

Anderson County Planning Commission

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

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

May 9, 2016
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Minutes (from April 12th meeting)
3. Public Hearing:
 - A. Request to rezone +/- 32.55 acres from R-20 (Single-Family Residential, minimum 20,000 sq.ft. lot size) to R-10 (Single-Family Residential, minimum 10,000 sq.ft. lot size) at 122 Vandiver Road (TMS 146-00-07-001)
 - B. Request to rezone +/- 16.5 acres from R-20 (Single-Family Residential, minimum 20,000 sq.ft. lot size) to R-A (Residential-Agricultural) at 5854 Highway 187 (TMS 044-00-01-015)
 - C. Request to rezone +/- 2.1 acres from I-2 (Industrial Park) to C-IR (Rural Commercial) near the intersection of Harris Bridge Road and Liberty Highway (TMS P/O 118-00-05-032)
 - D. Large-scale Project: Cely Lane Retail
4. New Business
 - A. Pennington Subdivision, Preliminary Plat
 - B. North Pointe Subdivision, Preliminary Plat - Revised
5. Other Business
 - A. Reminder: May 12th Planning Commissioner Training (9AM-12:30PM), Courthouse Annex
6. Adjournment

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

**Anderson County Planning Commission
Tuesday, April 12, 2016
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: David Cothran, Ed Dutton, Lonnie Murray, Brad Burdette, Jerry Vickery and Jane Jones

Members Absent: Debbie Chapman

Staff Present: Michael Forman, Bryan Shumpert and Celia Myers

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

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 8th regular Commission meeting. Hearing none, the minutes were unanimously approved.

Public Hearings:

Tattoo Land Use Permit – Vanguard Studio

Mr. Bryan Shumpert presented the request by Lisa Alewine for a land use permit of a tattoo facility at 4356A Highway 24. Chairman Cothran opened the Public Hearing and invited public comments. Mrs. Alewine approached the Commissioners and gave a brief summary of her goals for the facility. Hearing no other comments, Chairman Cothran then closed the Public Hearing. Mr. Dutton moved to recommend approval of the amendments, as presented. Mr. Vickery seconded the motion. The motion was approved 4-0, with Mr. Murray abstaining.

New Business:

North Pointe Subdivision, Preliminary Plat

Mr. Bryan Shumpert presented the preliminary plat for North Pointe Subdivision, located at Highway 81 N and McGee Road. This 62 acre parcel is zoned R-20. The preliminary plat show 84 lots plus 3 undeveloped tracts. Mr. Vickery moved to approve the preliminary plat with conditions, as presented by the Development Standards office; and Mr. Dutton seconded. The motion was carried 4-0 with Mr. Murray abstaining.

Chairman Cothran then called for any other business. No other information was presented. Hearing no further business, Chairman Cothran adjourned the meeting at 6:20 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

**Anderson County Planning Commission
Staff Report
May 9, 2016**

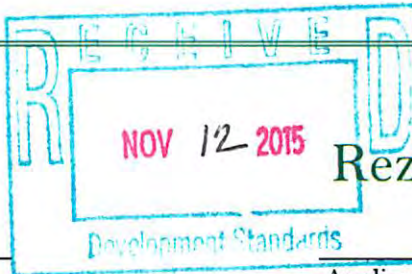
Applicant:	Energy Conversion Corp.
Current Owner:	Energy Conversion Corp.
Property Address:	122 Vandiver Road, Anderson, SC 29621
Precinct:	Town Creek
Council District:	1
TMS #(s):	146-00-07-001
Acreage:	+/- 32.55
Current Zoning:	R-20
Requested Zoning:	R-10
Surrounding Zoning:	North: Right of Way for Vandiver Road, then C-2 South: R-20 and PD (Kowalski PD) East: R-20 West: C-2 and I-1
Evaluation:	<p>This request is to rezone a parcel of property described as TMS #146-00-07-001 from R-20 (Residential) to R-10 (Residential). The purpose for the rezoning request is for subdivision development.</p> <p>The subject property is adjacent to commercial and industrial zoned property to the west and T.L. Hanna High School to the north. The subject property is adjacent to the Kowalski PD to the south, which allows density of 2.45 units per acre. Roughly 600 feet east along Vandiver Road is Vandiver Commons PD, which allows density of 3.18 units per acre.</p> <p>There is a sewer force main that runs along the north property line of the subject property.</p>
Staff Recommendation:	The subject property is in a suitable location for a transition from commercial/industrial uses located along Highway 81 towards larger lot single family residential uses travelling east along Vandiver Road. Due to the above mentioned reasons as well as compatibility with the Future Land Use Map, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 1 Zoning Advisory Group met on May 4, 2016; and recommended **APPROVAL** of a request to rezone from R-20 to R-10. The vote was **2** in favor, 0 opposed, and 1 absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on May 9, 2016, and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-10. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

11/12/15
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Energy Conversion Corp.

Mailing Address: P.O. Box 5078, Anderson, SC 29623

Telephone and Fax: (864) 225-0025 / 0027-Fax E-Mail: energyconversion@bellsouth.net

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

11/11/2015

Date

Project Information

Property Location: 122 Vandiver Road, Anderson, SC 29621

Parcel Number(s)/TMS: 146-00-07-001

County Council District: 1 School District: 5

Total Acreage: 32.55 Current Land Use: Agricultural

Current Zoning: R-20 Requested Zoning: R-10

Purpose of Rezoning: For subdivision development

Private Covenants or Deed Restrictions on the Property: Yes

☐

No

☒

If you indicated no, your signature is required.

Applicant's Signature

11/11/2015

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 Anderson County Public Works Division – Planning & Community Development.

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By: diagroone

Date Complete Application Received: 11/12/15

Application Fee Amount Paid: \$2500

Check Number: 16048

Scheduled Advisory Public Hearing Date: 12/2/15

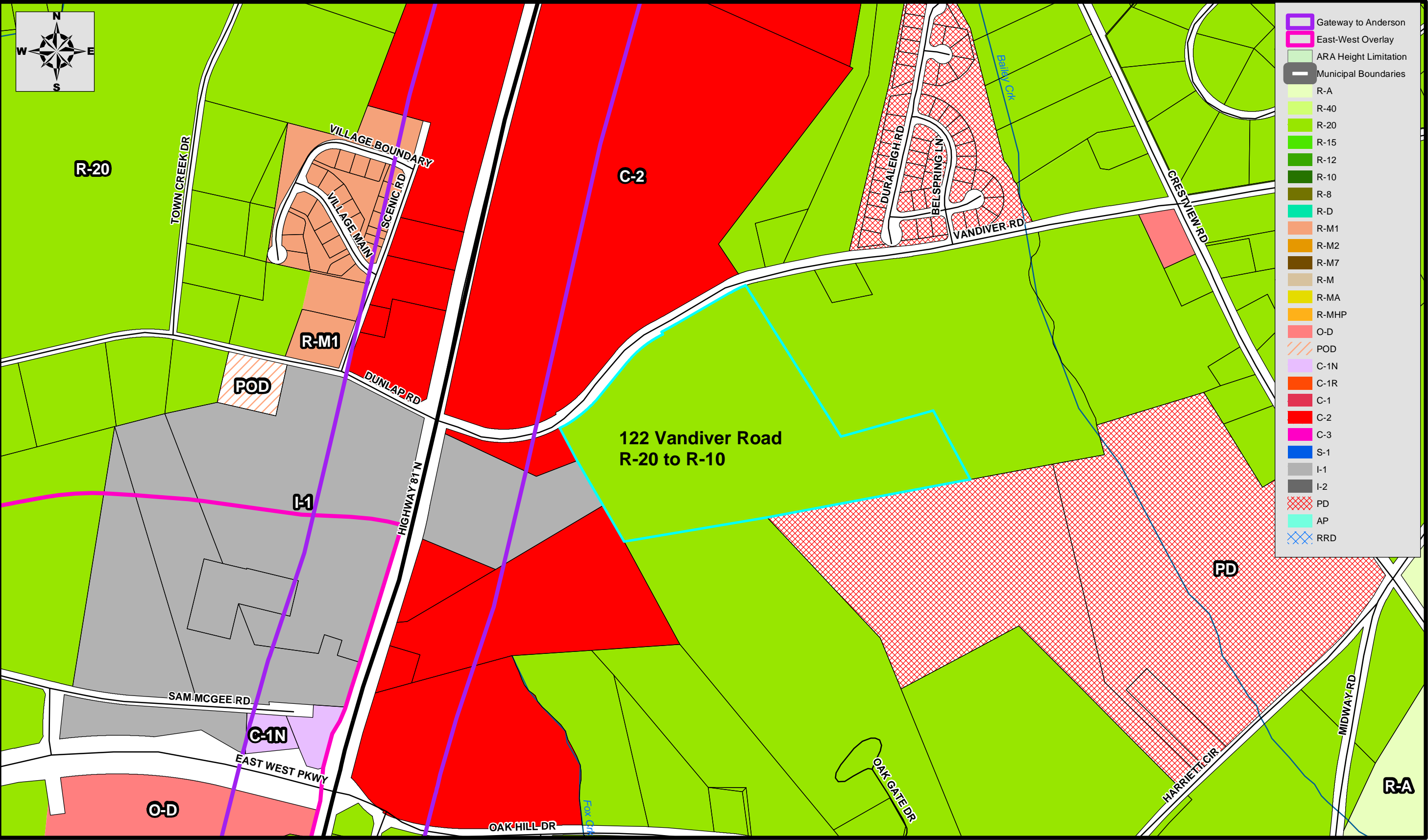
Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: 12/8/15

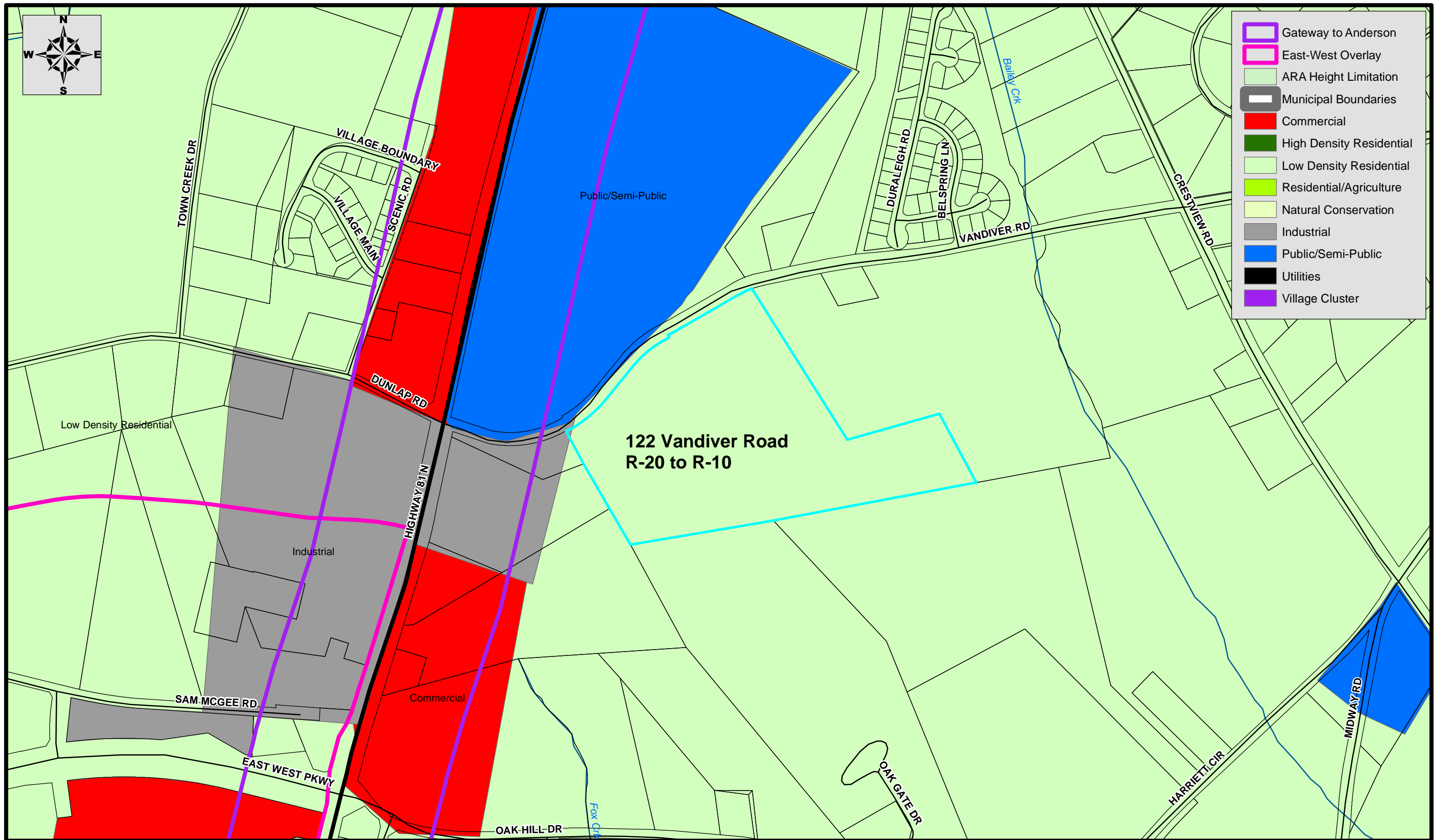
Planning Commission Recommendation: _____

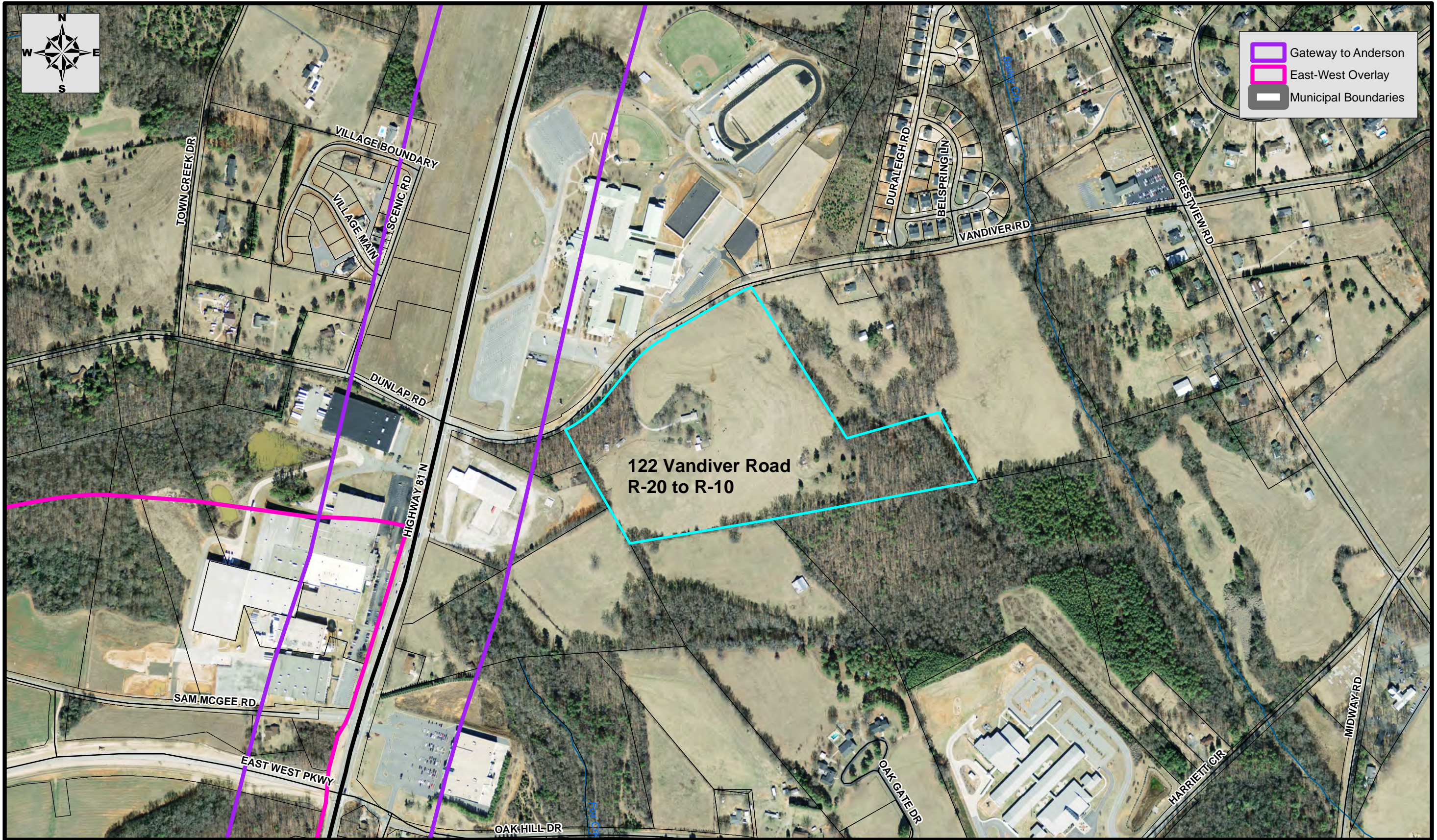
Scheduled Council Public Hearing Date: _____

County Council Decision: _____



0 1,000 2,000 Feet





0 1,000 2,000 Feet



ALABAMA PUBLIC
HEALTH NOTICE
NCA-2014-1721



Apr 22, 2016





**Anderson County Planning Commission
Staff Report
May 9, 2016**

Applicant:	Joseph R. and Vickie A. Hix
Current Owner:	Joseph R. and Vickie A. Hix
Property Address:	5854 Highway 187, Anderson
Precinct:	Mount Tabor
Council District:	Four (4)
TMS #(s):	044-00-01-015
Acreage:	+/- 16.5
Current Zoning:	R-20
Requested Zoning:	R-A
Surrounding Zoning:	North: Right of Way for Mt. Tabor Road, then R-20 South: R-20 East: R-20 West: Right of Way for Highway 187, then R-20
Evaluation:	<p>This request is to rezone the parcel of property described above from R-20 (Residential 20,000 square foot lots) to R-A (Residential-Agricultural). The applicant's stated purpose for rezoning is to use the property as pasture for horses and cows.</p> <p>The subject property is located in an area adjacent to large lot single family residential uses as well as agricultural uses. The area is generally agricultural in nature.</p>
Staff Recommendation:	Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on May 4, 2016; and recommended **APPROVAL** of a request to rezone from R-20 to R-A. The vote was **4** in favor, **0** opposed, and **0** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on May 9, 2016, and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

4/8/16
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Joseph R Hix & Vickie A. Hix
Mailing Address: 5854 Hwy 187
Telephone and Fax: (864) 985-9914 E-Mail: JoeyHix@gmail.com

Owner's Information

(If Different from Applicant)

Name: Same
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.

Joseph R Hix
Owner's Signature

4-8-2016
Date

Project Information

Property Location: 5854 Hwy 187
Parcel Number(s)/TMS: 044-00-01-015
County Council District: 4 School District: 4
Total Acreage: 15 Current Land Use: _____
Current Zoning: R20 Requested Zoning: RA
Purpose of Rezoning: To put Horses and Cows on our Pasture

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

Joseph R. He
Applicant's Signature

4-7-2016
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 Division - Development Standards' Fee Schedule for amount due.

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

Joseph R. He
Applicant's Signature

4-7-2016
Date

Page 2 of 2

For Office Use Only:

Application Received By: dla groone Date Complete Application Received: _____

Application Fee Amount Paid: \$250.00 Check Number: 5728

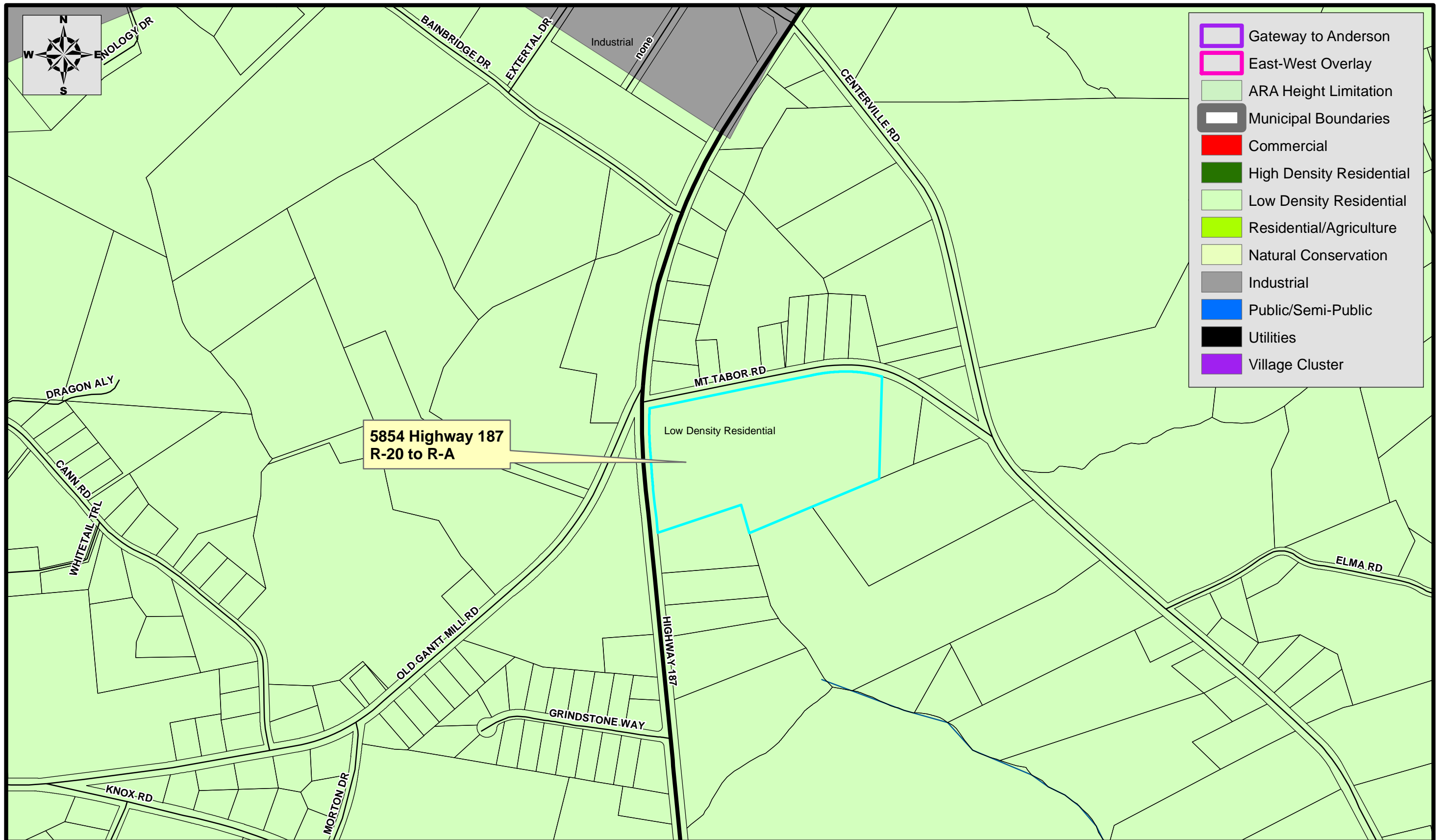
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: 5/4/2014

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: 5/10/2014

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



0 1,000 2,000 Feet





0 1,000 2,000 Feet





Apr 22, 2016



ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
864-269-4720



**Anderson County Planning Commission
Staff Report
May 9, 2016**

Applicant:	Patton Development SC, LLC
Current Owner:	Thomas F. Martin and John D. Martin
Property Address:	Near the northeast corner of the intersection of Harris Bridge Rd. and Liberty Highway
Precinct:	Five Forks (zoned in 2000)
Council District:	4
TMS #(s):	118-00-05-032 (portion)
Acreage:	+/- 2.1
Current Zoning:	I-2 (Industrial Park)
Requested Zoning:	C-1R (Commercial - Rural)
Surrounding Zoning:	North: I-2 South: C-2 East: I-2, then R-A West: Right of way for Liberty Highway, then I-2
Evaluation:	<p>This request is to rezone the parcel of property described above from I-2 (Industrial) to C-1R (Rural Commercial). The applicant's stated purpose for the rezoning is to allow for the development of a 9,100 square foot retail building (Dollar General).</p> <p>The subject property is adjacent to a commercially zoned parcel to the south (7-11 convenience store). Mt. Springs Baptist Church is located directly across Liberty Highway from the subject property.</p> <p>The purpose of the C-1R district is to provide for commercial activity in areas which are generally rural in character and for the convenience of local residents in rural areas.</p>
Staff Recommendation:	Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on May 4, 2016; and recommended **APPROVAL** of a request to rezone from I-2 to C-1R. The vote was 4 in favor, **0** opposed, and **0** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on May 9, 2016, and after a duly noted public hearing recommended _____ of a request to rezone from I-2 to C-1R. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Patton Development SC, LLC

Mailing Address: PO Box 100, Woodruff SC 29388

Telephone and Fax: 864-655-4224, 864-655-4225 (F) E-Mail: laurin@pattondevelopment.com

Owner's Information

(If Different from Applicant)

Name: Thomas F. Martin and John D. Martin

Mailing Address: 1010 Hobby Lane, Anderson, SC 29621

Telephone and Fax: 864-376-8684 (T) E-Mail: tmartin@andersonprosthetics.com

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

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

Owner's Signature

Date

4-12-16

Project Information

Property Location: Near the intersection of Harris Bridge Rd and Liberty Hwy

Parcel Number(s)/TMS: p/o 1180005032

County Council District: 4 School District: 4

Total Acreage: 2.1 +/- Current Land Use: vacant

Current Zoning: I-2 Requested Zoning: C-1R

Purpose of Rezoning: Allow the development of a 9,100 sf retail building (Dollar General)

Private Covenants or Deed Restrictions on the Property: Yes ☐ No ☒

If you indicated no, your signature is required.


Applicant's Signature

4-12-16
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.

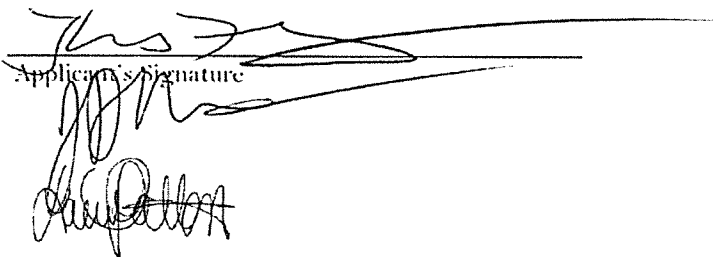
Comments: _____

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 Anderson County Public Works Division - Planning & Community Development.


Applicant's Signature

4-12-16
Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion _____

Application Status (Approved or Denied) _____

Project Information

Property Location: Near the intersection of Harris Bridge Rd and Liberty Hwy

County Council District: 4 School District: 4

Total Acreage: _____ Current Land Use: vacant

Current Zoning: I-2 Requested Zoning: C-1R

Purpose of Rezoning: Allow the development of a 9,100 sf retail building (Dollar General)

How will this proposal be compatible with surrounding properties? Adjacent property is zoned C-2 and is occupied by a convenience store.

How will this proposal affect the use and value of the surrounding properties? The proposed development is consistent with the adjacent property and will not affect the use or value of surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. the property can not be developed for the intended use as currently zoned.

What would be the increase to population and traffic, if the proposal were approved? The proposed development would not increase population or traffic. It is intended to serve the current community.

What would be the impact to schools and utilities, if the proposal were approved? No impacts to schools or utilities.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? The applicant discussed the rezoning classification with the planning department which recommended C-1R for the rezoning request as this classification would enable the proposed development as well as remain consistent with the comprehensive plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request? The current local need for this type of development supports the current proposed request.

Additional Comments: _____

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

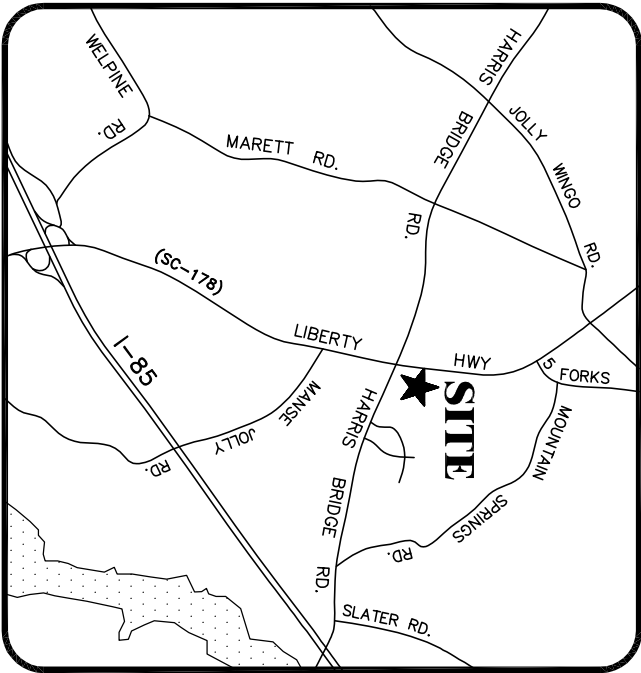
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



VICINITY MAP

THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

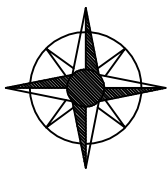
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY BEFORE CONSTRUCTION.

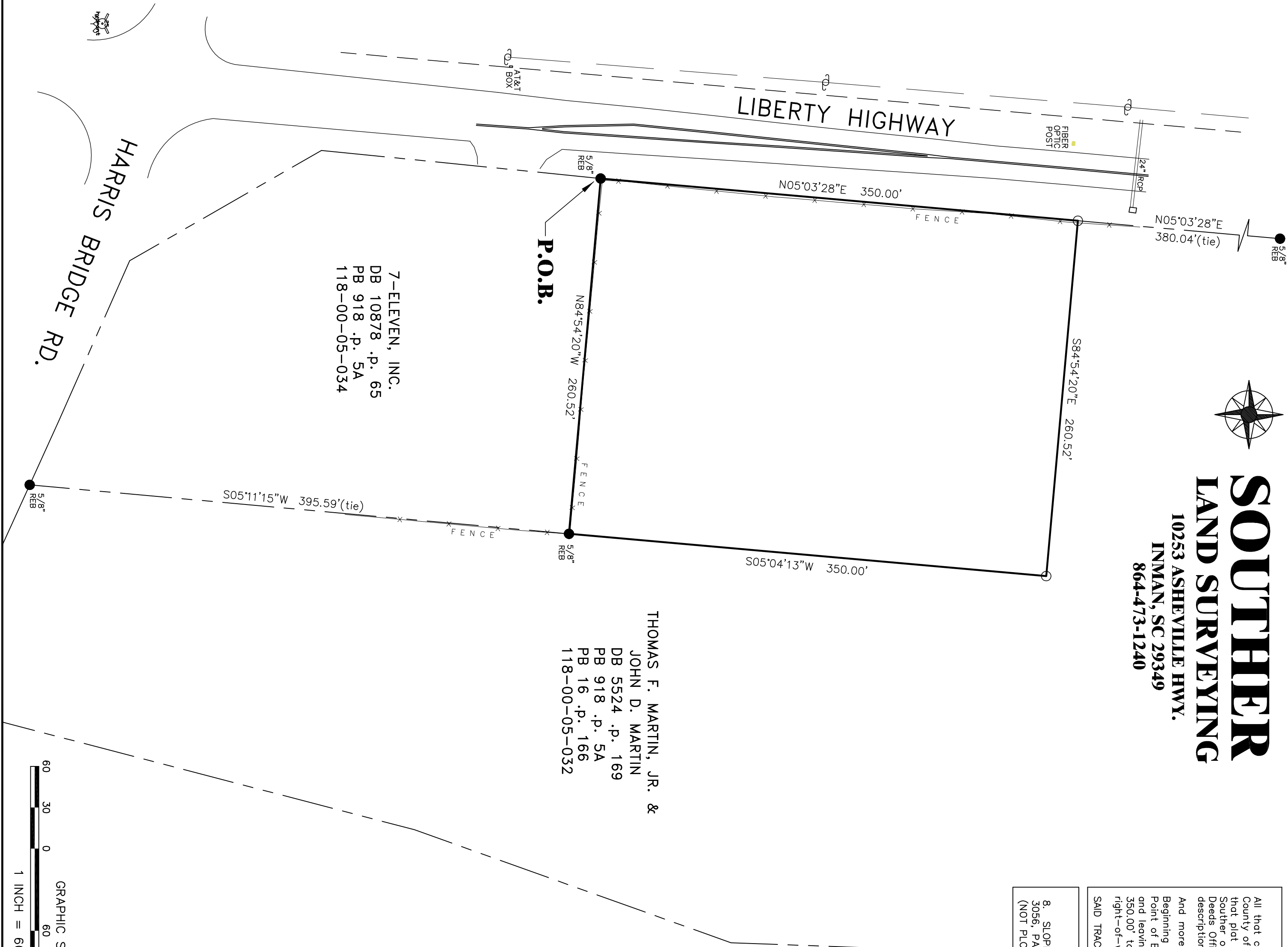
I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein; also there are no visible encroachments or projections other than shown.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 45007C0231E DATED SEPTEMBER 29, 2011.



SOUTHER LAND SURVEYING
10253 ASHEVILLE HWY.
INMAN, SC 29349
864-473-1240



THOMAS F. MARTIN, JR. &
JOHN D. MARTIN
DB 5524 .p. 169
PB 918 .p. 5A
PB 16 .p. 166
118-00-05-032

7-ELEVEN, INC.
DB 10878 .p. 65
PB 918 .p. 5A
118-00-05-034

LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Anderson, and being more particularly shown containing 2.09 acres, more or less, as shown on that plat entitled "ALTA/ACSM LAND TITLE SURVEY FOR: PATTON DEVELOPMENT SC, LLC" by Brandon R. Souther of Souther Land Surveying dated April 5, 2016, and recorded in the Anderson County Register of Deeds Office in Plat Book ____ Page ____ Reference to said plat is made for a more detailed description.

And more currently described as measured:

Beginning at a 5/8" rebar on the right-of-way of Liberty Highway and being labeled P.O.B., also known as Point of Beginning, thence running with the right-of-way N05-03-28E 350.00' 1/2" rebar; thence turning and leaving right-of-way S84-54-20E 260.52' to a 1/2" rebar; thence turning and running S05-04-13W 350.00' to a 5/8" rebar; thence turning and running N84-54-20W 260.52' to a 5/8" rebar on right-of-way of Liberty Highway, also known as Point of Beginning.

SAID TRACT CONTAINS A TOTAL OF 2.09 ACRES OR 91167.24 SQUARE FEET.

SCHEDULE B - SECTION II EXCEPTIONS:

8. SLOPE EASEMENT IN FAVOR OF CB MART, INC., DATED AUGUST 17, 1998 AND RECORDED IN DEED BOOK 3056, PAGE 297, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ANDERSON COUNTY, SOUTH CAROLINA. (NOT PLOTTABLE)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY &
PATTON DEVELOPMENT SC, LLC

SIGNED: BRANDON R. SOUTHER
REGISTRATION NO.: 22365

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS MANUAL FOR THE ALTA/ACSM AND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 4.8, 11.13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 30, 2016.



CAUTION

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

CAUTION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY ELECTROMAGNETIC METHODS AND EXISTING DRAWINGS. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE ALL THAT IS IN SERVICE OR HAS BEEN ABANDONED. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE.

TOTAL: 2.09 ACRES

91167.24 Sq. Feet

ALTA/ACSM LAND TITLE SURVEY FOR:
PATTON DEVELOPMENT SC, LLC
ANDERSON COUNTY, SOUTH CAROLINA

LEGAL REFERENCE: DB 5524 .p. 169

PB 918 .p. 5A
PB 16 .p. 166

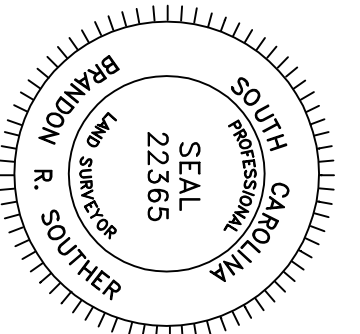
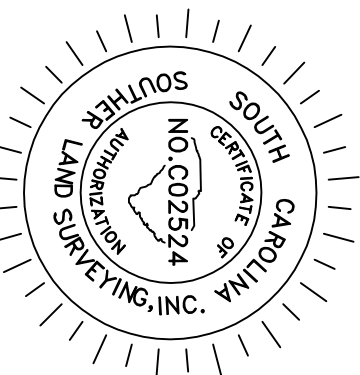
TAX MAP REFERENCE: P/O 118-00-05-032

05 APRIL 2016



GRAPHIC SCALE

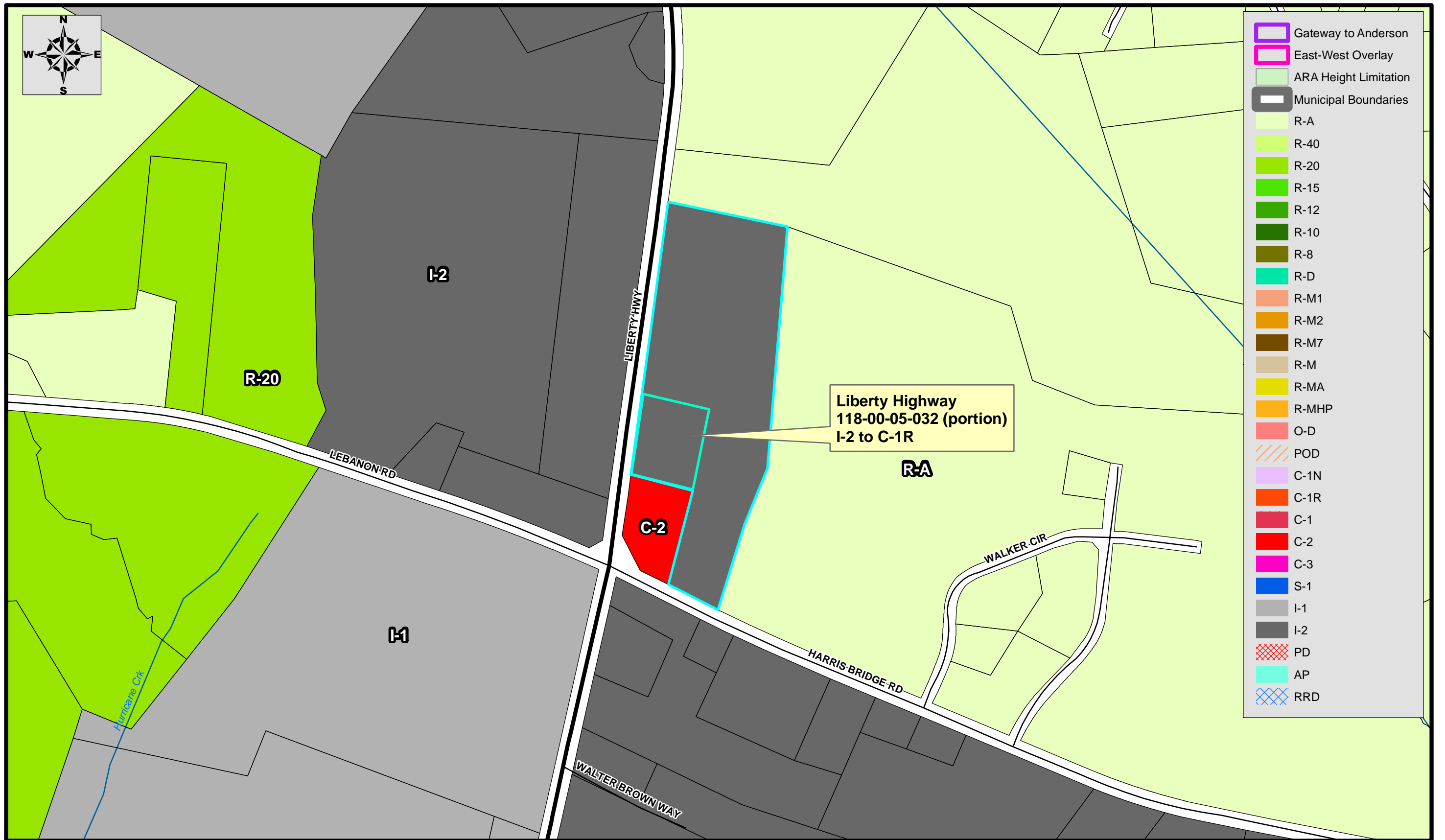
1 INCH = 60 FEET



BRANDON R. SOUTHER

PLS 22365
JOB NO. 05699









Apr 22, 2016



Apr 22, 2016

7-ELEVEN
REGULAR
1.99⁹

DIESEL
9

Staff Report-Preliminary Commercial Development
Large Scale Project
Anderson County Planning Commission Meeting
May 9, 2016
6:00PM

Project Name: Cely Lane Retail

Applicant: Joey Beeson – Beeson Investments

Owner: Cornerstone National Bank

Intended Development: Commercial

Location: Cely Lane with access to Highway 153

Details of Development:

This request is for approval from the Planning Commission to subdivide this parcel into three tracts, two as outparcels. The current plan depicts the main parcel with three office/retail buildings totaling 28,850 square feet. These buildings will be leasable space and may be divided into multiple units. The stormwater detention area is included in this tract. Parking shown for this portion of the project has ninety-nine (99) spaces, five of these are ADA compliant. Two access points are shown on Cely Lane. One is by way of an existing access drive. The second will be directly onto Cely Lane and will require an encroachment permit from Anderson County Roads and Bridges. A third access point will be an existing driveway to Highway 153.

County Council District: 6

Zoning: Not Zoned

Total Site Area: 5.62 Acres

Tax Map Number: 236-08-02-002

Extension of Existing Development: No

Water: Powdersville Water

Sewer: Anderson County

Power: Duke Energy

Variance: None requested

Traffic Impact Analysis:

The traffic generation for this project cannot be calculated at this time because occupancy use is undetermined. The out parcel average daily trips, (ADT), cannot be determined at this time because of the uncertainty of the land use. Highway 153 is an arterial road and Cely Lane is a collector road, therefore, no maximum average vehicle trip standard is required.

Staff Recommendation:

Staff recommends APPROVAL of the overall development plan to allow for the proposed development with the following conditions:

1. Permits from all necessary agencies prior to the issuance of a land use permit to include encroachment permits from Anderson County Roads and Bridges.
2. Appropriate sewer fees paid to service provider and SCDHEC.
3. A Stormwater and Erosion Control permit from both SCDHEC and Anderson County Stormwater Department.
4. A grading permit from Anderson County Development Standards Department.
5. If any existing structures are to be removed, a demolition permit may be required.
6. Development will meet all land use standards and engineering standards without variances.
7. Any future projects proposed for this site that generates parking requirements of 100 or more spaces will be required to submit a separate land use application to the Planning Commission for review at a public hearing.
8. Any future projects may also require a review for land disturbance and construction permitting.



Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Cornerstone NATIONAL BANK

Business Name (if applicable): _____

Mailing Address: 1670 E MAIN ST. Easley, SC 29640

Telephone and Fax: 864-331-2800 E-Mail: _____

Authorized Representative's Information

Name: Joy Beeson - Beeson Investments

Company Name: _____

Mailing Address: 2156 River Road Piedmont, S.C. 29673

Telephone and Fax: 864-704-4415 E-Mail: beesondevelopment@gmail.com

Project Information

Property Location: Hwy 153 / Cel, Lane

Parcel Number(s)/TMS: 23600020032

County Council District: 6 School District: 01

Total Acreage: 5.62 ac Current Zoning: N/A

Proposed Land Use: office / retail Current Land Use: VACANT

Water Supplier: Powdermill Sewer Supplier: Anderson City Power Supplier: Duke

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

4/13/16
Date

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

Comments: large scale project. consisting of business/
office rental. No firm tenants @ this time.

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

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

Applicant's Signature

Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By:

Alexander Hunter

Scheduled Public Hearing Date:

May 10, 2016 @ 6:00 PM

Application Fee Amount Paid:

\$200⁰⁰

Date Complete Application Received:

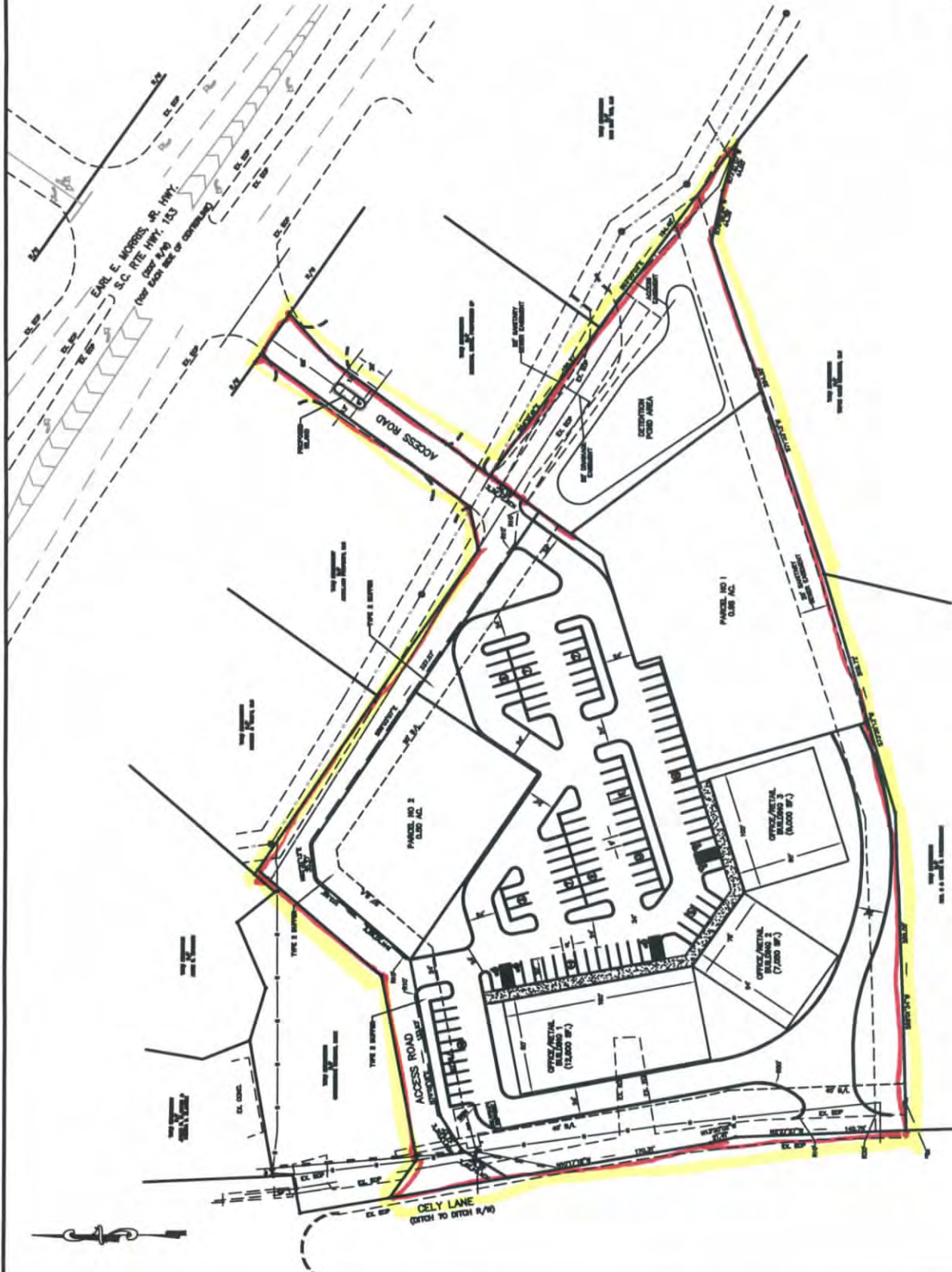
April 14, 2016

Check Number:

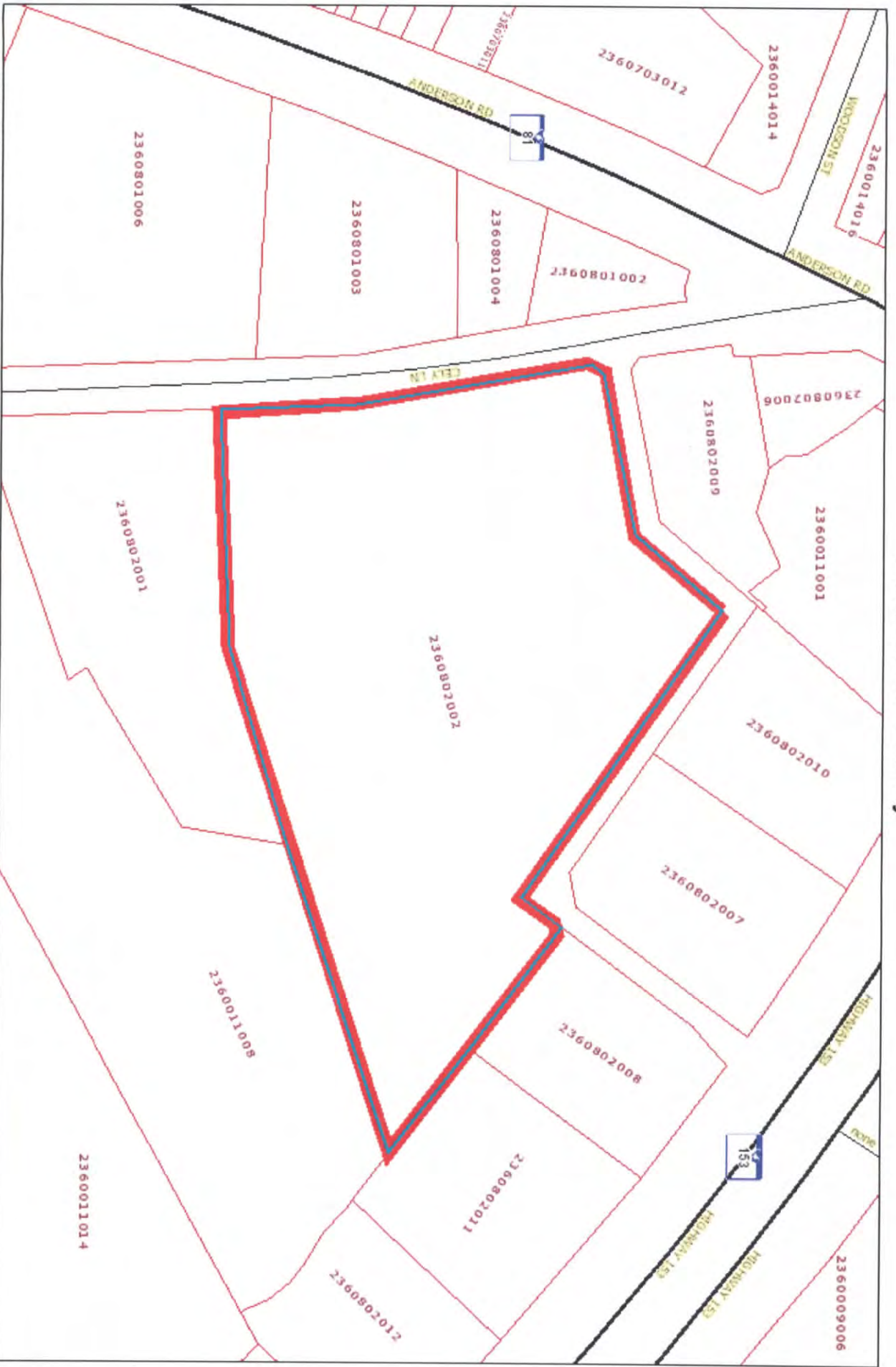
8771

Staff Recommendation:

Planning Commission Decision:



Anderson County



May 5, 2016 Disclaimer accepted.

TMS: 2360802002
 Owner: CORNERSTONE NATIONAL BANK
 Owner Address: 1670 E MAIN ST
 City/State: EASLEY SC
 Deed Book: 9908
 Tax District: 1
 Sale Year: 2011
 Deed Page: 60
 Description: HWY 153 5.63 AC
 Sale Price: \$1,250,000
 Market Value: \$1,039,860
 Zip Code: 29640



1 in = 138 ft
 0 0.0125 0.025 0.045 0.05 mi
 0 0.0225 0.045 0.09 km

Anderson County Planning Commission

May 9, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Pennington Subdivision
Intended Development:	Residential
Applicant:	Cambridge Club I, LLC
Surveyor/Engineer:	3D Land Surveying / Blue Water Civil Design
Location:	McGee Road at Hub Drive
County Council District:	4
Surrounding Land Use:	North – Commercial South – Residential East – Assisted Living West – Residential
Zoning:	PD
Tax Map Number:	145-00-07-014
Extension of Existing Dev:	New Residential
Existing Access Road:	McGee Road & Hub Drive
Number of Acres:	10.07
Number of Lots:	32 lots (PD allowed 36 lots)
Water Supplier:	Hammond Water
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested

Traffic Impact Analysis:

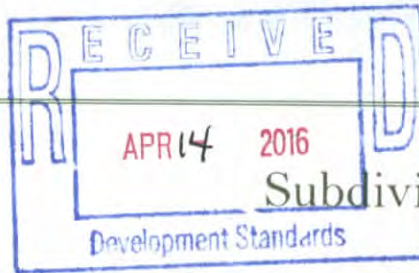
This new subdivision is expected to generate 320 new trips per day. McGee Road is classified as a collector road and Hub Drive is a local road. There is not a maximum average vehicle trips per day requirement for McGee Road. Maximum requirement for Hub Drive is 500 ADT. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road names must be approved by the Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only. No access to Gavotte Lane shall be permitted.
4. Project must adhere to Statement of Intent for the LinWa Planned Development (approved as Ordinance 2001-041). Any major amendments for this PD must be approved by Anderson County Planning Commission and Anderson County Council. All County roadway setbacks and buffer yards shall apply.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges for road profile construction.
7. Twenty five feet from centerline of McGee Road and Hub Drive shall be dedicated to Anderson County.
8. Approval from Hammond Water District for services.
9. Application must be filed with Anderson County Wastewater for sewer services.
10. SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
11. Setbacks are required to be shown on the Final Plat as Proposed on Preliminary Plat.

.



4/14/16

Date of Application Completion

Name of Project

McGee Road Tract

Applicant's Information

Name:

Randy Brewer w/ Cambridge Club I, LLC

Mailing Address:

3620 Pelham Road PMB#15 Greenville, SC 29615

Telephone and Fax:

864-313-7900

E-Mail:

rbdevelopment6@gmail.com

Owner's Information

(If Different from Applicant)

Name:

SHEPCUT ANDERSON, LLC

Mailing Address:

6204 Eastshore Road Columbia, SC 29205

Telephone and Fax:

864-356-4700

E-Mail:

BParks1000@aol.com

Agent
(Boye Parks)

Project Information

Project Location:

McGee Road E Hub Drive

Parcel Number/TMS:

145 000 7014

County Council District:

Four

School District:

05

Total Acreage:

10.07 Ac.

Number of Lots:

32

Intended Development:

Residential

Current Zoning:

PD

Surrounding Land Uses: North:

Light Commercial

South: Residential

East:

Commercial/Assisted Living

West:

Residential

Water Supplier:

Hammond Water District

Sewer Supplier:

Anderson County

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

Yes

If so, please describe:

This is a new plat for a new owner.

Is there a request for a variance?:

No

If so, please attach the description to this application.

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

Applicant's Signature

Randy Brewer

Date

4-11-16

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date:

Application Received By:

Date Complete Application Received:

Amount of Fee Paid:

Check Number:

Staff Recommendation:

Planning Commission Decision:

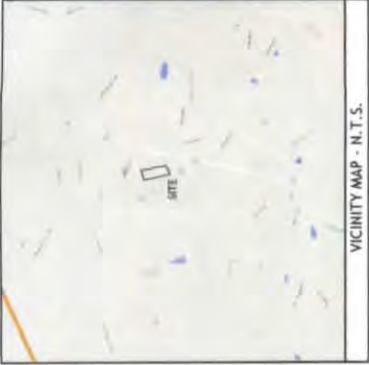
SITE DATA

TAX MAP NO.: 1450007014
 TOTAL AREA: ±10.07-ACRES TOTAL
 ±9.24 - LESS DEDICATED R/W
 ZONING: PD
 TOTAL LOTS: 32 LOTS (32' WIDE TYP.)
 PROPOSED ROADWAY: ±1.84 LF (20' PAVED W/
 50' R.O.W.)
 SETBACKS: 40'
 HUB DR. & GAVOTTE LN.: 20'
 FRONT SETBACK: 20'
 SIDE SETBACK: 5'
 SECONDARY SIDE SETBACK: 10'
 REAR SETBACK: 15'
 *LAYOUT SUBJECT TO P.C. APPROVAL

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS O.H.V.
- A "STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' MIN. J. PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG MCGEE ROAD. PUBLIC SEWER IS AVAILABLE ALONG MCGEE ROAD PROVIDED BY ANDERSON COUNTY.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

DATE	BY	REVISION
10/1/2014	J. B. BROWN	1.00
10/1/2014	J. B. BROWN	1.01
10/1/2014	J. B. BROWN	1.02
10/1/2014	J. B. BROWN	1.03
10/1/2014	J. B. BROWN	1.04
10/1/2014	J. B. BROWN	1.05
10/1/2014	J. B. BROWN	1.06
10/1/2014	J. B. BROWN	1.07
10/1/2014	J. B. BROWN	1.08
10/1/2014	J. B. BROWN	1.09
10/1/2014	J. B. BROWN	1.10
10/1/2014	J. B. BROWN	1.11
10/1/2014	J. B. BROWN	1.12
10/1/2014	J. B. BROWN	1.13
10/1/2014	J. B. BROWN	1.14
10/1/2014	J. B. BROWN	1.15
10/1/2014	J. B. BROWN	1.16
10/1/2014	J. B. BROWN	1.17
10/1/2014	J. B. BROWN	1.18
10/1/2014	J. B. BROWN	1.19
10/1/2014	J. B. BROWN	1.20



VICINITY MAP - N.T.S.

OWNER	DATE	ENGINEER
CARROLL, CLAY LEE ADDRESS: 11111111111111111111 ANDERSON, SC 29615 CONTACT: 803.777.7777 FAX: 803.777.7777	10/1/2014	10/1/2014
COMPANY: BLUEWATER CIVIL DESIGN, LLC ADDRESS: 11111111111111111111 ANDERSON, SC 29615 CONTACT: 803.777.7777 FAX: 803.777.7777	10/1/2014	10/1/2014
OWNER	DATE	ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC ADDRESS: 11111111111111111111 ANDERSON, SC 29615 CONTACT: 803.777.7777 FAX: 803.777.7777	10/1/2014	10/1/2014

SITE LEGEND

[Symbol]	ASPHALT PAVEMENT SECTION
[Symbol]	PROPOSED LANDSCAPING / SCREENING EASEMENT
[Symbol]	PROPERTY LINE R.O.W.
[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED E.O.P. / CLASH LINE
[Symbol]	EXISTING E.O.P.
[Symbol]	PROPOSED C/L ROAD

DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.



PRELIMINARY PLAT

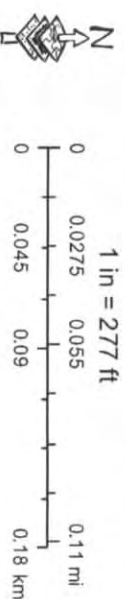
PP-1

Anderson County



May 5, 2016 Disclaimer accepted.

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



ESRI, Highland Mapping, and Anderson County GIS

Anderson County Planning Commission

May 10, 2016

6:00 PM

Staff Report – Preliminary Subdivision (**Revised**)

Preliminary Subdivision Name:	North Pointe Subdivision (Approved by Planning Commission April 12, 2016)
Intended Development:	Residential
Applicant:	Nu-South Surveying.
Surveyor/Engineer:	Nu-South Surveying
Location:	Highway 81 N at McGee Road
County Council District:	4
Surrounding Land Use:	North – Agriculture South – Anderson County School East – Road West – Residential
Zoning:	R-20
Tax Map Number:	145-00-08-027 & 028
Extension of Existing Dev:	No
Existing Access Road:	McGee Road & Highway 81 North
Number of Acres:	62.0
Number of Lots:	83 Lots (84 previously)
Water Supplier:	Hammond Water District
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 830 new trips per day. McGee Road is classified as a collector road and Highway 81 North is an arterial road. There is not a maximum average vehicle trips per day requirement. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- With this revision, a creek crossing will be required. A USACE Nationwide Permit, (NWP), may be required.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges for road profile construction.
 - An encroachment permit is required from Anderson County Roads and Bridges.
 - Application must be filed with SCDHEC for individual onsite wastewater systems.
 - SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
- Setbacks are required to be shown on the Final Plat. Typical setbacks for R-20 are: minimum of 10% lot width for sides, 20' for front and 5 'for rear. Other setbacks are as follows: In addition to the 30' imposed buffer shown, Lots 7, 8, 9 will need an additional setback of 20 feet from the arterial road. Lot 44 is shown as a double frontage lot, requiring a 20' front setback on both streets.



Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: NU-SOUTH SURVEYING
Mailing Address: 117 E MAULDIN ST. ANDERSON, SC 29621
Telephone and Fax: 224-2754 E-Mail: nusouthsc@gmail.com

Owner's Information

(If Different from Applicant)

Name: T. WALTER BRASHIER
Mailing Address: PO BOX 17859 GREENVILLE, SC 29606
Telephone and Fax: 864-918-5015 E-Mail: Twbrashier@yahoo.com

Project Information

Project Location: HWY 81 NORTH OF ANDERSON
Parcel Number/TMS: 145-00-08-027 + 028
County Council District: 4 School District: 5
Total Acreage: 62 Number of Lots: 84
Intended Development: RESIDENTIAL Current Zoning: R-20
Surrounding Land Uses: North: AG South: SCHOOL East: RD West: RES
Water Supplier: LAMMOND WATER Sewer Supplier: NONE
Have any changes been made since this plat was last before the Planning Commission?: NO
If so, please describe: _____

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

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

Applicant's Signature

Date

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____
Application Received By: Ann B. Dove Date Complete Application Received: 3/16/2016
Amount of Fee Paid: CHECK 5559 Check Number: 5559
Staff Recommendation: _____ Planning Commission Decision: _____

1. 1. 1. 1.
 2. 2. 2. 2.
 3. 3. 3. 3.
 4. 4. 4. 4.

[illegible]

“I understand that the FBI is looking for information on the whereabouts of the person who was in the car with the man who was shot. I am not sure if this is the same person or not, but I am sure that I can help you. I am sure that I can help you.”



NO. OF ACRES: 62 MILES OF NEW ROADS: 0.51
NO. OF LOTS: 84 Revised
DATE: April 30, 2016

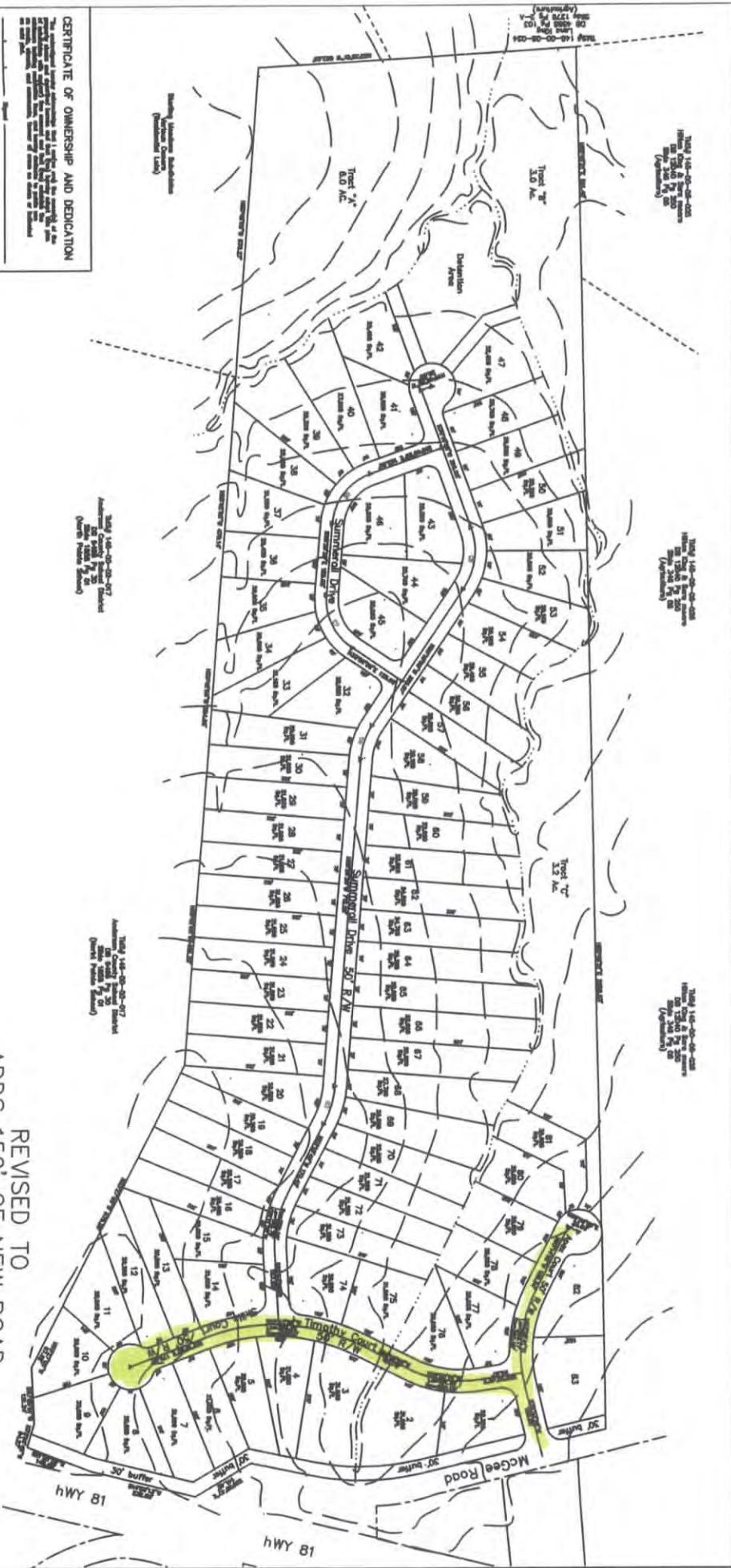
North Pointe Subdivision

1. Eastern Standard Time, United
PO Box 17088
Greenville, SC 29614

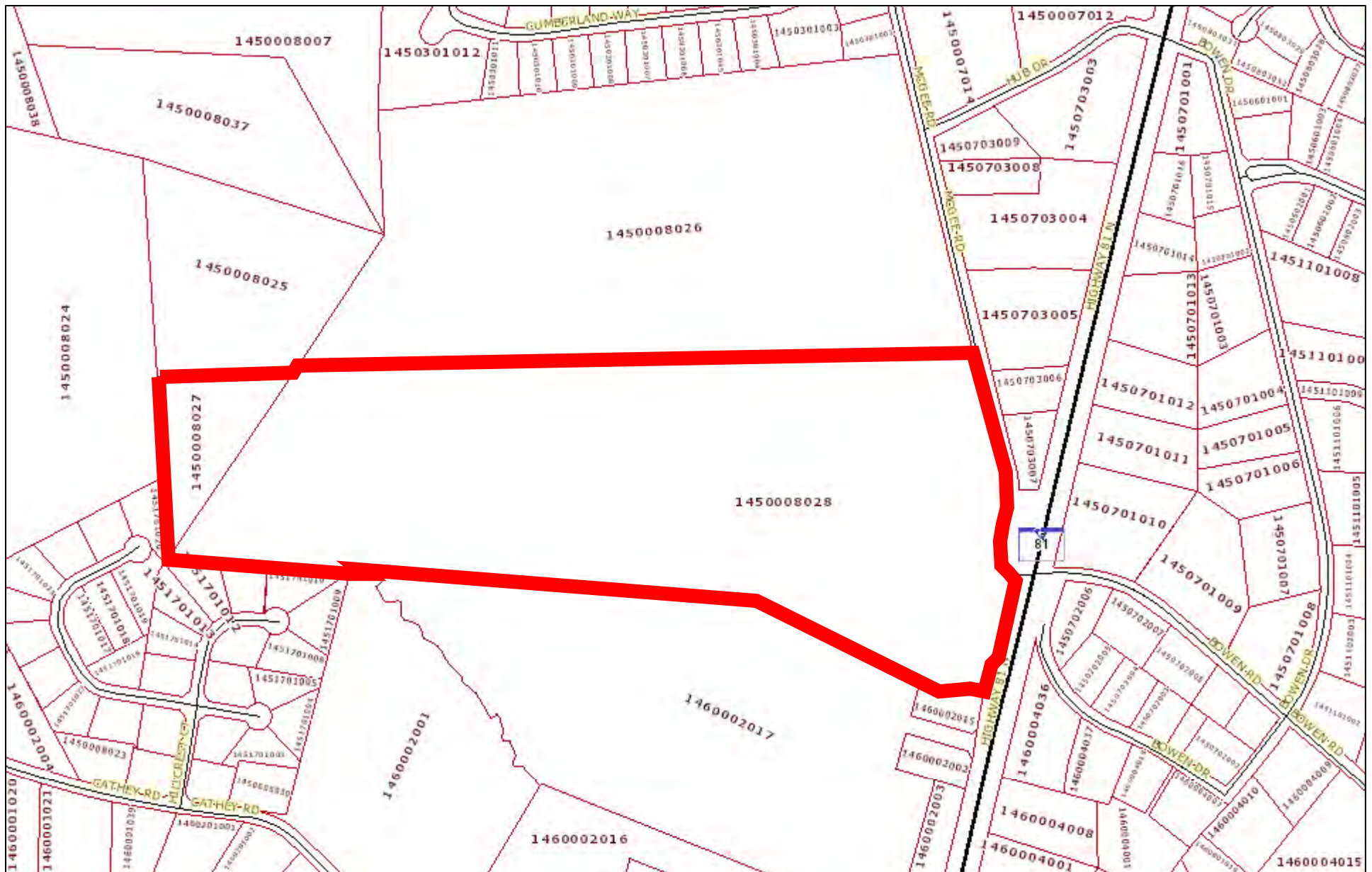
OWNER

1800-3000 Advertising Inc.
111 Anderson Ave.
Arlington, NC 22203

ENGINEER OR SURVEYOR



North Pointe Subdivision

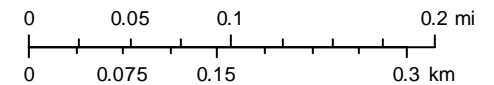


April 5, 2016 Disclaimer accepted.

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



1 in = 500 ft



ESRI, Highland Mapping, and Anderson County GIS