

# Anderson County Planning Commission

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David Cothran, Chair, District #5  
Ed Dutton, District #1  
Brad Burdette, District #3  
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6  
Lonnie Murray, District #2  
Jerry Vickery, District #4

Tuesday, May 14, 2019  
Regularly Scheduled Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. March 12, 2019 Regular Meeting
4. Public Hearings
  - A. Request to rezone +/-0.59 acres from C-2 (Highway Commercial) to S-1 (Service District) at 108 Chippewa Lane
  - B. Amendment to Ordinance 70, Article 6 of the Anderson County Code of Ordinances, so as to clarify storage of commercial equipment in residential zones
  - C. Amendment to Ordinance 70, Article 5 of the Anderson County Code of Ordinances, so as to clarify storage in residential zones
  - D. Large-Scale Project - Barn at Sitton Hill Wedding Venue
  - E. Variance Request - Claude Drive
5. Old Business
6. New Business
  - A. Preliminary Subdivision: Arbor Woods
    - i. Staff Report
    - ii. Public Comments (3 minute limit per speaker)
  - B. Preliminary Subdivision: Breckenridge
    - i. Staff Report
    - ii. Public Comments (3 minute limit per speaker)
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business - Rezoning Form Update
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, 2<sup>nd</sup> floor of the old courthouse, located at 101 South Main Street, Anderson.

**Anderson County Planning Commission**  
**Tuesday, March 12, 2019**  
**6:00 PM**  
**County Council Chambers**  
**Second Floor – Old Courthouse**  
**Anderson, South Carolina**

**Minutes**

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

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

Members Absent: None

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

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

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Vickery and a second by Mr. Dutton.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the February 12<sup>th</sup> regular Commission meeting. Hearing no amendments, the minutes were approved, as presented unanimously, with a motion by Mr. Burdette and a second by Ms. Chapman.

Public Hearings: None

Old Business: None

New Business:

**Preliminary Subdivision: Spencer's Trail**

Tim Cartee presented the proposed Spencer's Trail subdivision with a staff recommendation of approval. The proposed development would consist of 178 lots on 72.27 acres, located at Crestview Road and Harriett Circle and Midway Road. The property is zoned Innovative Zoning District (IZD).

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;
- Floodplain analysis for the subdivision and designate which lots are located within the 100 year floodplain. All lots located within the 100 year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit;
- Applicant will be required to delineate wetlands as required by US Corps of Engineer's;
- Sidewalk extended to Midway School along Harriett Circle and all sidewalks must meet ADA regulations;
- Final landscape/ buffer yard plan;
- Indicate on the final plat the walking trails that connect back to the public sidewalk running along internal roads;
- Street lighting to meet county standards;

- 25' minimum perimeter setback along exterior property. (Setback is measured from the exterior property line and/or dedicated right-of-way line.) 30' minimum setback along Crestview Road, Midway Road & Harriett Circle;
- 15' minimum front yard setback. (For internal public roads);
- 10' minimum secondary side yard setback. (Corner lots measured from public road r/w);
- 5' minimum side yard setback; and
- 10' minimum rear yard setback.

The developer must obtain the following permits prior to proceeding with development to include:

- DHEC and Anderson County approval letter for stormwater erosion control;
- DHEC approval letter for sewer service construction and permit to operate;
- Anderson County Roads & Bridges subdivision plan approval letter and Encroachment permit; and
- Hammond 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 any questions from the Commission. Ms. Jones asked the developer's applicant, Austin Everett with Bluewater Civil Design, if the number of lots could increase, since there is no minimum density in an IZD district. Mr. Everett replied that it is limited by the Statement of Intent, approved by County Council in 2018. Chairman Cothran then called for public comments. Mr. Everett offered to answer any further questions and added that they have been working closing with staff regarding the intersection improvements, Bronson Ridge for possible pedestrian access and Midway Elementary for walkability to school property. Mr. Murray questioned where the second access was on the map. Mr. Everett and Mr. Cartee indicated the two access points. Mr. Cothran then closed the public comments section. Mr. Vickery moved to accept staff's recommendation and approve. Mr. Dutton seconded the motion. The motion to approve was unanimous. Chairman Cothran added that the approval indicated no conflict with subdivision review criteria.

### **Preliminary Subdivision: Breckenridge**

Tim Cartee presented the staff report and recommendation of approval for the Breckenridge proposal. The development would consist of 33 lots on 28.4 acres, located on Bowlan Road. The property is zoned R-20 single-family residential.

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;
- Floodplain analysis for the subdivision and designate which lots are located within the 100 year floodplain. All lots located within the 100 year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit;
- DHEC septic tank permits for each individual lot will be required after the final plat; and

The developer must obtain the following permits prior to proceeding with development to include;

- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval;
- Anderson County Roads & Bridges subdivision plan approval letter; and
- Hammond 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 discussion. Mr. Vickery questioned the minimum lot size. Mr. Cartee replied as R-20 zoned property, 20,000 square feet. Commissioners questioned if the minimum size for a septic tank permit was 25,000 square feet. Mr. Cartee clarified that the minimum was 20,000 square feet. Ms. Jones questioned why the boxes were not checked on the subdivision plat application checklist, as other

applicants have done. Mr. Cartee assured the Commission that all required documentation had been submitted. Mr. Murray asked Mr. Cartee to repeat the staff recommendation. Mr. Cartee complied. Mr. Dutton asked if the assumption was made that applicants read and understood the checklist, if the checklist was signed. He asked to register his comment that the boxes should be checked to avoid assumptions. Chairman Cothran stated that he did not wish to create a hardship, but added that the boxes should be checked prior to Planning Commission's review to avoid questions. He questioned whether the Commission felt comfortable proceeding. Ms. Hunter interjected that the checklist was an internal tool to ensure documentation was present; and staff would ensure the boxes were checked, but this should not impede the Commission from making a decision. Chairman Cothran called for public comments. No one approached to speak. Chairman Cothran closed the public comments section. Mr. Dutton then moved to accept staff's recommendation of approval. Mr. Vickery seconded the motion. The motion to approve passed unanimously, with Chairman Cothran adding that approval indicated no conflicts with the subdivision review criteria.

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

Chairman Cothran called for any other new business. Dr. Parkey brought the Commissioners' attention to an updated rezoning application. The Chair thanked staff. Chairman Cothran then discussed an idea presented by Mr. Dutton to aid in the subdivision review. He requested a meeting be scheduled, preferably in the next month or so to discuss, in detail, ways to ensure objectivity in subdivision decisions. He also stated he will discuss the issue with his Council member. Chairman Cothran informed the Commissioners that State special counsel has determined that Commissioners will not need to file a statement of economic interest. Commissioners also received information regarding an upcoming Appalachian Council of Governments (ACOG) training.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:23 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

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  
May 2019**

Applicant:	Mihail Curdoglo
Current Owner:	Mihail Curdoglo
Property Address:	108 Chippewa Lane
Precinct:	Williamston Mill
Council District:	7
TMS #(s):	220-06-01-005
Acreage:	+/- .59
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	S-1 (Services District)
Surrounding Zoning:	North: C-2 South: C-2 East: C-2 and R-20 West: C-2
Evaluation:	<p>This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to S-1 (Services District). The applicant's stated purpose for the rezoning is a transportation business.</p> <p>The purpose of the S-1 district is to provide a transition between commercial and industrial uses. Establishments in this district include service related commercial uses and light industrial uses which have a minimal effect on adjoining properties during normal operations.</p> <p>Commercial and residential uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as commercial.</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"><li>- April 23: Rezoning notification signs posted on subject property;</li><li>- April 24: Rezoning notification postcards sent to 78 property owners within 2,000' of the subject property;</li></ul>

- April 26: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received no phone calls for more information.

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

#### Zoning Advisory

Group Recommendation: The District 7 Zoning Advisory Group did not meet on May 1, 2019 due to a lack of quorum. Pursuant to Chapter 70, Section 10.2 of the Anderson County Code of Ordinances, if the Zoning Advisory Group fails to submit a report and recommendation after their first scheduled meeting, it is deemed to have approved the request.

#### Planning Commission

Recommendation: The Anderson County Planning Commission met on May 14, 2019 and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from C-2 to S-1. The vote was \_ in favor, \_ opposed, and \_ absent.



# Rezoning Application

## Anderson County Planning & Community Development

Date of Submission

Approved/Denied

### Applicant's Information

Applicant Name:

Mailing Address:

Telephone:

Email:

Mihail Curdoglo

240 Pineland Meadows Rd, Betton SC

(864) 747-5561

mccdispatch@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:

MCS

4.3.19

Owner's Signature

Date

### Project Information

Property Location:

Parcel Number(s)/TMS:

County Council District:

Total Acreage:

Requested Zoning:

Purpose of Rezoning:

108 Chippewa Lane, Williamston SC

220-06-01-005

29697

School District:

Current Land Use:

Current Zoning:

Commercial/Industrial

C2

Transportation business Reasons

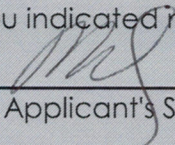


Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

  
Applicant's Signature

4.3.19  
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.

  
Applicant's Signature

4.3.19  
Date

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

**For Office Use Only:**

Application Received By: \_\_\_\_\_

Complete Submission Date: \_\_\_\_\_

Commission Public Hearing: \_\_\_\_\_

Council Public Hearing: \_\_\_\_\_





# Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: Mihail Curdoglo  
Mailing Address: 240 Pineland Meadows Rd, Belton, SC 29627  
Telephone and Fax: (916) 254-9913 E-Mail: maxdispatch@gmail.com

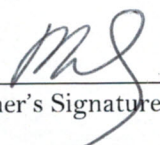
## Owner's Information

*(If Different from Applicant)*

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

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

  
Owner's Signature

4.3.19  
Date

## Project Information

Property Location: 108 & 106 Chippewa Lane, Williamston, SC 29697  
Parcel Number(s)/TMS: 220-06-01-005 22006-01-004  
County Council District: \_\_\_\_\_ School District: \_\_\_\_\_  
Total Acreage: 0.59 Current Land Use: Industrial/commercial  
Current Zoning: C2 Requested Zoning: S1  
Purpose of Rezoning: Transportation Business Reasons



Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No 3  
If you indicated no, your signature is required.

ms  
Applicant's Signature

4.3.19  
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.

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

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

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

Please refer to the Anderson County Planning & Community Development Fee Schedule for amount due.

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

ms  
Applicant's Signature

4.3.19  
Date

Page 2 of 2

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Scheduled Advisory Public Meeting Date: \_\_\_\_\_ Zoning Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: \_\_\_\_\_ Planning Commission Recommendation: \_\_\_\_\_

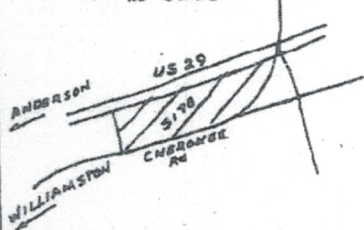
Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



Mihail Curdoglo

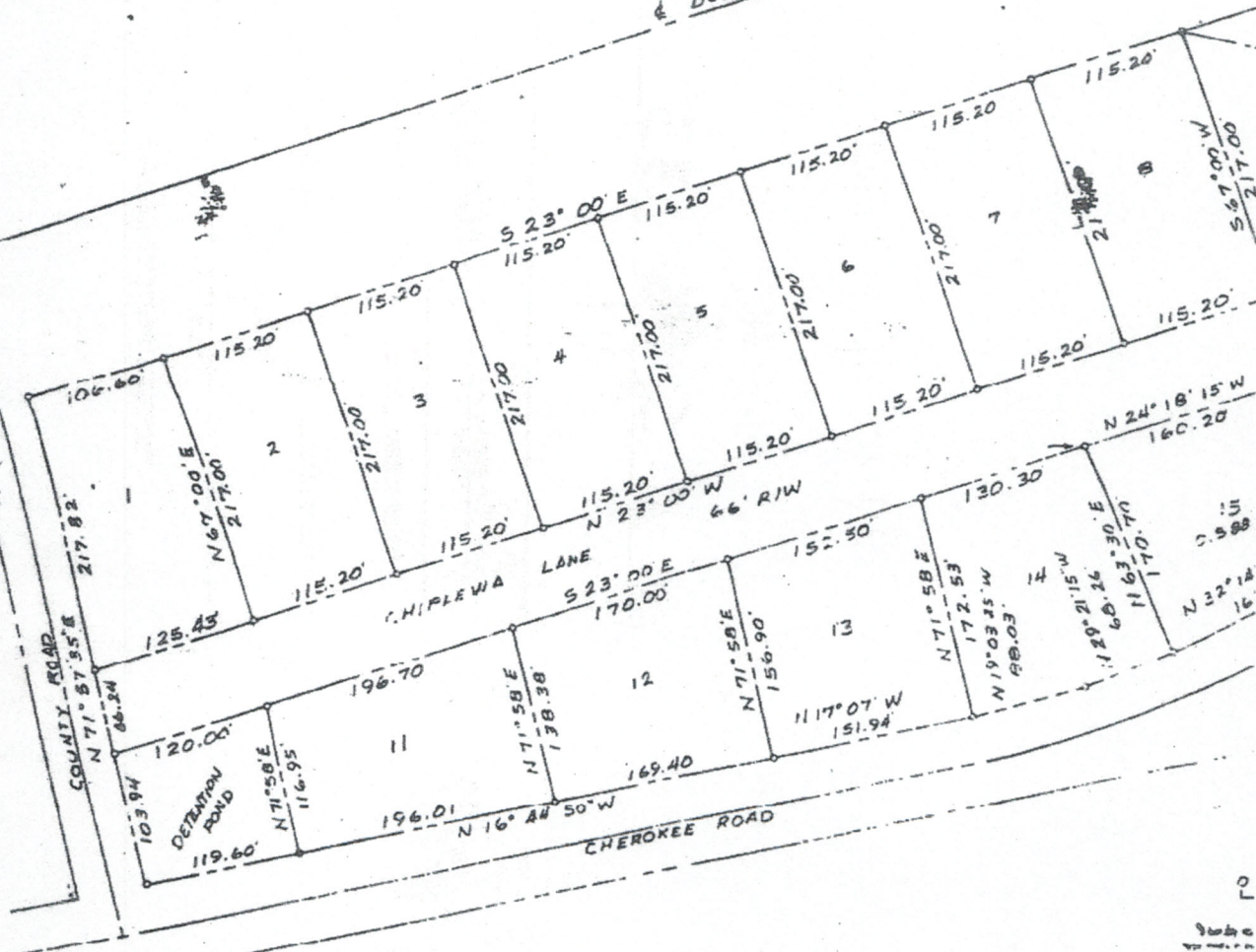
SLIDE 788 PAGE 304

LOCATION MAP  
NO SCALE



NOTE: ALL CORNERS MARKED  
WITH 5/8" REBAR  
UNLESS NOTED LOTS  
ARE 0.574 ACRE

DUAL LANE US 29 250' R/W



NOTE: THERE IS A 5' DEFLAGAGE AND  
UTILITY EASEMENT RESERVED ON ALL  
SIDE AND REAR LOT LINES

Surveyed by  
Mihail Curdoglo  
11/1/00





Aerial Photography

**Rezoning Request**  
**108 Chippewa Lane**  
**C-2 to S-1**

0 250 500 1,000 Feet

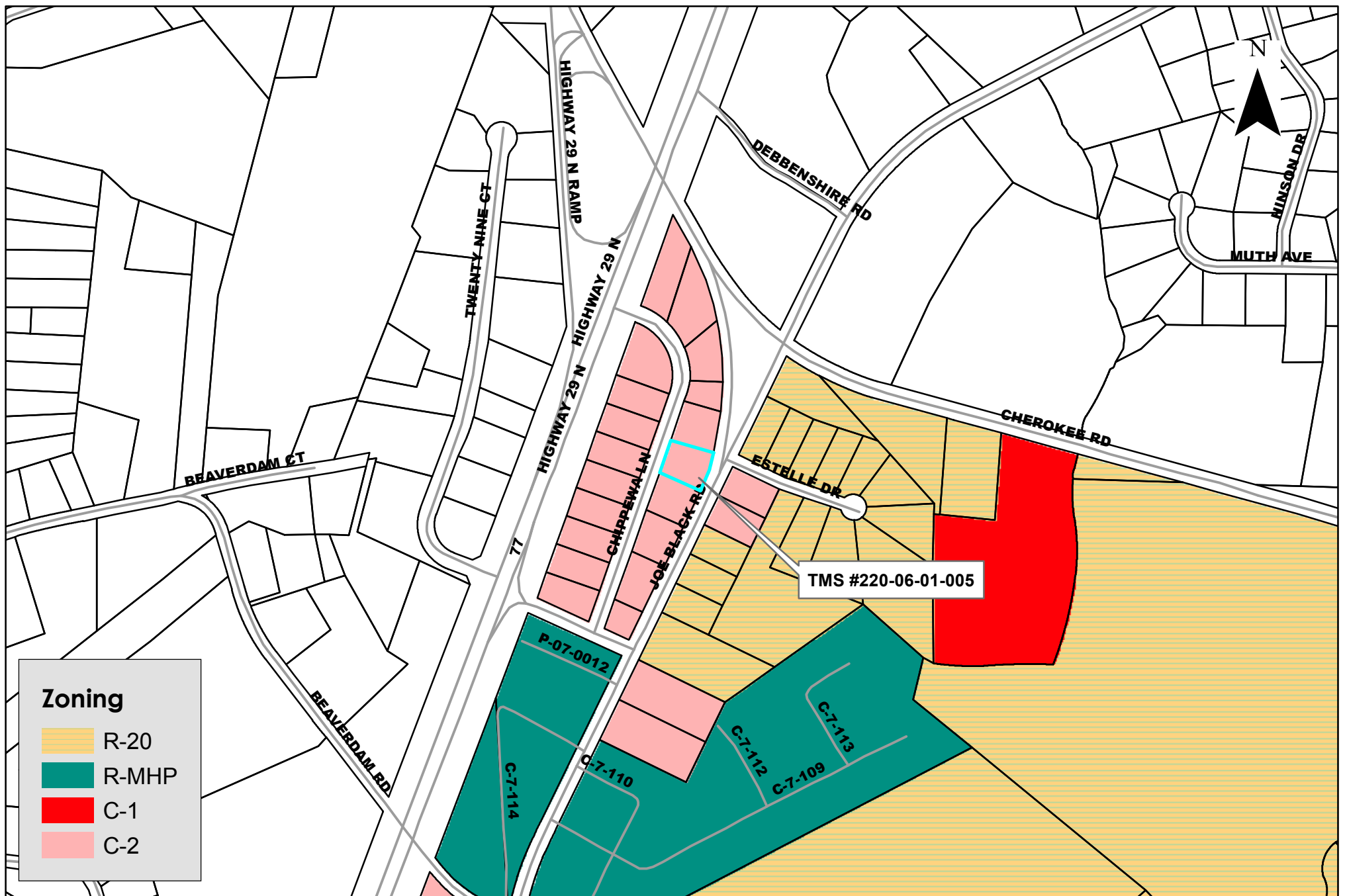




**Rezoning Request**  
**108 Chippewa Lane**  
**C-2 to S-1**

0 500 1,000 2,000 Feet



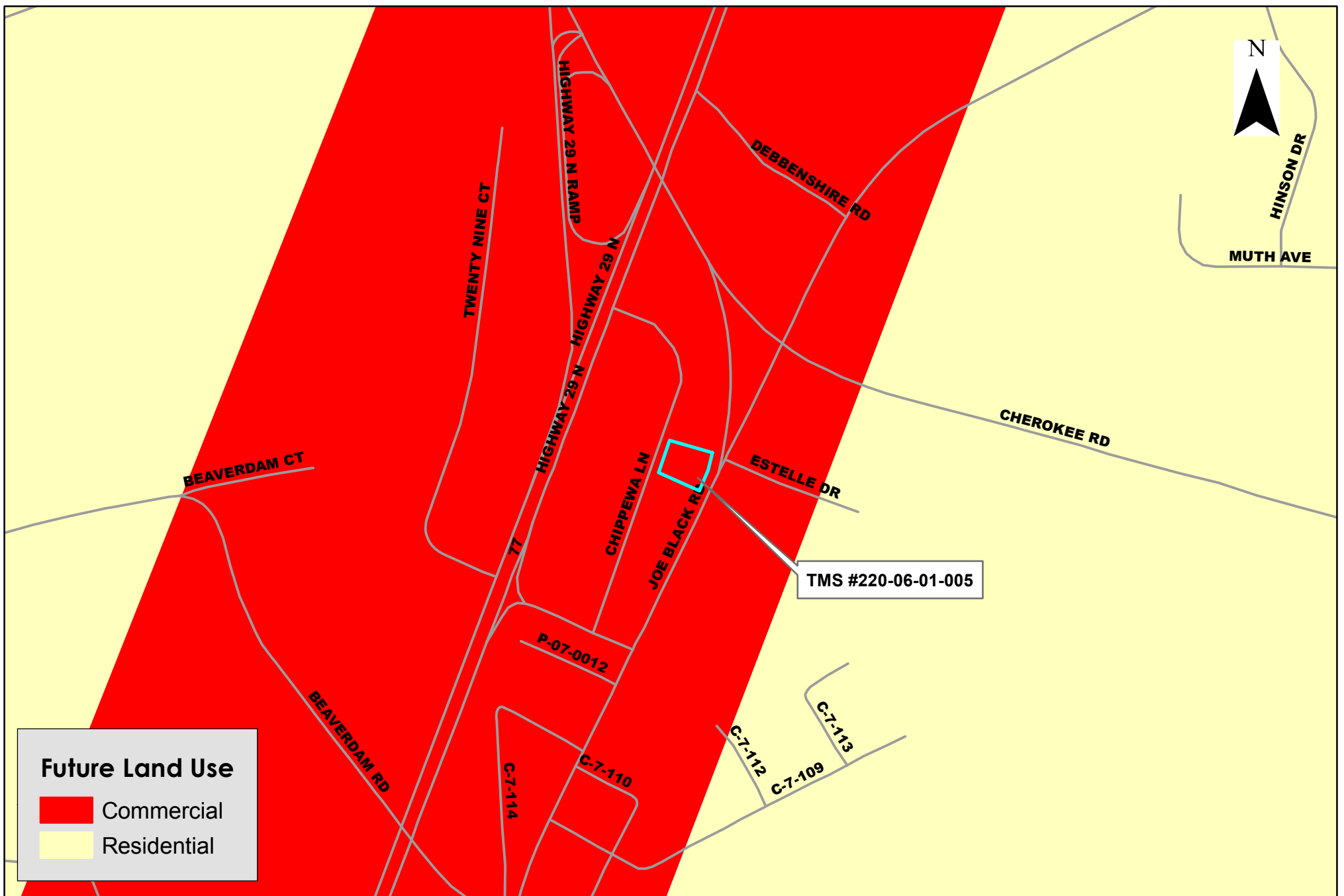


# Rezoning Request

## 108 Chippewa Lane

### C-2 to S-1

0 500 1,000 2,000 Feet



**Rezoning Request**  
**108 Chippewa Lane**  
**C-2 to S-1**

0 500 1,000 2,000 Feet





4/23/19





4/23/19





REZONING PUBLIC  
HEARING NOTICE  
864-294-4720

4/23/19





4/23/19





4/23/19





4/23/19





4/23/19



**ORDINANCE #2019-xxx**

**AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE 6 OF THE  
ANDERSON COUNTY CODE OF ORDINANCES, SO AS TO CLARIFY  
STORAGE OF COMMERCIAL EQUIPMENT IN RESIDENTIAL ZONES;  
AND OTHER MATTERS RELATED THERETO.**

WHEREAS, the County wishes to clarify requirements for the storage of commercial equipment in residentially zoned areas; and

WHEREAS, Anderson County Council wishes to amend Chapter 70, Article 6 of the Anderson County Code of Ordinances, attached hereto and incorporated herein as Exhibit A.

NOW, THEREFORE, be it ordained by the Anderson County Council, in meeting duly assembled, that:

1. Chapter 70, Article 6 of the Anderson County Code of Ordinances is hereby amended to include the language attached hereto as Exhibit A.
2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.
4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force upon the Third Reading and Enactment by Anderson County Council.

**Exhibit A**

**6.4 *Commercial equipment and materials.*** In all “R” Districts, with the exception of R-A, all commercial equipment and materials associated with an off-site business that are stored on a property must be kept enclosed or otherwise screened from public view, e.g. using 6-foot high stockade fence. Such equipment and materials may include but are not limited to tractors, backhoes, front end loaders, skidsteers, ditchwitches, grinders, chippers, shredders, large commercial equipment, or other machinery; logs, stumps, mulch, or debris; paper, plastic, and cardboard debris or containers; auto parts and tires; appliances and furniture; rock, gravel, railroad ties, building materials, or other supplies or materials.

ATTEST: Ordinance 2019-xxx

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Rusty Burns  
Anderson County Administrator

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Tommy Dunn, District #5, Chairman

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Lacey Croegeart,  
Clerk to Council

**APPROVED AS TO FORM:**

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Leon C. Harmon, Esq.  
Anderson County Attorney

1<sup>st</sup> Reading:               xxx, 2019

2<sup>nd</sup> Reading:             xxx, 2019

3<sup>rd</sup> Reading:             xxx, 2019

Public Hearing:           xxx, 2019

**ORDINANCE #2019-xxx**

**AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE 5 OF THE  
ANDERSON COUNTY CODE OF ORDINANCES, SO AS TO CLARIFY  
STORAGE OF COMMERCIAL EQUIPMENT IN RESIDENTIAL ZONES;  
AND OTHER MATTERS RELATED THERETO.**

WHEREAS, the County wishes to clarify requirements for the storage of personal property in residentially zoned areas; and

WHEREAS, Anderson County Council wishes to amend Chapter 70, Article 5 of the Anderson County Code of Ordinances, attached hereto and incorporated herein as Exhibit A.

NOW, THEREFORE, be it ordained by the Anderson County Council, in meeting duly assembled, that:

1. Chapter 70, Article 5 of the Anderson County Code of Ordinances is hereby amended to include the language attached hereto as Exhibit A.
2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.
4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force upon the Third Reading and Enactment by Anderson County Council.

**Exhibit A**

5:3.1 Uses permitted

...

Temporary building, incidental to construction and used primarily for storage of equipment, tools building materials and other items located on the same site and which shall be completely removed for the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed. **“Temporary” means for a period of no longer than 180 days. Buildings used primarily for storage of items of any type that remain on a property for more than 180 days are considered permanent and shall be located in the rear yard of the property.**

ATTEST: Ordinance 2019-xxx

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Rusty Burns  
Anderson County Administrator

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Tommy Dunn, District #5, Chairman

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Lacey Croegeart,  
Clerk to Council

**APPROVED AS TO FORM:**

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Leon C. Harmon, Esq.  
Anderson County Attorney

1<sup>st</sup> Reading: xxx, 2019

2<sup>nd</sup> Reading: xxx, 2019

3<sup>rd</sup> Reading: xxx, 2019

Public Hearing: xxx, 2019



## Anderson County Planning Commission Meeting

May 14, 2019

6:00 PM

Staff Report – Large Scale Project-Any project that generates a need for 100 or more off street parking spaces requires a public hearing. Land Use Application-Any application that has the potential to impact adjacent property owners requires a public hearing.  
(Outdoors Wedding Venue-Barn at Sitton Hill)

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**Preliminary Project Name:** Barn at Sitton Hill

**Property Owner of Record:** Sitton Hill, LLC

**Authorized Representative:** Heath Ostebee

**Intended Development:** Weddings and Events Venue

**Location:** 1908 Sitton Hill Road, Easley

**Details of Development:** This century old farm has been in the Sitton Family since 1878. The application involves a plan to host outdoor and indoor wedding related events. The site plan shows the proposed wedding area and parking spaces. There is one (1) building that will be used during seasonal months April, May, June, Sept, and October and Saturday is the target day and months listed calculating at 25-30 events per year. The hours of operation are from 9:00AM to 11:00PM including set up and clean up with music concluding by 10:00pm. Lighting-will consist of 3 parking lot lights that will be low. Parking, large gravel area that will support the wedding, approximately 1 acre with a fire access lane. A security officer will be hired by Anderson County Sheriff Office to provide security, if needed.

**Surrounding Land Use:** Agricultural use four (4 adjoining lots totaling 82.64)

**Total Site Area:** 30 Acres(1 acre used for wedding event)

**County Council District:** Six

**Zoning:** Not Zoned

**Tax Map Number:** 187-00-03-044 & 187-00-03-037

**Extension of Existing Dev:** No

**Existing Access Roads:** Sitton Hill

**Sewer Supplier:** Existing

**Water Supplies:** Existing

**Power Supplier:** Blue Ridge

**Variance:** None requested

**Traffic Impact Analysis:**

Sitton Hill Road is classified as a collector road. There is no maximum average vehicle trip per day requirement. Applicant has obtained encroachment permit from SCDOT with requested improvements.

**Staff Recommendation:**

This development constitutes a large-scale project because of the need for 100 or more off-street parking spaces. Staff recommendation will be presented at the public hearing.

- A commercial land use permit must be approved prior to commencing with development.
- Applicant is continuing to work with Building Codes to meet fire life safety requirements.



## Development Standards

APPLICATION FOR:

Land Use \_\_\_\_\_ 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. Incomplete applications or applications submitted after the posted deadlines may be delayed.

*Email: heath2004@gmail.com*

Name of Applicant HEATH OSTEREE

Mailing Address 1908 SITTON HILL RD EASLEY, SC 29642

Telephone 864-254-3066 Cell 864-275-5675

Applicant is the: Owner's Agent \_\_\_\_\_ Property Owner X

Property Owner(s) of Record SITTON HILL FARM, LLC

Mailing Address 1908 SITTON HILL RD EASLEY, SC 29642

Telephone 864-254-3066 Cell 864-275-5675

Authorized Representative HEATH OSTEREE

Mailing Address 1908 SITTON HILL RD EASLEY, SC 29642

Telephone 864-254-3066 Cell 864-275-5675

Address/Location of Property 1908 SITTON HILL RD EASLEY SC 29642

Existing Land Use AG

Proposed Land Use VENUE

Tax Map Number(s) 1870003044 & 1870003037

Total Size of Project (acres) 1

Utilities: ⇒ ALL UTILITIES EXISTING

Proposed Water Source N/A ☐ Wells ☐ Public Water Water District \_\_\_\_\_

Proposed Sewage Disposal N/A ☐ Septic ☐ Public Sewer Sewer District \_\_\_\_\_

Power Company Power EXISTS By Blue Ridge Electric



**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 COVENANT 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

3/12/2019  
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.

  
Signature of Owner(s)

3/12/2019  
Date

**ANDERSON COUNTY STAFF USE ONLY**

Application Processing

Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Pre-Application meeting held with \_\_\_\_\_ on \_\_\_\_\_

Application Forwarded to (date):

DHEC \_\_\_\_\_ ☐ N/ACounty Engineer \_\_\_\_\_ ☐ N/ASCDOT \_\_\_\_\_ ☐ N/ALocal VFD \_\_\_\_\_ ☐ N/ASchool Board \_\_\_\_\_ ☐ N/AFee Paid \$200.00 Yes ☐ No ☐ Credit Card/Check# \_\_\_\_\_

Hearing and Action

Planning Commission Hearing Date \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Letter of Hearing Sent to Applicant \_\_\_\_\_

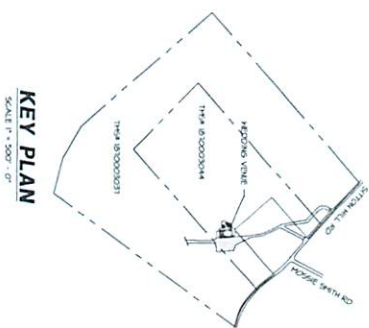
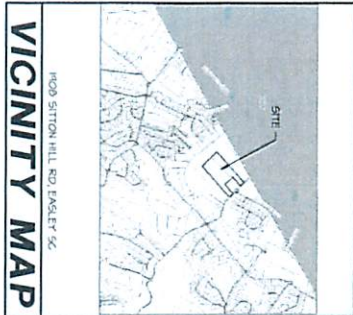
Sign Placement Deadline \_\_\_\_\_

Planning Commission Action (date) \_\_\_\_\_

☐ Approval ☐ Approval w/ modifications ☐ Denial  
Modifications \_\_\_\_\_

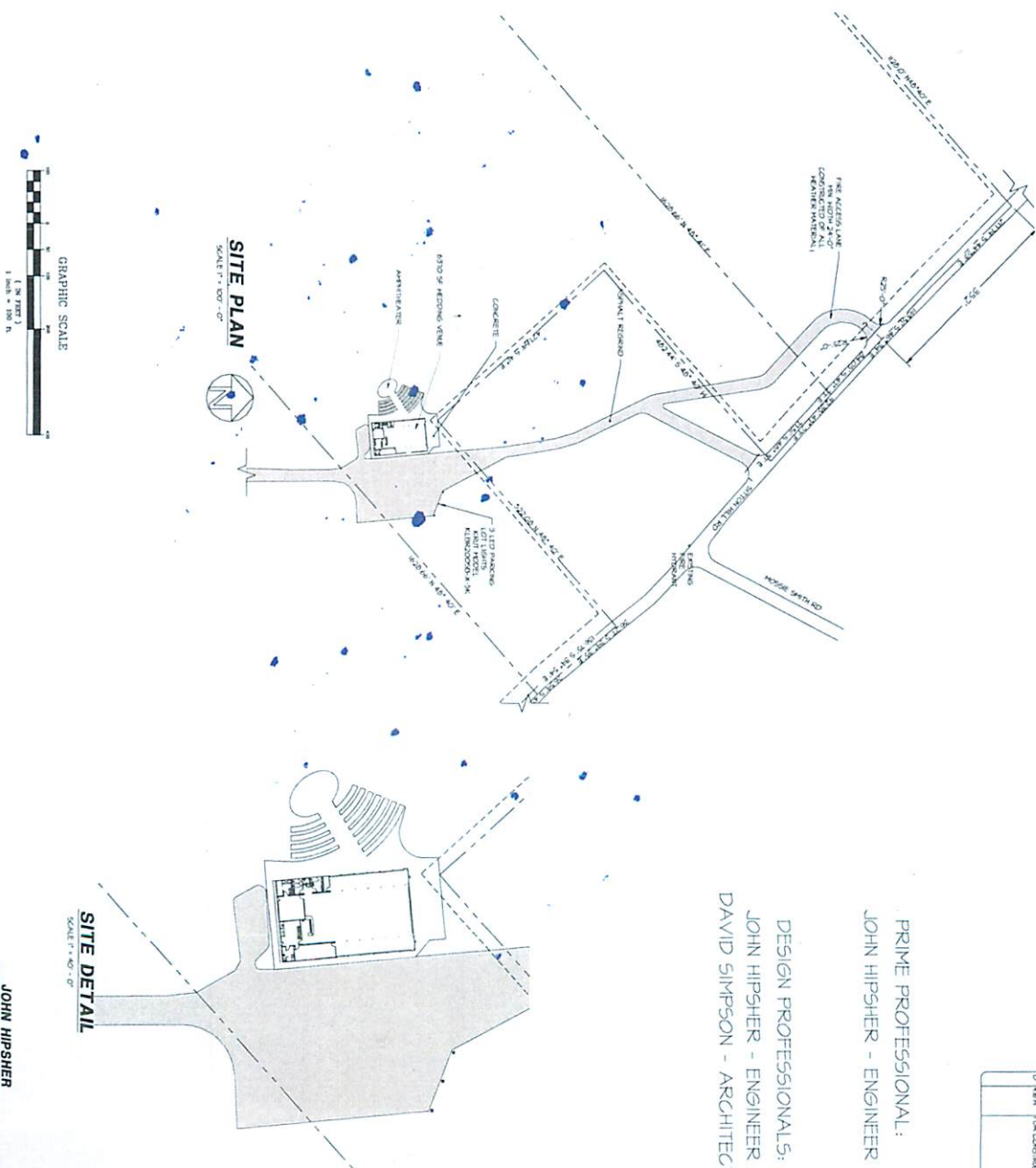
Notice of Action to Applicant \_\_\_\_\_

# BARN AT SITTON HILL



David M. Simpson  
Architect

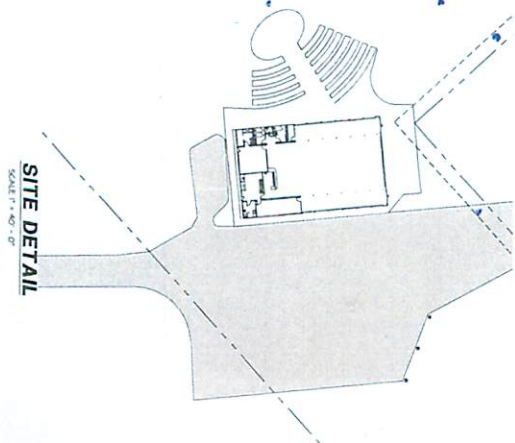
201 Tenth Avenue  
Grand Rapids, MI 49503  
(616) 271-0522 (FAX)



REVISIONS	
NO.	DATE
1	10/10/03
2	10/10/03
3	10/10/03
4	10/10/03
5	10/10/03
6	10/10/03
7	10/10/03
8	10/10/03
9	10/10/03
10	10/10/03

PRIME PROFESSIONAL:  
JOHN HIPSHER - ENGINEER

DESIGN PROFESSIONALS:  
JOHN HIPSHER - ENGINEER  
DAVID SIMPSON - ARCHITECT



JOHN HIPSHER  
ENGINEER

201 Tenth Avenue  
Grand Rapids, MI 49503  
(616) 271-0522 (FAX)

ANDERSON COUNTY

**SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
Encroachment Permit**

Permit No : 223336

Permit Decision Date :

4/30/2019

Expiration Date : 4/30/2020

Type

Permit : DRIVEWAY -  
COMMERCIAL

Location:

<u>District</u>	<u>Work County</u>	<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>
2	Anderson, SC	S-	125	None	1.774	1.890

Contact Information

Applicant: HeathOstebee

Phone:

Contact: Heath Ostebee

Address: 1908 Sitton Hill Rd,

City: Easley

State: SC

Zip: 29642

Comments

550' towards Pickens County Line from Mossie Smith Rd at 1908 Sitton Hill Rd

Special Provisions:

0004 - SCDOT SHALL BE NOTIFIED WHEN WORK DEFINED IN THE PERMIT STARTS AS WELL AS WHEN THE WORK IS COMPLETED. REFERENCE SHALL BE MADE BY PERMIT NUMBER.

0202 - PAVEMENT DESIGN SHALL BE AS SHOWN ON ATTACHED DOCUMENTATION

0207 - PIPE USED IN THIS INSTALLATION SHALL BE IN ACCORDANCE WITH SCDOT SPECIFICATION SC-M-714 AND COMPLY WITH CURRENT SCDOT POLICY.

0209 - DISTURBED VEGETATION SHALL BE RESEEDDED ACCORDING TO THE SPECIFICATION FOR HIGHWAY CONSTRUCTION.

0301 - THE DITCHES AND/OR SHOULDERS DISTURBED DURING THE INSTALLATION SHALL BE RE-ESTABLISHED TO PROPER GRADE, ORIGINAL CROSS SECTION, STABILIZED, AND ALL DRAIN PIPES CLEARED.

0302 - NO EXCAVATION SHALL BE LEFT OPEN ALONG HIGHWAY.

0303 - THE ENTIRE DISTURBED AREA SHALL BE TOP-SOILED USING 3" OF SELECTED MATERIAL AND RE-GRASSED TO SCDOT SPECIFICATIONS.

0306 - TRAFFIC CONTROL, LIGHTS, SIGNS AND FLAG-MEN WILL BE FURNISHED BY APPLICANT AND WILL CONFORM TO PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

0310 - FIELD CHANGES, IF NECESSARY, MUST BE APPROVED IN WRITING BEFORE ACTUAL CONSTRUCTION OF PROPOSED CHANGES.

0311 - SEDIMENT AND EROSION CONTROL DEVICES SHALL BE USED TO MINIMIZE THE MOVEMENT OF SEDIMENT.

0312 - THE PERMITTEE SHALL HOLD THE DEPARTMENT HARMLESS FOR DAMAGES TO BOTH UPSTREAM AND DOWNSTREAM PROPERTIES.

0313 - TIMER TO BE SET FROM MIDNIGHT TO 5:00 A.M. ONLY. WINTER USE OF SPRINKLERS SHALL BE LIMITED TO TIMES WHEN THE TEMPERATURE IS FORTY (40) DEGREES AND RISING TO PREVENT THE POSSIBILITY OF ICE FORMING ON THE PAVEMENT.

0318 - THE APPLICANT SHALL BE RESPONSIBLE FOR IMMEDIATE REMOVAL OF SUCH TRAFFIC HAZARDS AS MUD, DEBRIS, LOOSE STONE, AND TRASH AS MAY BE WASHED OR SPILLED ON THE TRAVELED ROADWAY AS A RESULT OF THE PROPOSED WORK.

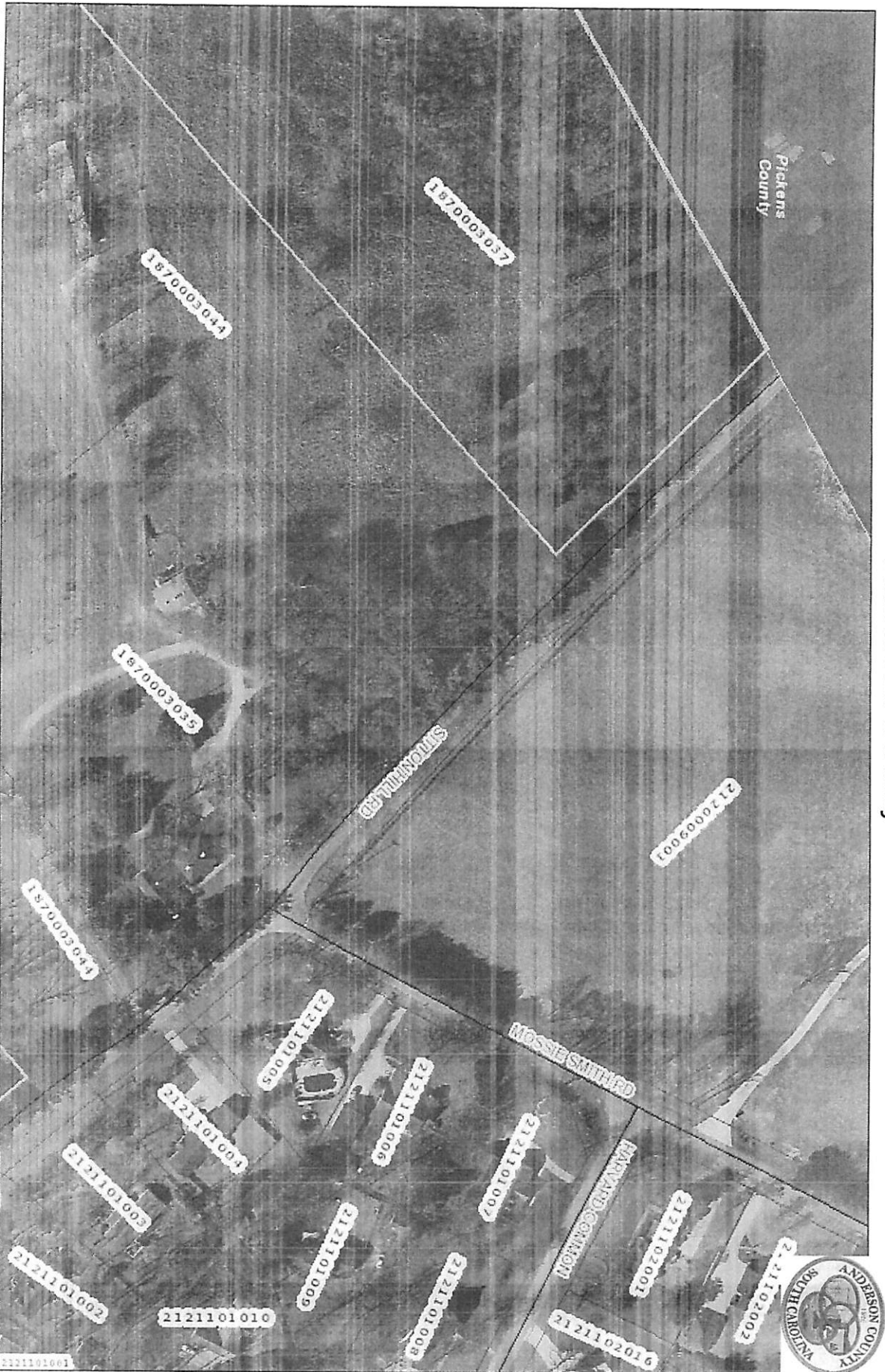
0320 - ALL DEBRIS TO BE CLEARED FROM THE RIGHTS-OF-WAY WITHIN TEN (10) DAYS.

0322 - ALL TREES AND/OR UNDERGROWTH TO BE CUT TO GROUND LEVEL AND REMOVED FROM THE RIGHTS-OF-WAY.

0323 - SCDOT WILL NOT BE RESPONSIBLE FOR THE REPLACING OF THE SOD IF WE HAVE TO DO ANY WORK IN THE DITCH.



**Pickens  
County**



TMS:

FARM LLC

Owner Address: 1908 SITTON HILL RD  
City/State: FARGO ND

City/State: EASLEY SC

Deed Book:

9025

Deed Page: 150

Tax District:

100

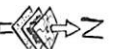
**Description:** Description

Sale Year:

2009

Price: \$1

Market Value: \$391.950


$$1 \text{ in} = 150 \text{ ft}$$

015

0.0

03

0.01

6 mi

0.

0.03

225

0.04

15

0.0

9 k

3

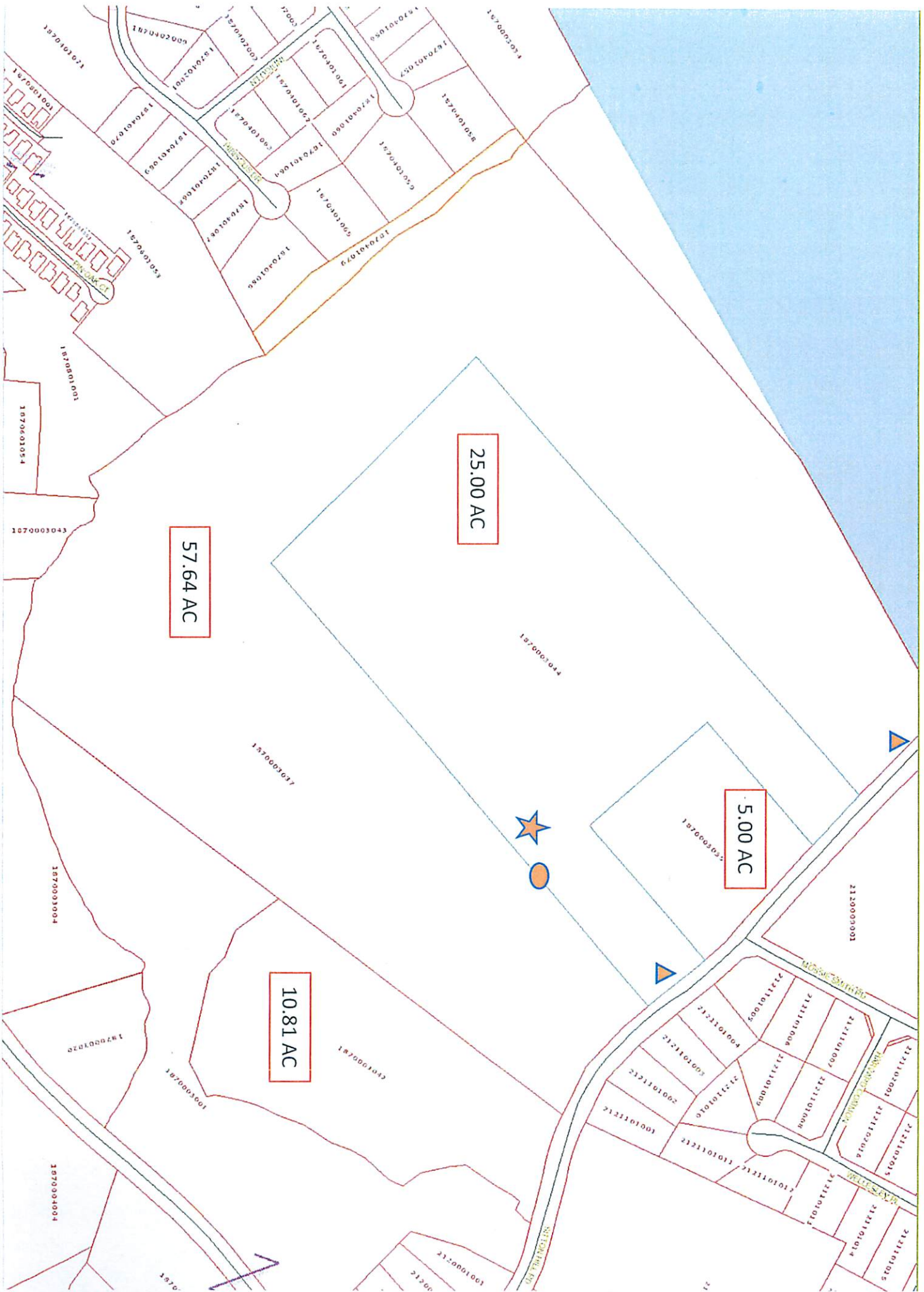
ESRI, Highland Mapping, and Anderson County GIS

 Barn Location

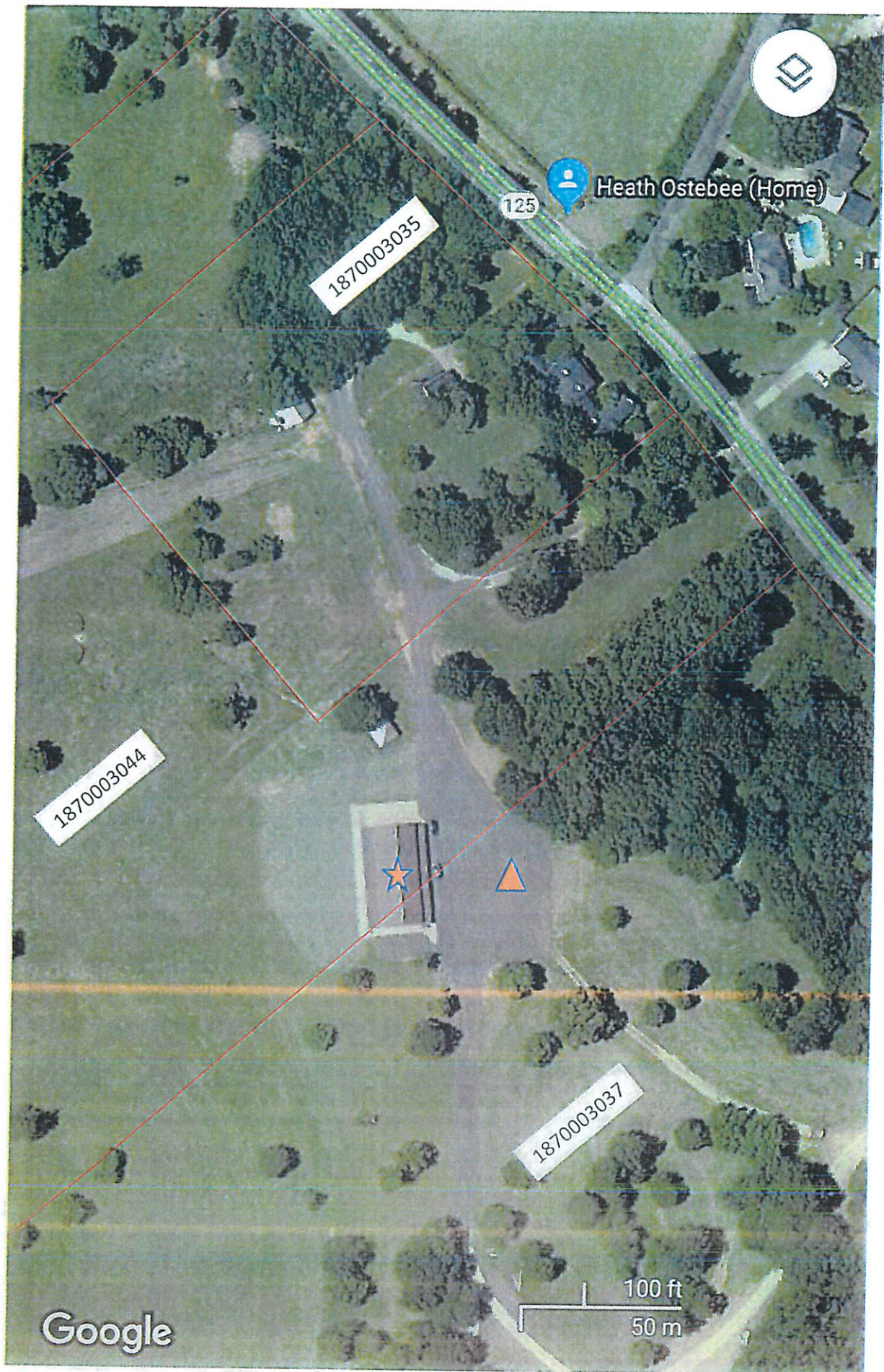
 Entrances

 Parking

98.45 AC TOTAL







 BARN LOCATION

 PARKING

# Anderson County Planning Commission

May 14, 2019

6:00 PM

## Staff Report – Variance to place a third duplex on Claude Drive (Private Dr.)

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**Applicant:** Andrew J. Hardin

**Owner of Property:** Claude Drive, LLC

**Location:** Claude Drive, Easley, SC 29642 Off Brushy Creek near Old Mill Rd.

**County Council District:** 6

**Tax Map Number:** 188-00-08-007

**Number of Acres:** 2.27

**Zoning:** Property Unzoned

**Land Use:** Residential

**Surrounding Zoning Districts:** None

**Applicant Request:** To build a third duplex on Claude Drive

**Finding of Facts:** Anderson County Ordinance Division 3. – Access. Sec. 38-353

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





## Variance Application

March 29, 2019  
Date of Application Completion

\_\_\_\_\_  
Application Status (Approved or Denied)

### Applicant's Information

Name: Andrew J. Hardin  
Mailing Address: 1207 E. Washington St., Greenville, SC 29601  
Telephone and Fax: 864-616-5060 E-Mail: ajhardin1@yahoo.com

### Owner's Information

~~(If Different from Applicant)~~

Name: Same as above . Property is Claude Drive, L L C

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Andrew J. Hardin  
Owner's Signature

03/29-2019

Date

### Project Information

Property Location: Claude Drive, Easley, SC 29642

Parcel Number(s)/TMS: 188-00-08-007

County Council District: \_\_\_\_\_ School District: district 1

Total Acreage: 2.27 Acres Current Zoning: None

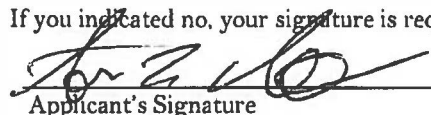
Requested Variance: Existing Non-Conforming *There is a Variance Application fee of \$200 if in a zoned area.*

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

Purpose of Variance: This tract is existing non-conforming. I would like to build a 3rd duplex on the property in an open area of field.

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

If you indicated no, your signature is required.

  
Applicant's Signature

3-29-19  
Date

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

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

---

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

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

**My property, being existing non-conforming, has an extra plot that should be built on, but since it was never cut into lots I cannot build without a variance being granted. I own the private road as well.**

Conditions do not generally apply to other properties in vicinity, as shown by: The other properties are divided into lot, this is not possible on my parcel due to existing non-conforming.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: It would restrict me from building on a large area that should be built on.

If I can build one structure on the site it would fit nicely with the surrounding structures.

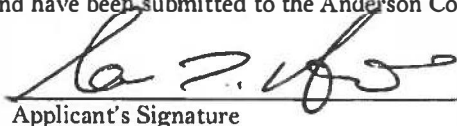
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

I plan to build a final duplex and there are other duplexes on the property currently.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) See the top view picture and drawing.

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

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

  
Applicant's Signature

3-29-19  
Date

For Office Use Only:

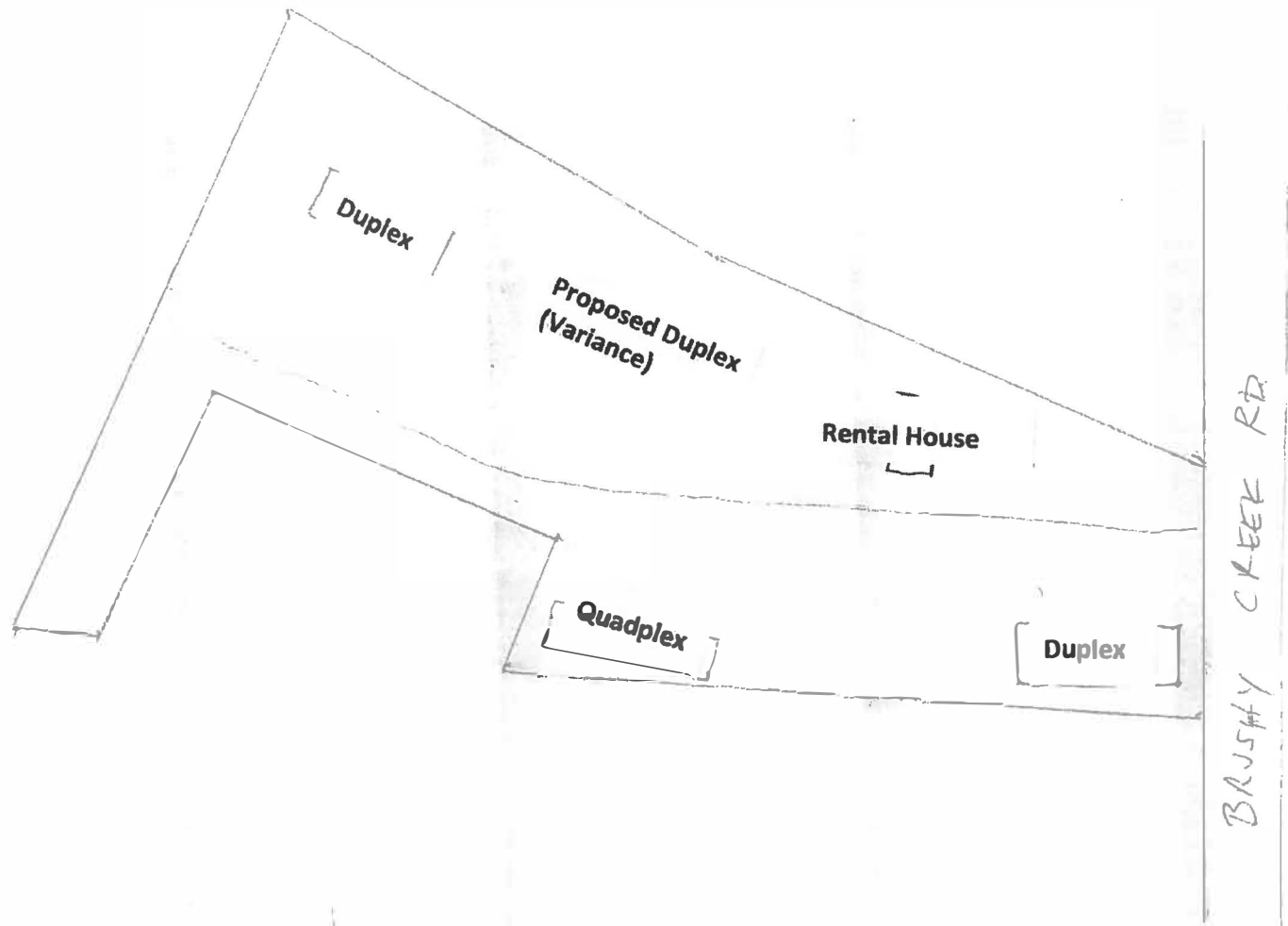
Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_

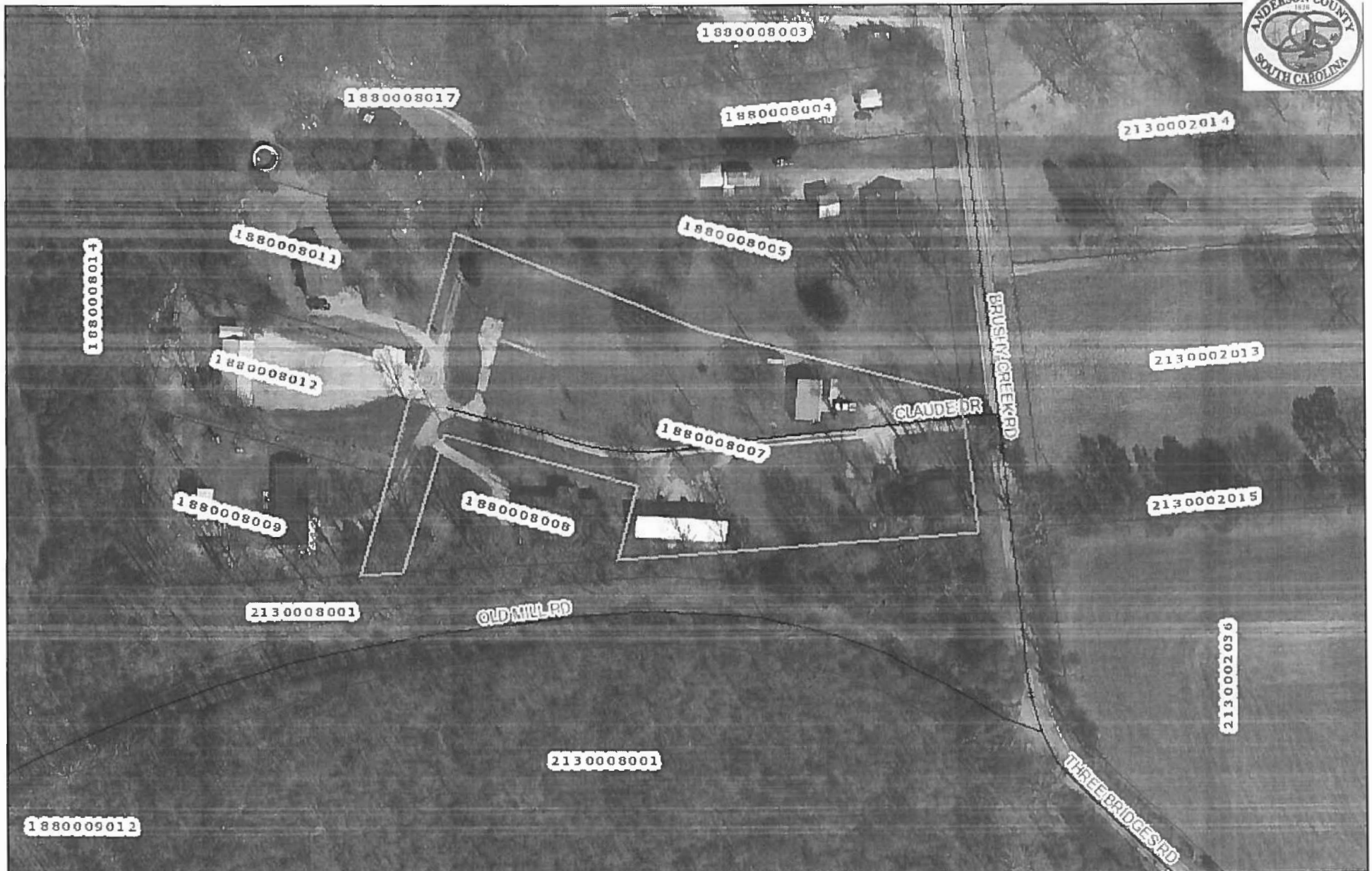
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_



**2.27 Acre Parcel**  
**Existing Non-Conforming**  
**Private Road (Claude Drive)**  
**Tax Map # 1880008007**



# Anderson County

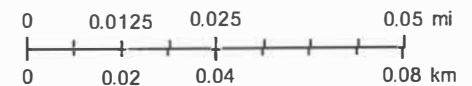


March 29, 2019 Disclaimer accepted.

TMS:	1880008007	
Owner:	CLAUDE DRIVE LLC	
Owner Address:	1207 E WASHINGTON ST	
City/State:	GREENVILLE SC	Zip Code: 29601
Deed Book:	11692	Deed Page: 99
Tax District:	100	Description: Description
Sale Year:	2015	Sale Price: \$72,500      Market Value: \$124,490



1 in = 135 ft



ACGIS

ESRI, Highland Mapping, and Anderson County GIS

# Anderson County Planning Commission

May 14, 2019

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Arbor Woods
<b>Intended Development:</b>	Residential
<b>Applicant:</b>	Wayne Blyler – Reliant Homes
<b>Surveyor/Engineer:</b>	Gray
<b>Location:</b>	Hwy 81 (State Maintained)
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	North – Residential South – Undeveloped East – Residential West – Residential
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	191-00-02-003
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Hwy 81 (State Maintained)
<b>Number of Acres:</b>	+/- 31.4
<b>Number of Lots:</b>	27
<b>Water Supplier:</b>	Powdersville
<b>Sewer Supplier:</b>	Septic
<b>Variance:</b>	No

**Traffic Impact Analysis:**

This new subdivision is expected to generate 270 new trips per day. Hwy 81 is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

**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 14, 2019  
Application Received By: 4-10-2019  
Date Application Received: TC  
Amount of Fee Paid: 127.<sup>00</sup> Check # 1962

# 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 4-10-19DS Number 19-03A

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

Proposed Subdivision Name: Arbor Woods1. Name of Applicant Wayne Blyler - Reliant HomesAddress of Applicant 1716 HWY 86 Piedmont, SC 29673Telephone Number(s) 864-561-7232Email wblyler@relianthomes.com2. Property Owner(s) Tacalem Agventures LLCOwner(s) Address 859 Mt Airy Church Rd Easley, SC 29642Telephone Number(s) N/AEmail N/A**Project Information**3. Project Location: South of Grannys Village Drive on the East side of HWY 81Parcel Number/TMS: 1910002003County Council District: 6School District: 1Total Acreage: 31.4 Number of Lots: 27 Intended Development: Residential SubdivisionCurrent Zoning: Unzoned Surrounding Land Uses: North: Residential South: Undeveloped East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Powdersville WaterSewer Supplier: N/ASeptic: SepticElectric Company: Duke EnergyGas Company: Fort Hill Natural GasTelecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? NOIf so, please describe: NO6. Is there a request for a variance? NO if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

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

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

**9. Site Analysis:**

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

**Sec. 38-91. - Purpose.**

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, 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.

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**10. Proposed road names pre-approved by E-911 Addressing Office for the county.**

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

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## **Subdivision Plat Application Check List**

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

**1. Application Submittal Requirements and Process**

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

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

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)



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

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

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

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public;
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

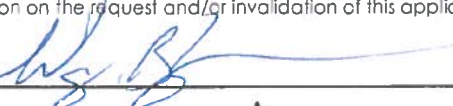
- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for some.

---

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.

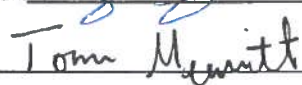
Signature of Applicant



Date

4-10-19

Signature of Owner



Date

4-10-19

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

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

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

---

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

- ☐ A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

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

**Sec. 38-332. - Final plat.**

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

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

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

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

**DESIGN PROFESSIONAL  
CERTIFICATION**

**A BOUNDARY PLAT ONLY** *ACC*

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by COLE LAND SURVEYING RLS, and dated 2-26-19; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: JEFFREY AUSTIN COLE

Signed: [Signature]

Registered Professional No. 32457

Address: 858 POTTER RD GAFFNEY SC

Telephone Number: 864-809-4483 *29341*

Date: 3-5-19

**OWNER'S CERTIFICATION**

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

Date: 3/4/19

[Owner] [Agent] [Name]: Tom Merritt

Signed: Tom Merritt

**CERTIFICATE OF PROJECT APPROVAL**

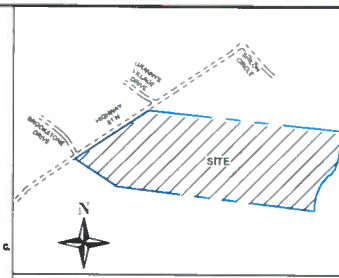
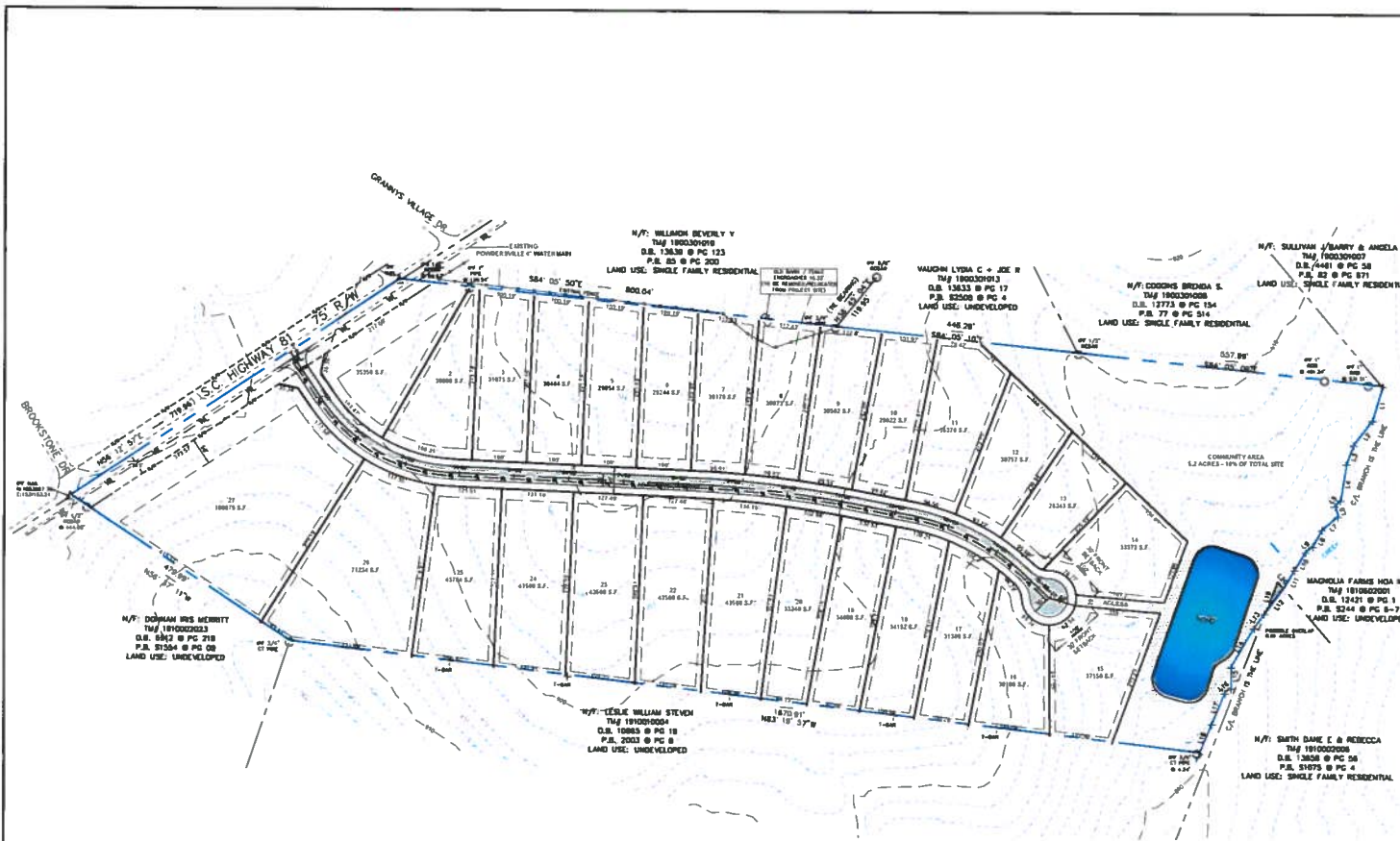
All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development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

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

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





Line #	Length	Direction
L1	84.06'	S16° 22' 32"W
L2	57.14'	S36° 56' 09"W
L3	37.30'	S30° 23' 44"W
L4	67.12'	S9° 08' 10"W
L5	14.45'	S42° 26' 51"W
L6	18.45'	S15° 02' 02"E
L7	38.22'	S48° 58' 53"W
L8	34.28'	S28° 27' 54"W
L9	16.99'	S50° 26' 18"W
L10	37.08'	S31° 24' 10"W
L11	38.82'	S30° 16' 22"W
L12	59.37'	S36° 45' 36"W
L13	32.18'	S35° 20' 22"W
L14	82.67'	S30° 18' 09"W
L15	39.15'	S0° 21' 41"W
L16	13.82'	S53° 08' 46"W
L17	81.15'	S23° 01' 26"W
L18	58.41'	S22° 48' 54"W
L19	65.73'	N21° 18' 02"E
L20	17.96'	S40° 27' 44"E

**OWNER**  
TACALEM ADVENTURES LLC  
859 MT AIRY CHURCH RD  
EASLEY SC 29642

- SETBACKS:**
1. THERE IS A 50' SETBACK OF THE EX. ROAD
  2. THERE IS A 20' FRONT SETBACK.
  3. THERE ARE 10' SIDE SETBACKS.
  4. THERE IS A 10' REAR SETBACK.

**Main Entrance**

**INTERNAL**

**LEGEND**

- PROPOSED PAVEMENT
- COMMUNITY AREA
- SETBACKS
- CENTERLINE
- IRON PIN
- EASEMENT
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ROAD RIGHT-OF-WAY

**ARBOR WOODS**  
A BOUNDARY PLAN ONLY  
IT IS THE POLICY OF THE ENGINEER TO PROVIDE A BOUNDARY PLAN ONLY. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE BOUNDARY PLAN ONLY. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE BOUNDARY PLAN ONLY.



**ARBOR WOODS**

**PRELIMINARY PLAT - SEPTIC**  
TWP 19N000000  
R09E0100000  
CURRENT LAND USE: SINGLE FAMILY HOME

**DEVELOPER/APPLICANT**  
RELIANT HOMES  
ATTN: WAYNE BUTLER  
1718 OCEANVIEW DR  
PIEDMONT, SC 29873  
864-568-7528

**ENGINEER**  
GRAY ENGINEERING  
ROBERT GRAY, P.E.  
130 PLEASANT ROAD  
CREEKVIEW, SC 29827  
864-297-3027

TOTAL ACRES: 31.4 AC (1.2 AC/LOT) NEW ROAD: 1,000 L.F. ROAD  
NO. OF LOTS: 27 DATE: MARCH 11, 2010



SCALE 1" = 100'

NO.	DATE	BY	REVISION
1	3/1/10	GR	PRELIMINARY PLAT

**Gray**  
Engineering Consultants  
111 PLEASANT ROAD, SUITE 100, CREEKVIEW, SC 29827  
PH: 864-297-3027  
WWW.GRAYENGINEERING.COM



**ARBOR WOODS**  
PIEDMONT, SC

**PROJECT MANAGER** REG  
**DRAWN BY** GR  
**PROJECT DATE** 3/1/10  
**SCALE** 1"=100'  
**JOB No.** 2010006  
**PLOT DATE** 4/25/10

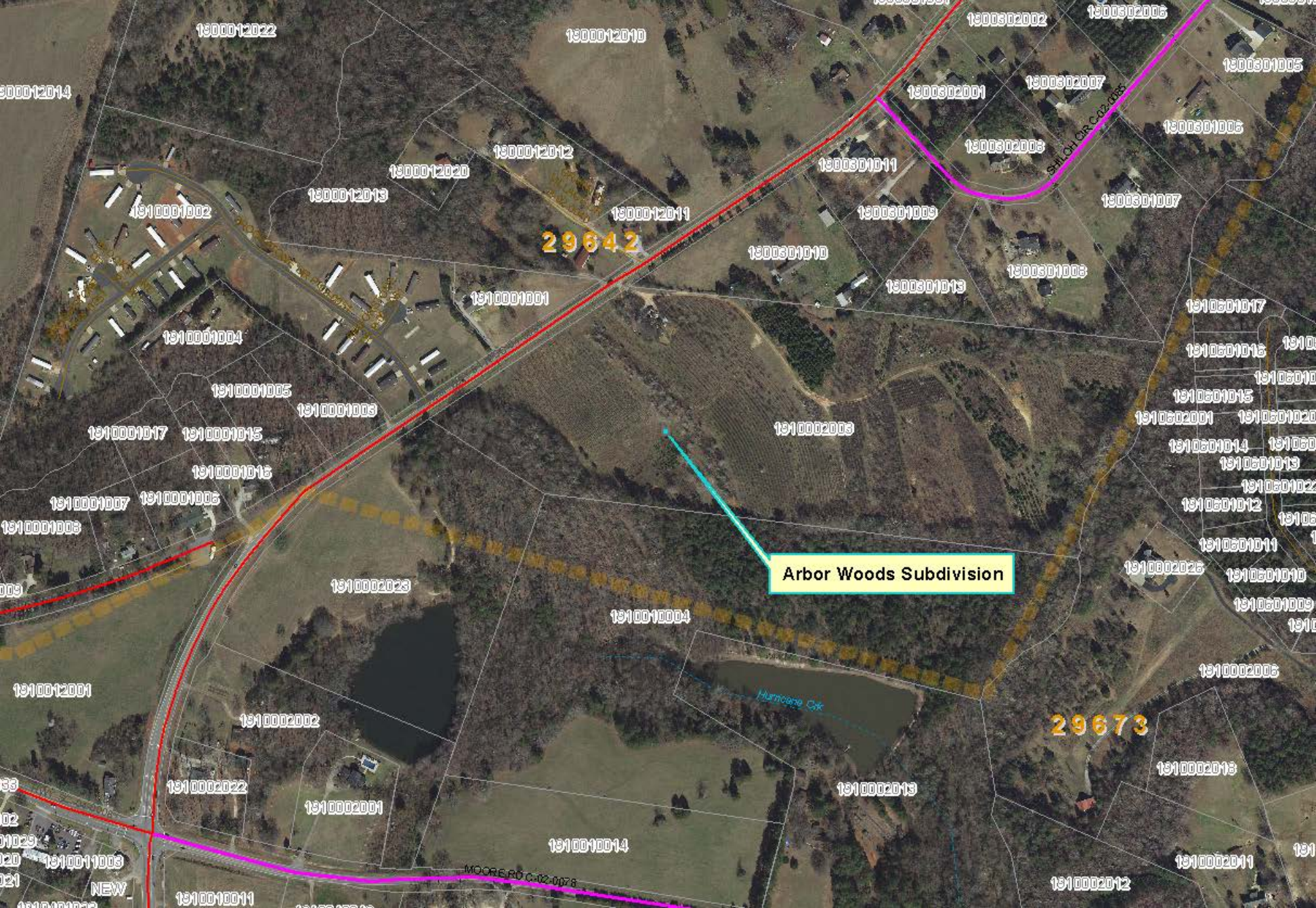
**SHEET**  
**CV-1**

29642

Arbor Woods Subdivision

29673





29642

Arbor Woods Subdivision

29673

1300012022

1300012010

1300302002

1300302006

1300301005

1300012014

1300302001

1300302007

1300301006

1300012012

1300012020

1300012013

1300012011

1300301011

1300302003

1300301007

1310001002

1300301009

1300301008

1300301010

1300301013

1310001001

1310001004

1310601017

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1310601015

1310001016

1310001007

1310001008

1310602001

1310601020

1310001003

1310601014

1310601013

1310002023

1310010004

1310602026

1310601010

1310601009

1310012001

1310002002

1310002006

1310002022

1310002001

1310002013

1310010014

1310002013

1310002011

1310002012

1310010011

MOORE RD C102-0078

NEW



# Anderson County Planning Commission

May 14, 2019

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Breckenridge II
<b>Intended Development:</b>	Single Family Residential
<b>Applicant:</b>	Anderson Incubator, LLC – Tom Craft
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location:</b>	Bowlan Rd. (State Maintained)
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	North – Residential South – Residential East – Residential West – Residential
<b>Zoning:</b>	R-20 (20,000 sf min lot size)
<b>Tax Map Number:</b>	1980002016
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	Bowlan Rd. (State Maintained)
<b>Number of Acres:</b>	+/- 26.7
<b>Number of Lots:</b>	41
<b>Water Supplier:</b>	Hammond
<b>Sewer Supplier:</b>	Septic
<b>Variance:</b>	No



**Traffic Impact Analysis:**

This new subdivision is expected to generate 410 new trips per day. Bowlan Road is a state road and is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

**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 14, 2019

Application Received By: TC

Date Application Received: 4-11-2019 RE 40677

Amount of Fee Paid: 141.00 Check # 0432

# 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 4-11-19 as 4-26-19DS Number 19-04

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

Proposed Subdivision Name: Breckenridge II Subdivision1. Name of Applicant Anderson Incubators, LLC - Thom CraftAddress of Applicant P.O. Box 2526, Anderson SC, 29622Telephone Number(s) 864-933-9000Email thomcraft.tc@gmail.com2. Property Owner(s) Mary M BurgessOwner(s) Address 1421 Campus Dr, Vestal, NY 13850

Telephone Number(s) \_\_\_\_\_ Email \_\_\_\_\_

**Project Information**3. Project Location: Approx. 2565 LF west on Bowlan Rd from intersection @ Mitchell Rd on the left side of the road.Parcel Number/TMS: 1980002016 County Council District: Seven School District: OneTotal Acreage: 26.7 Number of Lots: 41 Intended Development: Single family residenceCurrent Zoning: R-20 Surrounding Land Uses: North: Residential South: Residential East: Bowlan Rd/ Residential West: Residential4. **Utility Agreement Services Letter of Approval.** Please attach to application.Water Supplier: Hammond Water Sewer Supplier: \_\_\_\_\_ Septic: OnsiteElectric Company: Duke Energy Gas Company: Fort Hill Natural Gas 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.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 ✓

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 ☒  
b. If there is soil contamination, has the type of contamination been identified and if so what is the finding? **N/A**  
c. Has the EPA been notified of the contamination? If not, why not? **N/A**

### 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. **Considered and noted**

### 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: **Onsite tributaries to Little Beaverdam Creek**

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. **Noted**

### 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. **N/A**

### 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: Cartecoy, 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. **Noted**

### 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. **Noted**

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10. Proposed road names pre-approved by E-911 Addressing Office for the county.

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

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## Subdivision Plat Application Check List

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

### 1. Application Submittal Requirements and Process

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

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

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)



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

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

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

- I. public health, safety, convenience, prosperity, and the general welfare;
- II. balancing the interests of subdividers, homeowners, and the public;
- III. the effects of the proposed development on the local tax base; and,
- IV. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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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 4-11-19

Signature of Owner

Date 4-11-19



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

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

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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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.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

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

**Sec. 38-332. - Final plat.**

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

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



**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

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

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Site Design, Inc., RLS, and dated 8-21-02; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: [Signature]

Registered Professional No. 25827

Address: 211 Society St.  
Anderson, SC 29621

Telephone Number: 864-226-0980

Date: 4-11-19

**OWNER'S CERTIFICATION**

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

Date: 4-11-19

[Owner] [Agent] [Name]: Mary M. Burgess

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)**







