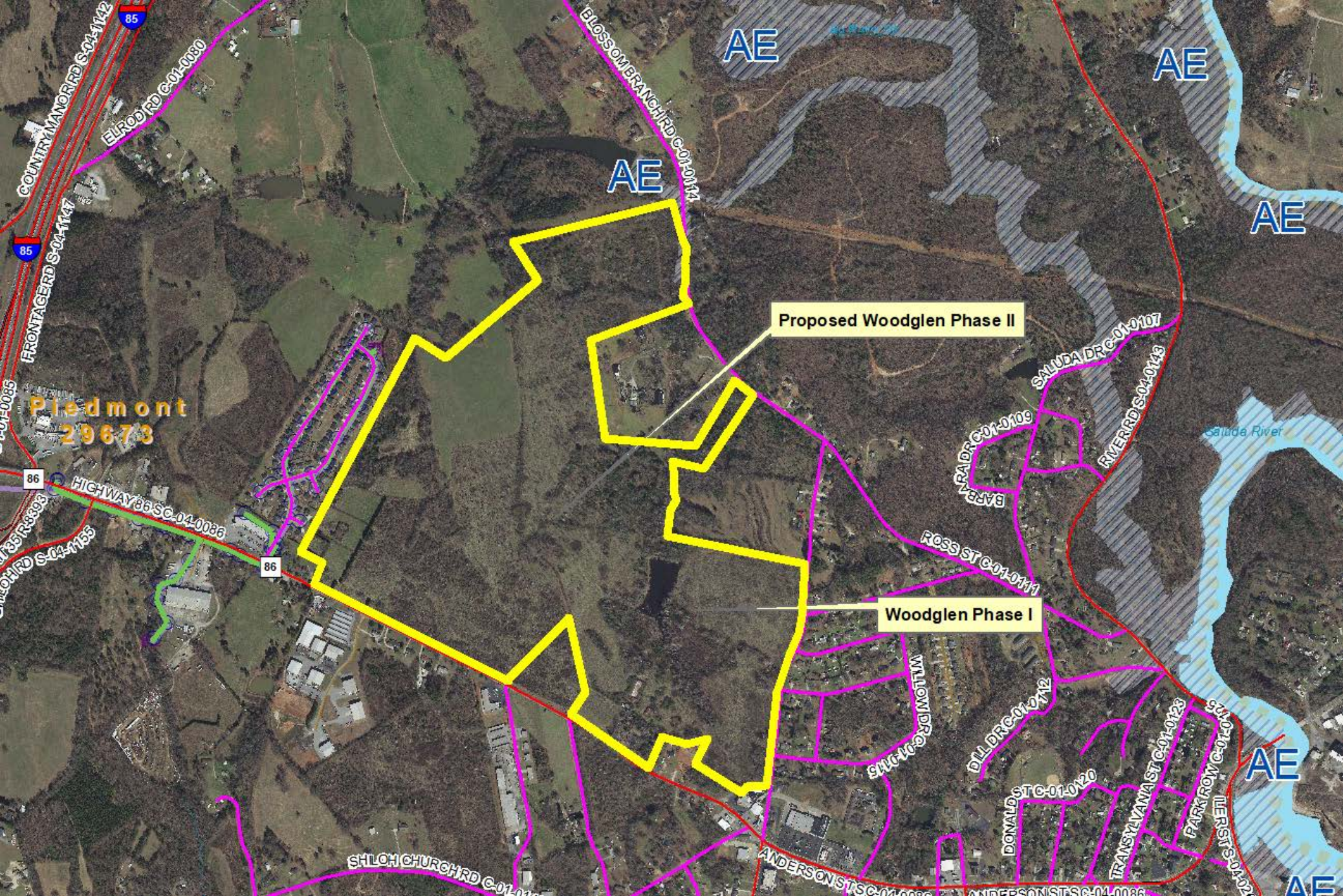
N E S W

811 Know what's below. Call before you dig.

BLYTHWOOD SUBDIVISION


68' DUKE ENERGY RIGHT OF WAY (PER PB. 5 218S-5)
HIGHWAY 86
BLOSSOM BRANCH ROAD (DITCH-DITCH R/W)
MERRILL PLACE
KING COLE COURT
CRISPIN STREET
CAFFERY DRIVE
GRANTHAM DRIVE
BARNFIELD COURT
BOXY ROAD
HEDGING WAY
CASTLEN COURT
OPEN SPACE
STORMWATER MANAGEMENT AREA
35' STORMWATER AND SEWER ACCESS
MAILBOX CLUSTER UNIT
PROPOSED REWA SEWER LINE
PROPOSED REWA PUMP STATION
PROPOSED REWA MANHOLE
PROPOSED 8" SEWER
PROPOSED 6" SEWER
PROPOSED 6" WATER
PHASE VII
PHASE VIII
PHASE IV
PHASE V
FOUND 2" PIPE
FOUND 1" PIPE
FOUND #4 REBAR
SET #4 REBAR
FOUND CM
FOUND RBS
FOUND SPIKE
N/F WFE INVESTMENTS, LLC DB. 1725-224 PB. 172-224 TMS#2400005006
N/F JAMES A. & MELISSA NOMAN DB. 1736-40 PB. 172-224 TMS#2400010014
N/F BEVERLY WOODY DB. 1655-1218 PB. 5-218S TMS#2400001004
N/F SCOTT & MELISSA HUMPHREY DB. 1440-90 PB. 42-42 TMS#2400001001
BLYTHWOOD HOMEOWNERS ASSOC. DB. 1716-224 PB. 172-224 TMS#2400001002
N/F H.M. & J. McGRIER DB. 1787-1 PB. 165-1 TMS#2400001005
N/F C. & J. HEAVILY DB. 1655-185 PB. 165-1 TMS#2400001023
N/F C. & J. MORRIS DB. 1788-284 PB. 5-218S TMS#2400001022
N/F L. & M. KLOS DB. 1788-153 PB. 165-1 TMS#2400001021
N/F K.J. & J.W. PIPHER DB. 1716-287 PB. 165-1 TMS#2400001020
N/F ERNEST & N. LOUD DB. 1716-287 PB. 165-1 TMS#2400001019
N/F R. & N. WAGERS DB. 1317-148 PB. 165-1 TMS#2400001018
N/F J.W. DEATH DB. 1366-177 PB. 165-1 TMS#2400001017
N/F L.W. BOLLE DB. 1040-31 PB. 165-1 TMS#2400001016
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Proposed Woodglen Phase II
Woodglen Phase I
Piedmont
29673
AE
AE
AE
AE
Big Brushy Ch
Saluda River
BLOSSOM BRANCH RD C-01-0114
ELROD RD C-01-0080
COUNTRY MANOR RD S-04-1142
FRONTAGE RD S-04-1147
HIGHWAY 86 SC-04-0086
ROSS ST C-01-0111
SALUDA DR C-01-0107
BARBARA DR C-01-0109
RIVER RD S-04-0143
WILLOW DR C-01-0115
DILL DR C-01-0112
DONALD ST C-01-0120
TRANSYLVANIA ST C-01-0123
PARK ROW C-01-0125
TILER ST S-04-0269
SHILOH CHURCH RD C-01-0140
ANDERSON ST SC-04-0086
ANDERSON ST SC-04-0086
35 R-8393
OH RD S-04-1155
85
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86
86


Proposed Woodglen Phase II
Woodglen Phase I
AE
AE
AE
AE
AE
Piedmont
29673
HIGHWAY 86 SC-04-0086
COUNTRY MANOR RD S-04-1142
FRONTAGE RD S-04-1147
EURODI RD C-01-0080
BLOSSOM BRANCH RD C-01-0114
SALUDA DR C-01-0107
RIVER RD S-04-0143
BARRA DR C-01-0109
ROSS ST C-01-0111
WILLOW DR C-01-0115
DILL DR C-01-0112
DONALD ST C-01-0120
TRANSYLVANIA ST C-01-0123
PARK ROW C-01-0125
ILER ST S-04-0121
ANDERSON ST SC-04-0086
SHILOH CHURCH RD C-01-
Saluda River
85
85
86
86

Anderson County Planning Commission

June 9, 2020
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Anderson Oaks
Intended Development:	Single Family Residential
Applicant:	Davis & Floyd (Spano & Associates, Inc.)
Surveyor/Engineer:	Davis & Floyd
Location:	Hwy 81 & 86 (State Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	Property Unzoned
Tax Map Number:	190-00-08-012 & 190-00-05-001
Extension of Existing Dev:	No
Existing Access Road:	Hwy 81 & 86 (State Maintained)
Number of Acres:	+/- 44.90
Number of Lots:	130
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

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

The SCDOT and Roads & Bridges have approved the TIS.

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

Staff Recommendation:

Sec. 38-311.
(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.
(Ord. No. 03-007, § 1, 4-15-03)

Scheduled Public Hearing Date: June 9, 2020

Application Received By: HC

Date Application Received: 5-1-20

Amount of Fee Paid: 1630 Check # CC

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 5-1-20

DS Number 20-05

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

Proposed Subdivision Name: Anderson Oaks

1. Name of Applicant Davis & Floyd on behalf of Spano & Associates, Inc.

Address of Applicant 164 Milestone Way, Greenville, SC 29615

Telephone Number(s) (864) 918-3676 Email jmccutchen@davisfloyd.com

2. Property Owner(s) Eighty Six Holdings, LLC & Green Space Properties, LLC

Owner(s) Address 212 Hattie Road, Easley, SC 29642
123 Kiowa Ln, Piedmont, SC 29673

Telephone Number(s) (864) 505-1733 Email bculbertson@cregreenville.com

Project Information

3. Project Location: Highway 81 & Highway 86

Parcel Number/TMS: 1900008012 & 1900005001 County Council District: 6 School District: 01

Total Acreage: 44.90 Number of Lots: ~~128~~ 130 Intended Development: Single-family lots

Current Zoning: Unzoned Surrounding Land Uses: North: Residential South: Residential East: Residential/Golf course West: Residential/Vacant

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

Water Supplier: Powdersville Sewer Supplier: RE-WA Septic:

Electric Company: Duke Energy Gas Company: Fort Hill NG Telecommunication Company: AT&T

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

If so, please describe:

6. Is there a request for a variance? NO if so, please attach the description to this application. **(Variance Fee $200.00)**

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

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. **Site Analysis:**

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.
As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

(1)Floodplains.
(2)Soils, with severe limitations to development.
(3)Wetlands.
Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.
Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.
(a)Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b)The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.
Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

---

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

---

11. Are there any current Covenants in effect for this proposed development? Yes____No X If Yes, please attach document.

Subdivision Plat Application Check List

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

1. **Application Submittal Requirements and Process**

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

☑ Two (2) 8 ½ 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 - per Civic Center Cost Card

(Fee for Preliminary Plat Review is $350.00 plus $10.00 per lot) (Fee for Revisions $200.00)

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

i. public health, safety, convenience, prosperity, and the general welfare;

ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee $200.00)**

iii. the effects of the proposed development on the local tax base; and,

iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

☑ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.

☑ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.

☐ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.

☑ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.

☑ (5) Present land use of land to be subdivided and of the abutting property and/or properties.

☑ (6) Acreage of land to be subdivided.

☐ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.

☑ (8) Tax map number of original parcel or parcels prior to subdivision.

☑ (9) Location of existing and proposed easements with their location, widths and distances.

☑ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.

☑ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.

☑ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.

☑ (13) North arrow.

☐ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.

☑ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.

☑ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant _____ **Date** 5/19/20

Signature of Owner _____ **Date** 5/19/20

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1)acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

---

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5)24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review **(Fee for Final Plat Review is $150 + $10.00 per lot)**

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanies by the contractor's cost estimates. **(Performance Bond Renewal or Extension Fee $100.00)**

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

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

(1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
(2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
(3) Lot numbers for each lot to be created by the division.
(4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
(5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
(6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
(7) A statement clarifying whether any property line is in the center of any stream or creek.
(8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
(9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
(10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Smith Surveyors & CO Riddle, RLS, and dated 9/19/01 & 1/7/09; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

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

Signed: J D M. Cutchen

Registered Professional No. 18343

Address: 164 Milestone Way, Ste 200 Greenville, SC 29615

Telephone Number: ~~864-527-9800~~

Date: 5/19/2020

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 5·20·2019

[Owner][Agent] [Name]: Robert T. Merritt

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 LEGEND

OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900005001 & 1900008012

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50’

FRONT SETBACK: INTERNAL 20’

SIDE SETBACK: 8’

CORNER SETBACK: 10’

REAR SETBACK: 10’

ACREAGE: +/- 44.90 ACRES

MINIMUM LOT SIZE: 8,000 SF

TOTAL LOTS: 130 LOTS



ANDERSON OAKS SUBDIVISION - OVERALL SITE PLAN

EASLEY, SOUTH CAROLINA

MAY 27, 2020

DAVIS & FLOYD

SINCE 1954

SITE LEGEND

PROPERTY LINE

OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900005001

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50’

FRONT SETBACK: INTERNAL 20’

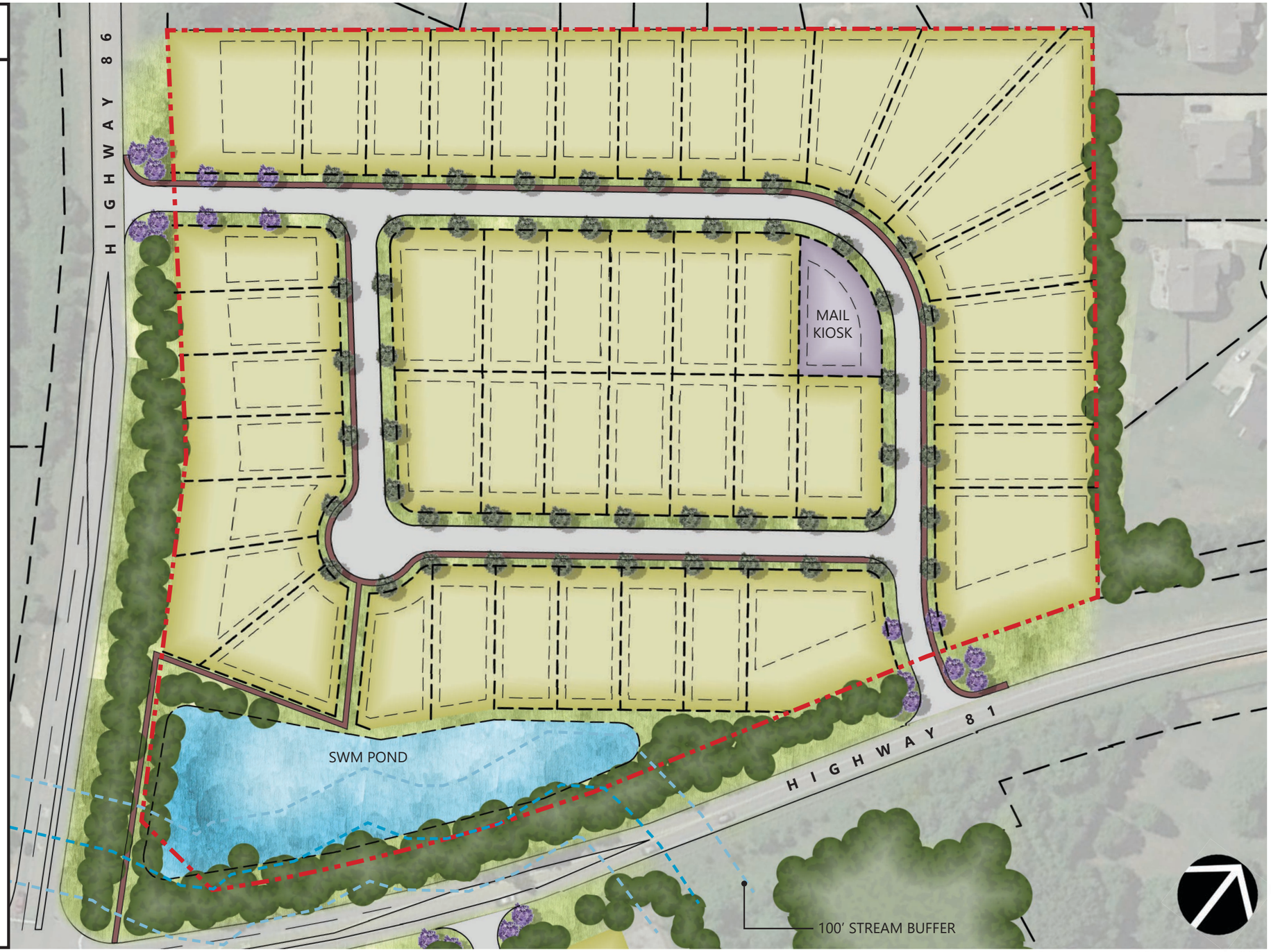
SIDE SETBACK: 8’

CORNER SETBACK: 10’

REAR SETBACK: 10’

ACREAGE: +/- 14.11 ACRES

TOTAL LOTS: 44 LOTS



ANDERSON OAKS SUBDIVISION - ENLARGEMENT I

EASLEY, SOUTH CAROLINA

MAY 27, 2020

DAVIS & FLOYD

SINCE 1954

SITE LEGEND

PROPERTY LINE

OVERALL SITE ANALYSIS

TAX MAP NUMBER: 1900008012

ZONING: UNZONED

FRONT SETBACK: ARTERIAL 50’

FRONT SETBACK: INTERNAL 20’

SIDE SETBACK: 8’

CORNER SETBACK: 10’

REAR SETBACK: 10’

ACREAGE: +/- 30.79 ACRES

TOTAL LOTS: 86 LOTS



ANDERSON OAKS SUBDIVISION - ENLARGEMENT II

EASLEY, SOUTH CAROLINA

MAY 27, 2020

DAVIS & FLOYD

SINCE 1954

K:\Jobsdod\42145-04\Production\Civil\Drawings\Concepts\2020\05\15-SITE (ENTRANCE 1d).dwg, 5/22/2020 9:25:34 AM, jonathan ritchie
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



DEVELOPMENT MAP
1"=600'

VICINITY MAP

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

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

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

DESIGN PROFESSIONAL CERTIFICATION

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

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

DESIGN PROFESSIONAL CERTIFICATION

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

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

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: _____

[Owner] [Agent] [Name]: _____

Signed: _____

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

OVERALL SITE ANALYSIS

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

Know what's below. Call before you dig.

N
STATE PLANE
0 120' 240'
SCALE: 1" = 120'

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

NOT FOR CONSTRUCTION

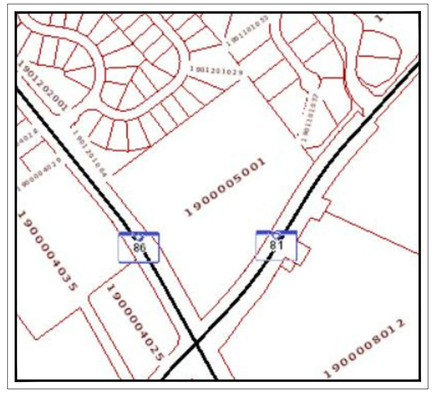
DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-9800

OWNER
SPANO & ASSOCIATES
1540 International Parkway, Suite 2000 Lake Mary, Florida 32746
PROJECT TITLE
ANDERSON OAKS SUBDIVISION
DRAWING TITLE
OVER ALL SITE PLAN

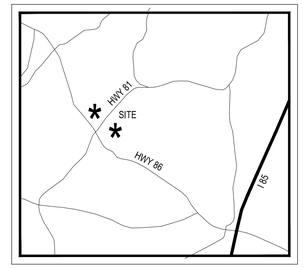
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	RELOCATED	JDM	05/15/20
A	FOR CLIENT REVIEW	JDM	04/29/20
B	FOR COUNTY SUBMITTAL	JDM	05/14/20
C	FOR COUNTY SUBMITTAL	JDM	05/15/20
D	FOR COUNTY SUBMITTAL	JDM	05/22/20
E	####	####	####
F	####	####	####
G	####	####	####
H	####	####	####
I	####	####	####
J	####	####	####

JOB NO. 04214504
DATE 12/03/19
DESIGNED JGR
DRAWN JGR
CHECKED JDM
APPROVED JDM

SHEET NO. 1
PAGE 1 OF 3



DEVELOPMENT MAP
1"=400'



VICINITY MAP

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-9800

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

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

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

owner
SPANO & ASSOCIATES
1540 International Parkway, Suite 2000 Lake Mary, Florida 32746
PROJECT TITLE
ANDERSON OAKS SUBDIVISION

DRAWING TITLE
UPPER SITE PLAN

NO.	REVISED	CHECKED	DATE
A	FOR CLIENT REVIEW	JDM	03/29/19
B	FOR COUNTY SUBMITTAL	JDM	04/29/19
C	FOR COUNTY SUBMITTAL	JDM	5/14/19
D	FOR COUNTY SUBMITTAL	JDM	9/19/19
E	FOR COUNTY SUBMITTAL	JDM	12/2/19
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####

JOB NO. 04214504
DATE 12/03/19
DESIGNED JGR
DRAWN JGR
CHECKED JDM
APPROVED JDM

2
PAGE 2 OF 3

UPPER SITE ANALYSIS	
TAX MAP NUMBER	1900005001
PHYSICAL ADDRESS	--
ZONING	UNZONED
FRONT SETBACK (HWY 81 & 86)	ARTERIAL 50'
FRONT SETBACK	INTERNAL 20'
SIDE SETBACK	8'
CORNER SETBACK	10'
REAR SETBACK	10'
ACREAGE	±14.11 AC.
TOTAL LOTS	44

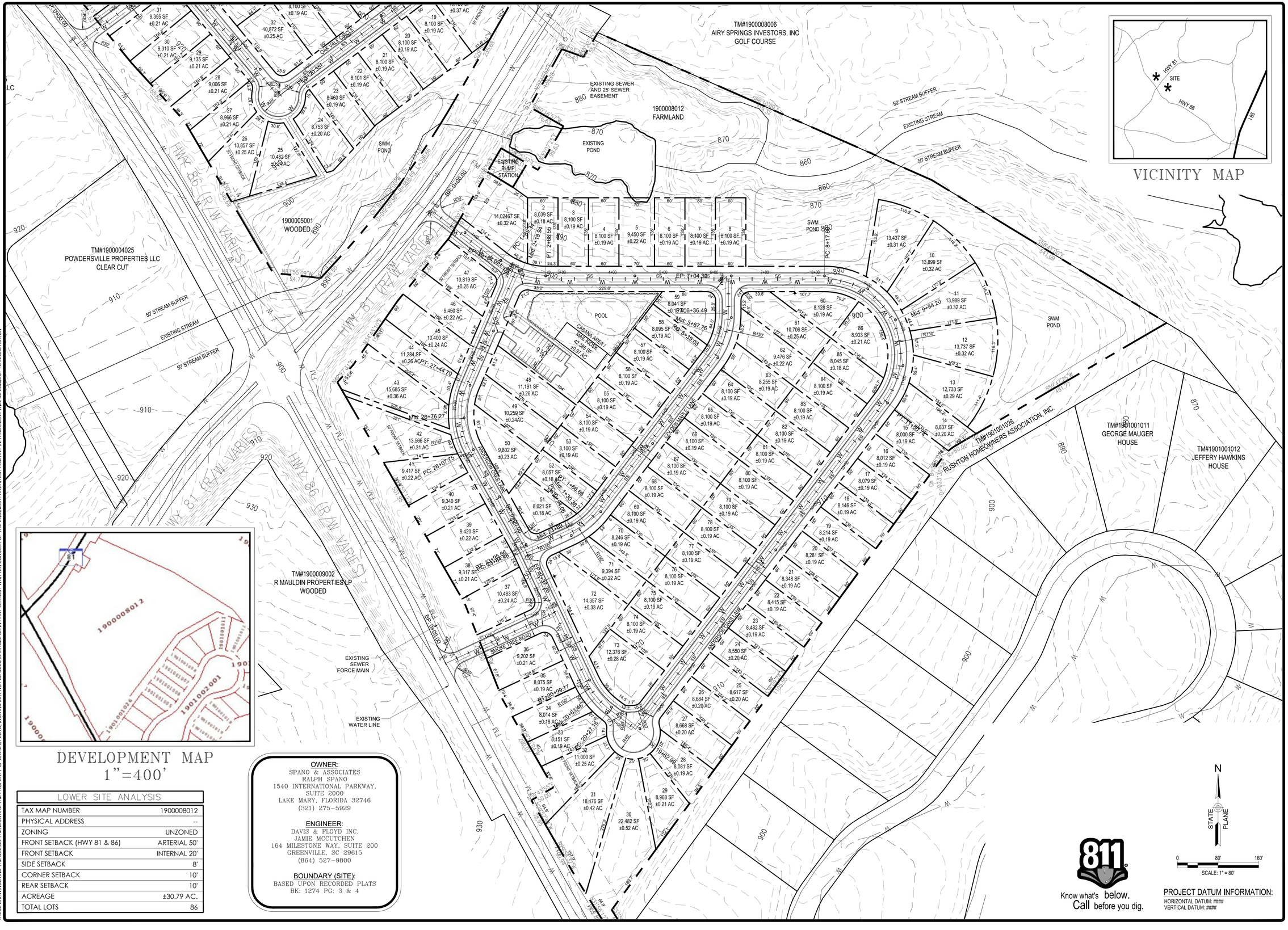
Know what's below.
Call before you dig.

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

STATE PLANE

0 60' 120'
SCALE: 1" = 60'

K:\Jobsodd\4214504\Production\Civil\Drawings\Concepts\2020.0515-SITE ENTRANCE 10.dwg, 5/22/2020 9:26:39 AM, jonathan ritchie
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



LOWER SITE ANALYSIS	
TAX MAP NUMBER	1900008012
PHYSICAL ADDRESS	--
ZONING	UNZONED
FRONT SETBACK (HWY 81 & 86)	ARTERIAL 50'
FRONT SETBACK	INTERNAL 20'
SIDE SETBACK	8'
CORNER SETBACK	10'
REAR SETBACK	10'
ACREAGE	±30.79 AC.
TOTAL LOTS	86

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

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

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

Know what's below. Call before you dig.

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

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864)527-9800

OWNER
SPANO & ASSOCIATES
1540 International Parkway, Suite 2000 Lake Mary, Florida 32746

ANDERSON OAKS SUBDIVISION

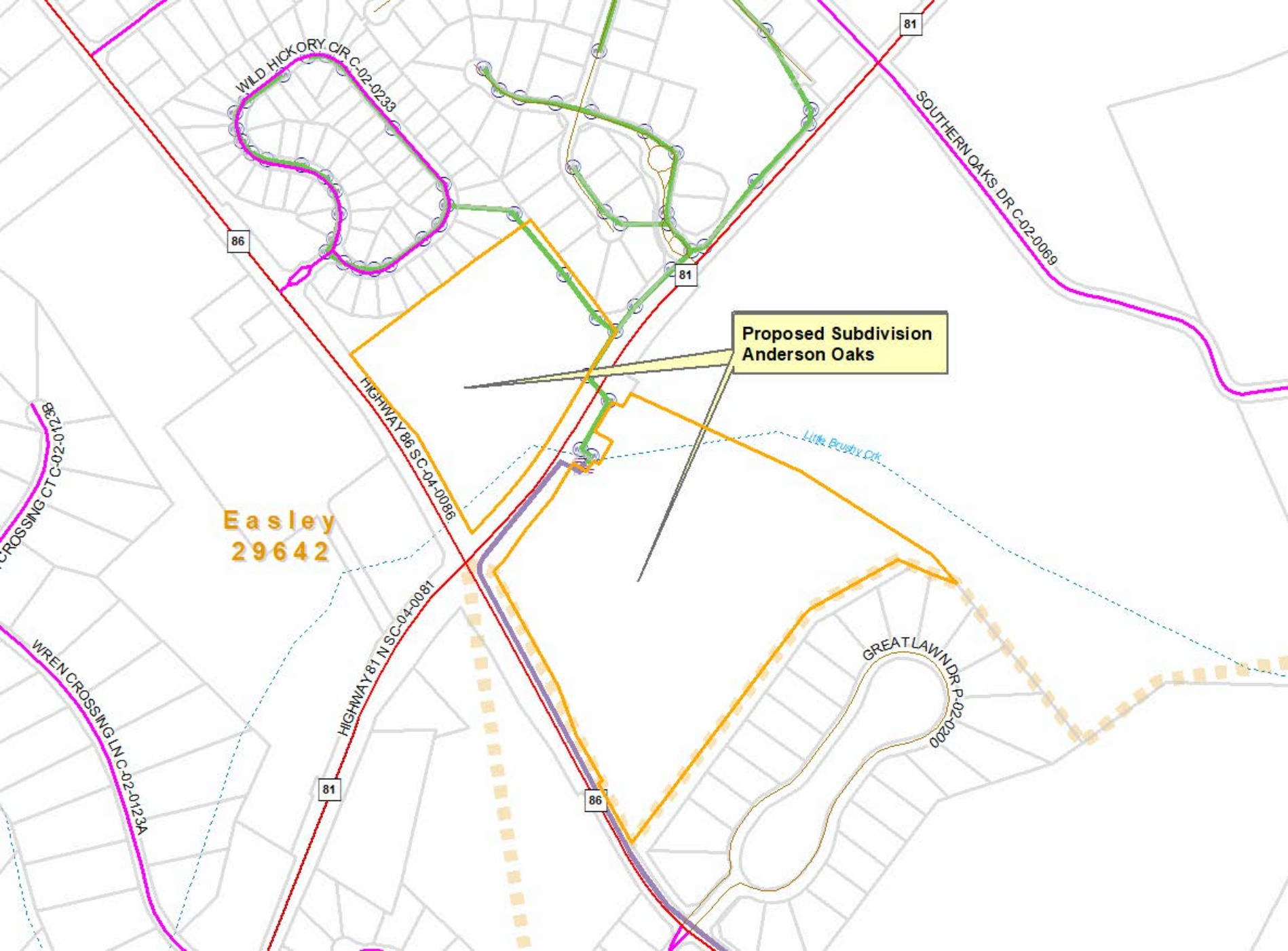
DRAWING TITLE
LOWER SITE PLAN

NO.	REVISION	BY	DATE
A	FOR CLIENT REVIEW	JDM	04/20/20
B	FOR COUNTY SUBMITTAL	JDM	5/14/20
C	FOR COUNTY SUBMITTAL	JDM	06/18/20
D	FOR COUNTY SUBMITTAL	JDM	09/22/20
E	FOR COUNTY SUBMITTAL	JDM	####
	####	####	####
	####	####	####
	####	####	####
	####	####	####

JOB NO. 042145.04
DATE: 12/03/19
DESIGNED: JGR
DRAWN: JGR
CHECKED: JDM
APPROVED: JDM

PAGE 3 OF 3

K:\Jobsodd\42145-04\Production\Civil\Drawings\Concepts\2020.0515-SITE [ENTRANCE 1]].dwg, 9/22/2020 9:27:25 AM, jonathan ritchie
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Proposed Subdivision
Anderson Oaks
Easley
29642
WILD HICKORY CIR C-02-0233
SOUTHERN OAKS DR C-02-0069
HIGHWAY 86 SC-04-0086
HIGHWAY 81 N SC-04-0081
WREN CROSSING LN C-02-0123A
GREAT LAWN DR P-02-0200
Little Brushy Crk
86
81


Proposed Subdivision
Anderson Oaks
Easley
29642
WLD HICKORY CIR C-02-0233
SOUTHERN OAKS DR C-02-0069
HIGHWAY 86 SC-04-0086
HIGHWAY 81 N SC-04-0081
GREAT LAWN DR R-02-0200
WREN CROSSING LN C-02-0123A
Little Beaver Crk
86
81

Anderson County Planning Commission

June 9, 2020
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Townhomes at Copper Hill
Intended Development:	Townhomes
Applicant:	Joseph A C Beeson & Joseph M Beeson
Surveyor/Engineer:	Ridgewater
Location:	Barr Circle (County Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Commercial East – Commercial West – Roadway
Zoning:	Property Unzoned
Tax Map Number:	236-00-02-080, -035
Extension of Existing Dev:	No
Existing Access Road:	Barr Circle (County Maintained)
Number of Acres:	+/- 16.4
Number of Lots:	92
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
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 184 parking spaces are shown on the site plan. The 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 736 new trips per day. Barr Circle is classified as a Major Local road with a maximum of 1600 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: May 12,2020

Application Received By: TC

Date Application Received: 4-2-2020

Amount of Fee Paid: 1,270.00 **Check #** 0714

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 4-2-2020

DS Number 20-03

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

Proposed Subdivision Name: Townes at Copper Hill

1. Name of Applicant Joseph A C Beeson & Joseph M Beeson

Address of Applicant 108 West Farris Rd, Greenville, SC 29605

Telephone Number(s) 864-704-4415 Email beesondevelopment@gmail.com

2. Property Owner(s) Beeson Development, LLC

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

Telephone Number(s) 864-704-4415 Email beesondevelopment@gmail.com

Project Information

3. Project Location: Northeast side of Barr Cir. off of Hood Rd.

Parcel Number/TMS: 236-00-02-080; 236-00-02-035 County Council District: Six School District: One

Total Acreage: 16.4 Number of Lots: 92 Intended Development: Residential Townhomes

Current Zoning: Unzoned Surrounding Land Uses: North: Residential South: Commercial East: Commercial West: Roadway

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

Water Supplier: Powdersville Water Sewer Supplier: ReWa Septic: N/A

Electric Company: Duke Energy 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? N/A

If so, please describe: _____

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee $200.00)**

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

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District #1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.
As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

(1)Floodplains. None
(2)Soils, with severe limitations to development. None
(3)Wetlands. Delineated on Plan
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. N/A
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. Identified with no proposed impacts
Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

---

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

---

11. Are there any current Covenants in effect for this proposed development? Yes____No X If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

☒ Two (2) 8 ½ x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is $350.00 plus $10.00 per lot) (Fee for Revisions $200.00)

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

i. public health, safety, convenience, prosperity, and the general welfare;

ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee $200.00)**

iii. the effects of the proposed development on the local tax base; and,

iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

X (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.

X (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.

X (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.

X (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.

X (5) Present land use of land to be subdivided and of the abutting property and/or properties.

X (6) Acreage of land to be subdivided.

X (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.

X (8) Tax map number of original parcel or parcels prior to subdivision.

X (9) Location of existing and proposed easements with their location, widths and distances.

X (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.

X (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.

X (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.

X (13) North arrow.

X (14) Proposed road names pre-approved by E-911 Addressing Office for the county.

X (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.

N/A (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** March 31, 2020

Signature of Owner _____ **Date** March 31, 2020

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1)acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

---

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5)24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review **(Fee for Final Plat Review is $150 + $10.00 per lot)**

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanies by the contractor's cost estimates. **(Performance Bond Renewal or Extension Fee $100.00)**

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

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

(1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
(2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
(3) Lot numbers for each lot to be created by the division.
(4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
(5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
(6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
(7) A statement clarifying whether any property line is in the center of any stream or creek.
(8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
(9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
(10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Glenn Surveyors, LLC, RLS, and dated February 25, 2017; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: _____

Registered Professional No. 25827

Address: P.O. Box 806, Anderson, SC 29622

Telephone Number: 864-226-0980

Date: March 31, 2020

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: March 31, 2020

[Owner][Agent] [Name]: Joseph A C 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)

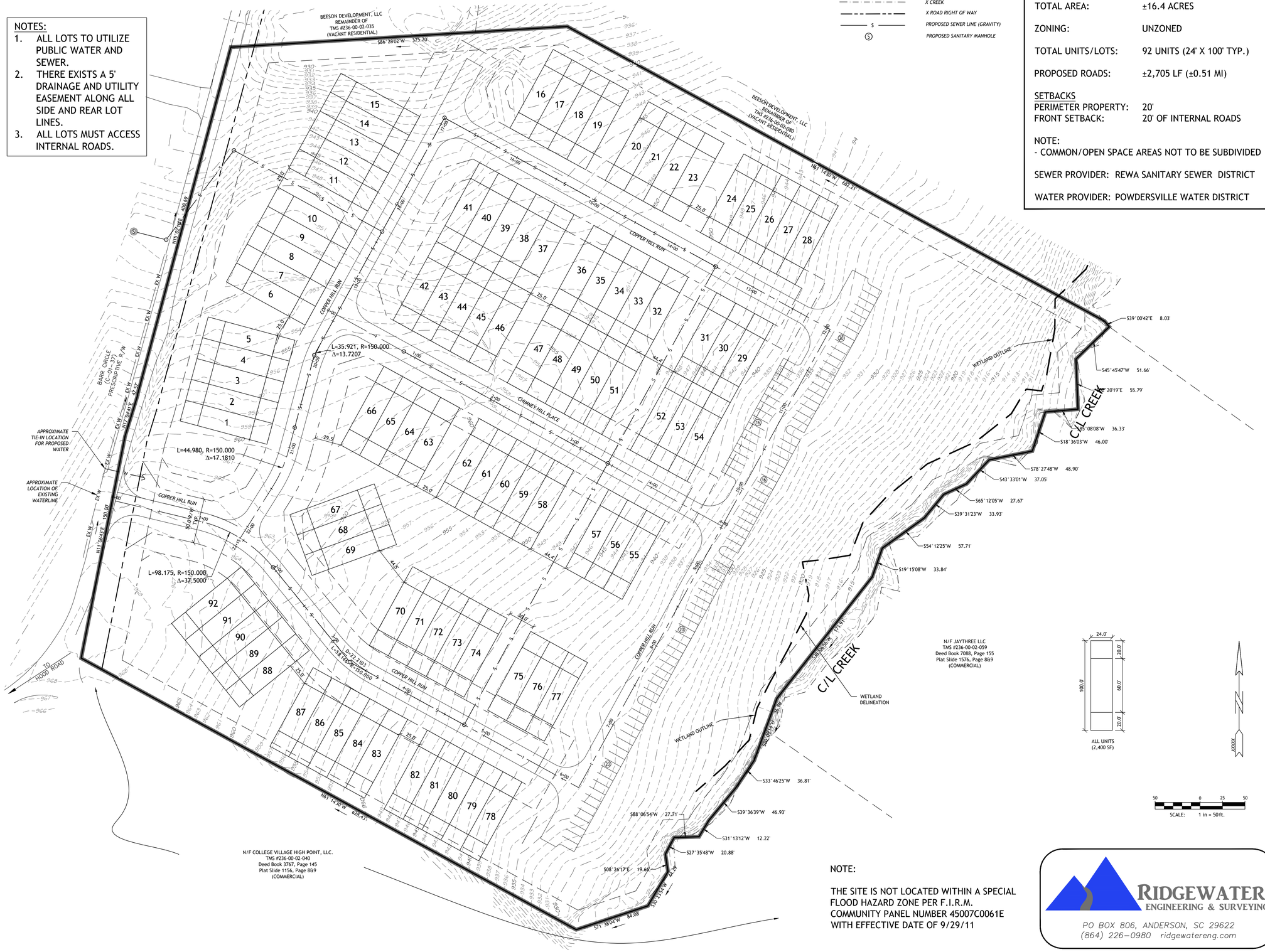
PARKING REQUIREMENTS: 2 SPACES/UNIT X 92 UNITS = 184 SPACES

2 SPACES/UNIT TO BE PROVIDED BY GARAGE + 92 PARKING SPACES

NOTES:
1. ALL LOTS TO UTILIZE PUBLIC WATER AND SEWER.
2. THERE EXISTS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
3. ALL LOTS MUST ACCESS INTERNAL ROADS.

LEGEND

- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINES
- X CREEK
- X ROAD RIGHT OF WAY
- S — PROPOSED SEWER LINE (GRAVITY)
- (S) PROPOSED SANITARY MANHOLE



NOTE:

THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C0061E WITH EFFECTIVE DATE OF 9/29/11

SITE DATA

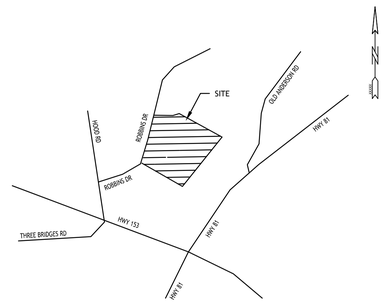
TMS #:	236-00-02-035/-080
TOTAL AREA:	±16.4 ACRES
ZONING:	UNZONED
TOTAL UNITS/LOTS:	92 UNITS (24' X 100' TYP.)
PROPOSED ROADS:	±2,705 LF (±0.51 MI)

SETBACKS
PERIMETER PROPERTY: 20'
FRONT SETBACK: 20' OF INTERNAL ROADS

NOTE:
- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

SEWER PROVIDER: REWA SANITARY SEWER DISTRICT

WATER PROVIDER: POWDERSVILLE WATER DISTRICT



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary/sketch plan 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: MARCH 31, 2020

[Owner] [Agent] [Name]: JOSEPH AC BEESON

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Glenn Surveyors, LLC, RLS, and dated February 25, 2017; And further that the proposed subdivision/development meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. WESLEY WHITE, P.E.

Signed: _____

Registered Professional No. 25827

Address: PO BOX 806, ANDERSON, SC 29622

Telephone No. 864-226-0980

Date: MARCH 31, 2020

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 provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION RIDGEWATER ENGINEERING & SURVEYING No. 5816

TOWNES AT COPPER HILL SUBDIVISION
P/O TMS #236-00-02-035/-080

MULTI-FAMILY
BARR CIR AND ROBBIN RD
ANDERSON COUNTY

OWNER	ENGINEER OR SURVEYOR
JOSEPH A C BEESON & JOSEPH M BEESON 108 WEST FARRIS RD GREENVILLE, SC 29605 864.704.4415	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980

NO. OF ACRES: ±16.4 MILES OF NEW ROADS: ±0.51

NO. OF LOTS: 92 DATE: 4-20-20

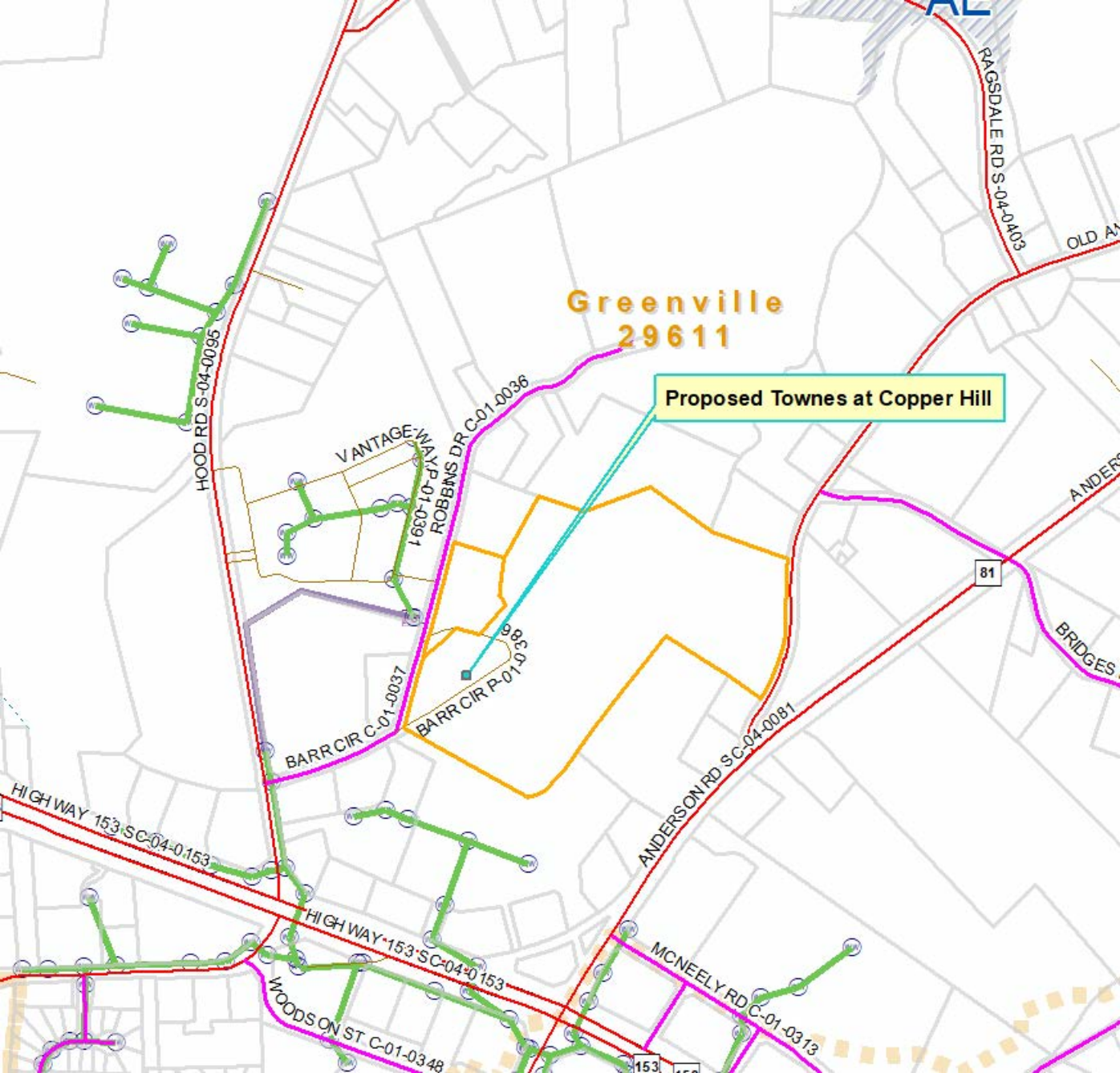
ZONE: UNZONED

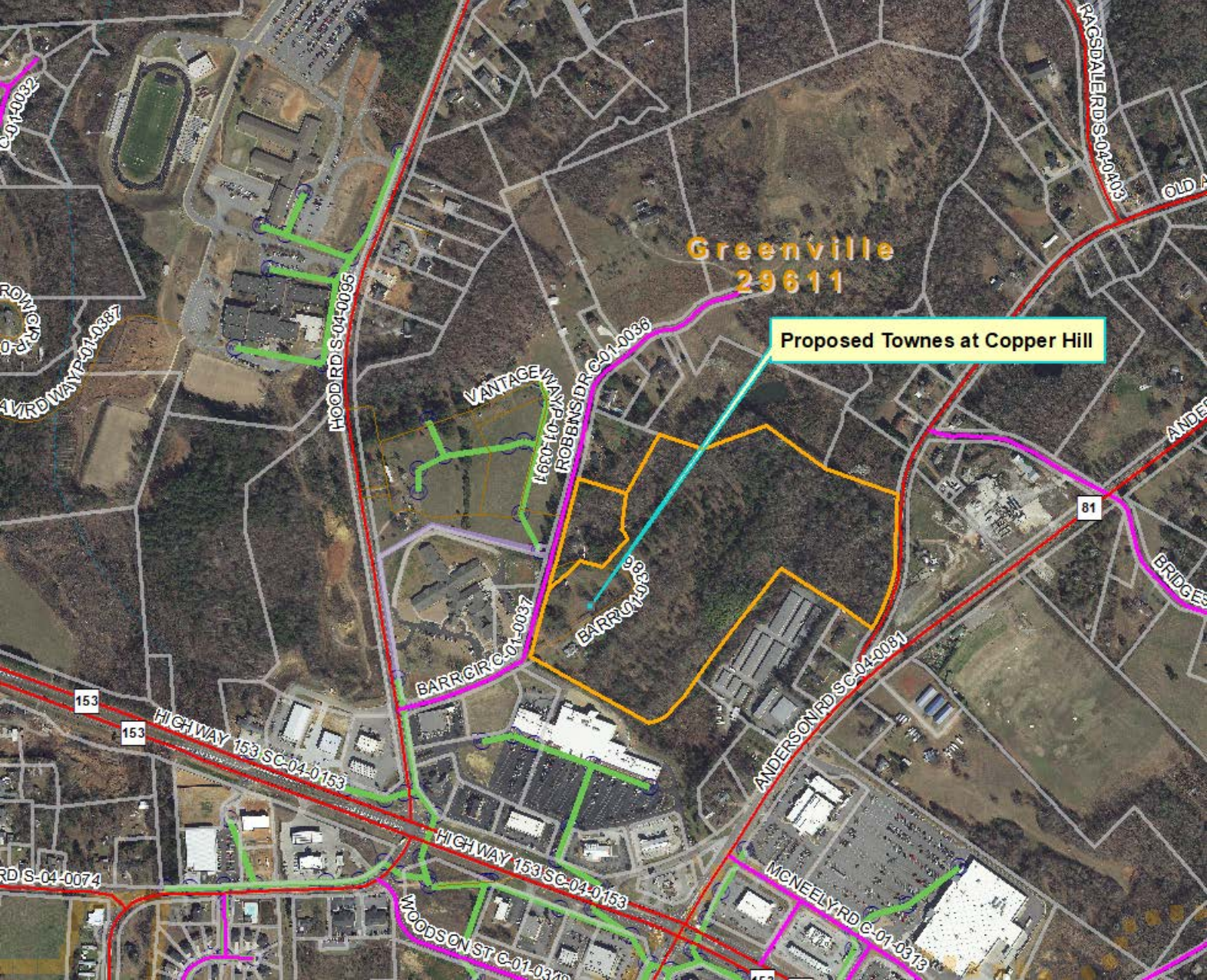
DRAWN BY:	JWW
CHECKED:	JWW
JOB NUMBER:	20011
REVISIONS:	0
PRELIMINARY PLAT	

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION RIDGEWATER ENGINEERING & SURVEYING No. 5816

RIDGEWATER ENGINEERING & SURVEYING
PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC.
THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.


Greenville
29611
Proposed Townes at Copper Hill
HOOD RD S-04-0095
VANTAGE WAY P-01-0391
ROBBINS DR C-01-0036
BARR CIR C-01-0037
BARR CIR P-01-0386
RAGSDALE RD S-04-0403
ANDERSON RD SC-04-0081
HIGH WAY 153 SC-04-0153
MCNEELY RD C-01-0313
WOODSON ST C-01-0348
81
153


Greenville
29611
Proposed Townes at Copper Hill
HOOD RD S-04-0095
VANTAGE WAY P-01-0091
ROBBINS DR C-01-0036
BARR CIR C-01-0037
BARR CIR C-01-0038
ANDERSON RD SC-04-0081
HIGHWAY 153 SC-04-0153
MCNEELY RD C-01-0313
WOODSON ST C-01-0340
RAGSDALE RD S-04-0403
81
153

Anderson County Planning Commission

June 9, 2020
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Glen Gate
Intended Development:	Single Family Residential
Applicant:	Steve McNair – Palmetto Alliance
Surveyor/Engineer:	Gray
Location:	Brushy Creek Rd. (State Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Undeveloped East – Residential West – Residential
Zoning:	Property Unzoned
Tax Map Number:	188-00-08-001
Extension of Existing Dev:	No
Existing Access Road:	Brushy Creek Rd. (State Maintained)
Number of Acres:	+/- 14.46
Number of Lots:	42
Water Supplier:	Powdersville
Sewer Supplier:	Easley Combined/ReWa
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 420 new trips per day. Brushy Creek 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: May 12-2020

Application Received By: TLC

Date Application Received: 4-1-2020

Amount of Fee Paid: 770.00 **Check #** 11612

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 4-1-2020

DS Number 20-04

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

Proposed Subdivision Name: Glen Gate Subdivision

1. Name of Applicant Steve McNair

Address of Applicant 7900-D Stevens Mill Road Suite 231 Matthews, NC 28104

Telephone Number(s) (704) 564-9994 Email steve.mcnair@palmettoalliance.com

2. Property Owner(s) Robinson Carleen M and Wanda M Gahm

Owner(s) Address 7123 Coverbrook Lane Mechanicsville, VA 231136

Telephone Number(s) Email

Project Information

3. Project Location: South side of Brushy Creek Road +/- 300 L.F. West of Mill Pond Road

Parcel Number/TMS: 1880008001 County Council District: 6 School District: 01

Total Acreage: 14.46 Acres Number of Lots: 42 Intended Development: Single Family Residential

Current Zoning: Unzoned Surrounding Land Uses: North: Res. South: Undeveloped East: Res. West: Res.

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

Water Supplier: Powdersville Water Sewer Supplier: Easley Combined Septic:

Electric Company: Blue Ridge Electric 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? N/A

If so, please describe:

6. Is there a request for a variance? NO if so, please attach the description to this application. **(Variance Fee $200.00)**

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

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 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?

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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.

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---

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

---

11. Are there any current Covenants in effect for this proposed development? Yes____No_x__If Yes, please attach document.

Subdivision Plat Application Check List

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

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☒ Completed Subdivision Application ☐ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is $350.00 plus $10.00 per lot) (Fee for Revisions $200.00)

dotloop signature verification: dtlp.us/8Fgw-1SVJ-v08Y

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

i. public health, safety, convenience, prosperity, and the general welfare;

ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee $200.00)**

iii. the effects of the proposed development on the local tax base; and,

iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

☒(1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.

☒(2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.

☒(3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.

☒(4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.

☒(5) Present land use of land to be subdivided and of the abutting property and/or properties.

☒(6) Acreage of land to be subdivided.

☒(7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.

☒(8) Tax map number of original parcel or parcels prior to subdivision.

☒(9) Location of existing and proposed easements with their location, widths and distances.

☒(10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.

☒(11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.

☒(12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.

☒(13) North arrow.

☒(14) Proposed road names pre-approved by E-911 Addressing Office for the county.

☒(15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.

☒(16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant _____ **Date** 3/27/2020

Signature of Owner Wanda M. Gahm dotloop verified 03/29/20 10:03 PM EDT 95BR-K9ZL-RI30-JZJM **Date** _____

Carleen M. Robinson dotloop verified 03/29/20 8:08 PM EDT VOBT-P4TR-POVJ-BSYV

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1)acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5)24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review **(Fee for Final Plat Review is $150 + $10.00 per lot)**

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanies by the contractor's cost estimates. **(Performance Bond Renewal or Extension Fee $100.00)**

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

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

(1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
(2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
(3) Lot numbers for each lot to be created by the division.
(4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
(5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
(6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
(7) A statement clarifying whether any property line is in the center of any stream or creek.
(8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
(9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
(10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

dotloop signature verification: dtlp.us/3Fgw-*SvJ-v08Y

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 JEFFREY AUSTIN COLE RLS, 32457 and dated 3-27-20; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: COLE LAND SURVEYING, LLC

Signed: [signature]

Registered Professional No. 32457

Address: 858 POTTER RD GAFFNEY SC 29341

Telephone Number: 864-809-4483

Date: 3-27-20

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: _____

[Owner][Agent] [Name]: Wanda M Gahm & Carleen M. Robinson

Signed:

Wanda M. Gahm — dotloop verified 03/29/20 10:03 PM EDT PRYS-NHE2-H7C8-AD3J

Carleen M. Robinson — dotloop verified 03/29/20 8:08 PM EDT DMMC-6AB5-KSGZ-VTBY

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)

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN.

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by JEFFREY AUSTIN COLE RLS. 32457 and dated 3-27-20 ; and further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: COLE LAND SURVEYING LLC

Signed:

Registered Professional No. 32457

Address: 858 POTTER RD GAFFNEY SC

Telephone Number: 864-809-4483 29341

Date: 3-27-30

Main Entrance

C-10-155 Rd

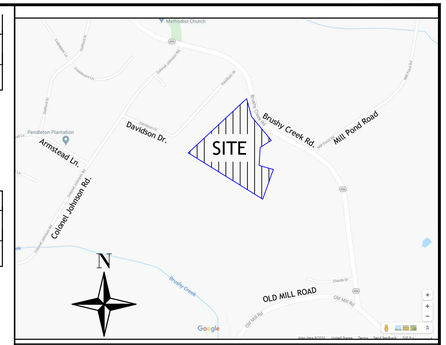
SIGN NOTES:
1. Font = Highway Gothic - C-6" Letters Upper & Lower Case
2. High intensity sheeting green background white letters
3. Sign Blanks = 0.080" Aluminum
4. Maximum sign length = 60"
5. Border = White (2" wide, .2" radius)
6. Sign shall be mounted on 8' Long 1 ½" x 1 ½" square post with 36" Long 2" x 2" square ground anchor per SCDOT Standard Drawing N0. 608-6 for "Breakaway Post Square Tubing"
7. Two signs are mounted back to back at each location

INTERNAL

C-10-155 RD

SIGN NOTES:
1. Font = Highway Gothic - C-4" Letters - All Capitalized
2. High intensity sheeting green background white letters
3. Sign Blanks = 0.080" Aluminum
4. Maximum sign length = 60"
5. Border = White (2" wide, .2" radius)
6. Sign shall be mounted on 8' Long 1 ½" x 1 ½" square post with 36" Long 2" x 2" square ground anchor per SCDOT Standard Drawing N0. 608-6 for "Breakaway Post Square Tubing"
7. Two signs are mounted back to back at each location

TYPICAL ANDERSON COUNTY ROAD SIGN DETAIL (N.T.S)



LOCATION MAP

LEGEND

- PROPOSED PAVEMENT
- COMMUNITY AREA
- SETBACKS
- CENTERLINE
- IRON PIN
- CREEK
- EASEMENT
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ROAD RIGHT-OF-WAY

NO.	DATE	BY	REVISION
A	3/21/20	BMK	Preliminary Plat Submittal
B	4/17/20	BMK	PRELIMINARY PLAT REVISIONS

Gray
Engineering Consultants
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM
SC C.O.A.# C00060 - NC C.O.A.# C-1217 - GA C.O.A.# PEF001941 - TN C.O.A.# 0410819

GRAY ENGINEERING CONSULTANTS, INC. NC C00060 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 19812 RODNEY GRAY

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

PRELIMINARY PLAN

GLEN GATE SUBDIVISION

BRUSHY CREEK ROAD
ANDERSON COUNTY, SC

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	3/25/20
SCALE:	1"=60'
JOB No.:	2020019
PLOT DATE:	4/17/20

SHEET
CV-1

2020019-PRELIM.dwg

Parcel Line Table		
Line #	Length	Direction
L1	149.28'	S10° 51' 31"E
L2	54.10'	S57° 10' 03"E
L3	107.16'	S60° 41' 56"E
L4	33.03'	N37° 52' 27"E
L5	61.78'	S61° 45' 26"E
L6	75.15'	S42° 27' 16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.74'	1328.17'	2.62'	S11° 17' 51"E	60.74'
C2	334.90'	420.49'	45.63'	S32° 49' 35"E	326.11'
C3	56.81'	2377.94'	1.37'	S54° 46' 11"E	56.81'

NOTES
- THE LAND USES FOR ALL ABUTTING PROPERTIES ARE RESIDENTIAL PR UN-DEVELOPED
- ALL LOTS MUST ACCESS PROPOSED INTERNAL ROADS ONLY

OWNER
TAX MAP # 1880008001
CARLEEN AND WANDA ROBINSON
7123 COVERBROOK LANE
MECHANICSVILLE SC 23116

SETBACKS:
1. THERE IS A 40' SETBACK OF BRUSHY CREEK ROAD.
2. THERE IS A 20' FRONT SETBACK.
3. THERE ARE 8' SIDE SETBACKS (10' CORNER)
4. THERE IS A 10' REAR SETBACK.

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

811 Know what's below. Call before you dig.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GLEN GATE

PRELIMINARY PLAT – SEWER

TM# 1880008001
ZONING: UN-ZONED
CURRENT LAND USE: SINGLE FAMILY HOME

DEVELOPER/APPLICANT
STEVE MCNAIR
7900-D STEVENS MILL RD.
SUITE 231
MATTHEWS, NC 28104
704-564-9994

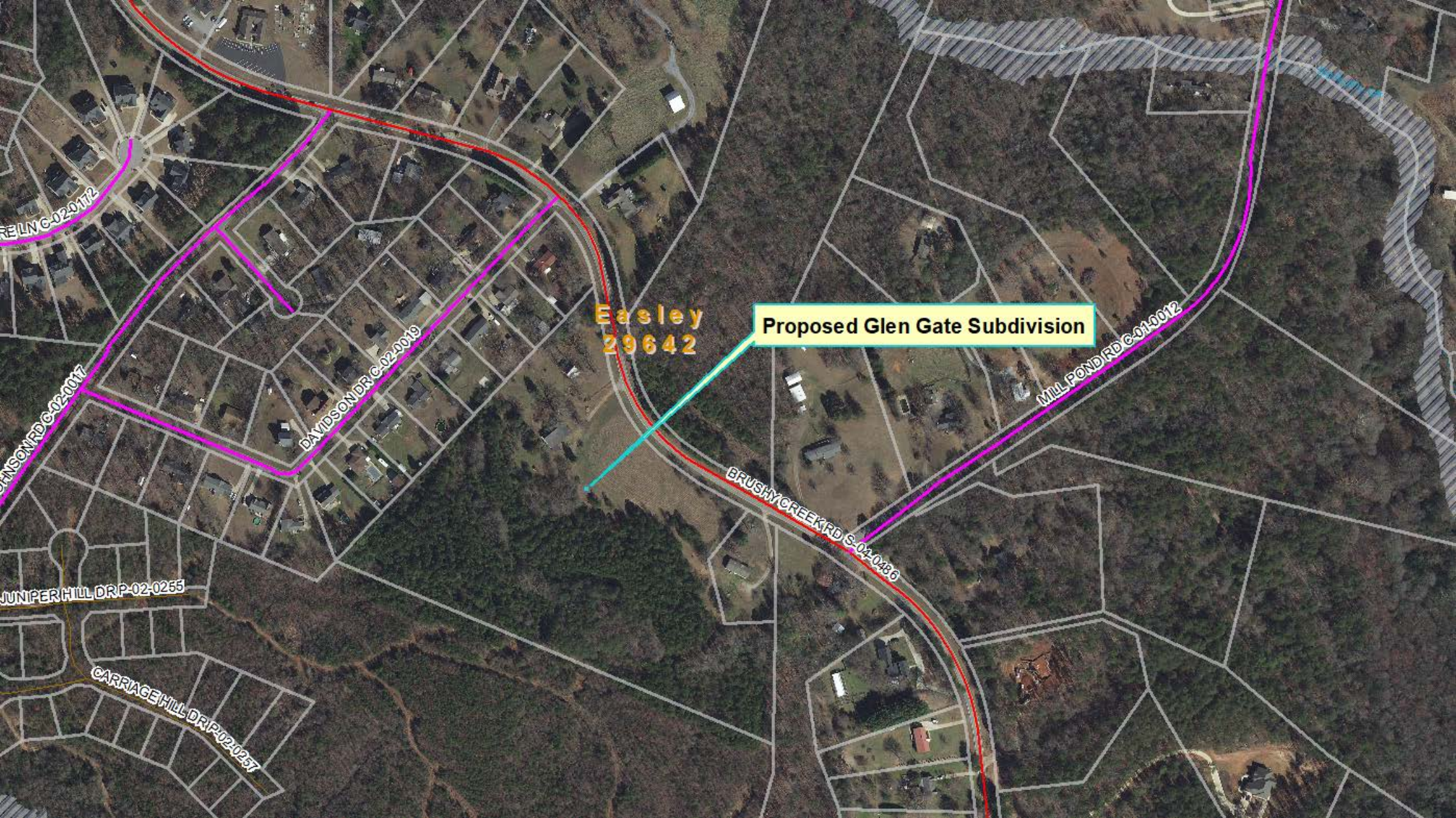
ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

TOTAL ACREAGE: 14.46 AC
NO. OF LOTS: 42
NEW ROAD 1,655 L.F. ROAD
DATE MARCH 21, 2020

N

0 60' 120'
SCALE: 1" = 60'


Easley
29642
Proposed Glen Gate Subdivision
DAVIDSON DR C-02-0019
MILL POND RD C-01-0012
BRUSHY CREEK RD S-04-0486
R HILL DR P-02-0255
CARRIAGE HILL DR P-02-0257


Easley
29642
Proposed Glen Gate Subdivision
DAVIDSON DR C-02-0019
MILL POND RD C-01-0012
BRUSHY CREEK RD S-04-0486
JUNIPER HILL DR P-02-0255
CARRIAGE HILL DR P-02-0257