

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: Celia Boyd Myers
Date: March 3, 2020
Cc: County Council
Re: March 10, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, March 10, 2020, 6:00 PM** in Council Chambers of the old County Courthouse.

The meeting agenda and packet are attached for your review.

Please email cboyd@andersoncountysc.org or call 864-260-4720, extension 3 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Anderson County Planning Commission

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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

Tuesday, March 10, 2020
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. February 11, 2020 Regular Meeting
4. Public Hearings
 - A. Rezoning Request: +/-48.91 acres, located at 2705 Centerville Road from R-20 to R-A
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Flint Creek
 - 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.

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
Wednesday, February 11, 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, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: David Cothran

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

Call to Order: Vice-Chair Jones called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones 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. Moore.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the January 14th regular Commission meeting. Hearing none, the minutes were approved 6-0, with a motion by Mr. Murray and a second by Mr. Dutton.

Public Hearings:

Request to rezone +/-50.26 acres, located at 1061 Asbury Park 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 a future riding academy. Staff recommended approval of the request. Vice-Chair Jones opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Murray moved to accept staff's recommendation of approval; and Ms. Chapman seconded the motion. The motion to approve was passed 6-0.

Request to rezone +/-48.67 acres, located at Hwy 178 near Exit 21 from C-2 (Highway Commercial) and I-2 (Industrial Park District) to S-1 (Services District)

Mrs. Celia Boyd Myers presented the request for rezoning and staff recommendation. The applicant is requesting a change from C-2/I-2 to S-1. The applicant's stated purpose was to allow an interstate travel facility. Staff recommended approval of the request to change the zoning classification from C-2/I-2 to S-1, based on the surrounding zoning and adopted Future Land Use map. Vice-Chair Jones opened the public hearing and invited comments. Fifteen members of the public approached and stated their opposition to the proposed Love's truck stop. Reasons included traffic, road conditions, change in character, location, environmental impacts and the fear of crime, such as littering and human trafficking. Hearing no further comments, the public hearing was closed. Mr. Murray asked for a count of those opposed; ~55 individuals stood. Mr. Murray then moved to reject staff's recommendation of approval for denial; and Mr. Dutton seconded the motion. The motion to deny was passed 5-1, with Mr. Moore opposing.

Old Business: None

New Business:

Preliminary Subdivision: Woodglen Phase I and II

Tim Cartee presented the request for Woodglen Phase I and II and staff recommendation. Woodglen was previously approved July 9, 2019. The proposed development would be located on +/-224.95 acres on Hwy 86 and Blossom Branch Road and utilize Greenville Water and ReWa sewer services. The applicant also requested a variance: "Our development proposes 563 total lots and 5 full entrances. Three of these entrances, located off of Highway 86, have dual outbound lanes with wider lane widths. Due to existing access points off of Highway 86, we are limited to the location and spacing of the proposed Highway 86 entrances for this development. However, there are significant proposed road improvements on Highway 86 resulting from this development. Therefore, this development will appropriately disperse traffic at the 5 proposed access points to an improved SCDOT road network. Finally, there are two stub-out streets provided internally for future interconnectivity to adjacent, undeveloped parcels should they ever be developed." Staff recommended denial of the variance and preliminary plat for the following reasons:

- Sec. 38-358. - Intensity standards. One subdivision entrance is required for every 100 lots of a proposed subdivision.
- The fact that there is no justification to grant a variance based on Sec. 38-358. A reduction of 64 lots would meet the intensity standards required.
- The two stub outs shown on the preliminary plat for future development will increase the capacity for the internal major and minor local roads.
- The applicant has not demonstrated a hardship or that there are extraordinary and exceptional conditions pertaining to the property.
- The fact that this variance request is not within the intent and spirit of the ordinance.

Mrs. Jones opened the public hearing for the variance request. Six members of the public approached and spoke in opposition to the request. Additionally, representatives from the following commented on the proposal: School District One provided current enrollment and capacity numbers for area schools; Powdersville Water questioned the appropriate water supplier and provided a letter to the Commissioners; Wren Volunteer Fire Department discussed the difficulty in striving to meet growth demands. Mr. Paul Harrison, Bluewater Civil Engineering, requested that he be allowed to offer a brief presentation on the proposal. After consulting with the Commission, Vice-Chair Jones consented. Mr. Harrison provided an overview of the project. The real estate representative for the property also spoke in favor of the proposal. Questions from the Commission regarding access for the lots located at the rear of the proposed subdivision followed. Mr. Harrison countered that wetlands, creeks and other topo constraints prevented access off Blossom Branch Road. Mr. Murray moved to deny the requested variance; and Mr. Dutton seconded. The motion to deny the variance was passed, with Mr. Burdette opposing. Mr. Murray moved to deny the preliminary subdivision; and Mr. Dutton seconded. The motion to deny passed, with Mr. Burdette opposing.

Other Business:

Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 7:38 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP

**Anderson County Planning Commission
Staff Report
March 2020**

Applicant:	John and Grace Von Kaenel
Current Owner:	John and Grace Von Kaenel
Property Address:	2705 Centerville Road
Precinct:	Denver-Sandy Springs
Council District:	5
TMS #(s):	045-00-04-006
Acreage:	+/- 43.91
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	R-A (Residential - Agricultural)
Surrounding Zoning:	North: R-20 (Single-Family Residential) South: R-20 (Single-Family Residential) East: R-20 (Single-Family Residential) West: R-20 (Single-Family Residential)
Evaluation:	<p>This request is to rezone the parcel of property described above from R-20 (Single-Family Residential) to R-A (Residential Agricultural). The applicant's stated purpose is to "rezone to appropriate use".</p> <p>The purpose of the R-A district is to provide for a full range of agricultural activities and spacious residential development.</p> <p>Single-Family Residential uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- February 21: Rezoning notification signs posted on subject property;- February 20: Rezoning notification postcards sent to 99 property owners within 2,000' of the subject property;- February 22: Planning Commission public hearing advertisement published in the <i>Independent-Mail</i>.

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

Staff Recommendation: Due to the surrounding uses and its compatibility with the character of the area, staff recommends approval of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on March 10, 2020 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

2/13/20

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: John & Grace Von Kaenel
Mailing Address: 2705 Centerville Rd., Anderson, SC 29625
Telephone: (864) 905-9694; (864) 276-7047
Email: gcs.vonkaenel@gmail.com

Owner's Information (If Different from Applicant)

Owner Name:
Mailing Address:
Telephone:
Email:

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

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

Owner's Signature

Date

Project Information

Property Location:	2705 Centerville Rd., Anderson, SC 29625		
Parcel Number(s)/TMS:	450004006		
County Council District:	4 5	School District:	04
Total Acreage:	43.91	Current Land Use:	Agricultural
Requested Zoning:	R-A	Current Zoning:	R-20
Purpose of Rezoning:	Rezone to appropriate use		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

[Signature]
Applicant's Signature

13 Feb. 2020

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.

[Signature]
Applicant's Signature

12 February 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: 2/13/20

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____

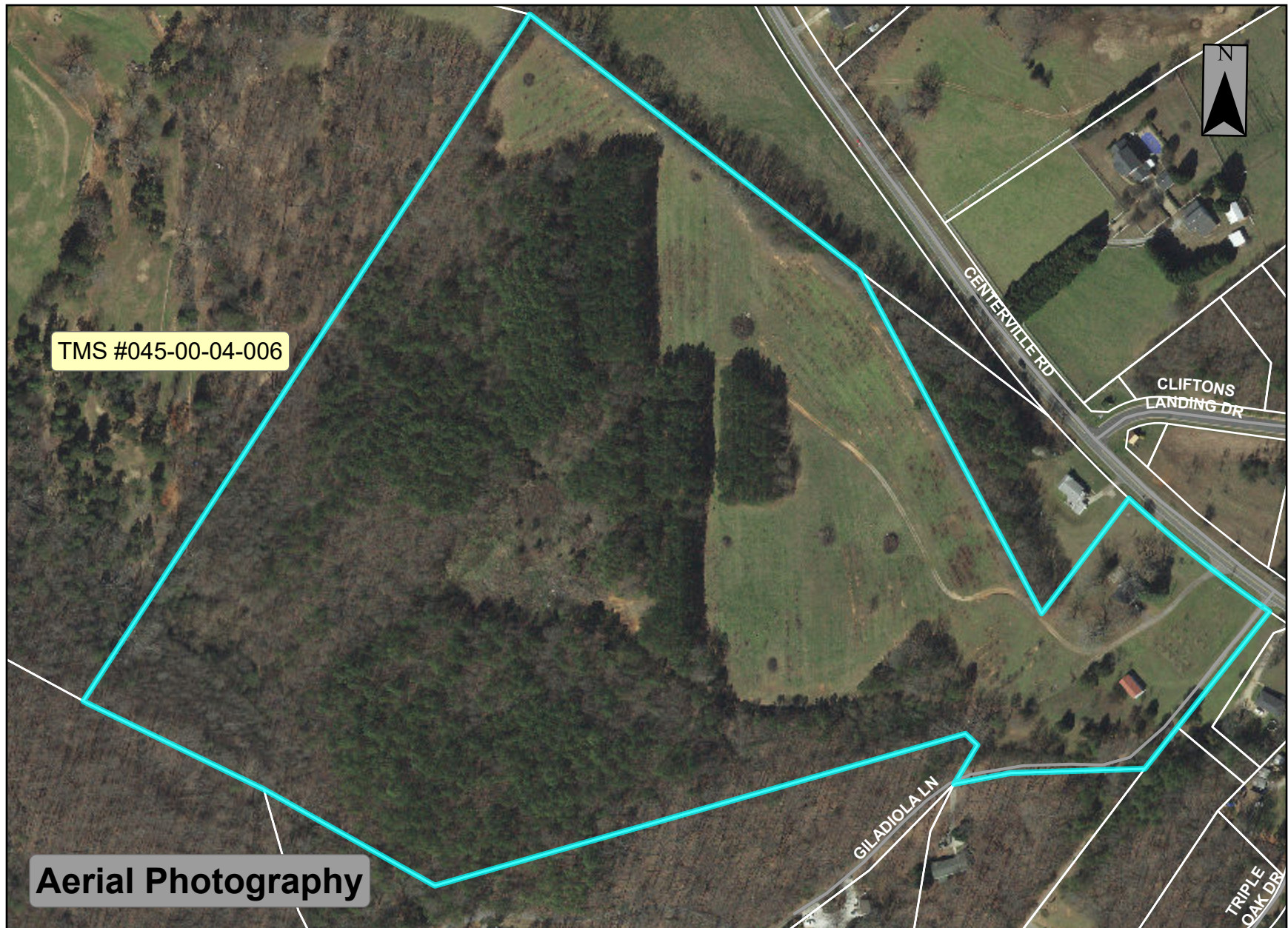


ANDERSON COUNTY REZONING APPLICATION NARRATIVE

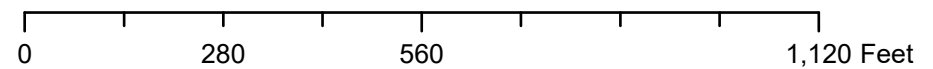
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

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.

The property at 2705 Centerville Rd., Anderson, SC 29625, is +/- 43.91 acres and thus suited for use as agricultural land. The owners plan to develop the land suitable for private equine management, including pastures, barns, arenas, and growing quality hay for horse consumption.



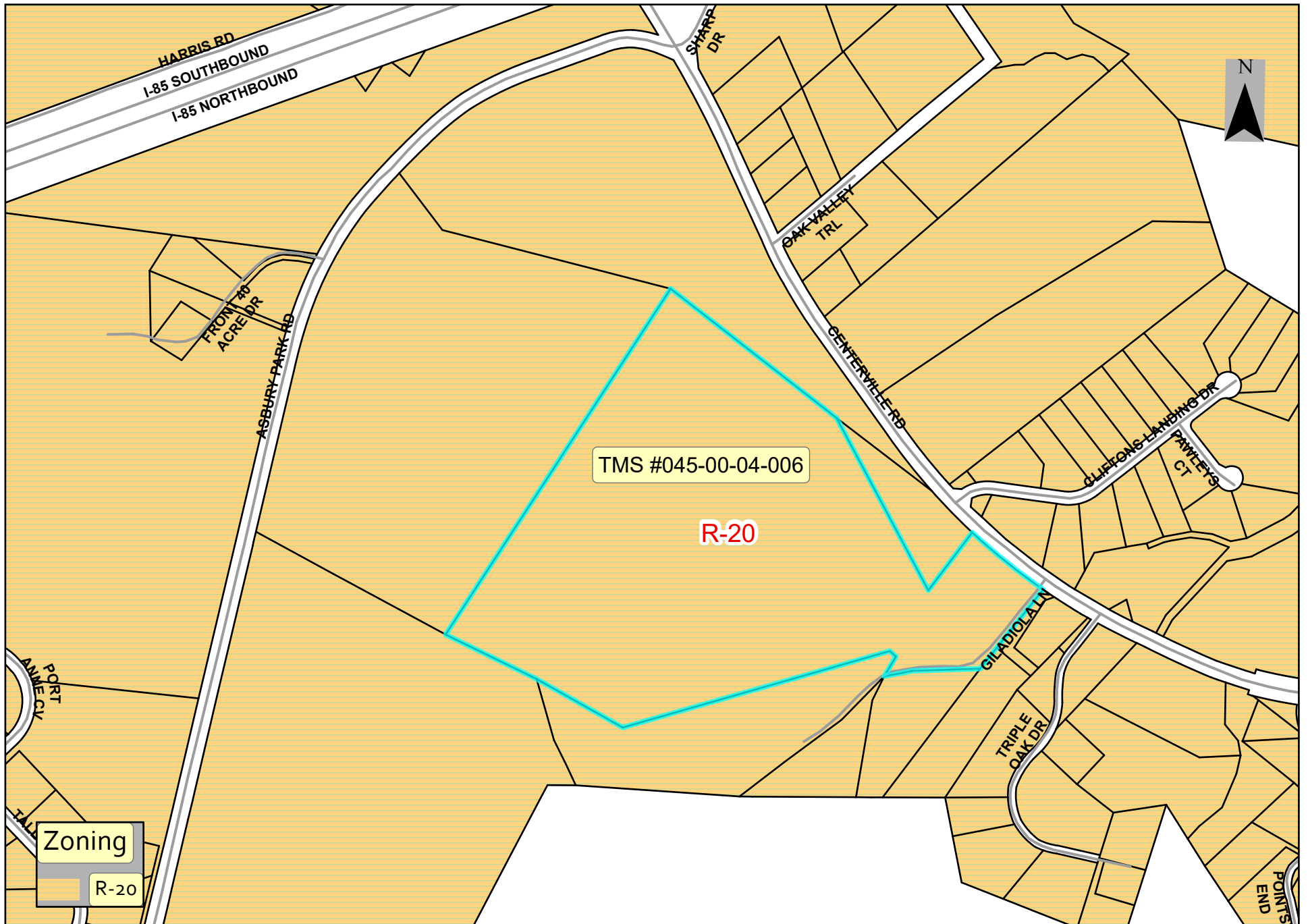
Rezoning Request
2705 Centerville Road
R-20 to R-A





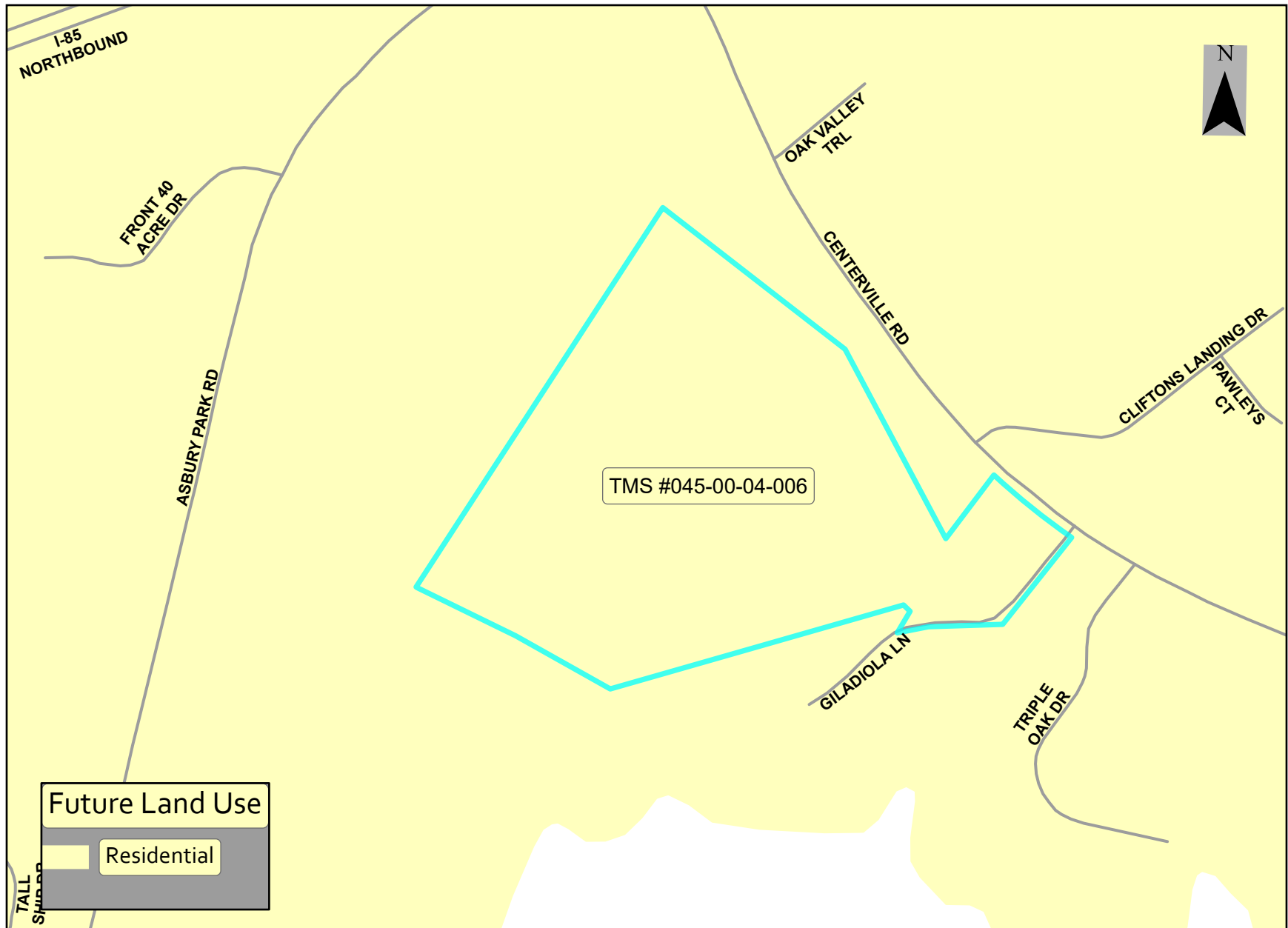
Rezoning Request
2705 Centerville Road
R-20 to R-A

0 500 1,000 2,000 Feet



Rezoning Request
2705 Centerville Road
R-20 to R-A

0 500 1,000 2,000 Feet



Rezoning Request
2705 Centerville Road
R-20 to R-A

0 500 1,000 2,000 Feet



2/21/20



2/21/20



2/21/20



2/21/20

Anderson County Planning Commission

March 10, 2020

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Flint Creek
Intended Development:	Patio Homes
Applicant:	ECS Development, LLC
Surveyor/Engineer:	Nu-South
Location:	Rogers Rd. (County Maintained)
County Council District:	7
Surrounding Land Use:	North – Agriculture South – Agriculture East – Commercial West – Agriculture/Residential
Zoning:	Property Unzoned
Tax Map Number:	218-00-03-010, -011,-012,-013,-014,-015,-016, 001
Extension of Existing Dev:	No
Existing Access Road:	Rogers Rd. (County Maintained)
Number of Acres:	+/- 10.63
Number of Lots:	30
Water Supplier:	Big Creek
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 300 new trips per day. Rogers 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: March 10, 2020

Application Received By: SBC

Date Application Received: 2-3-2020

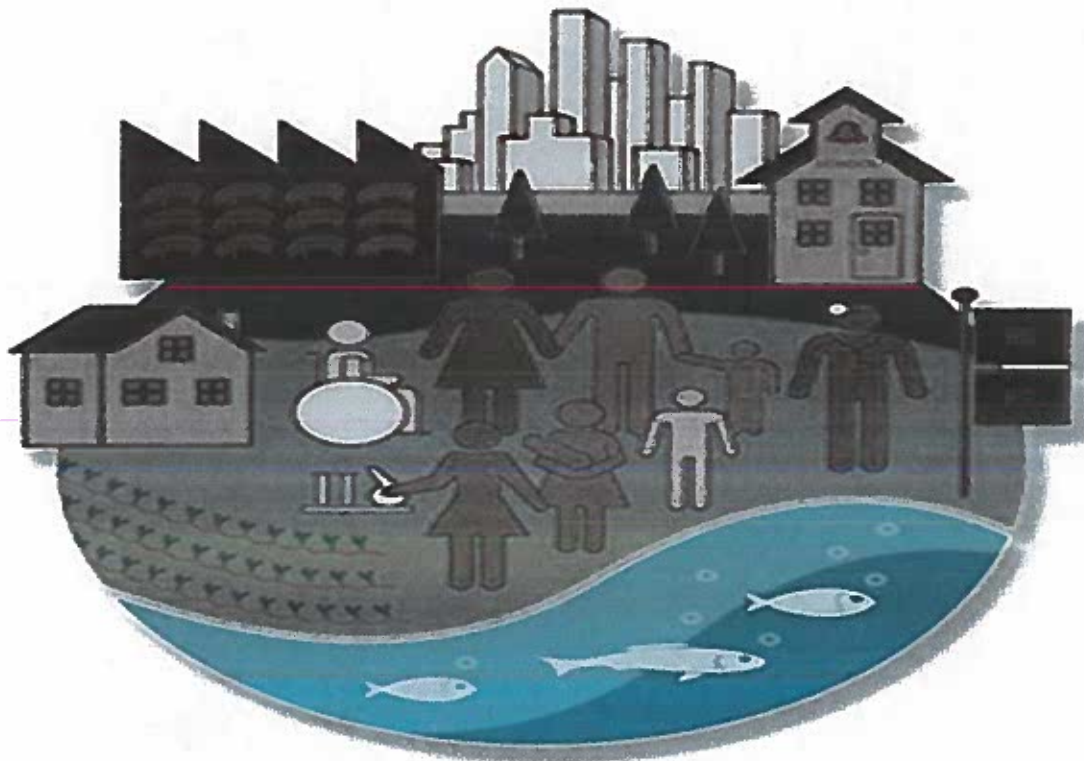
Amount of Fee Paid: 710.⁰⁰ Check # 0544

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 2-3-2020DS Number 20-01

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: Flint Creek1. Name of Applicant ECS Development LLCAddress of Applicant 1479 Mt. Lebanon Rd Campbell SC, 29322Telephone Number(s) (864) 895-0601 / (864) 313-7809 Email Paul@enchantedconstruction.com2. Property Owner(s) Enchanted Construction LLCOwner(s) Address 1479 Mt. Lebanon Rd, Campbell SC, 29322Telephone Number(s) (864) 895-0601 / (864) 313-7809 Email Paul@enchantedconstruction.com**Project Information**3. Project Location: 811 Rogers Rd, Pelzer SC 29669Parcel Number/TMS: 280003010-016 / 280003001 County Council District: 7 School District: 1ATotal Acreage: 10.63 Number of Lots: 30 Intended Development: Ratio HomesCurrent Zoning: Unzoned Surrounding Land Uses: North: Agricultural South: Agricultural East: Commercial West: Agricultural**4. Utility Agreement Services Letter of Approval, Please attach to application.**Water Supplier: Big Creek Sewer Supplier: ReWa Septic: N/AElectric Company: Duke Energy Gas Company: N/A Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? NO

If so, please describe: _____

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

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

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

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

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

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

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

Sec. 38-94. - Soils analysis.

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

Sec. 38-95. - Wetlands requirements.

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

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

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

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

- ☒ Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

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

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.

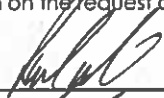
The preliminary plat shall contain the following information:

- ☒ (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 1/10/2020

Signature of Owner



Date 1/10/2020

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

- ☐ DHEC approval letter for storm water 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
- ☐ SC DOT 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 E911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$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.

Seventeen (17) 11 X 17 copies of the Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

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

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

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

Sec. 38-332. - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by EARLY B. O'BRIEN RLS, and dated 1/14/20; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: EARLY B. O'BRIEN

Signed: [Signature]

Registered Professional No. 10775

Address: 115 E. MAUDIN ST.

Telephone Number: 864-274-2754

Date: 1-14-20

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: 1/14/2020

[Owner][Agent] [Name]: Pam Aho

Signed: [Signature]

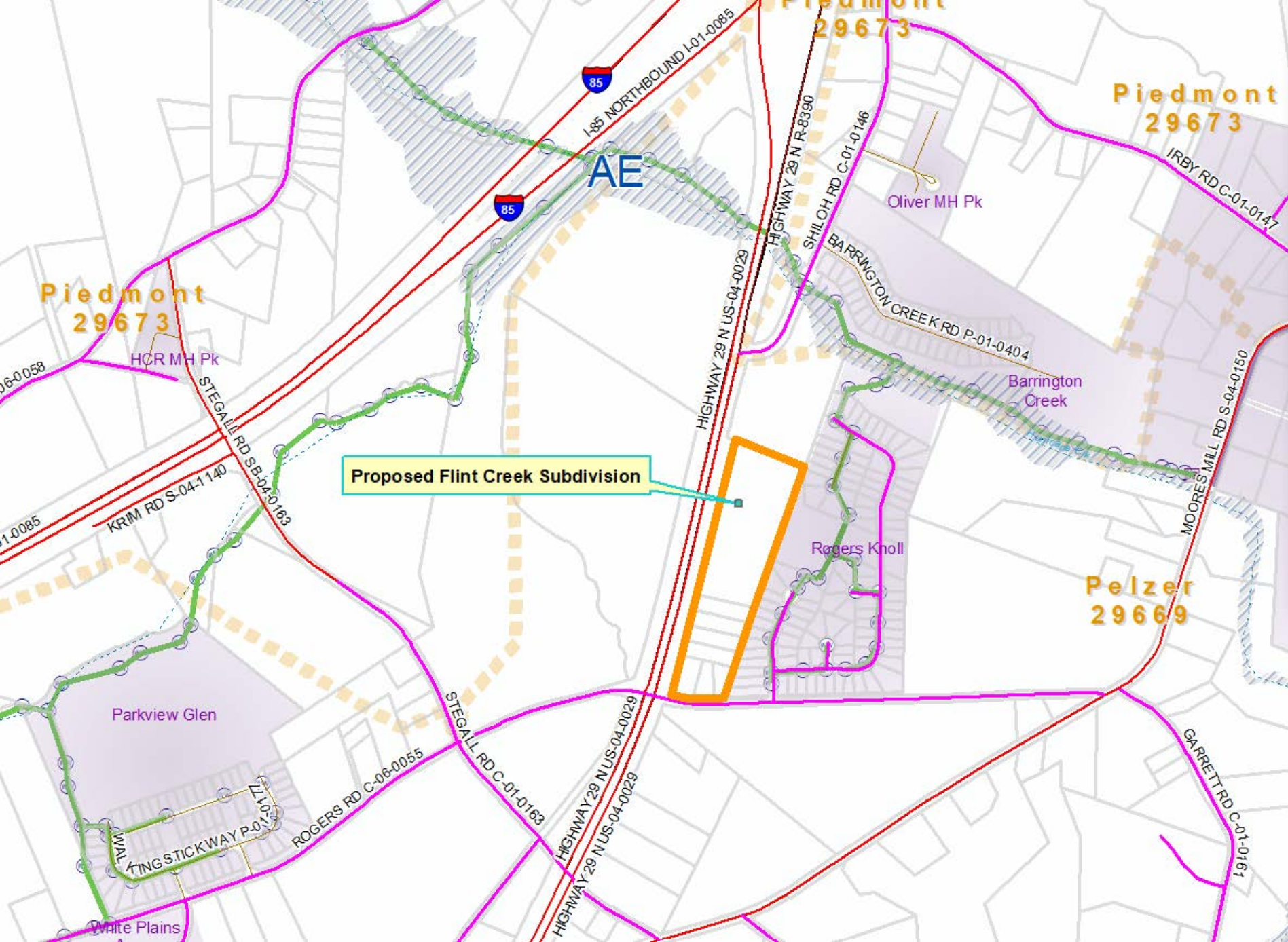
CERTIFICATE OF PROJECT APPROVAL

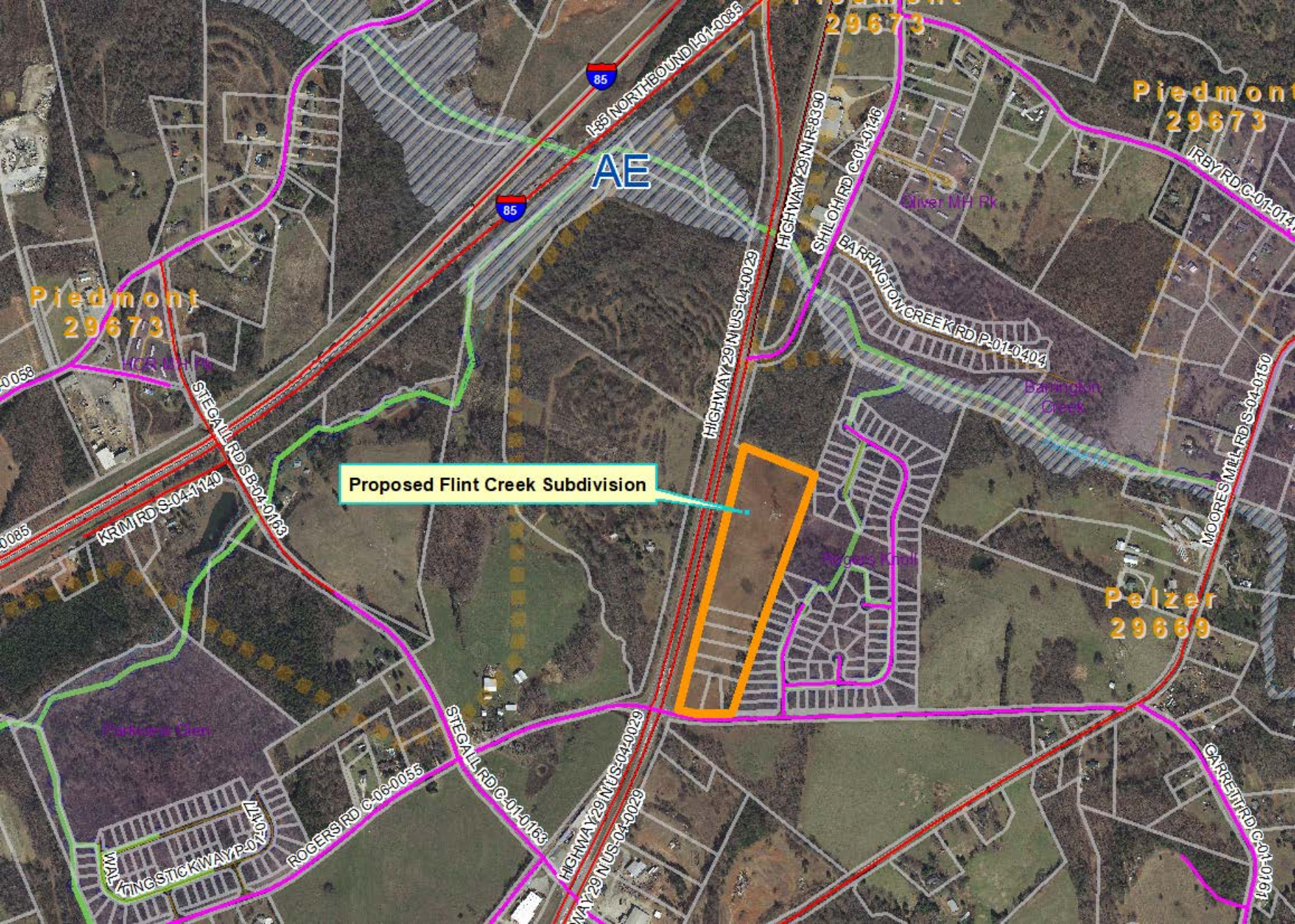
All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development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

Manager or Subdivision Administrator: _____

Date: _____

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





AE

Proposed Flint Creek Subdivision

Piedmont
29673

Pelzer
29669

85

85

29673

Piedmont
29673

I-85 NORTHBOUND LG-0088

HIGHWAY 29 N R-8390

SHILOH RD C-01-0146

BARRINGTON CREEK RD P-01-0404

IRBY RD C-01-014

MOORES MILL RD S-01-0150

GARRETT RD C-01-0161

HIGHWAY 29 N US-04-0029

HIGHWAY 29 N US-04-0029

HIGHWAY 29 N US-04-0029

STEGALL RD SB-04-0163

KRIM RD S-04-1140

STEGALL RD C-01-0163

ROGERS RD C-06-0055

WALFINGSTICKWAY P-01-0140

Olive MH Rk

Barrington Creek

Wages Pond

Patience Glen