

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, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from April 11th and April 25th meeting)
4. Public Hearings
 - A. Request to rezone +/- 4.7 acres at 11412 Belton Honea Path Highway from I-1 (Industrial) to R-A (Residential - Agricultural)
 - B. Request to rezone +/- 2.84 acres at 110 East Church Road from C-2 (Highway Commercial) to R-D (Residential - Duplex)
 - C. Request to rezone +/- 35.53 acres on Highway 77 from C-2 (Highway Commercial) to R-20 (Single-Family Residential - 20,000 sq ft lot minimum)
 - D. Large Scale Project: Vantage@Powdersville Apartments
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Inlet Pointe, Phase II
 - B. Preliminary Subdivision: Raven Hills, Phase II
 - C. Summary Plat: Leland Property
7. Other Business
8. 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 11, 2017 • 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, Brad Burdette, Jerry Vickery, Jane Jones and Debbie Chapman

Members Absent: Lonnie Murray

Staff Present: Alesia Hunter, Michael Forman and Jeff Parkey

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

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

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 14th regular Commission meeting. Hearing none, the minutes were approved.

Old Business: None

New Business:

Preliminary Subdivision - Northville

Ms. Alesia Hunter presented the request for Northville Subdivision. The +/- 8.10 acres are located in District 7 off Reidville and are unzoned. The proposed subdivision would hold 11 lots using Big Creek Water and septic tanks. Staff recommended approval. Hearing no comments, the motion to approve was passed unanimously.

Old Business:

Special Called Meeting – Tuesday, April 25, 2017 at 6PM

Ms. Hunter explained the need for this special called meeting. After discussion among the Commissioners, the Commission chose to hold a special called meeting on April 25th for the Weems Cattle Company request for a poultry farm.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:09 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

**Anderson County Planning Commission
Special Called Meeting
Tuesday, April 25, 2017 • 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, Brad Burdette, Jerry Vickery and Debbie Chapman

Members Absent: Lonnie Murray, David Cothran and Jane Jones

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

Call to Order: Acting Chair Ed Dutton called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Public Hearings:

Large Scale Project – Weems Creek –

Ms. Alesia Hunter presented the request for a poultry farm on Hughes Rd south of Starr. The Operations would feature 6 buildings with ~31,000 birds per house. Staff recommended approval of the request and indicated the applicant had received approval from SCDHEC, SCDOT and the Bureau of Ag and Water. Mr. Dutton opened the Public Hearing and invited public comments. The applicant Mr. Gary Alexander, approached and stated that the State had granted a 200ft variance. Ms. Hunter stated that it would be determined prior to issuance of the permit. Hearing no further comments, Mr. Dutton then closed the Public Hearing. Mr. Vickery moved to recommend approval of the request, as presented. Ms. Chapman seconded the motion. The motion was approved unanimously.

Mr. Dutton called for any other business. Hearing no further business, Mr. Dutton adjourned the meeting at 6:06 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

**Anderson County Planning Commission
Staff Report
May 2017**

Applicant:	Tonya Robinson
Current Owner:	Tonya Robinson
Property Address:	11412 Belton Honea Path Highway, Honea Path
Precinct:	High Point
Council District:	Three (3)
TMS #(s):	266-00-14-002
Acreage:	+/- 4.7
Current Zoning:	I-1 (Industrial)
Requested Zoning:	R-A (Residential Agricultural)
Surrounding Zoning:	North: I-1 South: I-1 East: Right of Way for BHP Highway, then I-1 West: I-1, then R-A

Evaluation: This request is to rezone the parcel of property described above from I-1 (Industrial) to R-A (Residential Agricultural). The applicant's stated purpose for rezoning is to replace an existing single wide manufactured home with a double-wide manufactured home.

The property has been in use as non-conforming since the time of initial zoning of the High Point precinct (2001). The County Zoning Administrator has determined that the requested use would not be allowable under the current I-1 (Industrial) zoning classification. As such, a change to the use as defined in Chapter 70 of the Anderson County Code of Ordinances would necessitate the relinquishment of the property's non-conformance status.

Belton Honea Path Highway is classified as a principal arterial roadway.

Most of the property scored highest quality core habitat as per the 2016 Green Infrastructure Plan.

Staff Recommendation: Due to the property's compatibility with the Future Land Use map in the Anderson County Comprehensive Plan, staff recommends **APPROVAL** of this request.

Zoning Advisory

Group Recommendation: The District 3 Zoning Advisory Group met on May 3rd, 2017, and recommended **APPROVAL** of a request to rezone from I-1 to R-A. The vote was 3 in favor, 1 opposed, and 1 abstention.

Planning Commission

Recommendation: The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from I-1 to R-A. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Tonya Robinson
Mailing Address: 311 Mahaffey Rd Belton SC 29627
Telephone and Fax: 864-276-1980 E-Mail: tonyabltn@aol.com

Owner's Information

(If Different from Applicant)

Name: Tonya Robinson
Mailing Address: 311 Mahaffey Rd Belton SC 29627
Telephone and Fax: 864-276-1980 E-Mail: tonyabltn@aol.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.

Tonya Robinson
Owner's Signature

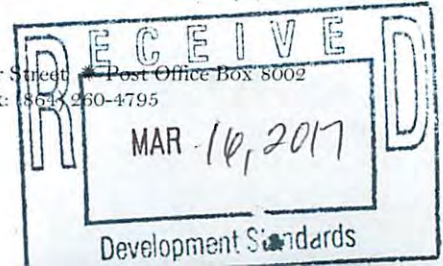
03-16-17
Date

Project Information

Property Location: 11412 Belton-Honea Path Hwy Honea Path SC 29654
Parcel Number(s)/TMS: 266-0014002
County Council District: 3 School District: 2
Total Acreage: 4.7 Current Land Use: Residential
Current Zoning: I1 Requested Zoning: RA

Purpose of Rezoning: I am waiting to have a bigger home on this land to raise my kids on/in. Previously a single-wide mobile home occupied the property. and prior to that a log cabin

Page 1 of 2



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

Sonya Robinson
Applicant's Signature

3-16-17
Date

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

Comments: This land has been in my family for many years. I want to have a bigger home on this land in order to raise my kids here. The land means a lot to me and my kids.

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.

Sonya Robinson
Applicant's Signature

3-16-17
Date

Page 2 of 2

For Office Use Only:

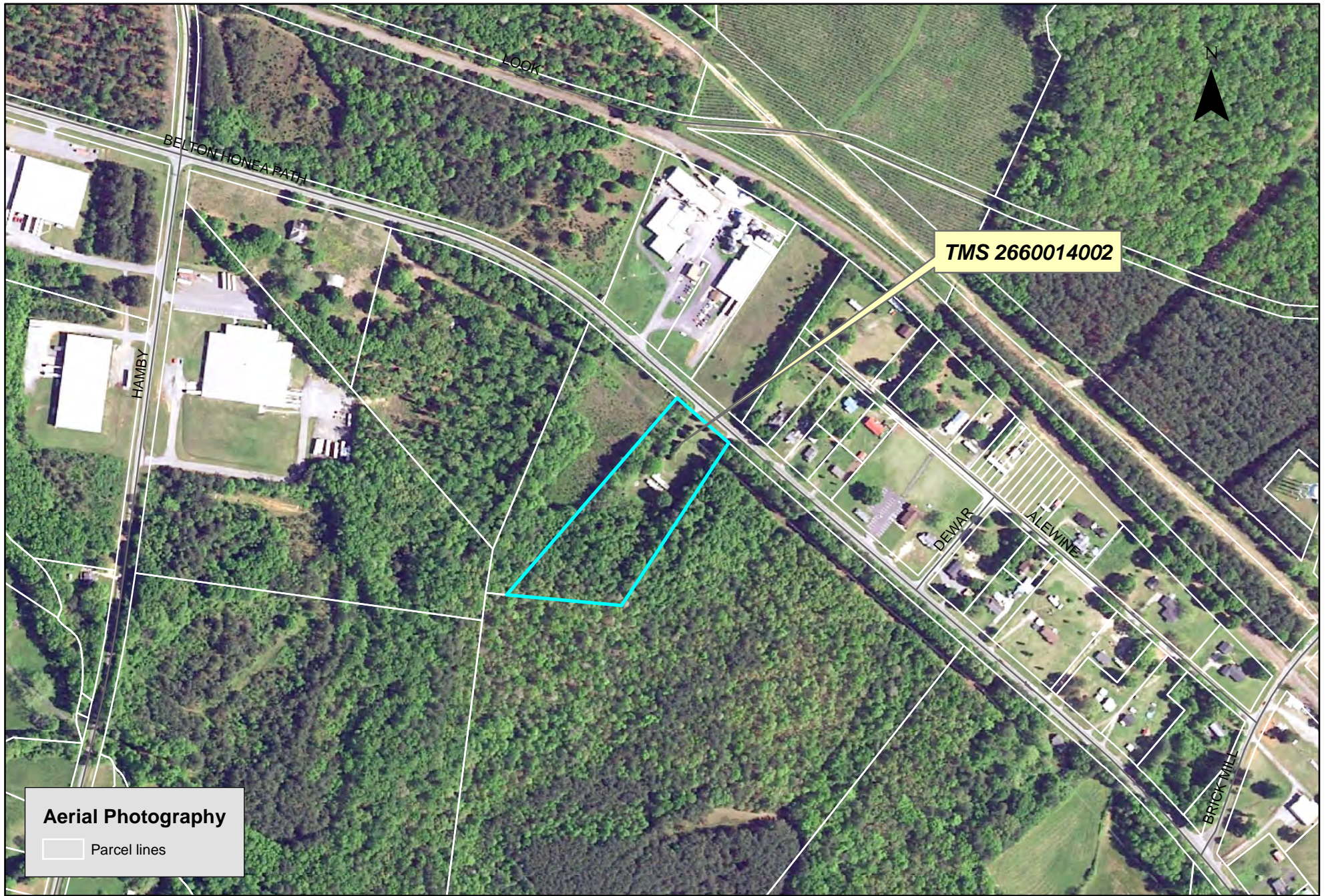
Application Received By: J. Parkey Date Complete Application Received: 3/16/17

Application Fee Amount Paid: \$1500.00 Check Number: 6154

Scheduled Advisory Public Hearing Date: 4/5/17 Citizens' Advisory Recommendation: _____

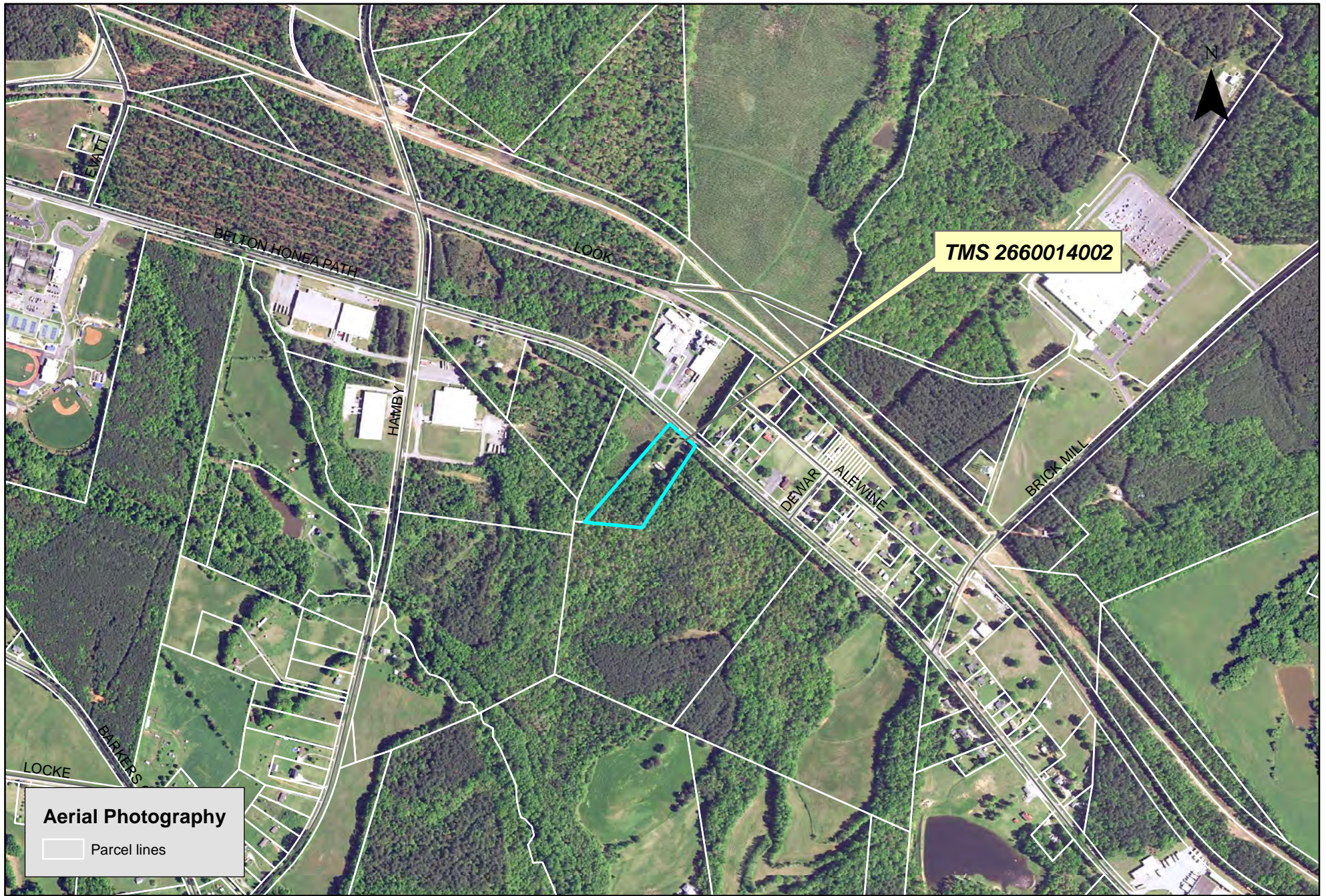
Scheduled Commission Public Hearing Date: 4/11/17 Planning Commission Recommendation: _____

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



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 325 650 1,300 Feet



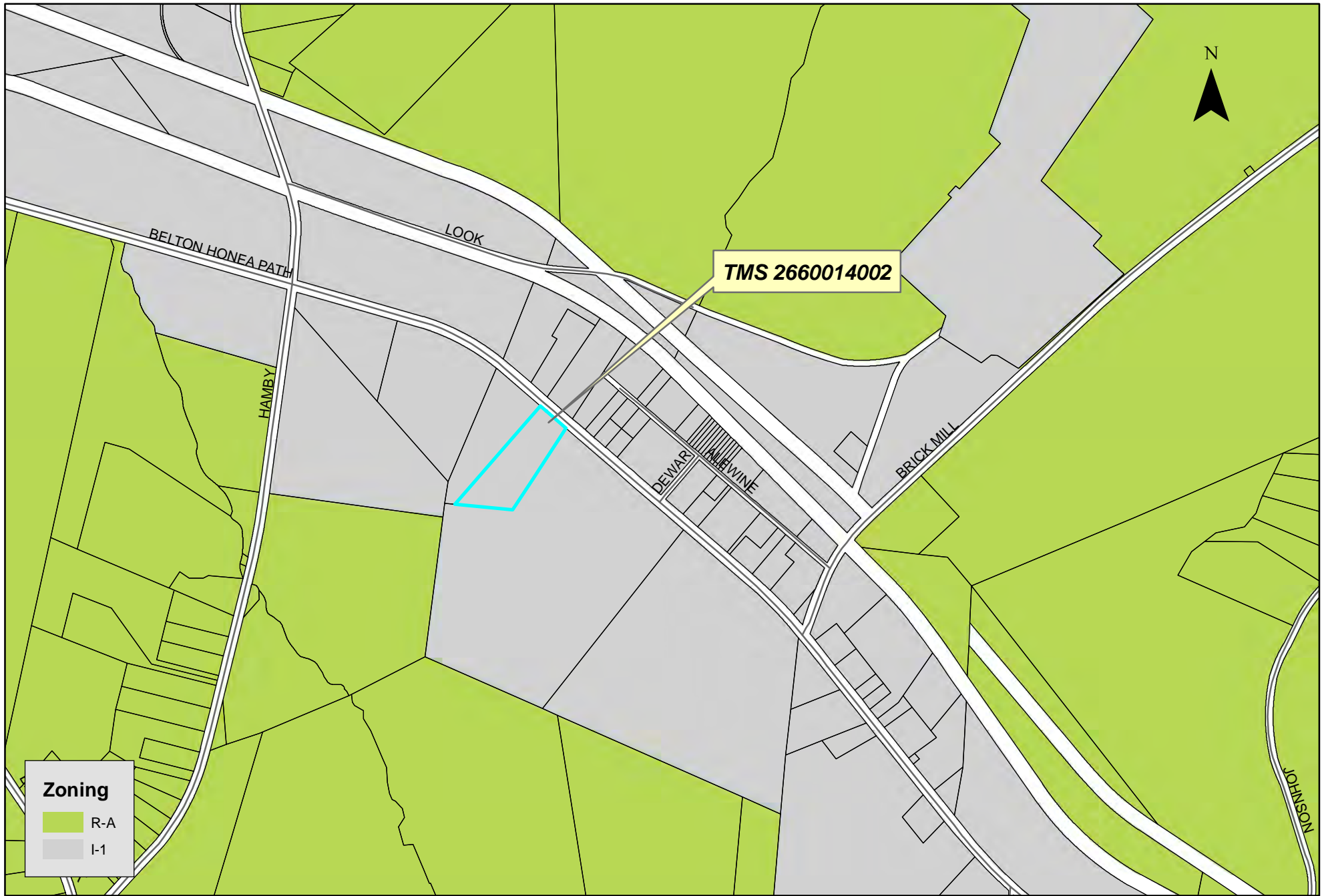
Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 650 1,300 2,600 Feet



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 325 650 1,300 Feet



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 650 1,300 2,600 Feet



Rezoning Request
11412 Belton-Honea Path Highway
I-1 to R-A

0 650 1,300 2,600 Feet



Apr 21, 2017



REGULATING PUBLIC
BEARING NOTICE
964-200-4729



Apr 21, 2017



**Anderson County Planning Commission
Staff Report
May 2017**

Applicant: Hardin Investments, LLC/Andrew Hardin
Current Owner: William C. Caudell, Jr. and Jill Kimberlyn Caudell
Property Address: 110 East Church Road near Pelzer Highway
Precinct: Three and Twenty
Council District: Six (6)
TMS #(s): 162-00-03-014
Acreage: +/- 2.84
Current Zoning: C-2 (Highway Commercial)
Requested Zoning: R-D (Residential Duplex)
Surrounding Zoning: North: C-2, R-20
South: C-2 and Right of Way for East Church Road, then C-2
East: C-2 and Right of Way for Pelzer Highway, then unzoned
West: R-20

Evaluation: This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-D (Residential Duplex). The applicant's verbally stated purpose for this map amendment is to build single family and/or duplex dwellings.

Pelzer Highway 8 is classified as an urban minor arterial roadway. East Church Rd. is classified as a minor urban collector roadway.

There are no core habitat areas located on the property as per the 2016 Green Infrastructure Plan.

A recorded property restriction, dated 12/06/1999, was provided to staff subsequent to the application deadline which indicates the property is subject to private restrictions which would disallow duplexes and multi-family usage, among other uses. As such, this deed restriction runs contrary to the intent of the R-D zoning classification.

As of the date of this staff report, no confirmation of a release from the property restriction has been provided to staff.

Staff Recommendation: Staff recommends DENIAL of this request for a zoning map amendment from C-2 to R-D, due to the aforementioned deed restriction.

Zoning Advisory
Group Recommendation: The District 6 Zoning Advisory Group met on May 3rd, 2017, and recommended **DENIAL** of a request to rezone from C-2 to R-D. The vote was 3 in favor, 0 opposed, and 0 absent.

Planning Commission
Recommendation: The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from C-2 to R-D. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

4/12/17
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Hardin Investments, LLC / Andrew Hardin

Mailing Address: 600 E. Washington St., Ste. 614, Greenville, SC 29601

Telephone and Fax: 864-616-5060 E-Mail: ajhardin1@yahoo.com

Owner's Information

(If Different from Applicant)

Name: William C Caudell, Jr. + Jill Kimberlyn Caudell

Mailing Address: 523 Broadwater Circle, Anderson, SC 29626

Telephone and Fax: 864-752-7539 E-Mail: caudellbill@aol.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.

William C Caudell Jr
Owner's Signature

04/06/2017

Date

Project Information

Property Location: Near the intersection of E. Church Rd. and Pelzer Highway

Parcel Number(s)/TMS: 1620003014

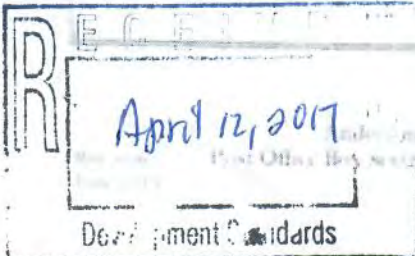
County Council District: 06 School District: 01

Total Acreage: 2.84 Current Land Use: Vacant

Current Zoning: C-2 Requested Zoning: R-D

Purpose of Rezoning: This property has residential on 3 sides, commercial is not appropriate the best use is residential.

Page 1 of 2



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

If you indicated no, your signature is required

Applicant's Signature

04/06/2017

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

04/06/2017

Date

Page 2 of 2

For Office Use Only

Application Received By Diagroone Date Complete Application Received _____
Application Fee Amount Paid \$200.00 Check Number 2291
Scheduled Advisory Public Hearing Date 5/3/17 Citizens' Advisory Recommendation _____
Scheduled Commission Public Hearing Date 5/9/17 Planning Commission Recommendation _____
Scheduled Council Public Hearing Date 6/6/17 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 E. Church Rd. and Pelzer Highway

County Council District: 06 School District: 01

Total Acreage: _____ Current Land Use: Vacant

Current Zoning: C-2 Requested Zoning: R-D

Purpose of Rezoning: The is residential property on 3 borders of this property. This area is well suited to remain residential.

How will this proposal be compatible with surrounding properties? Yes, three sides are residential currently.

How will this proposal affect the use and value of the surrounding properties? This proposal will complement the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
No, there is a residential home in the middle of the front of the lot. The lot is odd shaped.

What would be the increase to population and traffic, if the proposal were approved? If residences are built then the traffic increase would be limited to residents.

What would be the impact to schools and utilities, if the proposal were approved? yes, the people who inhabit the homes would need utilities and possibly schools depending on age.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? YES - Future land use for this parcel and surrounding parcels is Residential.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Only the fact that its surrounded by residential homes currently.

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: _____

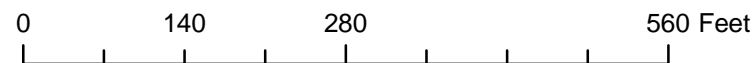
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

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

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

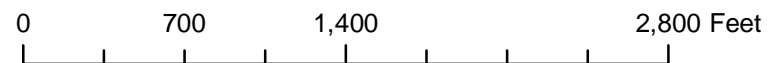


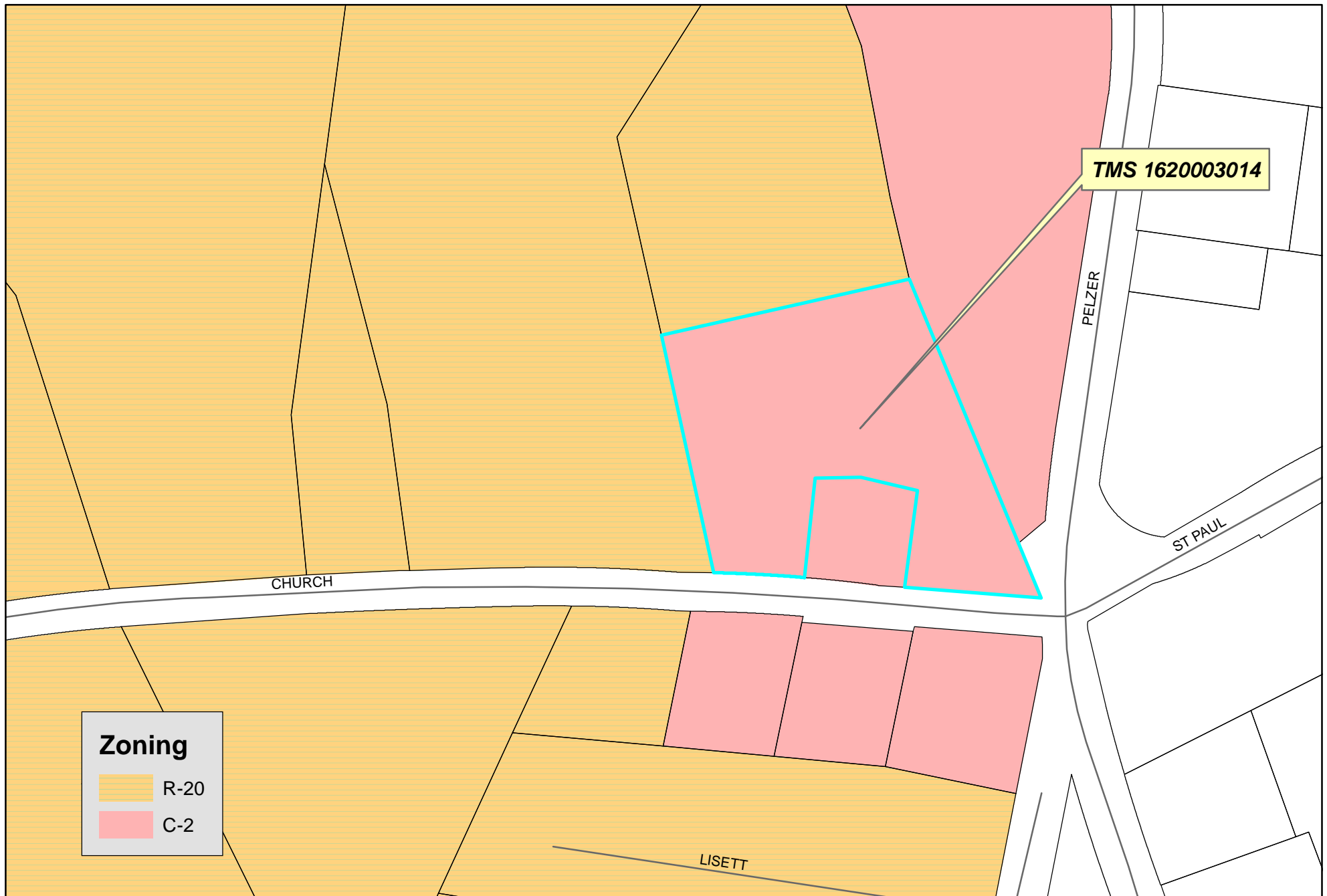
Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D



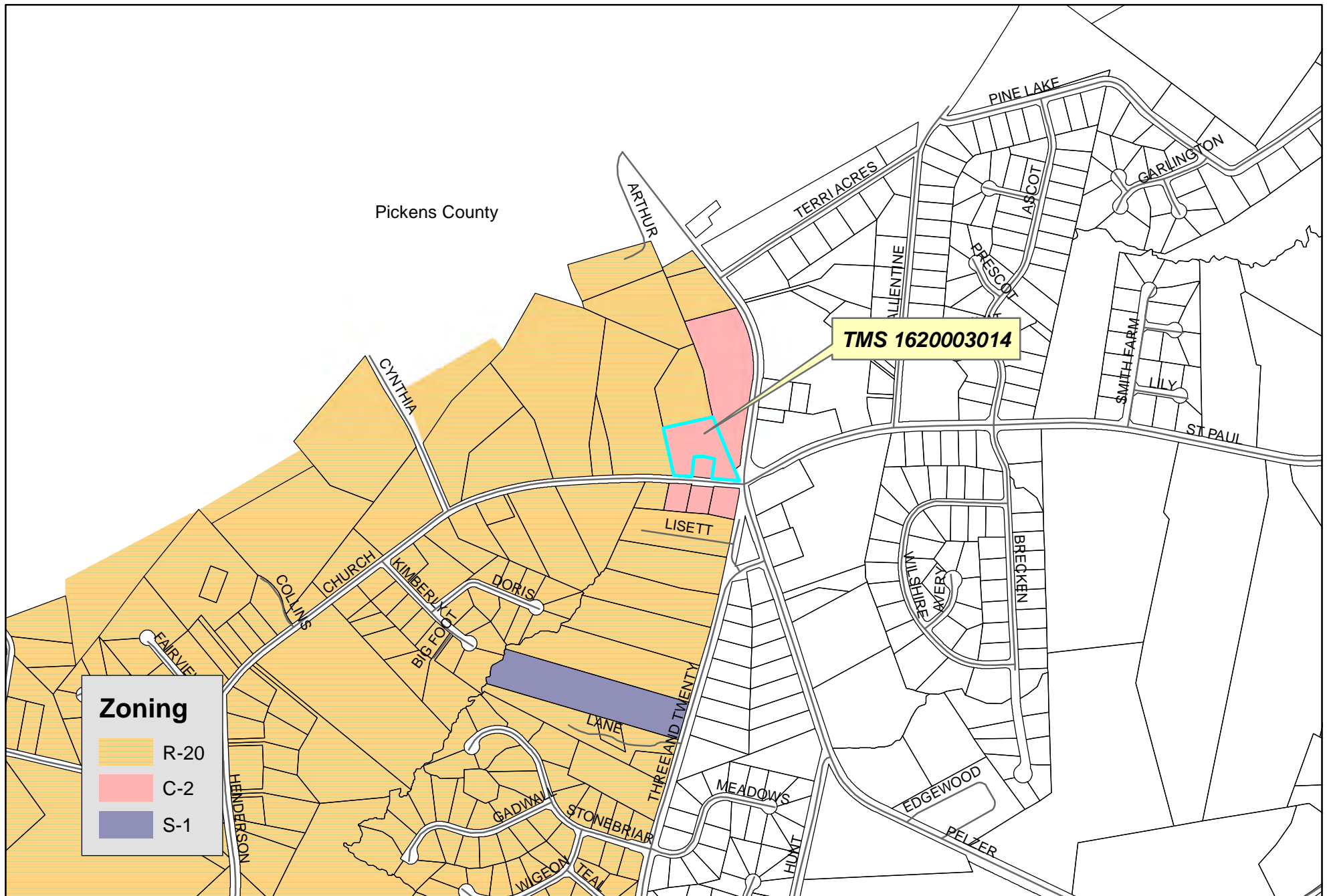


Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D

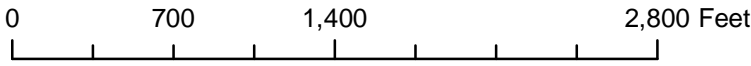


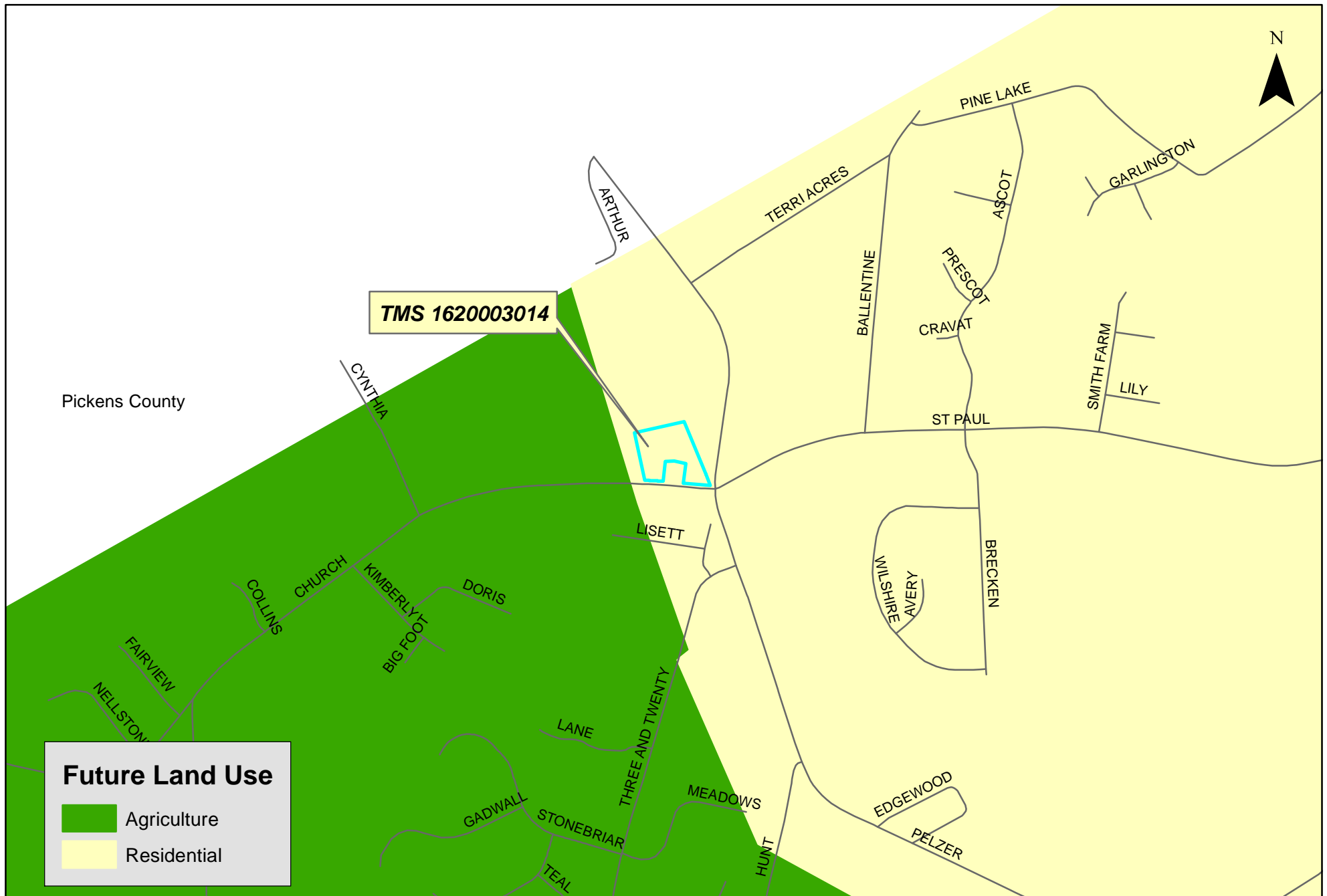


Rezoning Request
E. Church Rd. and Pelzer Highway
I-1 to R-A



Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D





Rezoning Request
E. Church Rd. and Pelzer Highway
C-2 to R-D



REZONING PUBLIC
HEARING NOTICE
914-284-4721







**Anderson County Planning Commission
Staff Report
May 2017**

Applicant:	Tony Cirelli
Current Owner:	Kidco Land Company, LLC
Property Address:	Highway 77, Williamston
Precinct:	Williamston Mill
Council District:	Seven (7)
TMS #(s):	221-00-09-005
Acreage:	+/- 35.53
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-20 (Single Family Residential - 20,000 sf lots)
Surrounding Zoning:	North: R-A and C-2 South: R-A East: Right of Way for Highway 77, then C-2 West: Williamston Commons PD (Single Family at 1.32 units/acre)
Evaluation:	<p>This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to R-20 (Single Family Residential). The applicant's stated purpose for rezoning is to build a single family subdivision.</p> <p>This property was zoned R-A (Residential-Agricultural) at the time of initial zoning for the Williamston Mill Voting Precinct in 2001. The property was re-zoned to C-2 in 2001.</p> <p>Highway 77 is classified as a principal arterial roadway.</p> <p>Most of the property scored higher quality core habitat as per the 2016 Green Infrastructure Plan.</p>
Staff Recommendation:	Due to the property's compatibility with the Future Land Use map in the Anderson County Comprehensive Plan, staff recommends APPROVAL of this request.

Zoning Advisory

Group Recommendation: The District 7 Zoning Advisory Group met on May 3rd, 2017, and recommended **APPROVAL** of a request to rezone from C-2 to R-20. The vote was 4 in favor, 0 opposed, and 1 absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on May 9th, 2017, and after a duly noted public hearing recommended _____ of a request to rezone from C-2 to R-20. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: TONY CIRELLI
Mailing Address: 148 HARPER ROAD, PENDLETON SC 29670
Telephone and Fax: (864) 245-0523 E-Mail: anthonycirelli@bellsouth.net

Owner's Information

(If Different from Applicant)

Name: KIDCO LAND COMPANY LLC.
Mailing Address: P.O. Box 17859, GREENVILLE, SC. 29606
Telephone and Fax: (864) 271-7485 E-Mail: _____

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

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

Owner's Signature

Date

Project Information

Property Location: _____
Parcel Number(s)/TMS: 221-00-09-005
County Council District: #17 School District: #1
Total Acreage: 35.53 Current Land Use: VACANT
Current Zoning: C-2 Requested Zoning: R-20
Purpose of Rezoning: Single Family Subdivision

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

10/2/17
Applicant's Signature

Date

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

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.

10/2/17
Applicant's Signature

Date

4/13/17

Page 2 of 2

For Office Use Only:

Application Received By: Jeff Parkey Date Complete Application Received: _____

Application Fee Amount Paid: 250.00 Check Number: _____

Scheduled Advisory Public Hearing Date: 5/3/17 Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: 5/9/17 Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: 6/6/17 County Council Decision: _____



Rezoning Application Supplement Planning Commission Review Criteria

4/13/17

Date of Application Completion

Application Status (Approved or Denied)

Project Information

Property Location: Hwy 77 - Williamston
 County Council District: 7 School District: 1
 Total Acreage: 35.53 Current Land Use: VACANT
 Current Zoning: C-2 Requested Zoning: R-20
 Purpose of Rezoning: Single Family

How will this proposal be compatible with surrounding properties? There is a PD zoning on a 30. Acre parcel behind 4 Residential ag. across Hwy 77 most of the lots are Residential and Zoned R-20

How will this proposal affect the use and value of the surrounding properties? it will stabilize the area because at present there is an excessive amount of Commercial in the area not used

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

This property is a large Tract of C-2 commercial The only way it could be used is if a shopping Center was built & a *vacant Shopping Center exist the north side of the Anderson Hwy intersection

What would be the increase to population and traffic, if the proposal were approved? it would be your typical 10 trips per day per lot but this property has adequate Road frontage on a Collector Street with excellent sight distance.

What would be the impact to schools and utilities, if the proposal were approved? Hammond Big/Hammond
water can supply water and School Dist one
has & is in building process to expand.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? most of this area is shown as single
family residential

Are there existing or changing conditions which affect the development of the property and support the proposed request? ~~not really~~ The growth of the
area Trends to not enough homes the
area has to many mobile home's

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:

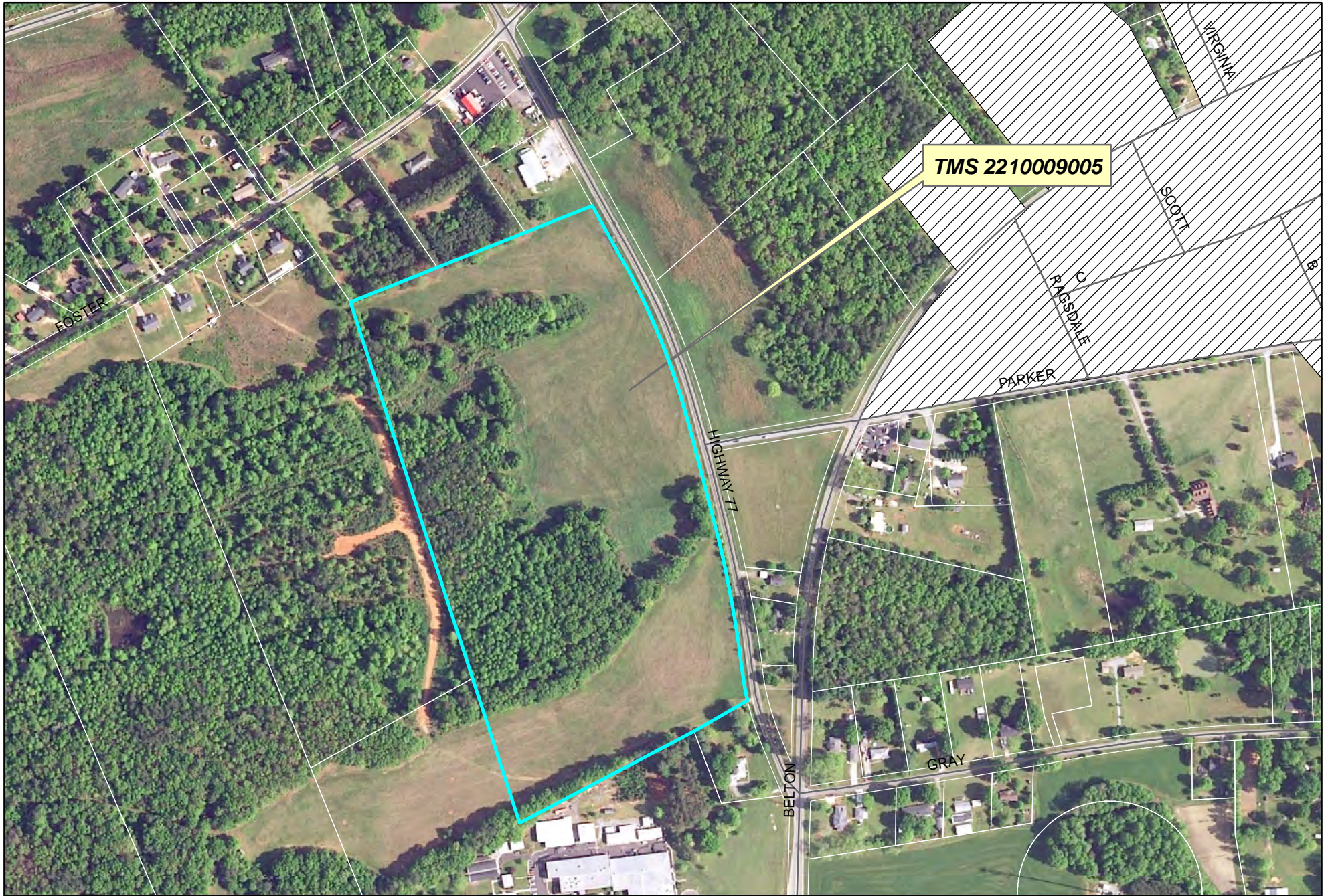
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

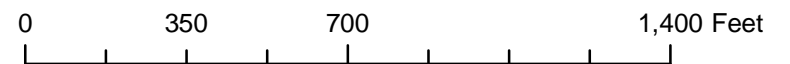
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

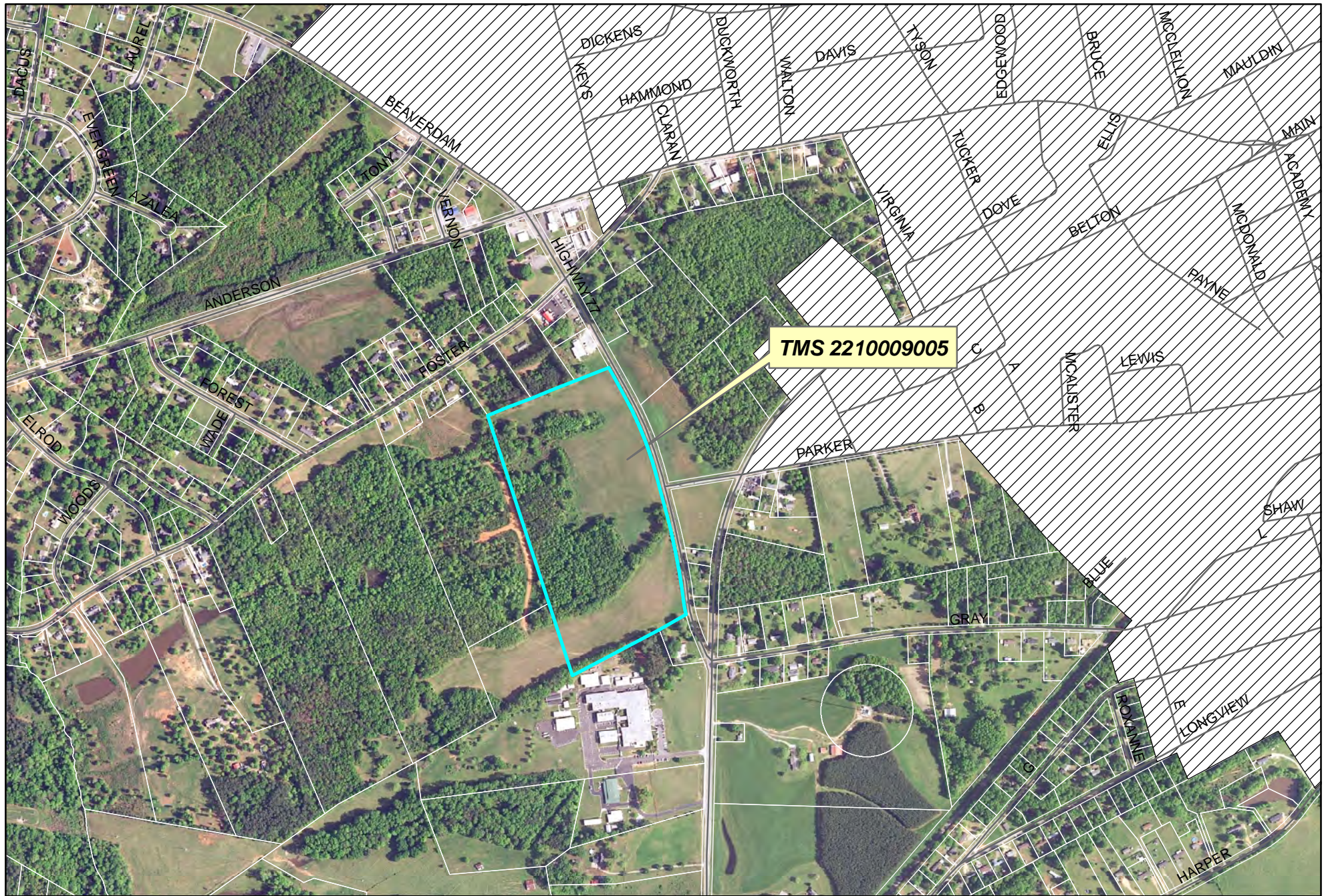
Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

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

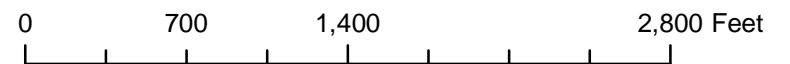


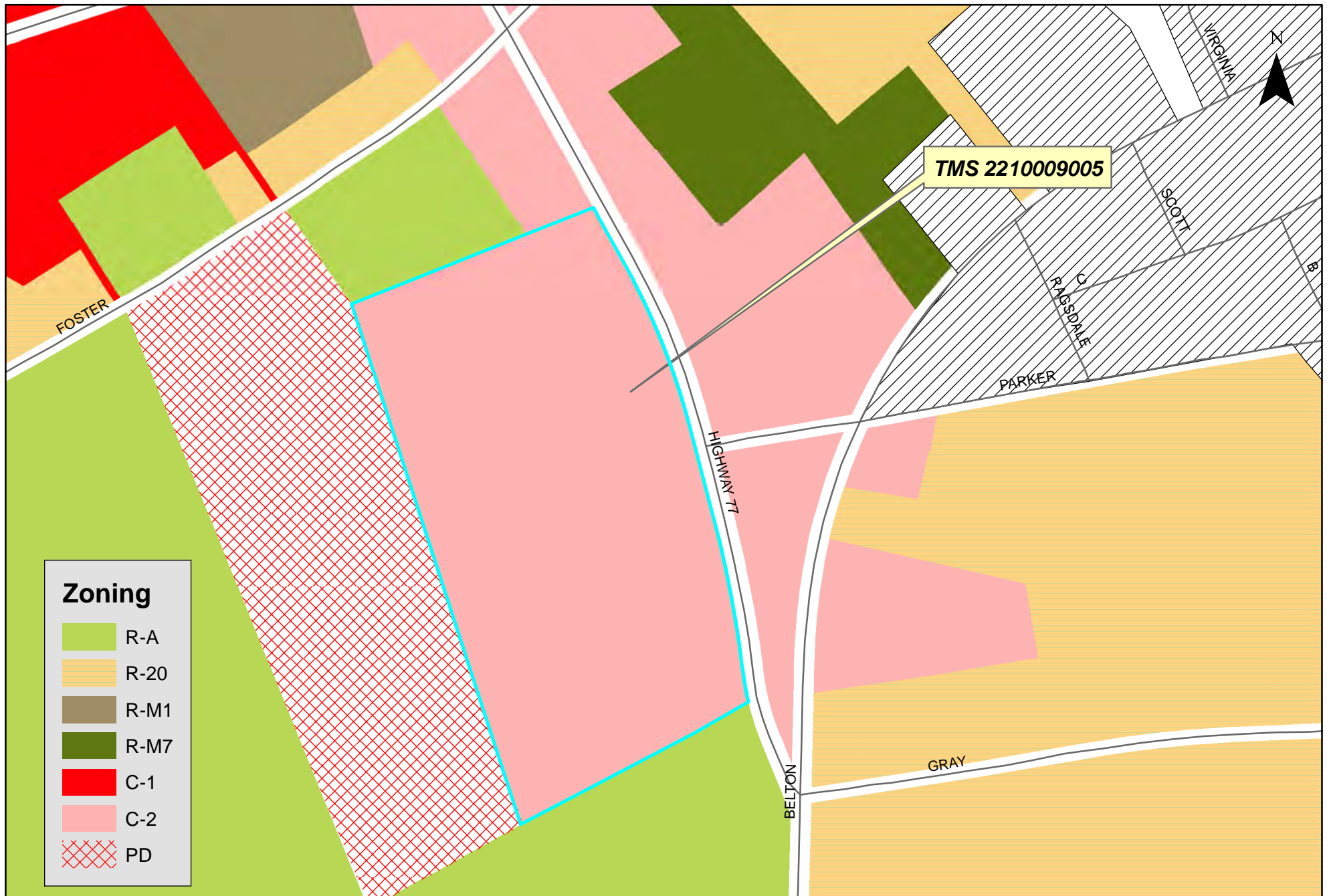
Rezoning Request
Highway 77 Williamston
C-2 to R-20



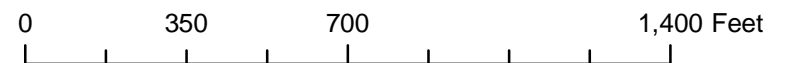


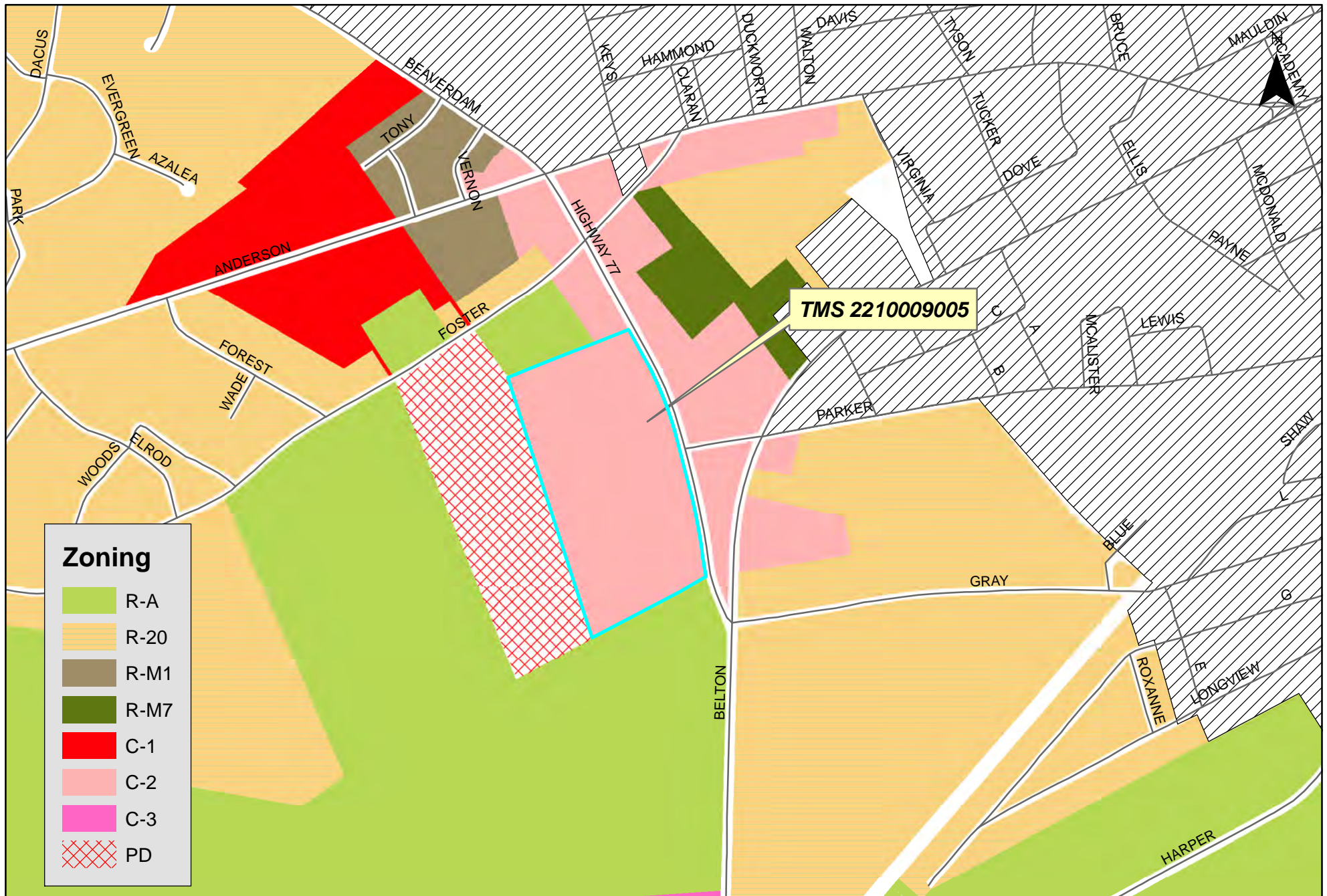
Rezoning Request
Highway 77 Williamston
C-2 to R-20



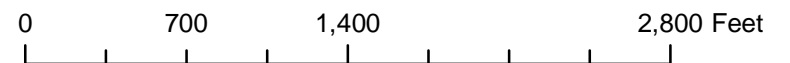


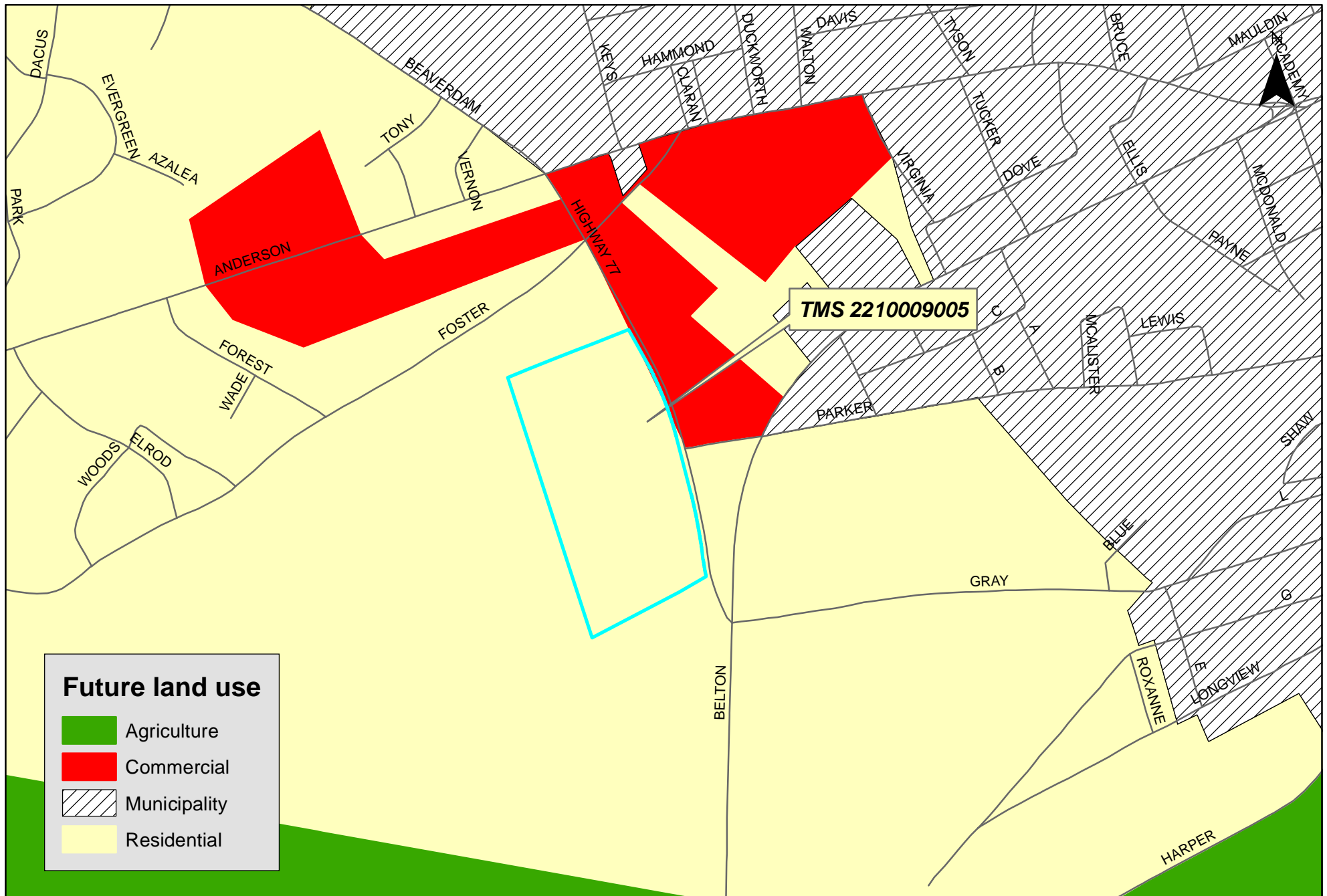
Rezoning Request
Highway 77 Williamston
C-2 to R-20



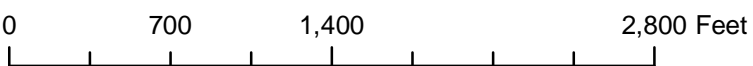


Rezoning Request
 Highway 77 Williamston
 C-2 to R-20





Rezoning Request
 Highway 77 Williamston
 C-2 to R-20





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







COLDWELL
DANIELS
HUGH D. DANIELS
& ASSOCIATES, INC.
225-3788
www.coldwell.com

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Anderson County Planning Commission

May 11, 2017

6:00 PM

Staff Report – Large Scale Project – Multi-Family Vantage @ Powdersville

Sec. 38-182. - Large scale projects.

(a) Large scale projects can substantially impact environmental features, surrounding land use, traffic conditions and facilities, and public utilities. All large scale projects shall be submitted for approval and reviewed by the planning commission.

(b) (1) Any project that generates a need for 100 or more off-road parking spaces

Preliminary Project Name:	Vantage @ Powdersville Apartments
Intended Development:	Multi-family Residential
Applicant:	Vantage @ Powdersville
Surveyor/Engineer:	Seamon Whiteside
Location:	100 Hood Road, Greenville
County Council District:	6
Surrounding Land Use:	North - Residential South - Residential East - Residential West - Residential
Zoning:	Not zoned
Tax Map Number:	236-00-02-033; 2057; 2001
Extension of Existing Dev.:	No
Existing Access Road:	Hood Road – Collector-(State Road)
Number of Acres:	22.6
Number of Units:	288 Units – (13 Buildings)
Number of Parking:	575 Spaces Proposed (466 Spaces Required)

Water Supplier: Powdersville Water

Sewer Provider: Anderson County

Variance: None requested.

Traffic Impact Analysis:

288 multi-family units would generate 2304 new trips per day. The multi-family development has a proposed entrance on Hood Road, which is a collector road. By ordinance, collector roads are allowed unlimited trips per day. The developer must obtain an encroachment permit from SCDOT prior to commencing with development.

Staff Recommendation:

This development constitutes a large-scale project because of the need for 466 parking spaces for the apartments. Staff recommends approval of the overall development plan, with the following conditions:

- Detailed site plans for individual commercial uses and the apartments must be submitted to the Development Standards Department for approval before construction begins;
- Developer must obtain an encroachment permit for SCDOT for all access Points on Hood Road;
- Developer must obtain a storm water permit from SCDHEC and Anderson County Storm Water Department;
- Developer must obtain approval from Powdersville Water District for potable water and fire protection;
- Developer must obtain a sewer permit from Anderson County Wastewater Department.



Land Use Permit Application

Date of Application Completion _____

Permit Status (Approved or Denied) _____

Owner's Information

Name: Earnest and Julia Evans

Business Name (if applicable): _____

Mailing Address: 111 Robbins Drive, Greenville, SC 29611

Telephone and Fax: 864-233-7694 E-Mail: _____

Authorized Representative's Information

Name: John Condit

Company Name: Vantage at Greenville, LLC

Mailing Address: 7334 Blanco Road, #200, San Antonio, TX 78216

Telephone and Fax: 210-341-8097 E-Mail: cweigand@housingdev.com

Project Information

Property Location: 100 Hood Road, Greenville, South Carolina 29611

Parcel Number(s)/TMS: 2360002033, 2360002057, and 2360002001

County Council District: Six School District: 01

Total Acreage: 22.6 Acres Current Zoning: N/A

Proposed Land Use: Residential-Multi-Family Current Land Use: Vacant

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Power Supplier: Duke Energy

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

If you indicated no, your signature is required.

Applicant's Signature

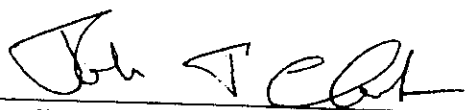
Date

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

Comments: _____

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

4/11/12
Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Scheduled Public Hearing Date: _____
Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

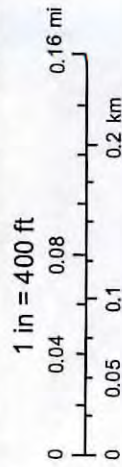
This map displays various land parcels in Greenville, South Carolina. The central parcel, 2360002033, is highlighted in yellow. Surrounding parcels are labeled with their respective numbers, such as 2360002077, 2360002018, 2360002026, 2360002059, 2360002012, 2360002029, 2360002073, 2360002080, 2360002034, 2360002068, 2360002035, 2360002079, 2360002049, 2360002075, 2360002074, 2360002006, 2360002007, 2360002054, 2360002056, 2360002008, 2360002002, 2360002057, 2360001006, 2360001004, 2360001003, 2360001002, 2360001001, 2350005005, 2360002014, 2360002016, 2360002017, 2360002019, 2360002020, 2360002021, 2360002022, 2360002023, 2360002024, 2360002025, 2360002026, 2360002027, 2360002028, 2360002029, 2360002030, 2360002031, 2360002032, 2360002033, 2360002034, 2360002035, 2360002036, 2360002037, 2360002038, 2360002039, 2360002040, 2360002041, 2360002042, 2360002043, 2360002044, 2360002045, 2360002046, 2360002047, 2360002048, 2360002049, 2360002050, 2360002051, 2360002052, 2360002053, 2360002054, 2360002055, 2360002056, 2360002057, 2360002058, 2360002059, 2360002060, 2360002061, 2360002062, 2360002063, 2360002064, 2360002065, 2360002066, 2360002067, 2360002068, 2360002069, 2360002070, 2360002071, 2360002072, 2360002073, 2360002074, 2360002075, 2360002076, 2360002077, 2360002078, 2360002079, 2360002080, 2360002081, 2360002082, 2360002083, 2360002084, 2360002085, 2360002086, 2360002087, 2360002088, 2360002089, 2360002090, 2360002091, 2360002092, 2360002093, 2360002094, 2360002095, 2360002096, 2360002097, 2360002098, 2360002099, 2360002100. The map also shows streets including OLD ANDERSON RD, BARR CIR, ROBBINS DR, and HOOD RD. A label 'Greenville 29611' is present.

TMS: TMS

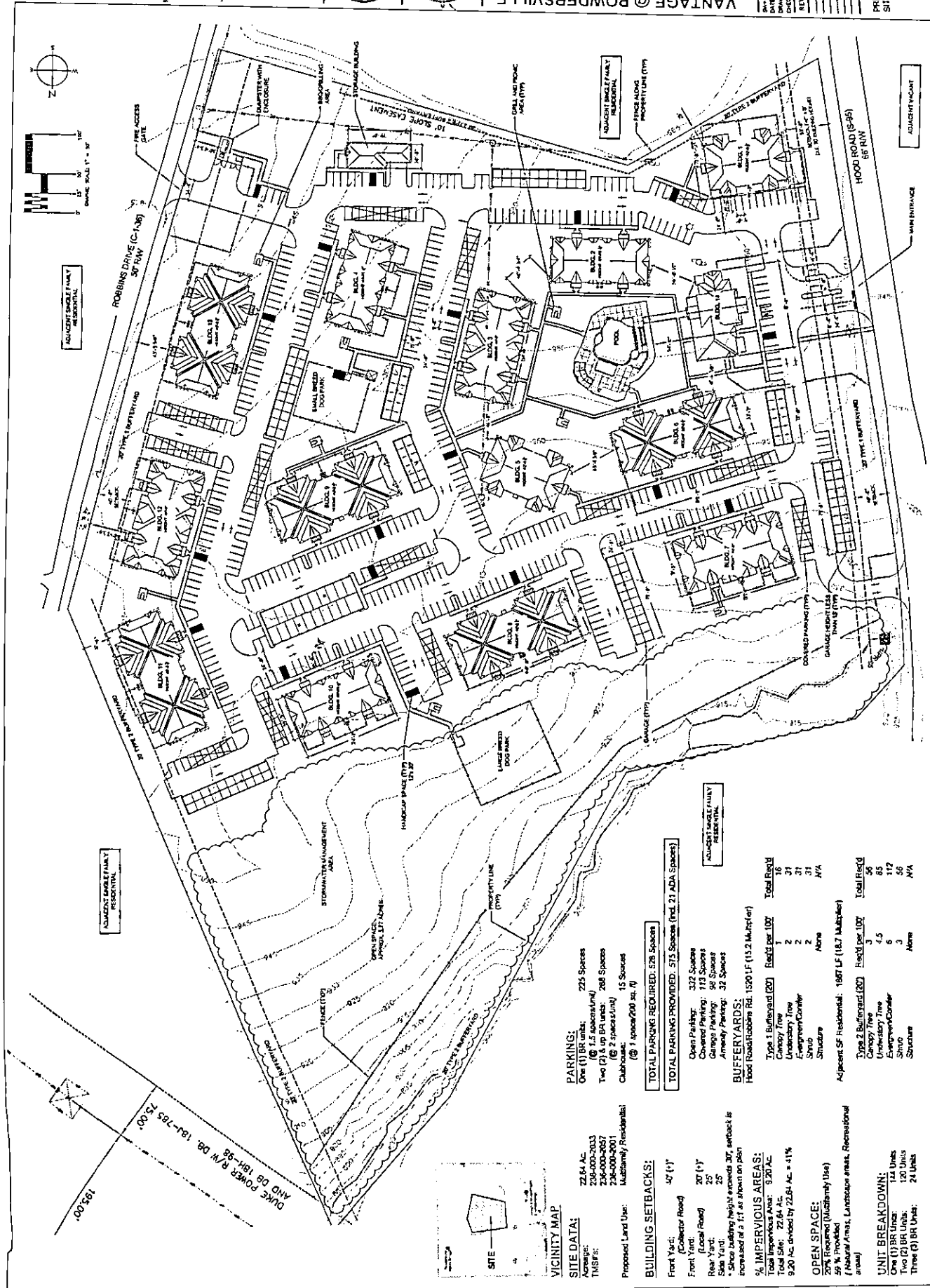
Owner:
Owner Address:
City/State:
Deed Book:
Tax District:
Sale Year:

City/State	Deed Pg	Deed Bk	Description: Description	Sale Price: Sale Price
Tax District				
Sale Year				

Market Value: Market Value



ESRI, Highland Mapping, and Anderson County GIS



PARKING:
 One (1) BR Unit: 225 Spaces
 One (1.5) Accessory: 200 Spaces
 Two (2) 8 up BR Units: 200 Spaces
 Clubhouse: 15 Spaces
 (8) 1 space/200 sq. ft.

TOTAL PARKING PROVIDED: 515 Spaces (incl. 21 ADA Spaces)

Open Parking: 332 Spaces
Covered Parking: 113 Spaces
Garage Parking: 98 Spaces
Accessory Parking: 32 Spaces

BUFFER YARDS:
 Hood Road/Robbins Rd. 1500 LF (15.2 Multiplier)
 Type 1 Bufferyard (20') 16
 Canopy Tree 1
 Ornamental Tree 2
 Evergreen Corner 2
 Structure 2
 None N/A

TOTAL FREQD:
 16
 1
 2
 2
 N/A

Adjacent SF Residential: 1800 LF (18.7 Multiplier)
 Type 2 Bufferyard (20') 3
 Canopy Tree 3
 Ornamental Tree 4.5
 Evergreen Corner 5
 Structure 5
 None N/A

TOTAL FREQD:
 3
 3
 4.5
 5
 N/A

SITE DATA:
 22.64 AC.
 236-003-2033
 236-003-2037
 236-003-2001
 TMSF's:
 Proposed Land Use: Multifamily Residential

BUILDING SETBACKS:
 Front Yard: 50' (1')
 Front Yard: (Collector Road)
 Front Yard: 20' (1')
 Rear Yard: 20' (1')
 Side Yard: 25'

% IMPERVIOUS AREAS:
 Total Impervious Area: 9.20 AC.
 Total Site: 22.64 AC.
 9.20 AC. divided by 22.64 AC. = 41%

OPEN SPACE:
 20% Required (Multifamily Use)
 59% Provided
 (Natural Areas, Landscape Areas, Recreational Areas)

UNIT BREAKDOWN:
 One (1) BR Unit: 124 Units
 Two (2) BR Units: 120 Units
 Three (3) BR Units: 24 Units

VICINITY MAP:
 SITE
 1500'

ADJACENT SINGLE FAMILY RESIDENTIAL:

ADJACENT SINGLE FAMILY RESIDENTIAL:

Anderson County Planning Commission

May 9, 2017

6:00 PM

Staff Report -- Preliminary Subdivision

Preliminary Subdivision Name:	Inlet Pointe Subdivision Phase II
Intended Development:	Single Family Residential
Applicant:	Distinguished Design, LLC
Surveyor/Engineer:	Site Design, Inc.
Location:	Inlet Pointe
County Council District:	4
Surrounding Land Use:	North - Residential East - Residential West - Residential South - Residential
Zoning:	R-20
Tax Map Number:	237-00-07-013
Extension of Existing Dev:	Yes.
Existing Access Road:	Nunnally Road to Inlet Pointe Road
Number of Acres:	31.838
Number of Lots:	43 lots
Water Supplier:	Sandy Springs Water District
Sewer Supplier:	Individual on-site wastewater
Variance:	No

Traffic Impact Analysis:

This subdivision, at 43 lots, is expected to generate a total of 430 trips per day. Inlet Pointe Drive is a minor rural local road, and is limited to 500 trips per day. Existing development along the waterfront on Inlet Pointe Drive are not included in this calculation. A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Anderson County Roads and Bridges has reviewed this project and found that Inlet Point Road was last paved in 2003, with a pavement width of 22 feet. This meets the county's requirement for a major rural local road, which has a maximum ADT of 1000 trips per day. The Roads and Bridges Department has determined that Inlet Pointe Road meets the requirements of a major rural local road.

Staff Recommendation:

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

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. All lots must meet the minimum requirement of 25,000 square feet for lots with public water and individual on-site wastewater systems.
5. Developer must obtain the following permits prior to proceeding with development to include;
6. Anderson County Roads and Bridges for encroachment permits.
7. Approval from Sandy Springs Water District for services.
8. Anderson County Storm Water Department and SCDHEC for review and approval of sediment and erosion control plans.
9. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
10. Setbacks are required to be shown on the Final Plat.



Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Project Information

Project Location: _____

Parcel Number/TMS: _____

County Council District: _____

School District: _____

Total Acreage: _____

Number of Lots: _____

Intended Development: _____

Current Zoning: _____

Surrounding Land Uses: North: _____

South: _____

East: _____

West: _____

Water Supplier: _____

Sewer Supplier: _____

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

If so, please describe: _____

Is there a request for a variance?: _____

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: _____

Date Complete Application Received: _____

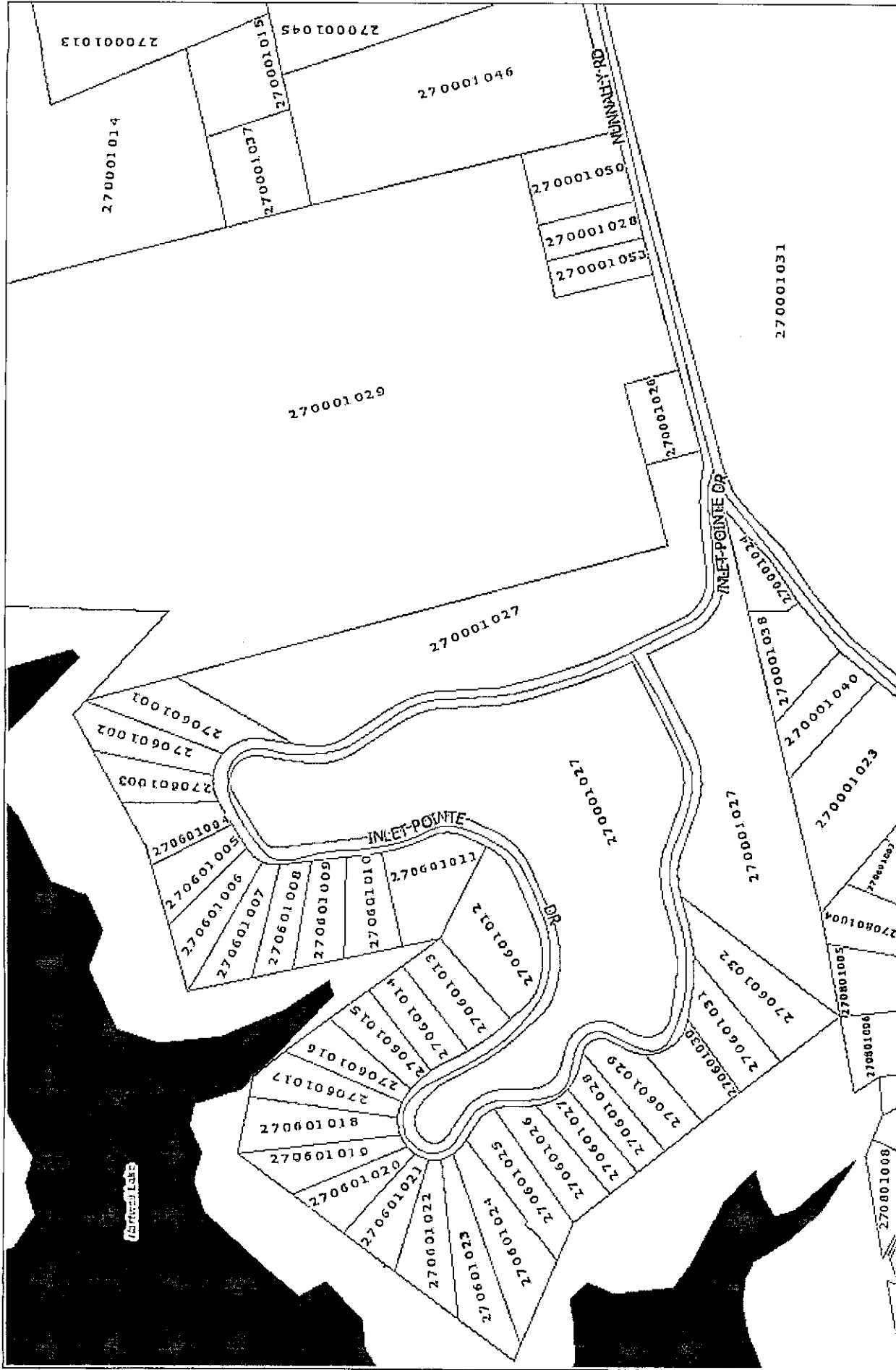
Amount of Fee Paid: _____

Check Number: _____

Staff Recommendation: _____

Planning Commission Decision: _____

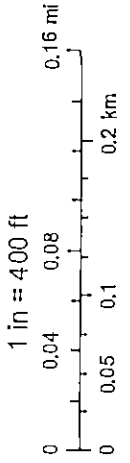
Inlet Pointe Subdivision



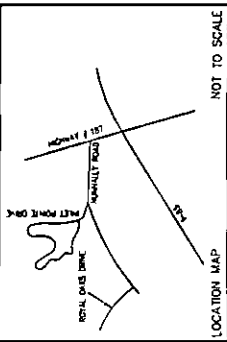
May 2, 2017 Disclaimer accepted.

TMS

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



ESRI, Highland Mapping, and Anderson County GIS



CERTIFICATE OF ACCURACY

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing plat is a true and correct representation of the actual conditions of the land and improvements thereon, as shown by the survey and as the same appears on the ground.

DATE: _____

BY: _____

STATE OF SOUTH CAROLINA

CERTIFICATE OF OVERSEER AND SUDDIVISION

The undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing plat is a true and correct representation of the actual conditions of the land and improvements thereon, as shown by the survey and as the same appears on the ground.

DATE: _____

BY: _____

STATE OF SOUTH CAROLINA

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing plat is a true and correct representation of the actual conditions of the land and improvements thereon, as shown by the survey and as the same appears on the ground.

DATE: _____

BY: _____

STATE OF SOUTH CAROLINA



PRELIMINARY PLAT

INLET POINTE

SUBDIVISION

OWNER: DISTINGUISHED DESIGN LLC
 233 ST. MARKS ROAD
 FARMERS, SC 29367

NO. OF ACRES: 31.68
 MILES OF NEW ROAD: NONE
 NO. OF LOTS: 43
 DATE: 1/25/2017
 ERROR OF CLOSURE: .110000
 CURRENT ZONING: R-20

SCALE: 1" = 100'
 0 100 200

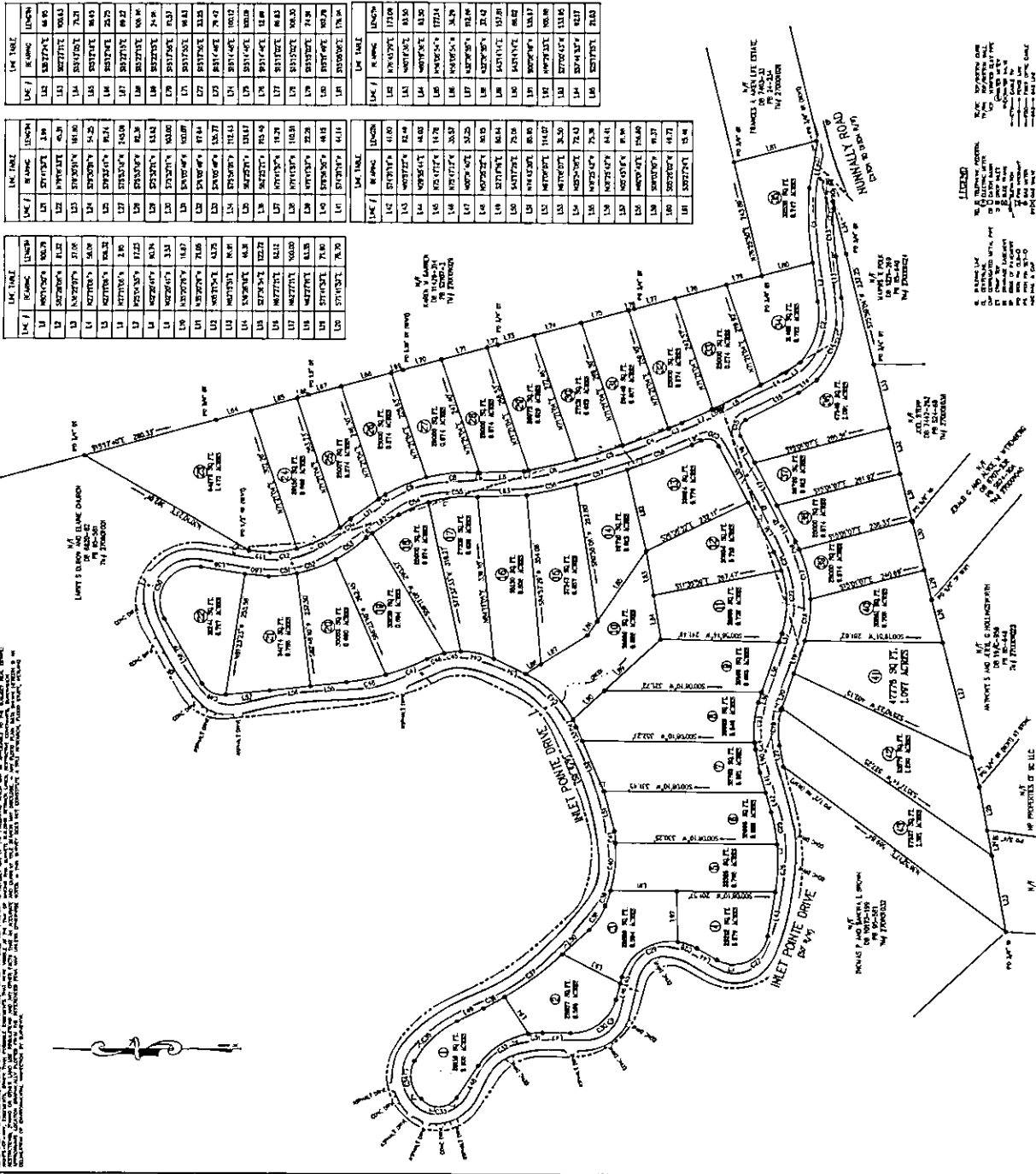
SITE DESIGN, INC.
 1000 W. BROADWAY, SUITE 100
 FARMERS, SC 29367

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02	10.00	100.00	100.00	01/25/2017
03	10.00	100.00	100.00	01/25/2017
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43	10.00	100.00	100.00	01/25/2017

PROPERTY OWNERS ARE ADVISED THAT THE PLAT IS NOT A FINAL PLAT AND THAT THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE SOUTH CAROLINA DEPARTMENT OF REVENUE.



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL PIPES.

3. ALL LINES ARE TO BE 1/2" WIDE.

4. ALL LINES ARE TO BE 1/2" WIDE.

5. ALL LINES ARE TO BE 1/2" WIDE.

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30. ALL LINES ARE TO BE 1/2" WIDE.

31. ALL LINES ARE TO BE 1/2" WIDE.

32. ALL LINES ARE TO BE 1/2" WIDE.

33. ALL LINES ARE TO BE 1/2" WIDE.

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37. ALL LINES ARE TO BE 1/2" WIDE.

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39. ALL LINES ARE TO BE 1/2" WIDE.

40. ALL LINES ARE TO BE 1/2" WIDE.

41. ALL LINES ARE TO BE 1/2" WIDE.

42. ALL LINES ARE TO BE 1/2" WIDE.

43. ALL LINES ARE TO BE 1/2" WIDE.

Anderson County Planning Commission

May 9, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Raven Hills Subdivision Phase II
Intended Development:	Single Family Residential
Applicant:	Beeson Development, LLC
Surveyor/Engineer:	Beeson Development, LLC
Location:	Rushing Creek Lane
County Council District:	6
Surrounding Land Use:	North - Residential East – Residential West - Residential South - Residential
Zoning:	not zoned
Tax Map Number:	237-00-07-013
Extension of Existing Dev:	Yes.
Existing Access Road:	SC Highway 153 to Ravenwood Circle to Rushing Creek Lane
Number of Acres:	4.8
Number of Lots:	32 Townhomes
Water Supplier:	Powdersville Water District
Sewer Supplier:	Anderson County Wastewater
Variance:	No

Traffic Impact Analysis:

Rushing Creek Lane is a private road within the Raven Hills subdivision and currently serves six single family residences. The developer wants to extend the road to allow 32 townhomes.

Section 38-624, Road Standards, limits a road that terminates into a cul-de-sac to a maximum of thirty residential lots. Average daily trips is limited to a maximum of 300 trips per day. Anderson County Roads and Bridges has reviewed the project and they have referenced the Institute of Transportation Engineers, (ITE), which estimates the average daily trips for the 32 townhomes and the 6 single family residences at 243 trips per day. This is less than the 300 trips per day as outlined in the ordinance.

Parking:

The developer has requested to allow the garage and/or driveway to count for off-street parking to meet the requirements for each individual townhome. Section 38-210 states for two or more bedroom residences, two off-street parking spaces are required. Section 38-209 describes an off-street parking space as an area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by a driveway which affords ingress and egress. Utilizing the driveway and garage meets this standard. The townhomes must be set back from the road right-of-way not less than 20 feet to provide adequate parking spaces in driveways.

Staff Recommendation:

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

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



Subdivision Plat Application

4/13/17

RAVENHILLS SUBDIVISION PHASE II

Date of Application Completion

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT, LLC
Mailing Address: 2156 RIVER RD., PIEDMONT, SC 29673
Telephone and Fax: (864) 660-9689 E-Mail: BEESONDEVELOPMENT@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: JOSEPH A. BEESON (BEESON DEVELOPMENT, LLC REGISTERED AGENT)
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: RAVEN HILLS SUBDIVISION / POWDERSVILLE
Parcel Number/TMS: PART OF 237-000-7013 & PART OF 237-000-7087
County Council District: 06 School District: 01
Total Acreage: ± 4.8 Number of Lots: 32 (TOWNHOMES)
Intended Development: SINGLE-FAMILY & TOWNHOMES Current Zoning: NONE
Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL
Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY
Have any changes been made since this plat was last before the Planning Commission?: NO
If so, please describe: N/A

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

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

Applicant's Signature

4/13/17

Date

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____
Application Received By: _____ Date Complete Application Received: _____
Amount of Fee Paid: _____ Check Number: _____
Staff Recommendation: _____ Planning Commission Decision: _____

TMS: 2370007013

Owner Address: 2156 RIVER RD

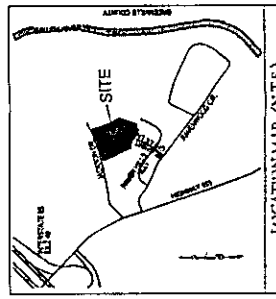
Deed Book: 12349 Deed Page: 249

Sale Year:	2016	Sale Price:\$	Market Value:\$205,300
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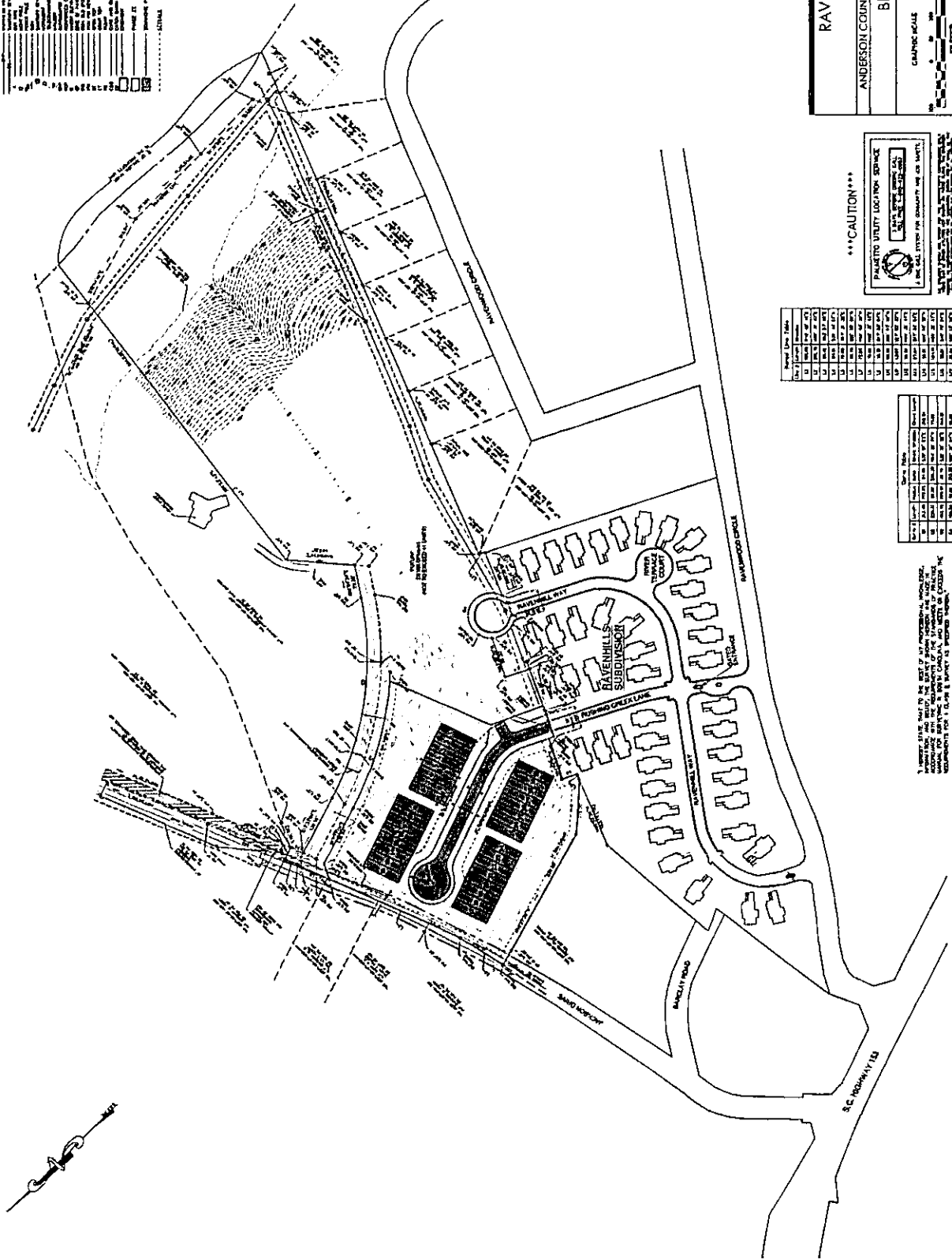
0	0.02	0.04	0.08 mi
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0	0.0325	0.065	0.13 km
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ESRI, Highland Mapping, and Anderson County GIS



SITE DATA - TOWNHOMES	
TWO MO:	PART OF 227-000-7013 PART OF 227-000-7017
TOTAL AREA:	4.8 ACRES
ZONING:	UNZONED
PROPOSED ROADWAY: 247' L.F. (EXTEND FINISHING GREEN LANE) 24' PAVED W/ 80' R/W	
SETBACKS:	
FRONT SETBACK:	25'
REAR SETBACK:	15'
SIDE SETBACK:	20' BETWEEN BUILDINGS
TOTAL LOT:	32 (24' X 80' TYP.)



Serial	Line	Table
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
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89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

Daring Nettle				
Bar #	Length	Weight	Sex	Good Length
10	21.0	100.0	♀	20.0
11	21.0	100.0	♀	20.0
12	20.0	90.0	♀	19.0
13	20.0	90.0	♀	19.0
14	20.0	90.0	♀	19.0
15	20.0	90.0	♀	19.0
16	20.0	90.0	♀	19.0
17	20.0	90.0	♀	19.0
18	20.0	90.0	♀	19.0
19	20.0	90.0	♀	19.0
20	20.0	90.0	♀	19.0
21	20.0	90.0	♀	19.0
22	20.0	90.0	♀	19.0
23	20.0	90.0	♀	19.0
24	20.0	90.0	♀	19.0
25	20.0	90.0	♀	19.0
26	20.0	90.0	♀	19.0
27	20.0	90.0	♀	19.0
28	20.0	90.0	♀	19.0
29	20.0	90.0	♀	19.0
30	20.0	90.0	♀	19.0
31	20.0	90.0	♀	19.0
32	20.0	90.0	♀	19.0
33	20.0	90.0	♀	19.0
34	20.0	90.0	♀	19.0
35	20.0	90.0	♀	19.0
36	20.0	90.0	♀	19.0
37	20.0	90.0	♀	19.0
38	20.0	90.0	♀	19.0
39	20.0	90.0	♀	19.0
40	20.0	90.0	♀	19.0
41	20.0	90.0	♀	19.0
42	20.0	90.0	♀	19.0
43	20.0	90.0	♀	19.0
44	20.0	90.0	♀	19.0
45	20.0	90.0	♀	19.0
46	20.0	90.0	♀	19.0
47	20.0	90.0	♀	19.0
48	20.0	90.0	♀	19.0
49	20.0	90.0	♀	19.0
50	20.0	90.0	♀	19.0
51	20.0	90.0	♀	19.0
52	20.0	90.0	♀	19.0
53	20.0	90.0	♀	19.0
54	20.0	90.0	♀	19.0
55	20.0	90.0	♀	19.0
56	20.0	90.0	♀	19.0
57	20.0	90.0	♀	19.0
58	20.0	90.0	♀	19.0
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61	20.0	90.0	♀	19.0
62	20.0	90.0	♀	19.0
63	20.0	90.0	♀	19.0
64	20.0	90.0	♀	19.0
65	20.0	90.0	♀	19.0
66	20.0	90.0	♀	19.0
67	20.0	90.0	♀	19.0
68	20.0	90.0	♀	19.0
69	20.0	90.0	♀	19.0
70	20.0	90.0	♀	19.0
71	20.0	90.0	♀	19.0
72	20.0	90.0	♀	19.0
73	20.0	90.0	♀	19.0
74	20.0	90.0	♀	19.0
75	20.0	90.0	♀	19.0
76	20.0	90.0	♀	19.0
77	20.0	90.0	♀	19.0
78	20.0	90.0	♀	19.0
79	20.0	90.0	♀	19.0
80	20.0	90.0	♀	19.0
81	20.0	90.0	♀	19.0
82	20.0	90.0	♀	19.0
83	20.0	90.0	♀	19.0
84	20.0	90.0	♀	19.0
85	20.0	90.0	♀	19.0
86	20.0	90.0	♀	19.0
87	20.0	90.0	♀	19.0

3. HONORARY STATE, THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE DATA SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SUBSTANTIAL IN NORTH CAROLINA, AND MEET OR EXCEED THE REQUIREMENTS FOR A CLASS B SURVEY AS DESCRIBED THEREIN.

CAUTION

PALESTINE UTILITY LOCATION SERVICE


3 DAYS BEFORE DIGGING CALL
800-452-5727 (TOLL FREE)

A FREE CALL SYSTEM FOR COMMUNITY WIDE USE MONTHLY

SITE PLAN

**RAVEN HILLS SUBDIVISION PHASE II
TOWNHOMES**

COUNTY SOUTH CAROLINA
BEESON DEVELOPMENT, LLC

 <p>GRAPHIC SCALE 0 20 40 60 80 100 CENTIMETERS 1 inch = 2.54 cm</p>	<p>DATE: 4-11-17</p> <p>FILE:</p>	<p>SCALE: 1" = 100'</p>
	<p>SP-1</p>	

SP-1

Staff Report-Variance
Anderson County Planning Commission Meeting
May 9, 2017
6:00PM

Project Name:	Timothy Leland Property
Applicant:	Timothy Leland
Owner:	Timothy Leland
Intended Use:	Residential
Location:	1730-G Cherry Street Ext.
County Council District:	4
Zoning:	Not Zoned
Total Site Area:	1.40
Tax Map Number:	089-00-04-034
Extension of Existing Dev.:	No
Water:	Highway 88 Water District
Sewer:	Individual On-Site Wastewater
Variance:	Yes

Item:

Applicant would like to subdivide his property, 1730-G Cherry Street Ext., into two lots. This parcel is accessed via of a 50 right of way provided on the adjacent property

Section 38-302 -*Subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new road or a change in existing roads, and includes resubdivision, but specifically excludes divisions of land falling under the provisions of section 38-314 relating to summary plats. Where appropriate, subdivision may refer to the process of subdividing or to the land or area subdivided.

Sec. 38-353.a. - Access. - 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. All property access is onto Cherry Street Extension, a state maintained road.

The applicant purchased a 1.97 acre parcel in 2000. Based on the allotted right-of-way, 20 feet was used, leaving 30 feet of the right-way.

In 2012, the applicant divided the property into two parcels, the newest parcel being 0.57 acres. This division accounted for the second access on the right-of-way. That leaves only 10 feet of access.

As outlined in the ordinance, in order for a parcel to be created, a 20-foot individual easement is required to access the state road or the driveway is brought up to County standards for private roads and accepted by the County.

Staff Recommendation:

Based on the review of the ordinance, the third parcel does not have the required 20 foot width for access. Applicant must attempt to acquire an additional ten foot for the required access. Staff recommendation is denial of this application.



Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Project Information

Project Location: _____

Parcel Number/TMS: _____

County Council District: _____

School District: _____

Total Acreage: _____

Number of Lots: _____

Intended Development: _____

Current Zoning: _____

Surrounding Land Uses: North: _____

South: _____

East: _____

West: _____

Water Supplier: _____

Sewer Supplier: _____

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

If so, please describe: _____

Is there a request for a variance?: YES, over If so, please attach the description to this application.

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

Applicant's Signature _____

Date _____

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: _____

Date Complete Application Received: _____

Amount of Fee Paid: _____

Check Number: _____

Staff Recommendation: _____

Planning Commission Decision: _____

we need an addition driveway. We have a mobile home that we need excess to. We purchase a mobile home for our daughter Alexis, she is a single mother and we want to get ~~to~~ her out of the apartments

