

# Anderson County Planning Commission

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

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

November 13, 2018  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. August 14, 2018 Regular Meeting (Correction)
  - B. October 9, 2018 Regular Meeting
4. Public Hearings
  - A. Request to rezone +/-2.0 acres at the 2503 Midway Road from R-20 (Single-Family Residential) to R-M1 (Mixed Use Residential)
  - B. Request to rezone +/-8.75 acres at 83 Princeton Highway from C-1N (Neighborhood Commercial) to C-2 (Highway Commercial)
5. Old Business
  - A. Consent Agenda: Walker's Pointe (formerly named North Pointe Subdivision)
6. New Business
  - A. Preliminary Subdivision: St. Andrews
  - B. Preliminary Subdivision: Rivers Edge
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business
9. Adjournment

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

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Planning & Community Development Department  
401 East River Street  
Post Office Box 8002  
Anderson, South Carolina 29622  
864-260-4720 (Telephone)  
[Planning@andersoncountysc.org](mailto:Planning@andersoncountysc.org) (Email)



Anderson County Planning Commission  
Tuesday, August 14, 2018 • 6:00 PM  
County Council Chambers • Second Floor – Old Courthouse  
Anderson, South Carolina

Minutes

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

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

Members Absent: Debbie Chapman

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

Call to Order: Chairman Cothran called the meeting to order at 6:00 PM, 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. The agenda was unanimously approved with a motion by Mr. Vickery and a second by Mr. Dutton.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the July 9th regular Commission meeting. Hearing none, the minutes were unanimously approved, with a motion by Mr. Vickery and a second by Mr. Dutton.

Public Hearings:

*Request to rezone +/- 72.28 acres at the intersection of Crestview Road, Harriett Circle and Midway Road from PD (Planned Development) to IZD (Innovated Zoning District)*

Celia Boyd Myers presented the staff report for a rezoning at Crestview and Midway Roads. The applicant's stated purpose for the rezoning is to revise the existing statement of intent and site plan. The currently approved Planned Development permits a total of 176 residential lots (146 single-family detached and 31 single-family attached) and a 2 acre commercial component, allowing up to 10,000 square foot ground level, for a general store and shops. Approximately 6.95 acres are reserved for open space. The applicant is requesting a change to IZD, permitting no more than 180 residential lots (single-family detached) with no commercial component. The proposal includes approximately 25 acres reserved in open space, with maximum efforts to preserve existing vegetation/trees around the perimeter property line and along the creek. The proposal also includes a walking trail system, sidewalks on both sides of internal roads, and additional amenities within the common areas (fire pit area, dog run and tot lot playground). The owner will work with the Anderson County School District to provide pedestrian access to the property line adjoining Midway Elementary School. The owner will also work with the developer of the adjacent Bronson Ridge to provide pedestrian interconnectivity between the two developments. Staff recommended approval of the request based on compatibility with the future land use map, character of the area and merit of the Statement of Intent dated 8/1/18. Chairman Cothran called for questions from the Commission. Hearing none, Chairman Cothran then opened the public hearing and invited public comments. Mr. Paul Elrick, 312 Brittany Park, spoke in opposition to the request. He cited his concerns as an increase in traffic congestion and



lack of road improvements. Mrs. Nancy Dill, 107 Dewars Trail, also spoke in opposition. She cited traffic congestion and burdens on both emergency services and schools as concerns. Mr. Paul Harrison, applicant representative, gave the Commissioners a brief presentation of the development plans. Mr. John Hornbeck spoke of traffic concerns with the schools and new development. A Midway Ridge resident spoke in opposition. She cited school capacity, traffic and a decrease in property values due to smaller homes, as reasons. She concluded by thanking the developer for meeting with the community. Hearing no further comments, the public hearing was closed. Mr. Dutton moved to accept staff's recommendation of approval; and Mr. Vickery seconded the motion. The motion to recommend approval was passed 3-1-1, with Mrs. Jones opposing and Mr. Murray abstaining.

#### Variance Request: Frank P. Taylor

Ms. Alesia Hunter presented staff's evaluation of Mr. Taylor's variance request. The property is located at 213 Vinings Crossing, Belton. The variance would enable access by driveway off Motes Road for a detached garage, currently under construction. Staff recommended denial of the request, based on Chapter 38 Division 5 Design Standards, lack of permit for Motes Road and other reasons. Chairman Cothran opened the public hearing. Mr. Randy Moates, 122 Motes Road, spoke in opposition. He feared its use as a short-cut when Motes is supposed to be a dead-end road. Ms. Glenda Sanders, 3147 Old Williamston Road, spoke in opposition. Her concerns included traffic and stormwater issues. Mr. Jack Rouse, Stringer Road, spoke in opposition. He cited the 1 ½ lane wide road, safety and traffic as concerns. Mr. Frank Taylor, applicant, addressed the Commissioner. He stated that the garage would be for his boat and a workshop, not a road. He added that the foundation was already built and that as a county road, he should be able to access it. Mr. Jay Wright, 209 Vining Crossings, spoke in favor of the variance. He stated that an owner should have access to rear of property. Hearing no further comments, Chairman Cothran closed the public hearing. Mr. Vickery moved to deny the variance request; Mr. Dutton seconded the motion. The motion to deny was unanimously passed.

#### Old Business:

Prior to the next item, Mrs. Jane Jones asked to recuse herself from the Townhomes at Cravens Creek item.

#### *Preliminary Subdivision: Townhomes at Cravens Creek*

Mr. Cartee presented the proposed Townhomes at Cravens Creek. The proposal is located on Childers Circle in Council District #6 and would hold 51 lots on +/-5.50 acres. Staff recommended approval of the proposed subdivision, with conditions. Chairman Cothran called for any public comments. Ms. Kelly Pew, School District #1 representative, presented school capacity numbers, as requested. Mr. Don Hill, 103 Cravens Creek Ct, spoke in opposition. He cited traffic, safety and density as concerns. Mr. Jim Childers, 2 Debrahm Ct, Greenville, spoke in opposition. He stated that no road improvements have been made in 50 years and that it doesn't comply with road standards. Mr. David Raad, 212 Golden Willow Court and owner of 6&20 Distillery, cited concerns of stormwater runoff and asked for an environmental impact study prior to development. Mr. Gary Meek, 122 Cravens Creek Ct., spoke of density from the previous developments and River Road concerns. Mr. Thomas Ferguson, 119 Childers Circle, spoke in opposition, citing road concerns. Mrs. Amanda Latham, 121 Childers Circle, spoke in opposition. She discussed the school system, walkability and safety, stating that 51 homes on 5 acres will destroy the neighborhood. Mr. John Saunders, 118 Cravens Creek Ct., cited water pressure, school capacity, emergency services, the



market and neighbors not wanting the development as reasons for opposition. Ms. Carol Pittman, Charles Drive, cited school capacity and roads for reasons of opposition. Ms. Ashley Brock, 148 Charles Drive, listed fear, traffic and density as reasons for opposition. Ms. Shaye Dase, 105 Childers Circle, with her daughter spoke of learning to ride bicycles and stated that younger brother will not have the ability due to traffic. Mr. Lamar Cox, 107 Cravens Creek, mentioned traffic and cut-thru traffic as reasons for opposition. Mr. Ketel Patel, 125 Cravens Creek, echoed Mr. Raad stormwater concerns. Ms. Maxine Squillace, 139 Charles Drive, listed traffic on River and Cely Roads, speeders and inability to walk neighborhood as reasons for concern. Ms. Brenda Vance, 113 Childers Circle, echoed comments related to Charles Drive traffic. Mr. Joey Beeson, developer, addressed average daily trips and road capacity. He stated that roads standards were a concern no matter the development. He added that the comprehensive plan showed the area experiencing 34% growth, stating that it was a double standard for newer residents to now want no new growth. He also mentioned the new Ingles and whether there were traffic concerns for it. Hearing no further comments, Chairman Cothran called for a motion. Mr. Vickery moved to deny the preliminary subdivision plat; and Mr. Murray seconded. The motion to deny was passed 4-1, with Mr. Burdette opposing.

Mrs. Jones rejoined the meeting at this time.

#### New Business:

##### *Preliminary Subdivision: Ravens Hills*

Mr. Cartee presented the staff evaluation and recommendation for Raven Hills. This request includes 5 units on +/- 0.97 acres on Raven Hills Way. Staff recommended approval of the proposed subdivision, assuming the developer obtains the required permits. Mrs. Jones questioned the whether these were townhomes in a subdivision. Mr. Beeson noted that all homes within Raven Hills look like a single-family unit, but are classified as a townhome by staff. Mr. Dutton moved to accept staff's recommendation of approval; Mr. Vickery seconded. The motion passed 5-1, with Mrs. Jones opposing.

Public Comments, non-agenda items: Chairman Cothran invited comments related to non-agenda items. No one approached.

Chairman Cothran called for any other new business. None was presented. Mr. Beeson questioned the status of the by-laws amendment. Dr. Parkey and Chairman Cothran stated that it would be addressed at the next meeting.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 7:40 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary



Anderson County Planning Commission  
Tuesday, October 9, 2018 • 6:00 PM  
Civic Center • 3217 MLK Jr. Blvd  
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: Lonnie Murray, Brad Burdette, Jerry Vickery, David Cothran, Jane Jones and Debbie Chapman

Members Absent: Ed Dutton

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

Call to Order: Chairman Cothran called the meeting to order at 6:00 PM, 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. The agenda was unanimously approved with a motion by Mr. Vickery and a second by Ms. Chapman.

Special Recognition: Holt Hopkins: Chairman Cothran read a special recognition honoring Holt Hopkins for being recognized as Outstanding Public Works Manager of the Year through the SC Chapter of the American Public Works Association (SCAPWA). As Mr. Hopkins was delayed, the presentation was postponed.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the August 14th regular Commission meeting. Hearing none, the minutes were unanimously approved, with a motion by Mr. Vickery and a second by Mr. Burdette.

Public Hearings:

*Request to rezone +/- 2.0 acres at 2503 Midway Road from R-20 (Single-Family Residential) to R-M (Multi-Family Residential)*

Rhonda Sloan presented the staff report for a rezoning at Crestview and Midway Roads. The applicant's stated purpose for the rezoning is provide a residential assisted living at her residence. Based on the incompatibility with surrounding land uses and the future land use map, staff recommended denial of the request. Staff noted that if approval, the applicant would be required to obtain a special exception through the Board of Zoning Appeals in order to operate the assisted living facility, classified as a group home, from her residence. Chairman Cothran opened the public hearing and invited public comments. Ms. Cynthia Peterson, applicant, expressed her reasoning for the rezoning – to create a residential assisted living facility within her home. She also stated her opposition to apartments in the area. She stated that residential assisted living projects made good neighbors, that the location was near services and that the focus should be on that it is still a residence. Hearing no other comments, the public hearing was closed. Ms. Jones expressed appreciation for the project, but cited concerns of a business in a residential area. Mr. Vickery moved to accept staff's recommendation of denial and recommend denial of the request; Ms. Jones seconded



the motion. The motion to recommend denial was passed, with Ms. Chapman opposing.

*Request to rezone +/- 1.0 acre at 284 Grate Road from R-20 (Single-Family Residential) to R-D (Residential Duplex)*

Celia Boyd Myers presented the staff report for a rezoning at 284 Grate Road. The applicant's stated purpose for the rezoning is to construct one duplex for his family. Staff recommended approval of the request. Chairman Cothran opened the public hearing and invited public comments. Mr. Randy Williams, applicant, explained that the duplex would good for himself and his family. He stated that he lived in the area his whole life. Mr. Ronald Taley expressed concern that this would be precedent setting. He feared additional traffic and voiced frustration at the traffic created by the Clemson site nearby. He strongly opposed any opening of a door to apartments. Ms. Inez Moreo feared that if this property was rezoned, it would lead to other property being rezoned and therefore opposed it. Tracy Gray, 330 Grate Road, also stated a belief that if rezoned a door would be opened for apartments and opposition to the rezoning. Hearing no further comments, the public hearing was closed. Mr. Murray questioned whether the property would be served by septic or sewer. Mr. Williams stated that it would be septic. Mr. Murray then moved to reject staff's recommendation of approval and reject the request; Mr. Burdette seconded the motion. The motion to recommend denial was passed, with Mr. Vickery opposing.

Chairman Cothran reread the special recognition honoring Mr. Hopkins as Outstanding Public Works Manager of the Year and presented Mr. Hopkins with the recognition. Commissioners thanked Mr. Hopkins for his service.

*Request to rezone +/- 0.33 acres at 3 Beaverdam Road from R-M1 (Mixed Residential District) to C-2 (Highway Commercial)*

Lisa Mann presented the staff report for a rezoning at 3 Beaverdam Road. The applicant's stated purpose for the rezoning is to develop a car lot. Based on capability with surrounding uses, staff recommended approval of the request. Chairman Cothran opened the public hearing and called for comments. The applicant approached and requested approval for their request. Hearing no other comments, the public hearing was closed. Ms. Jones questioned the distance to commercial in the area. Ms. Chapman provided details of where commercial was in the Town of Williamston and the shopping center across the street. Mr. Vickery moved to accept staff's recommendation and to recommend approval of the request; Mr. Burdette seconded. The motion to recommend approval of the rezoning request was passed, with Mr. Murray and Ms. Chapman opposing.

*Request to amend Section 38-311 of the Anderson County Code of Ordinances*

Dr. Jeff Parkey presented the proposed amendments to Section 38-111. The amendment would include language that in addition to the standards set forth in Chapter 38 and the recommendations of staff, "the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary subdivision plat: public health, safety, convenience, prosperity, and the general welfare; balancing the interests of subdividers, homeowners, and the public; the effects of the proposed development on the local tax base; and the ability of existing or planned infrastructure and transportation systems to serve the proposed development." Chairman Cothran opened the public hearing and invited any comments. Hearing none, the public hearing was closed. Mr. Vickery moved to accept



the amendment as presented and forward to County Council with the Commission's recommendation; Mr. Burdette seconded. Chairman Cothran called for any discussion. Hearing none, the motion to approve passed unanimously.

#### Old Business:

##### *Planning Commission By-Laws Update*

Chairman Cothran asked for any questions or comments to the proposed by-laws update, adding Call to Order and Approval of agenda to Article X – Order of Business. Hearing none, Ms. Chapman moved to accept the updated by-laws and Mr. Burdette seconded. The motion to accept the updated Planning Commission by-laws was unanimous.

#### New Business:

##### *Preliminary Subdivision: Chimney Hill*

Mr. Cartee presented the staff evaluation and recommendation for Chimney Hill. This request includes 77 lots on +/-25.22 acres on Barr Circle in Council District #6. Staff recommended approval of the proposed subdivision, assuming the developer obtains the required permits. Chairman Cothran stated that this item was not a public hearing, but invited public comments with a 3 minute speaking limit. Mr. Austin Evertt, representative with Bluewater Civil Engineering, reviewed the project, stating that no variances were being requested and that both sewer and water were available. He added that this project was consistent with both the Comprehensive Plan and NECAP. He also added that Barr Circle had been closed and referred to the court ruling. Mr. Cartee confirmed that statement. Mr. Jeremy McCall, 348 Cooper Lane, opposed the project. He stated that Barr Circle was not a major road and that Hood Road could not handle an additional 770 plus vehicles. He also cited concerns with the school capacity. He added that the community had not yet realized the growth already approved for the area – apartments nearby. He concluded that not just one street will be affected, but the whole community and that this was not in the best interests of the community. Ms. Crystal McCall, 348 Cooper Lane, echoed the comments of Mr. McCall. She added concern for the schools and requested that the school district be given time to plan. Ms. Jones questioned whether any road improvements had been recommended, such as turning lanes. Mr. Evertt stated that no recommendations were made. Ms. Jones questioned the change from townhomes. Mr. Evertt noted that this was a different project, with a different applicant. The previous request was for 200 townhomes and this project is for 77 single-family homes. Ms. Jones stated that she did not feel with was the appropriate location near commercial and schools. She stated that the area was not zoned, but the land use map indicated commercial. She added that while not a town due to lack of commercial, Hwy 153 should be reserved for commercial. She repeated her stance that this was not the appropriate place. Ms. Chapman asked whether a traffic study had been undertaken. Mr. Evertt stated that this project did not require one, but a study had been conducted on the previous request for 200 townhomes. The results of that study did not indicate needed improvements. Mr. Beeson comments that a 298-unit apartment complex on Robbins had been approved without a traffic study. Ms. Jones moved to reject staff's recommendation of approval and deny the proposed request; Mr. Vickery seconded. Mr. Murray questioned whether a traffic study could be requested. Chairman Cothran asked whether he wished to make the motion. Mr. Murray withdrew his comment. The motion to deny passed, with Ms. Chapman opposing and Mr. Murray abstaining.



Public Comments, non-agenda items: Chairman Cothran invited comments related to non-agenda items. A gentleman (name not stated) approached requesting the County attention to Highway 29 and BHP Highway. He stated that there was a lack of businesses along these roads and that residents shouldn't have to drive across town in order to get a steak or hamburger. Mr. Joey Beeson also approached. He questioned the grounds for denial for the Chimney Hill request. Chairman Cothran requested that Mr. Beeson meet with staff for clarification. Mr. Beeson stated that SC State Code requires the Commission to state their reasons for denial in open. Chairman Cothran stated that he could not speak for the individual Commissioners and their reasons. Mr. Beeson stated that he will not receive a response from staff.

Chairman Cothran called for any other new business. None was presented.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary



**Anderson County Planning Commission  
Staff Report  
November 2018**

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:          | John M. Peterson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Current Owner:      | John M. Peterson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Property Address:   | 2503 Midway Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Precinct:           | Hammond School                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Council District:   | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| TMS #(s):           | 147-00-08-009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Acreage:            | +/- 2.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Current Zoning:     | R-20 (Single-Family Residential, 20,000 Square Foot Minimum Lots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Requested Zoning:   | R-M1 (Mixed Residential District)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Surrounding Zoning: | North: R-20 and City of Anderson<br>South: R-20<br>East: R-12<br>West: R-20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Evaluation:         | <p>This request is to rezone the parcel of property described above from R-20 (Single-Family Residential) to R-M1 (Mixed Residential). The applicant would like to turn their home into a Residential Assisted Living facility to provide daily living assistance for 10 to 16 seniors in a comfortable assisted living situation. Under Chapter 70 Article 4 of the Anderson County Code of Ordinances, such use is considered a group care home.</p> <p>Pending rezoning, the applicant will be required to obtain a special exception through the Board of Zoning Appeals in order to operate the property as a group care home.</p> <p>The R-M1 district is established to provide for medium population density. The principal use of land is for one-family and two-family dwellings, and the recreational, religious, and educational facilities normally associated with residential development. Multiple-family dwellings shall not be permitted.</p> |



The property is located at the corner of Midway Rd (State-minor arterial) and Harriett Cir (County – minor urban collector). This site is serviced by the County Sheriff's office, EMS Zone 9 and Broadway Fire Station 8 for emergency services.

The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach:

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

- October 25: Rezoning notification signs posted on subject property;
- October 26: Rezoning notification postcards sent to 343 property owners within 2,000' of the subject property;
- October 27: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received four phone calls for more information.

Staff Recommendation:

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

Zoning Advisory

Group Recommendation: The District 1 Zoning Advisory Group attempted to meet on November 7, 2018, but was unable to obtain a quorum. Pursuant to Chapter 70, Section 10.2 of the Anderson County Code of Ordinances, if the Zoning Advisory Groups fails to submit a report and recommendation after their first scheduled meeting, it is deemed to have approved the request.

Planning Commission  
Recommendation:

The Anderson County Planning Commission met on November 13, 2018 and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-20 to R-M1. The vote was \_\_\_\_\_ in favor, \_\_\_\_\_ opposed and \_\_\_\_\_ absent.





# Rezoning Application

10/11/2018  
Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: John & Cynthia Peterson

Mailing Address: 2503 Midway Rd, Anderson SC 29621

Telephone and Fax: 864 844 1041 E-Mail: CYNTHIA@upstatecommercialgroup.com

## Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

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

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

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

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

[Signature]  
Owner's Signature

10/11/18  
Date

## Project Information

Property Location: 2503 Midway Rd - Anderson, SC 29621

Parcel Number(s)/TMS: 147 00 08 009

County Council District: 1 School District: 5

Total Acreage: 2.0 Current Land Use: Residential

Current Zoning: R-20 Requested Zoning: R-M1

Purpose of Rezoning: To Provide 10-12 Seniors w/a comfortable living situation, assisted and close to family



Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_

N/A

No

If you indicated no, your signature is required.

Applicant's Signature

Date

10/11/18

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: It is our goal to provide a service to the local families as needed.

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

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

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

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

Applicant's Signature

Date

10/11/18

Page 2 of 2

For Office Use Only:

Application Received By: J. Parkey Date Complete Application Received: \_\_\_\_\_

Scheduled Advisory Public Meeting Date: 11-7-18 Zoning Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: 11-13-18 Planning Commission Recommendation: \_\_\_\_\_

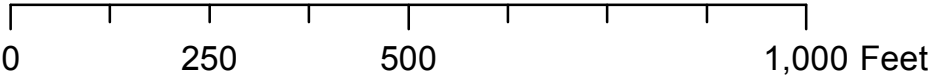
Scheduled Council Public Hearing Date: 12-4-18 County Council Decision: \_\_\_\_\_



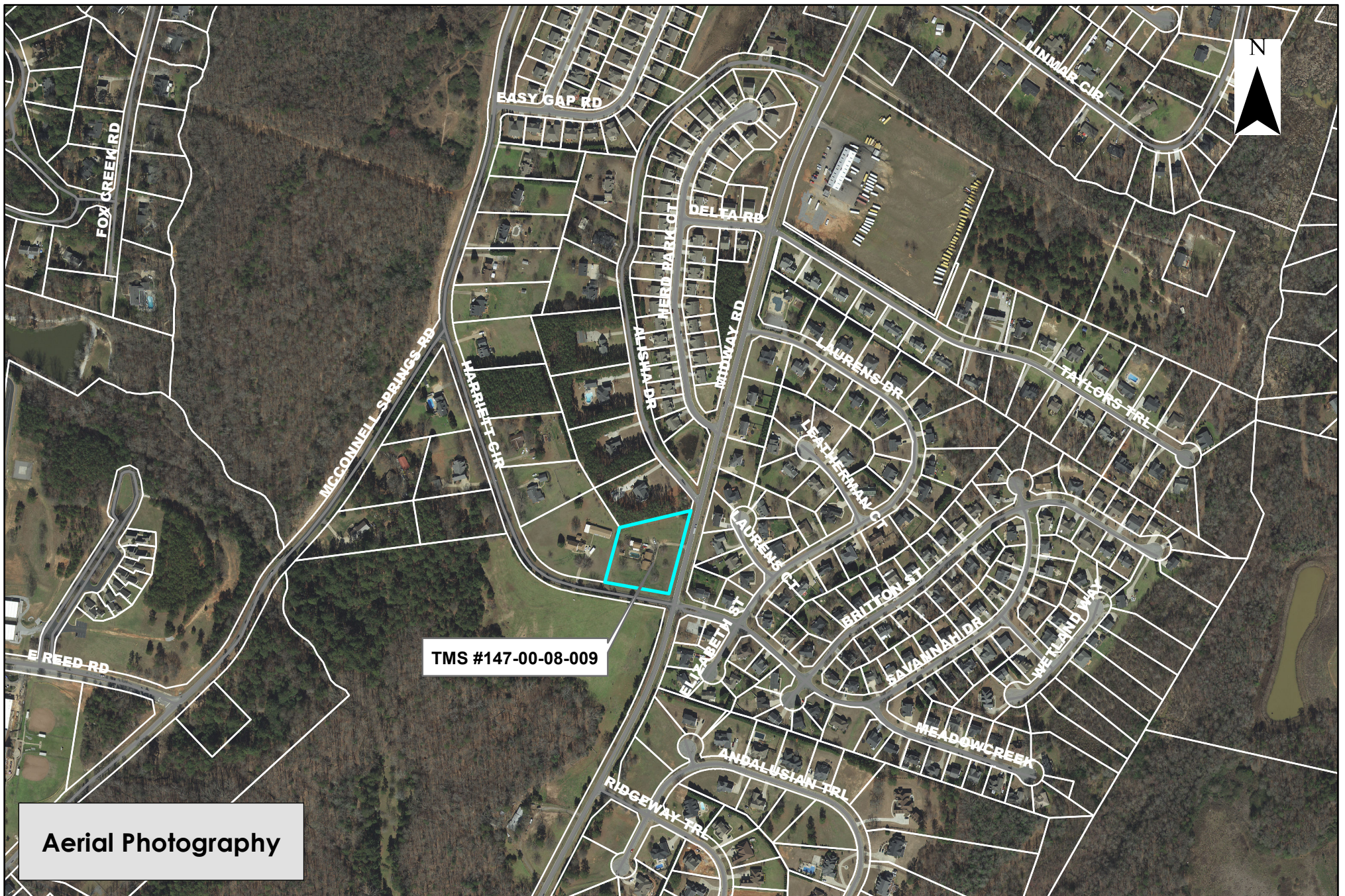


Aerial Photography

**Rezoning Request**  
**2503 Midway Road**  
**R-20 to R-M1**





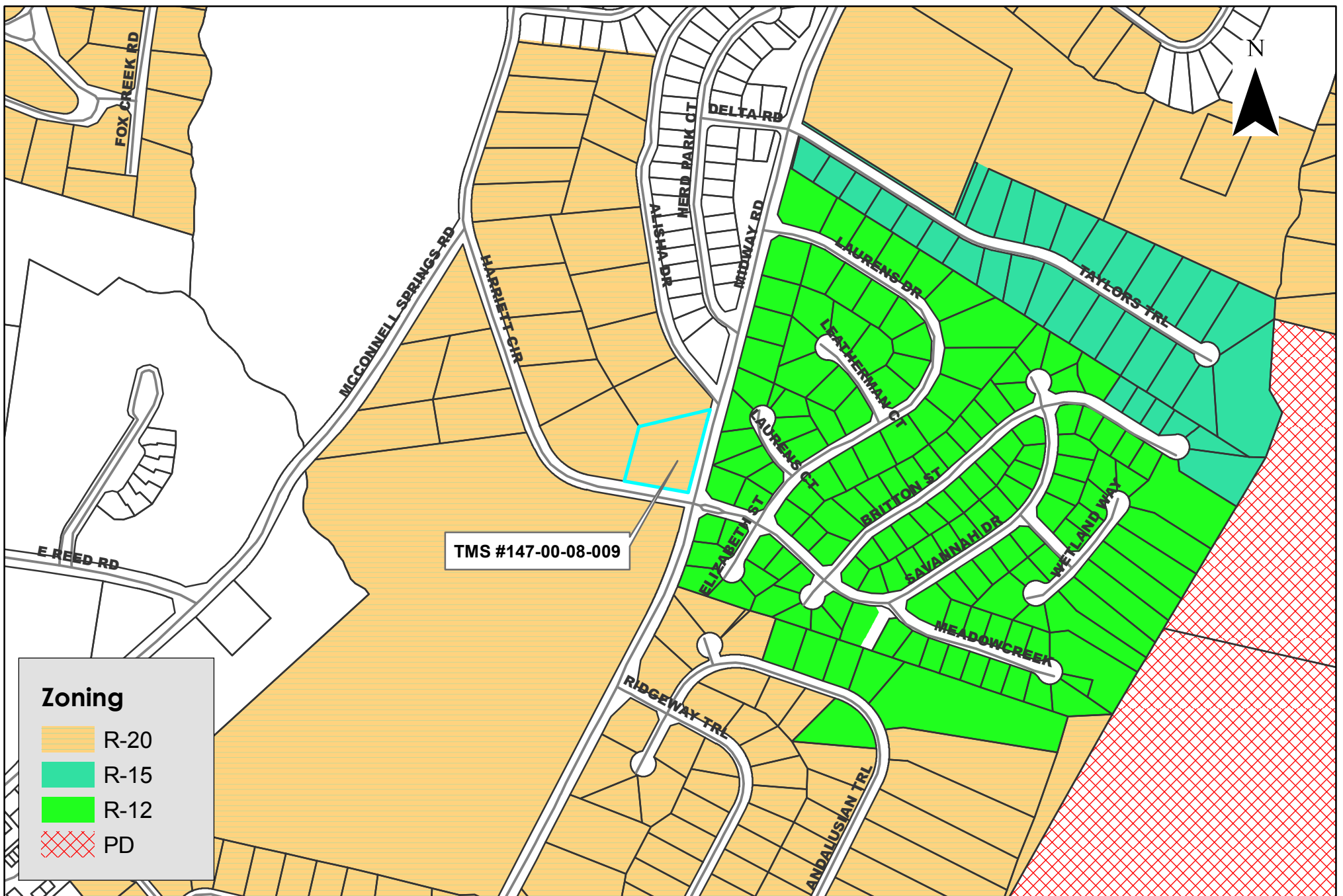


# Rezoning Request

## 2503 Midway Road

### R-20 to R-M1

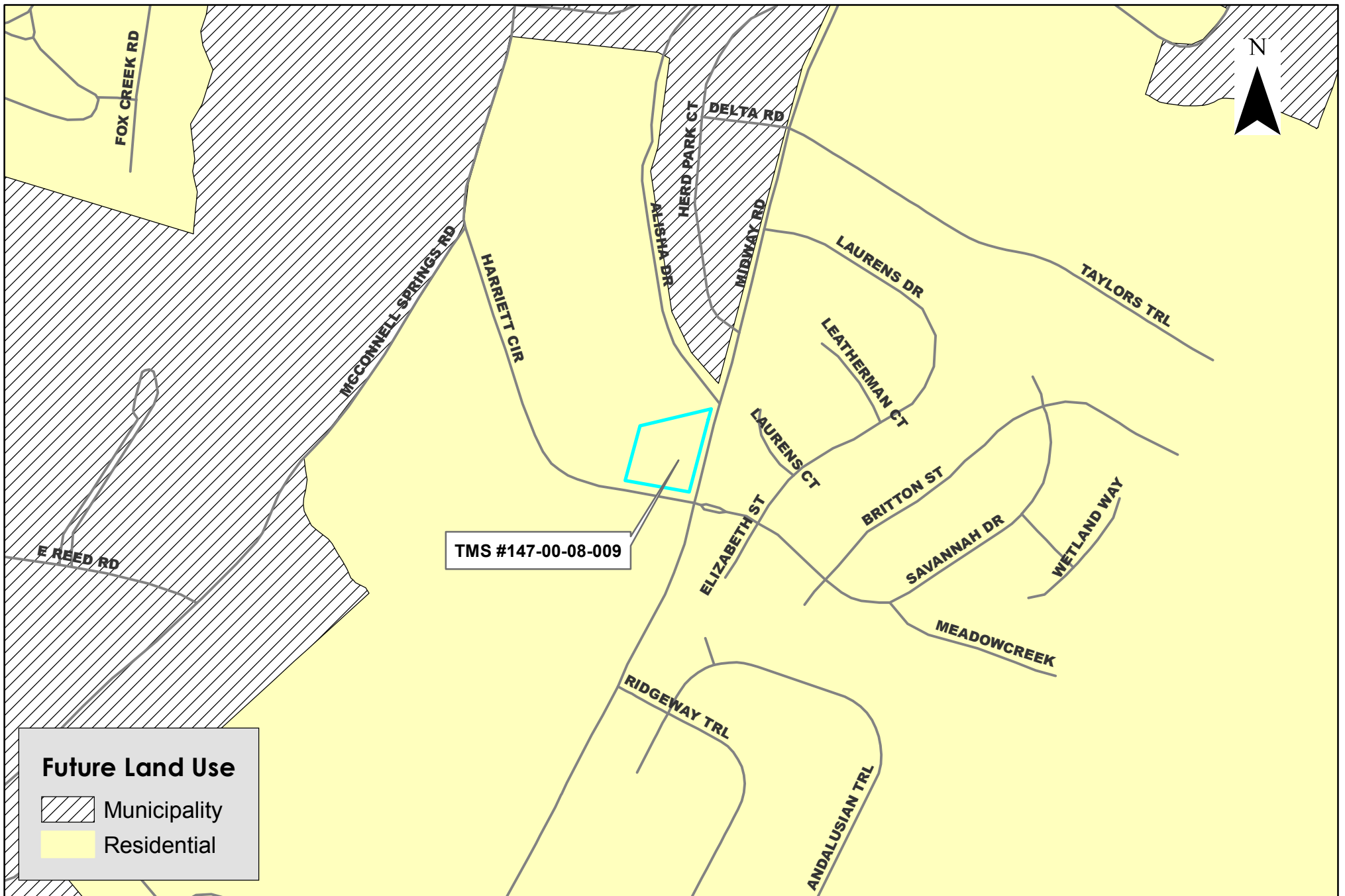




**Rezoning Request**  
**2503 Midway Road**  
**R-20 to R-M1**

0 500 1,000 2,000 Feet

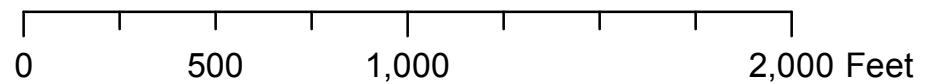




# Rezoning Request

## 2503 Midway Road

### R-20 to R-M1







10/25/18





10/25/18





9/20/18





9/20/18





9/20/18





9/20/18





9/20/18





9/20/18





9/20/18





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

9/20/18



**Anderson County Planning Commission  
Staff Report  
November 2018**

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:          | Honea Path Storage LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Current Owner:      | Honea Path Storage LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Property Address:   | 83 Princeton Highway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Precinct:           | Friendship                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council District:   | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| TMS #(s):           | 275-14-02-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Acreage:            | +/- 8.75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Current Zoning:     | C-1N (Neighborhood Commercial District)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Requested Zoning:   | C-2 (Highway Commercial)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Surrounding Zoning: | North: R-A<br>South: R-A<br>East: C-1N and R-A<br>West: R-A and Town of Honea Path                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Evaluation:         | <p>This request is to rezone the parcel of property described above from C-1N (Neighborhood Commercial District) to C-2 (Highway Commercial). The applicant's stated purpose for the rezoning is to build a new storage building in addition to two existing storage buildings.</p> <p>The purpose of the C-2 district is to provide for commercial uses on major thoroughfares which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and for the convenience of local residents.</p> <p>Residential and commercial uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agricultural.</p> |
| Public Outreach:    | <p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none"><li>- October 25: Rezoning notification signs posted on subject property;</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



- October 26: Rezoning notification postcards sent to 94 property owners within 2,000' of the subject property;
- October 27: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received one phone call for more information.

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

#### Zoning Advisory

Group Recommendation: The District 7 Zoning Advisory Group met on November 7, 2018 and recommended **Approval** of a request to rezone from C-1N to C-2. The vote was **5** in favor, **0** opposed, **1** abstention and **1** absent.

#### Planning Commission

Recommendation: The Anderson County Planning Commission met on November 13, 2018 and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from C-1N to C-2. The vote was \_ in favor, \_ opposed, and \_ absent.





## Rezoning Application

Date of Application Completion \_\_\_\_\_

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

### Applicant's Information

Name: Honea Path Storage LLC / Jerry Parker  
Mailing Address: P.O. Box 424  
Telephone and Fax: 864-934-6221 E-Mail: \_\_\_\_\_

### 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 \_\_\_\_\_

Date \_\_\_\_\_

### Project Information

Property Location: 83 Princeton Hwy Honea Path, S.C.  
Parcel Number(s)/TMS: 2751402001  
County Council District: 7 School District: 2  
Total Acreage: 4.8.75 Current Land Use: \_\_\_\_\_  
Current Zoning: C-1N Requested Zoning: C-2

Purpose of Rezoning: ☒ Build New storage building in addition to the two existing buildings already on property

Page 1 of 2



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

If you indicated no, your signature is required.

Jerry C Parker  
Applicant's Signature

10-10-2018  
Date

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

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

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

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

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

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

Jerry C Parker  
Applicant's Signature

10-10-2018  
Date

Page 2 of 2

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_  
Scheduled Advisory Public Meeting Date: \_\_\_\_\_ Zoning Advisory Recommendation: \_\_\_\_\_  
Scheduled Commission Public Hearing Date: \_\_\_\_\_ Planning Commission Recommendation: \_\_\_\_\_  
Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_





# Rezoning Request

## 83 Princeton Highway

### C-1N to C-2

0 250 500 1,000 Feet





Aerial Photography

## Rezoning Request 83 Princeton Highway C-1N to C-2

0 500 1,000 2,000 Feet





# Rezoning Request

## 83 Princeton Highway

### C-1N to C-2

0 500 1,000 2,000 Feet





# Rezoning Request

## 83 Princeton Highway

### C-1N to C-2

0 500 1,000 2,000 Feet





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





10/25/18





REZONING PUBLIC  
HEARING NOTICE  
864-260-4720

10/25/18





10/25/18





10/25/18





10/25/18



# Anderson County Planning Commission

November 13, 2018

6:00 PM

## Staff Report

---

### **Consent Agenda:**

The following subdivision named North Point has been changed due to a preexisting subdivision name. The new name for this development is **Walker's Pointe**. This subdivision complies with Anderson County Subdivision Regulations.

#### **1) North Pointe Subdivision**

**Developer:** T. Walter Brashier

**Location:** McGee Road

**Number of Lots:** 83

**Preliminary Approval Date:** May 9, 2016



# Anderson County Planning Commission

November 13, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

---

**Preliminary Subdivision Name:** St. Andrews

Original approved in November 14, 2006 as Townhomes  
August 8, 2017 approved as Apartments

Developer is requesting approval of the Original Townhomes

**Intended Development:** Townhomes

**Applicant:** Eddie Kinsey

**Surveyor/Engineer:** Bluewater

**Location:** Old Williamston Road (State Maintained)

**County Council District:** 2

**Surrounding Land Use:** North – Residential (City Limits of Anderson)  
South – Residential (R-12 Single Family Residential)  
East – Residential (R-12)  
West – Residential (R-12)

**Zoning:** R-M7 (Multifamily Residential District)

**Tax Map Number:** 149-18-02-001

**Extension of Existing Dev:** No

**Existing Access Road:** Old Williamston Road (State Maintained)

**Number of Acres:** +/- 11.17

**Number of Lots:** 66 Reduce lots from 69

**Water Supplier:** Anderson City

**Sewer Supplier:** Anderson City



**Variance:** Yes. Approved on November 14, 2006:

- A 23 ft. private road width, without a defined Right-of-Way
- Minimum lot size less than 8000 sf. to 2,550 sf
- Minimum lot width less than 60 ft

**Parking:**

The required off street parking is listed-for one bed room unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit.

**Section 6:9. - Off-street parking requirements.**

6:9.4. *Design of parking area.* All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwellings located on a residential service street, shall be designed so that vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining lots, or two-family dwelling units, which requires backing into a residential service street shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.

**Traffic Impact Analysis:**

This new subdivision is expected to generate 528 new trips per day. Old Williamston Road (State Maintained) is classified as an Urban Minor Arterial road with no maximum average vehicle trips per day.

The developer will be required to meet or exceed construction plans that are approved by SCDOT.

**Staff Recommendation:**

**Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.**

**(Ord. No. 03-007, § 1, 4-15-03)**





Scheduled Public Hearing Date: 11-13-18

Application Received By: JR

Date Application Received: 9-18-2018

Amount of Fee Paid: 166.00 Check # 1615

*St. Andrews Townhomes*  
**Subdivision Plat  
Application Checklist**

Anderson County Code of Ordinance Chapter 38  
Land Use

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

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





DEVELOPMENT STANDARDS REVIEW APPLICATION

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

Date of Application 9/18/2018  
DS Number 18-114 St. Andrews  
Townhomes

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

Name of Applicant Eddie Kinsey  
Address of Applicant 521 North McDuffie Street, Anderson, SC 29621  
Telephone Number(s) (864) 225-0025 Email eddiekinsey@hotmail.com

Property Owner(s) Lakeside Acquisitions, LLC  
Owner(s) Address 521 North McDuffie Street, Anderson, SC 29621  
Telephone Number(s) (864) 225-0025 Email energyconversion@bellsouth.net

Project Information  
Project Location: Old Williamston Road  
Parcel Number/TMS: 149-18-02-001 County Council District: 2 School District: 5  
Total Acreage: 11.17 Number of Lots: 66 Intended Development: Townhomes  
Current Zoning: Res Apt Surrounding Land Uses: North: Res South: Res East: Res West: Res

Utility Agreement Services Letter of Approval, Please attach to application.  
Water Supplier: City of Anderson Sewer Supplier: City of Anderson Septic: \_\_\_\_\_  
Electric Company: Duke Energy Gas Company: Piedmont Telecommunication Company: AT&T

Have any changes been made since this plat was last before the Planning Commission? None  
If so, please describe: \_\_\_\_\_

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

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.  
Traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes \_\_\_\_\_ or No ✓  
Include the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.



**I. Site Analysis:**

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

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

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

**c. 38-92. - Natural features analysis.**

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

- )Floodplains.
- )Soils, with severe limitations to development.
- )Wetlands.

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

**c. 38-93. - Floodplain requirements.**

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

**c. 38-94. - Soils analysis.**

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

**c. 38-95. - Wetlands requirements.**

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

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

- I. Are there any current Covenants in effect for this proposed development? Yes\_\_\_\_No ☒ If Yes, please attach document.



## Subdivision Plat Application Check List

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

### 1. Application Submittal Requirements and Process

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

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

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

### Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

*Charles E. Kinning 2*

Date

*9/18/2018*

Signature of Owner

*[Signature]*

Date

*9/18/18*



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

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

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

---

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

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

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

---

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

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

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



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

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

**DESIGN PROFESSIONAL  
CERTIFICATION**

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

By Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Registered Professional No. \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

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

**OWNER'S CERTIFICATION**

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

Date: 9/18/2018

[Owner][Agent] [Name]: Ray B. Suttman

Signed: [Signature]

**CERTIFICATE OF PROJECT APPROVAL**

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

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

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

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



(1)

- Original - Multi-Family Townhomes

November 14, 2006

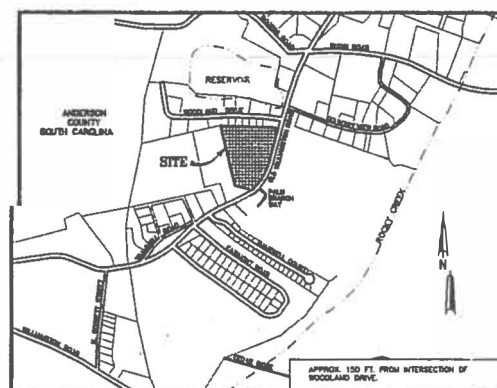
# ST. ANDREWS

## PROJECT DATA

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| OWNER    | ST. ANDREWS DEVELOPMENT, LLC<br>118 N. BELAIR ROAD, SUITE 1<br>EVANS, GEORGIA 30809 |
| CONTACT  | JEB BOGGUS<br>PH: (706) 855-5375<br>24-HR.: (706) 533-0968                          |
| TMS#     | 149-18-02-001                                                                       |
| SIZE     | 11.17 ACRES                                                                         |
| ZONING   | R-M7                                                                                |
| LAND USE | PRESENT: SINGLE FAMILY<br>PROPOSED: RESIDENTIAL TOWNHOMES                           |

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| CVR      | COVER SHEET                             |
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| 2 OF 11  | LAYOUT, SIGNAGE, AND DIMENSIONAL PLAN   |
| 3 OF 11  | UTILITY PLAN                            |
| 4 OF 11  | GRADING AND EROSION CONTROL PLAN        |
| 5 OF 11  | EROSION CONTROL DETAILS                 |
| 6 OF 11  | EROSION CONTROL DETAILS                 |
| 7 OF 11  | MISCELLANEOUS DETAILS                   |
| 8 OF 11  | MISCELLANEOUS DETAILS                   |
| 9 OF 11  | CENTERLINE ROAD PROFILES                |
| 10 OF 11 | SANITARY SEWER PROFILES                 |
| 11 OF 11 | STORM SEWER PROFILES                    |



LOCATION MAP  
SCALE: 1"=1000'

## LEGEND AND ABBREVIATIONS

| LEGEND                  |          |
|-------------------------|----------|
| EXISTING                | PROPOSED |
| 2' CONTOURS             | 358      |
| 10' CONTOURS            | 360      |
| GRATE INLET             |          |
| JUNCTION BOX            |          |
| DOUBLE WING TRAP        |          |
| EASEMENT                |          |
| FIRE HYDRANT            |          |
| GATE VALVE              |          |
| SANITARY SEWER          |          |
| MANHOLE                 |          |
| POWER POLE              |          |
| RIGHT-OF-WAY            |          |
| SILT FENCE              |          |
| STORM DRAIN             |          |
| TELEPHONE               |          |
| TEMPORARY BENCHMARK     |          |
| WATERLINE               |          |
| WATER METER             |          |
| TEMPORARY SEDIMENT TRAP |          |

| ABBREVIATIONS |                         |        |                          |
|---------------|-------------------------|--------|--------------------------|
| ARV           | AIR RELEASE VALVE       | MIN.   | MINIMUM                  |
| CMP           | CORROGATED METAL PIPE   | N.T.S. | NOT TO SCALE             |
| CONC          | CONCRETE                | OHP    | OVERHEAD POWERLINE       |
| DIA.          | DIAMETER                | PP     | POWER POLE               |
| DIST.         | DISTANCE                | RCP    | REINFORCED CONCRETE PIPE |
| ELEV          | ELEVATION               | RR     | RIP RAP OUTLET           |
| EOP           | EDGE OF PAVEMENT        | R/W    | RIGHT-OF-WAY             |
| GICB          | GRATE INLET CATCH BASIN | STA    | STATION                  |
| GV            | GATE VALVE              | SMH    | SEWER MANHOLE            |
| INV           | INVERT                  | TBM    | TEMPORARY BENCHMARK      |
| LF            | LINEAR FEET             | TYP.   | TYPICAL                  |
| MAX.          | MAXIMUM                 |        |                          |
| WCB           | WATER INLET CATCH BASIN |        |                          |

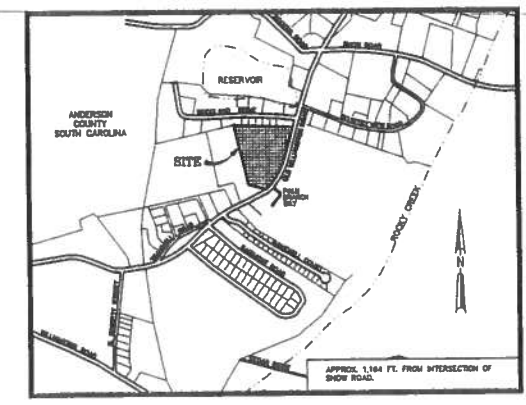
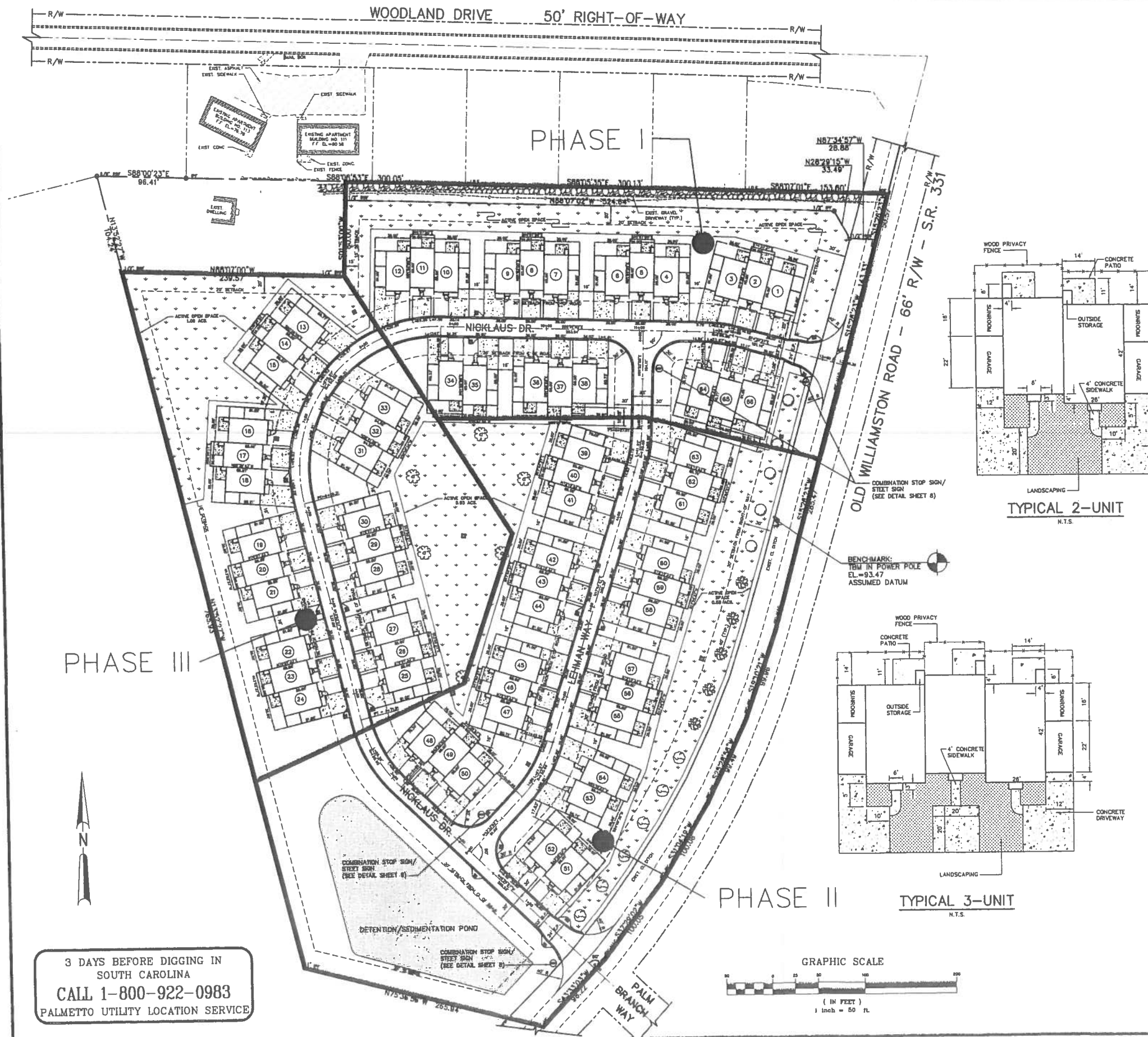
| REV | DESCRIPTION                                           | DATE      |
|-----|-------------------------------------------------------|-----------|
| A   | RELEASED FOR REVIEW                                   | 3/18/2007 |
| B   | RELEASED FOR REVIEW BY DHEC/ANDERSON COUNTY           | 4/10/2007 |
| C   | REVISED PER ELECTRIC CITY COMMENTS                    | 4/26/2007 |
| D   | REVISED PER ANDERSON COUNTY COMMENTS                  | 5/9/2007  |
| E   | REVISED PER ANDERSON ELECTRIC CITY UTILITIES COMMENTS | 5/29/2007 |
| F   | REVISED ADDED SEWER TAPS ON WEST SIDE LEHMAN WAY      | 6/27/2007 |
| G   | REVISED PER DHEC COMMENTS                             | 7/13/2007 |
| H   | REVISED PER ANDERSON COUNTY ENGINEERING COMMENTS      | 9/19/2007 |



BLUEWATER ENGINEERING SERVICES  
118 N. Belair Road, Suite 2 Evans, GA 30809  
OFFICE: (706) 364-5220  
FAX: (706) 364-5221

3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983  
PALMETTO UTILITY LOCATION SERVICE





### PROJECT DATA

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
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| TMS#     | 149-18-02-001                                                                       |
| SIZE     | 11.17 ACRES                                                                         |
| ZONING   | R-M7                                                                                |
| LAND USE | PRESENT: SINGLE FAMILY<br>PROPOSED: RESIDENTIAL TOWNHOMES                           |

### SIGN NOTES:

- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MUTCD, 2003 EDITION.
- ENTRANCE NAME SIGNS SHALL BE:
  - 12" REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY GREEN BACKGROUND.
  - WHITE BORDER
  - LETTERING: WHITE REFLECTORIZED 6" CAPS 3" CAPS SUPPLEMENTARY - BREAKAWAY POLE
- INTERIOR NAME SIGNS SHALL BE:
  - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY WHITE BORDER
  - LETTERING: WHITE REFLECTORIZED 4" CAPS 2" CAPS SUPPLEMENTARY - BREAKAWAY POLE
- ALL SIGNS TO BE REFLECTORIZED.

### SETBACKS/OPEN SPACE/ BUFFER YARDS

FRONT: 30' FROM CL ROAD  
SIDE: 8' EACH SIDE LOT LINE  
REAR: 15' FROM PL

MINIMUM OPEN SPACE RATIO: 20%  
ACTUAL OPEN SPACE: 2.29 ACS. (20.5%) NOT INCLUDING POND  
MAXIMUM IMPERVIOUS AREA: 55%  
ACTUAL IMPERVIOUS AREA: 4.34 ACS. (39%)  
ACTUAL PERVIOUS AREA: 6.83 ACS (61%)

**BUFFER YARDS:**  
NO BUFFER YARDS REQUIRED AROUND THIS PROJECT.  
TREES AND LANDSCAPING SHALL BE AT THE DISCRETION OF THE DEVELOPER.

| TYPE 1 BUFFERYARD - REQ'D. PLANTS PER 100 FT. |       |      |      |      |
|-----------------------------------------------|-------|------|------|------|
|                                               | DEPTH |      |      |      |
|                                               | 5'    | 10'  | 20'  | 20'  |
| CANOPY TREES                                  | 2     | 1.5  | 1    | 1    |
| UNDERSTORY TREES                              | 4     | 3    | 2    | 2    |
| EVERGREENS/CONIFERS                           | 4     | 3    | 2    | 2    |
| SHRUBS                                        | 4     | 3    | 2    | 2    |
| STRUCTURE                                     | NONE  | NONE | NONE | NONE |



**BLUEWATER ENGINEERING SERVICES**  
118 N. BELAIR ROAD, SUITE 2 EVANS, GA 30809  
OFFICE: (706) 364-5220  
FAX: (706) 364-5221

| REV. | DATE      | DESCRIPTION                                 |
|------|-----------|---------------------------------------------|
| 1    | 4/10/2007 | RELEASED FOR REVIEW BY DIES/ANDERSON COUNTY |
| 2    | 4/10/2007 | REVISED FOR ELEC. CITY COMMENTS             |
| 3    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |
| 4    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |
| 5    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |
| 6    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |
| 7    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |
| 8    | 4/10/2007 | REVISED FOR ANDERSON COUNTY COMMENTS        |

## ST. ANDREWS LANDSCAPE, SIGNAGE, AND DIMENSIONAL PLAN

DRAWN BY: B. DOYLE

JOB NO: 101.12

SHEET NUMBER

2 OF 11

3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983  
PALMETTO UTILITY LOCATION SERVICE



(2)

- Present - Residential Apartments

August 8, 2017

# ST. ANDREWS

## PROJECT DATA

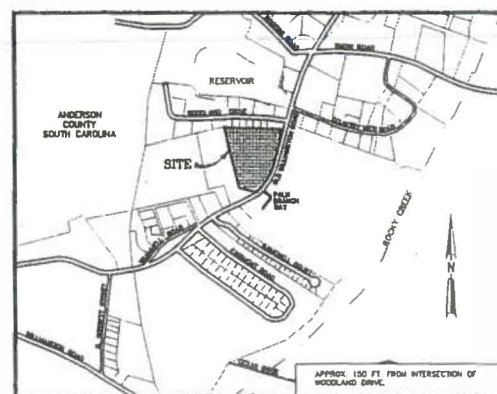
|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| OWNER    | ST. ANDREWS DEVELOPMENT, LLC<br>220 BOY SCOUT ROAD<br>AUGUSTA, GEORGIA 30909 |
| CONTACT  | WOODY BELANGIA<br>PH. (706) 736-4748<br>24-HR.: (706) 726-3003               |
| TMS#     | 149-18-02-001                                                                |
| ADDRESS  | 1351 OLD WILLIAMSTON ROAD                                                    |
| SIZE     | 11.17 ACRES                                                                  |
| ZONING   | R-M7                                                                         |
| LAND USE | ORIGINAL: MULTI-FAMILY TOWNHOMES<br>REVISED: RESIDENTIAL APARTMENTS          |

## TABLE OF CONTENTS

| CVR      | COVER SHEET                                       |
|----------|---------------------------------------------------|
| 1 OF 12  | ORIGINAL CONDITIONS                               |
| 2 OF 12  | DEMOLITION PLAN                                   |
| 3 OF 12  | LAYOUT, SIGNAGE, LIGHTING<br>AND DIMENSIONAL PLAN |
| 4 OF 12  | UTILITY PLAN                                      |
| 5 OF 12  | GRADING AND EROSION CONTROL PLAN                  |
| 6 OF 12  | EROSION CONTROL DETAILS                           |
| 7 OF 12  | EROSION CONTROL DETAILS                           |
| 8 OF 12  | MISCELLANEOUS DETAILS                             |
| 9 OF 12  | MISCELLANEOUS DETAILS                             |
| 10 OF 12 | MISCELLANEOUS DETAILS                             |
| 11 OF 12 | SANITARY SEWER PROFILES                           |
| 12 OF 12 | STORM SEWER PROFILES                              |

## CONTACT INFORMATION

|                                                                                                                       |                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>WATER:</b><br>ELECTRIC CITY UTILITIES<br>MARK FOWLER<br>314 TRIBBLE STREET<br>ANDERSON, SC 29625<br>(864) 231-5230 | <b>SEWER:</b><br>CITY OF ANDERSON<br>JOHN WEST<br>309 KIRKWOOD DRIVE<br>ANDERSON, SC 29624<br>(864) 231-2250 |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|



## LOCATION MAP

SCALE: 1"=1000'

## LEGEND AND ABBREVIATIONS

| LEGEND                  |          |
|-------------------------|----------|
| EXISTING                | PROPOSED |
| 2' CONTOURS             | 354      |
| 10' CONTOURS            | 360      |
| GRATE INLET             |          |
| JUNCTION BOX            |          |
| DOUBLE WING TRAP        |          |
| EASEMENT                |          |
| FIRE HYDRANT            |          |
| GATE VALVE              |          |
| SANITARY SEWER          |          |
| MANHOLE                 |          |
| POWER POLE              |          |
| RIGHT-OF-WAY            |          |
| SILT FENCE              |          |
| STORM DRAIN             |          |
| TELEPHONE               |          |
| TEMPORARY BENCHMARK     |          |
| WATERLINE               |          |
| WATER METER             |          |
| TEMPORARY SEDIMENT TRAP |          |

| ABBREVIATIONS |                         |        |                          |
|---------------|-------------------------|--------|--------------------------|
| ARV           | AIR RELEASE VALVE       | MIN.   | MINIMUM                  |
| CMP           | CORRUGATED METAL PIPE   | N.T.S. | NOT TO SCALE             |
| CONC          | CONCRETE                | OHP    | OVERHEAD POWERLINE       |
| DIA           | DIAMETER                | PP     | POWER POLE               |
| DIST.         | DISTANCE                | RCP    | REINFORCED CONCRETE PIPE |
| ELEV          | ELEVATION               |        |                          |
| EOP           | EDGE OF PAVEMENT        | RR     | RIP RAP OUTLET           |
| GICB          | GRATE INLET CATCH BASIN | R/W    | RIGHT-OF-WAY             |
| GV            | GATE VALVE              | STA    | STATION                  |
| INV           | INVERT                  | SMH    | SEWER MANHOLE            |
| LF            | LINEAR FEET             | TBM    | TEMPORARY BENCHMARK      |
| MAX           | MAXIMUM                 |        |                          |
| WCB           | WATER INLET CATCH BASIN | TYP.   | TYPICAL                  |

| REV | DESCRIPTION                                                | DATE      |
|-----|------------------------------------------------------------|-----------|
| H   | REVISED PER ANDERSON COUNTY ENGINEERING COMMENTS           | 9/19/2007 |
| I   | REVISED FOR APARTMENT LAYOUT                               | 6/30/17   |
| J   | UPDATED FOR LAND USE COMMENTS                              | 8/11/17   |
| K   | REVISED PER DHEC STORM WATER COMMENTS                      | 9/20/17   |
| L   | REVISED PER CITY OF ANDERSON UTILITIES COMMENTS            | 10/6/17   |
| M   | REVISED PER ADDITIONAL CITY OF ANDERSON UTILITIES COMMENTS | 10/19/17  |



BLUEWATER ENGINEERING SERVICES

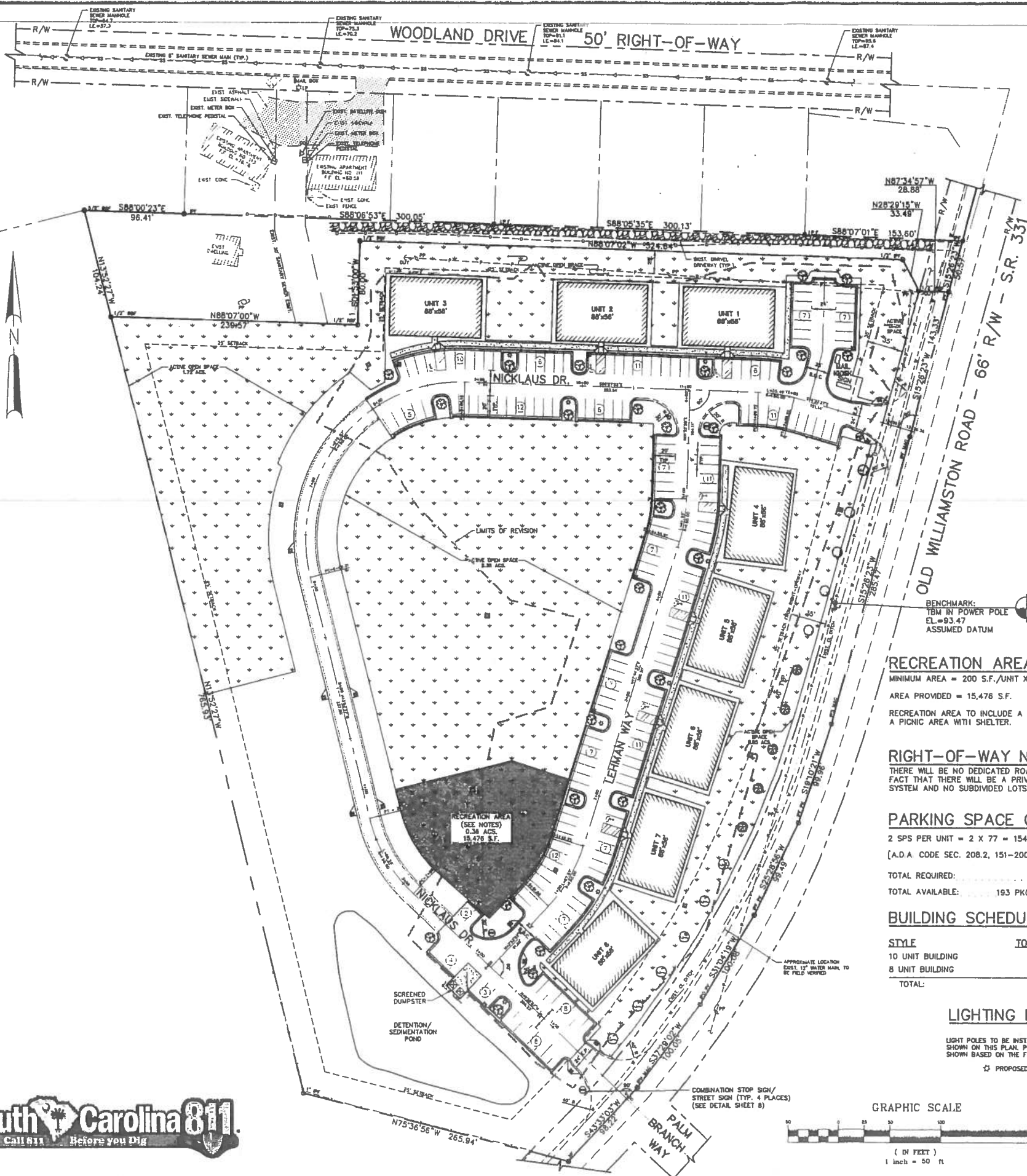
P. O. Box 617 Evans, Georgia 30809

OFFICE: (706) 364-5220

FAX: (706) 364-5221







#### RECREATION AREA NOTES:

MINIMUM AREA = 200 S.F./UNIT X 77 UNITS = 15,400 S.F.

AREA PROVIDED = 15,476 S.F.

RECREATION AREA TO INCLUDE A FENCED DOG PARK AND A PICNIC AREA WITH SHELTER.

#### RIGHT-OF-WAY NOTE:

THERE WILL BE NO DEDICATED ROAD RIGHT-OF-WAY DUE TO THE FACT THAT THERE WILL BE A PRIVATE PARKING LOT ROADWAY SYSTEM AND NO SUBDIVIDED LOTS.

#### PARKING SPACE COMPUTATIONS:

2 SPS PER UNIT = 2 X 77 = 154 PKG. SPS]

[A.D.A. CODE SEC. 208.2, 151-200 = 6 HCPD. SPS.] 160 PKG. SPS.

TOTAL REQUIRED:

TOTAL AVAILABLE: 193 PKG. SPS. (INCLUDING 7 HCPD. PKG.)

#### BUILDING SCHEDULE:

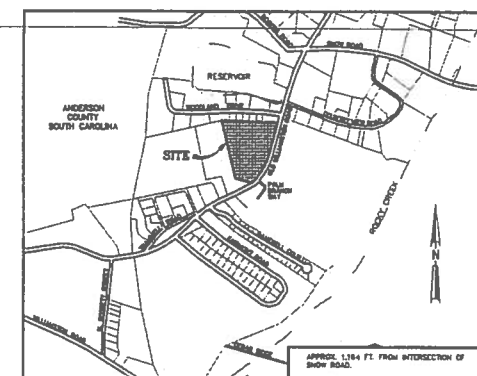
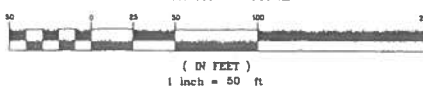
| STYLE            | TOTAL BLDGS. | TOTAL UNITS    |
|------------------|--------------|----------------|
| 10 UNIT BUILDING | 7            | 70             |
| 8 UNIT BUILDING  | 1            | 7 + (1) OFFICE |
| TOTAL:           | 8            | 77             |

#### LIGHTING NOTE:

LIGHT POLES TO BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN. POLE LOCATIONS ARE SHOWN BASED ON THE FOLLOWING SYMBOLS:

☆ PROPOSED LIGHT POLE

#### GRAPHIC SCALE



#### PROJECT DATA

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| OWNER    | ST. ANDREWS DEVELOPMENT, LLC<br>220 BOY SCOUT ROAD<br>AUGUSTA, GEORGIA 30909 |
| CONTACT  | WOODY BELANGIA<br>PH: (706) 736-4748<br>24-HR.: (706) 726-3003               |
| TMS#     | 149-18-02-001                                                                |
| ADDRESS  | 1351 OLD WILLIAMSTON ROAD                                                    |
| SIZE     | 11.17 ACRES                                                                  |
| ZONING   | R-M7                                                                         |
| LAND USE | ORIGINAL: MULTI-FAMILY TOWNHOMES<br>REVISED: RESIDENTIAL APARTMENTS          |

#### SIGN NOTES:

- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MUTCD, LATEST EDITION
- ENTRANCE NAME SIGNS SHALL BE:
  - 12"
  - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
  - GREEN BACKGROUND.
  - WHITE BORDER
  - LETTERING
  - WHITE REFLECTORIZED
  - 6" CAPS
  - 3" CAPS SUPPLEMENTARY
  - BREAKAWAY POLE
- INTERIOR NAME SIGNS SHALL BE:
  - REFLECTORIZED SHEETING: ENGINEERING GRADE OR HIGH INTENSITY
  - WHITE BORDER
  - LETTERING
  - WHITE REFLECTORIZED
  - 4" CAPS
  - 2" CAPS SUPPLEMENTARY
  - BREAKAWAY POLE
- ALL SIGNS TO BE REFLECTORIZED.

#### SETBACKS/OPEN SPACE/ BUFFER YARDS

FRONT: 35' FROM CL ROAD  
SIDE: 25' FROM PL  
REAR: 25' FROM PL

MINIMUM OPEN SPACE RATIO: 20%  
ACTUAL OPEN SPACE: 4.92 ACS. (44%) NOT INCLUDING POND  
MAXIMUM IMPERVIOUS AREA: 55%  
ACTUAL IMPERVIOUS AREA: 3.20 ACS. (29%)  
ACTUAL PERVIOUS AREA: 7.97 ACS. (71%)

#### BUFFER YARDS:

NO BUFFER YARDS REQUIRED AROUND THIS PROJECT.  
TREES AND LANDSCAPING SHALL BE AT THE DISCRETION OF THE DEVELOPER

| TYPE 1 BUFFERYARD - REQ'D. PLANTS PER 100 FT. |       |      |      |      |
|-----------------------------------------------|-------|------|------|------|
|                                               | DEPTH |      |      |      |
|                                               | 5'    | 10'  | 20'  | 20'  |
| CANOPY TREES                                  | 2     | 1.5  | 1    | 1    |
| UNDERSTORY TREES                              | 4     | 3    | 2    | 2    |
| EVERGREENS/CONIFERS                           | 4     | 3    | 2    | 2    |
| SHRUBS                                        | 4     | 3    | 2    | 2    |
| STRUCTURE                                     | NONE  | NONE | NONE | NONE |

BLUEWATER ENGINEERING SERVICES

P. O. Box 617 Evans, Georgia 30809  
OFFICE (706) 364-5220  
FAX (706) 364-5221



| REV | DATE       | DESCRIPTION                                               |
|-----|------------|-----------------------------------------------------------|
| 1   | 8/18/2007  | ISSUED PER ANDERSON COUNTY ENGINEERING COMMENTS.          |
| 2   | 8/28/2017  | ISSUED FOR APARTMENT LAYOUT.                              |
| 3   | 8/21/2017  | UPDATED FOR LAND USE COMMENTS.                            |
| 4   | 8/20/2017  | REVISED PER AEC STORM WATER COMMENTS.                     |
| 5   | 10/6/2017  | REVISED PER CITY OF ANDERSON UTILITIES COMMENTS.          |
| 6   | 10/19/2017 | REVISED PER ANDERSON CITY OF ANDERSON UTILITIES COMMENTS. |

ST. ANDREWS  
ANDERSON COUNTY, SOUTH CAROLINA

LANDSCAPE, SIGNAGE, LIGHTING  
AND DIMENSIONAL PLAN

DRAWN BY: TAK

JOB NO. 101.12.1

SHEET NUMBER

3 OF 12



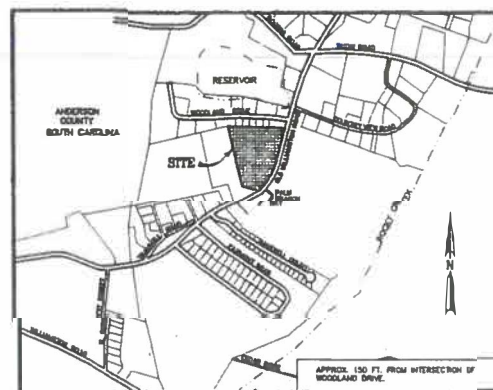
# ST. ANDREWS

## PROJECT DATA

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| OWNER    | ST. ANDREWS DEVELOPMENT, LLC<br>118 N. BELAIR ROAD, SUITE 1<br>EVANS, GEORGIA 30809 |
| CONTACT  | JEB BOGUS<br>PH: (706) 855-5375<br>24-HR.: (706) 533-0968                           |
| TMS#     | 149-18-02-001                                                                       |
| SIZE     | 11.17 ACRES                                                                         |
| ZONING   | R-M7                                                                                |
| LAND USE | PRESENT: SINGLE FAMILY<br>PROPOSED: RESIDENTIAL TOWNHOMES                           |

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| 1 OF 11  | EXISTING CONDITIONS AND DEMOLITION PLAN |
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| 7 OF 11  | MISCELLANEOUS DETAILS                   |
| 8 OF 11  | MISCELLANEOUS DETAILS                   |
| 9 OF 11  | CENTERLINE ROAD PROFILES                |
| 10 OF 11 | SANITARY SEWER PROFILES                 |
| 11 OF 11 | STORM SEWER PROFILES                    |



LOCATION MAP  
SCALE: 1"=1000'

## LEGEND AND ABBREVIATIONS

| LEGEND                  |          |
|-------------------------|----------|
| EXISTING                | PROPOSED |
| 2' CONTOURS             | 358      |
| 10' CONTOURS            | 360      |
| GRATE INLET             |          |
| JUNCTION BOX            |          |
| DOUBLE WING TRAP        |          |
| EASEMENT                |          |
| FIRE HYDRANT            |          |
| GATE VALVE              |          |
| SANITARY SEWER          |          |
| MANHOLE                 |          |
| POWER POLE              |          |
| RIGHT-OF-WAY            |          |
| SILT FENCE              |          |
| STORM DRAIN             |          |
| TELEPHONE               |          |
| TEMPORARY BENCHMARK     |          |
| WATERLINE               |          |
| WATER METER             |          |
| TEMPORARY SEDIMENT TRAP |          |

| ABBREVIATIONS |                         |        |                          |
|---------------|-------------------------|--------|--------------------------|
| ARV           | AIR RELEASE VALVE       | MIN    | MINIMUM                  |
| CMP           | CORRUGATED METAL PIPE   | N.T.S. | NOT TO SCALE             |
| CONC          | CONCRETE                | OHP    | OVERHEAD POWERLINE       |
| DIA.          | DIAMETER                | PP     | POWER POLE               |
| DIST.         | DISTANCE                | RCP    | REINFORCED CONCRETE PIPE |
| ELEV          | ELEVATION               | RR     | RIP RAP OUTLET           |
| EOP           | EDGE OF PAVEMENT        | R/W    | RIGHT-OF-WAY             |
| GICB          | GRATE INLET CATCH BASIN | STA    | STATION                  |
| GV            | GATE VALVE              | SMH    | SEWER MANHOLE            |
| INV           | INVERT                  | TBM    | TEMPORARY BENCHMARK      |
| LF            | LINEAR FEET             | TYP    | TYPICAL                  |
| MAX.          | MAXIMUM                 |        |                          |
| WCB           | WATER INLET CATCH BASIN |        |                          |

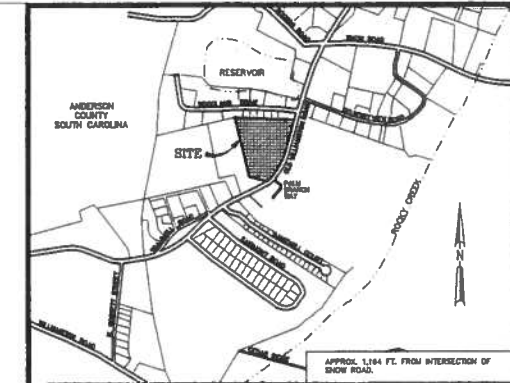
| REV | DESCRIPTION                                           | DATE      |
|-----|-------------------------------------------------------|-----------|
| A   | RELEASED FOR REVIEW                                   | 3/19/2007 |
| B   | RELEASED FOR REVIEW BY DHEC/ANDERSON COUNTY           | 4/10/2007 |
| C   | REVISED PER ELECTRIC CITY COMMENTS                    | 4/18/2007 |
| D   | REVISED PER ANDERSON COUNTY COMMENTS                  | 5/1/2007  |
| E   | REVISED PER ANDERSON ELECTRIC CITY UTILITIES COMMENTS | 5/29/2007 |
| F   | REVISED ADDED SEWER TAPS ON WEST SIDE LOMMAN WAY      | 6/27/2007 |
| G   | REVISED PER DHEC COMMENTS                             | 7/13/2007 |
| H   | REVISED PER ANDERSON COUNTY ENGINEERING COMMENTS      | 8/19/2007 |



BLUEWATER ENGINEERING SERVICES  
118 N. Belair Road, Suite 2 Evans, GA 30809  
OFFICE: (706) 364-5220  
FAX: (706) 364-5221

3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983  
PALMETTO UTILITY LOCATION SERVICE





LOCATION MAP  
SCALE: 1"=1000'

PROJECT DATA

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| OWNER    | ST. ANDREWS DEVELOPMENT, LLC<br>118 N. BELAIR ROAD, SUITE 1<br>EVANS, GEORGIA 30809 |
| CONTACT  | JEB BOGGUS<br>PH: (706) 855-5375<br>24-HR.: (706) 533-0968                          |
| TMS#     | 148-18-02-001                                                                       |
| SIZE     | 11.17 ACRES                                                                         |
| ZONING   | R-M7                                                                                |
| LAND USE | PRESENT: SINGLE FAMILY<br>PROPOSED: RESIDENTIAL TOWNHOMES                           |

SIGN NOTES:

- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MUTCD, 2003 EDITION.
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  - GREEN BACKGROUND
  - WHITE BORDER
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  - 6" CAPS
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  - BREAKAWAY POLE
- INTERIOR NAME SIGNS SHALL BE:
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  - WHITE BORDER
  - LETTERING
  - WHITE REFLECTORIZED
  - 4" CAPS
  - 2" CAPS SUPPLEMENTARY
  - BREAKAWAY POLE
- ALL SIGNS TO BE REFLECTORIZED.

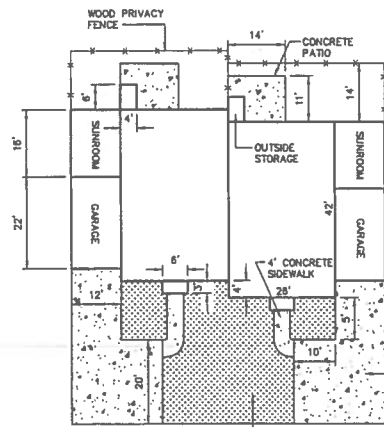
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FRONT: 30' FROM CL ROAD  
SIDE: 8' EACH SIDE LOT LINE  
REAR: 15' FROM PL

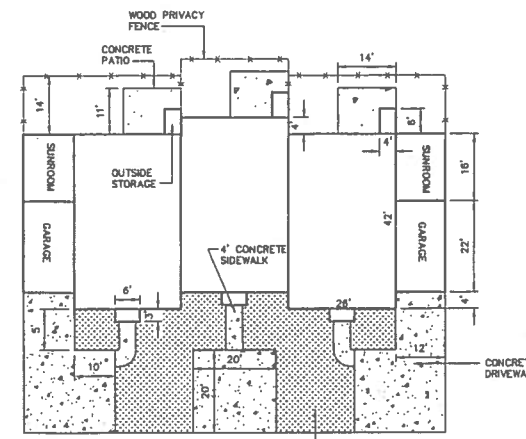
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MAXIMUM IMPERVIOUS AREA: 55%  
ACTUAL IMPERVIOUS AREA: 4.34 ACS. (39%)  
ACTUAL PERVIOUS AREA: 6.83 ACS. (61%)

**BUFFER YARDS:**  
NO BUFFER YARDS REQUIRED AROUND THIS PROJECT.  
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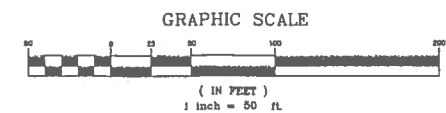
| TYPE 1 BUFFERYARD - REQ'D. PLANTS PER 100 FT. |       |      |      |      |
|-----------------------------------------------|-------|------|------|------|
|                                               | DEPTH |      |      |      |
|                                               | 5'    | 10'  | 20'  | 20'  |
| CANOPY TREES                                  | 2     | 1.5  | 1    | 1    |
| UNDERSTORY TREES                              | 4     | 3    | 2    | 2    |
| EVERGREENS/CONIFERS                           | 4     | 3    | 2    | 2    |
| SHRUBS                                        | 4     | 3    | 2    | 2    |
| STRUCTURE                                     | NONE  | NONE | NONE | NONE |



TYPICAL 2-UNIT  
N.T.S.



TYPICAL 3-UNIT  
N.T.S.



3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983  
PALMETTO UTILITY LOCATION SERVICE



**BLUEWATER ENGINEERING SERVICES**  
118 N. BELAIR ROAD, SUITE 2  
EVANS, GA 30809  
OFFICE: (706) 384-5220  
FAX: (706) 384-5221



| REV. | DATE      | DESCRIPTION                                 |
|------|-----------|---------------------------------------------|
| 1    | 4/10/2007 | RELEASED FOR REVIEW BY DISE/ANDERSON COUNTY |
| 2    | 4/28/2007 | REVISED PER ANDERSON COUNTY COMMENTS        |
| 3    | 5/9/2007  | REVISED PER ANDERSON COUNTY COMMENTS        |
| 4    | 5/29/2007 | REVISED PER ANDERSON COUNTY COMMENTS        |
| 5    | 6/27/2007 | REVISED PER ANDERSON COUNTY COMMENTS        |
| 6    | 7/23/2007 | REVISED PER ANDERSON COUNTY COMMENTS        |

**ST. ANDREWS**  
ANDERSON COUNTY, SOUTH CAROLINA  
LANDSCAPE, SIGNAGE, AND  
DIMENSIONAL PLAN

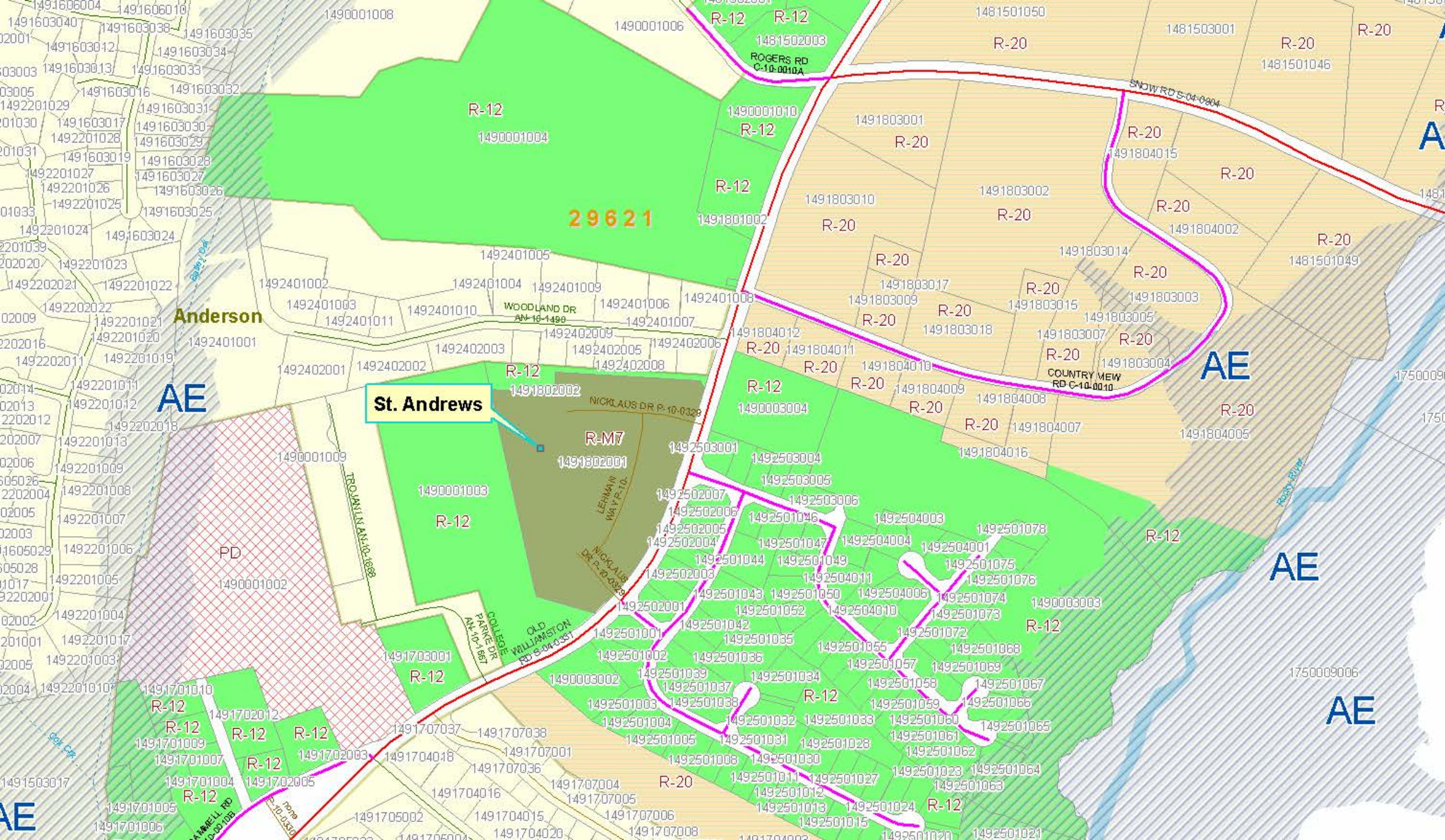
DRAWN BY: B. DOYLE

JOB NO: 101.12

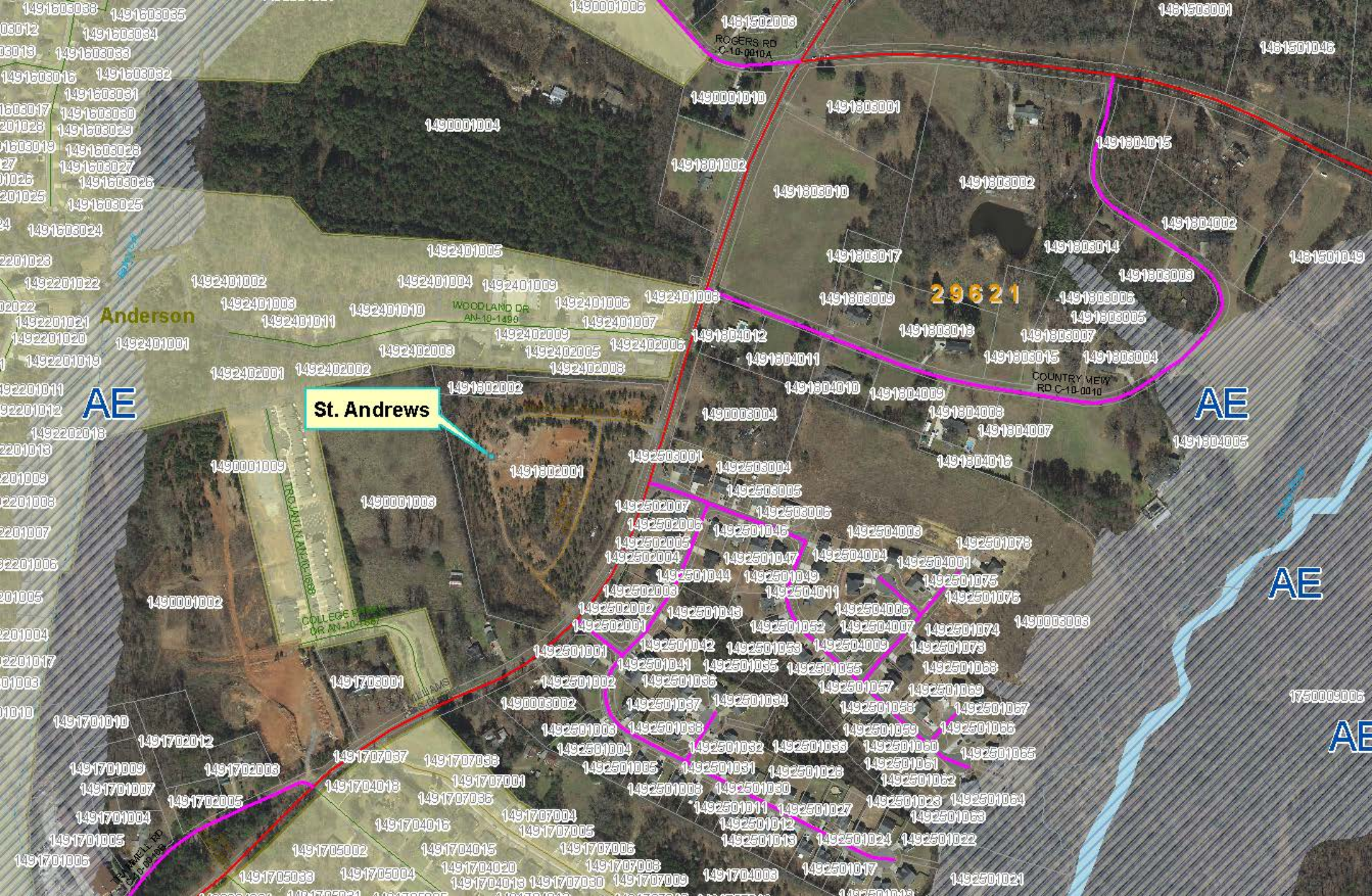
SHEET NUMBER

2 OF 11











# Anderson County Planning Commission

November 13, 2018

6:00 PM

## Staff Report – Preliminary Subdivision

---

|                                      |                                                                     |
|--------------------------------------|---------------------------------------------------------------------|
| <b>Preliminary Subdivision Name:</b> | Rivers Edge                                                         |
| <b>Intended Development:</b>         | Single Family Residential                                           |
| <b>Applicant:</b>                    | Beeson Development, LLC-Joey Beeson                                 |
| <b>Surveyor/Engineer:</b>            | Bluewater Civil Design                                              |
| <b>Location:</b>                     | 2156 River Road, Piedmont                                           |
| <b>County Council District:</b>      | 6                                                                   |
| <b>Surrounding Land Use:</b>         | North – Vacant<br>South – Vacant<br>East – SFR/Vacant<br>West – SFR |
| <b>Zoning:</b>                       | Property Unzoned                                                    |
| <b>Tax Map Number:</b>               | 238-00-05-011, P/O -010 & -007                                      |
| <b>Extension of Existing Dev:</b>    | No                                                                  |
| <b>Existing Access Road:</b>         | River Road (State Maintained)                                       |
| <b>Number of Acres:</b>              | +/- 99.92                                                           |
| <b>Number of Lots:</b>               | 89                                                                  |
| <b>Water Supplier:</b>               | Powdersville                                                        |
| <b>Sewer Supplier:</b>               | Septic                                                              |
| <b>Variance:</b>                     | No                                                                  |



**Traffic Impact Analysis:**

This new subdivision is expected to generate 890 new trips per day. River Road is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by SCDOT.

**Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.**

**(Ord. No. 03-007, § 1, 4-15-03)**



October 9, 2018

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

RE: River's Edge  
"Preliminary Plat Submittal Package"  
River Road - Anderson County, SC

Dear Alesia,

Please see below for a list of items being submitted for preliminary plat for the above referenced project. I have also listed some comments below to address some of the questions within the preliminary plat application packet. Please feel free to contact me ([paul@bluwatercivil.com](mailto:paul@bluwatercivil.com) or 864-735-5068) if you have any comments or questions concerning this submittal.

**Application Responses:**

- Section 7 - SCDOT has been contacted regarding the proposed development. I have attached email confirmation of this and can obtain a formal letter if needed.
- Section 8 - There is no evidence of soil contamination on the property. Floodplain and wetlands areas are shown on the preliminary plat. The development will comply with Article IV in relation to flood hazard prevention. The existing soils on this site have been identified and a copy of the soil data has been provided. Toccoa soils have been identified on our site but not within our development boundary. Further soil investigation will be conducted at the time of individual lot septic permit submittals. These soil tests and submittals will be done prior to final plat recording.

**Items Included in Submittal:**

- (2) 8.5" x 11" Copies of the Revised Preliminary Plat
- (2) 24" x 36" Copies of the Revised Preliminary Plat
- Completed Subdivision Application



- (1) Check for \$189.00 for Preliminary Plat Review Fee for Additional Lots
- (1) Copy of E-911 Subdivision & Road Name Approval
- (1) Copy of Soils Map & Data
- (1) Copy of all Availability Letters from Utility Providers
- (1) Copy of SCDOT Initial Review Confirmation
- (1) CD with all Files Mentioned Above

Regards,  
Bluewater Civil Design, PLLC



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



18-110 B



Scheduled Public Hearing Date: 11-13-18

Application Received By: JC

Date Application Received: 10-11-18

Amount of Fee Paid: 189.00 Check # 3307

*River's Edge*

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

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

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





**DEVELOPMENT STANDARDS REVIEW APPLICATION**

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

Date of Application 10-11-18DS Number 18-110BRiver's Edge

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

1. Name of Applicant Beeson Development, LLC - Joey BeesonAddress of Applicant 2156 River Road, Piedmont, SC 29673Telephone Number(s) 864-660-9689 Email beesondevelopment@gmail.com or joeymbeeson@gmail.com2. Property Owner(s) Beeson Development, LLCOwner(s) Address 2156 River Road, Piedmont, SC 29673Telephone Number(s) 864-660-9689 Email beesondevelopment@gmail.com or joeymbeeson@gmail.com**Project Information**3. Project Location: 2156 River Road, Piedmont, SC 29673Parcel Number/TMS: 2380005011, P/O 5010 & 6007 County Council District: 06 School District: 01Total Acreage: +/-99.92 Number of Lots: 89 Intended Development: Single Family ResidentialCurrent Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Vacant East: SFR/Vacant West: SFR4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Powdersville Water Sewer Supplier: N/A Septic: YesElectric Company: Duke Power Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe: \_\_\_\_\_

6. Is there a request for a variance? No if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

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



**8. Site Analysis:**

- a. Is there any evidence of soil contamination on property?
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

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

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

**Sec. 38-92. - Natural features analysis.**

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

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

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

**Sec. 38-93. - Floodplain requirements.**

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

**Sec. 38-94. - Soils analysis.**

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

**Sec. 38-95. - Wetlands requirements.**

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

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

---

**10. Are there any current Covenants in effect for this proposed development? Yes\_\_\_\_No\_X\_If Yes, please attach document.**

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# Subdivision Plat Application Check List

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

## 1. Application Submittal Requirements and Process

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

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

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

## Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant \_\_\_\_\_

Date 10/9/2018

Signature of Owner \_\_\_\_\_

Date 10/9/2018



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

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

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

---

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

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

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

---

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

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

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



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

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

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by

Thomas E. Belcher & Robert Dale Kirk RLS, and dated  
March 31, 2006;

And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison P.E.

Signed: 

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 10/09/18

**OWNER'S CERTIFICATION**

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

Date: 10/9/2018

[Owner] [Agent] Name: Joseph (Joey) Beeson

Signed: 

**CERTIFICATE OF PROJECT APPROVAL**

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

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

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

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





# MEMORANDUM

## ANDERSON COUNTY ROADS AND

### BRIDGES

**DATE:** October 30, 2018

**TO:** Tim Cartee  
Subdivision Administrator

**FROM:** Bill Rutledge  
Assistant Principal Engineer

**Cc:** Thulasi Vinayagam  
Principal Engineer

**SUBJECT:** River's Edge Subdivision Preliminary Plat (89 lots SFR)

I have reviewed the preliminary plat for Rivers Edge Subdivision on River Road. The proposed road layout may be acceptable. After preliminary approval, I will need a complete set of construction plans submitted to review for final approval.

**Tommy Dunn**  
Chairman, District 5

**Craig Wooten**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

**Ray Graham**  
V. Chairman, District 3

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA  
**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org



## SITE DATA

TAX MAP NO.: 2380005011, P/O 2380005010, & P/O 2380006007

LAND AREA: ±99.92

ZONING: UNZONED

LAND USE: VACANT

SETBACK INFORMATION: 40' ALONG RIVER ROAD  
20' FRONT SETBACK  
10' SIDE SETBACK  
10' REAR SETBACK

TOTAL ROADWAY: 6,980 LF (22' PAVED W/  
50' R.O.W.)

PROPOSED LOTS: 89 SFR LOTS (25,000 SF MIN)

## SITE LEGEND

|  |                                |
|--|--------------------------------|
|  | ASPHALT PAVEMENT SECTION       |
|  | FLOODPLAIN                     |
|  | PROPERTY LINE/R.O.W.           |
|  | PROPOSED BUILDING SETBACK LINE |
|  | PROPOSED LOT LINE              |
|  | PROPOSED E.O.P./CURB LINE      |
|  | EXISTING E.O.P.                |
|  | PROPOSED C/L ROAD              |

### GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG RIVER ROAD PROVIDED BY POWERSVILLE WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

### NOTE:

ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

### DIMENSION NOTE:

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



Know what's below.  
Call before you dig.

### CERTIFICATE OF PROJECT APPROVAL:

ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR: \_\_\_\_\_

DATE: \_\_\_\_\_

### DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY \_\_\_\_\_, RLS, AND DATED \_\_\_\_\_; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: \_\_\_\_\_

SIGNED: \_\_\_\_\_

REGISTERED PROFESSIONAL NO.: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

### OWNER

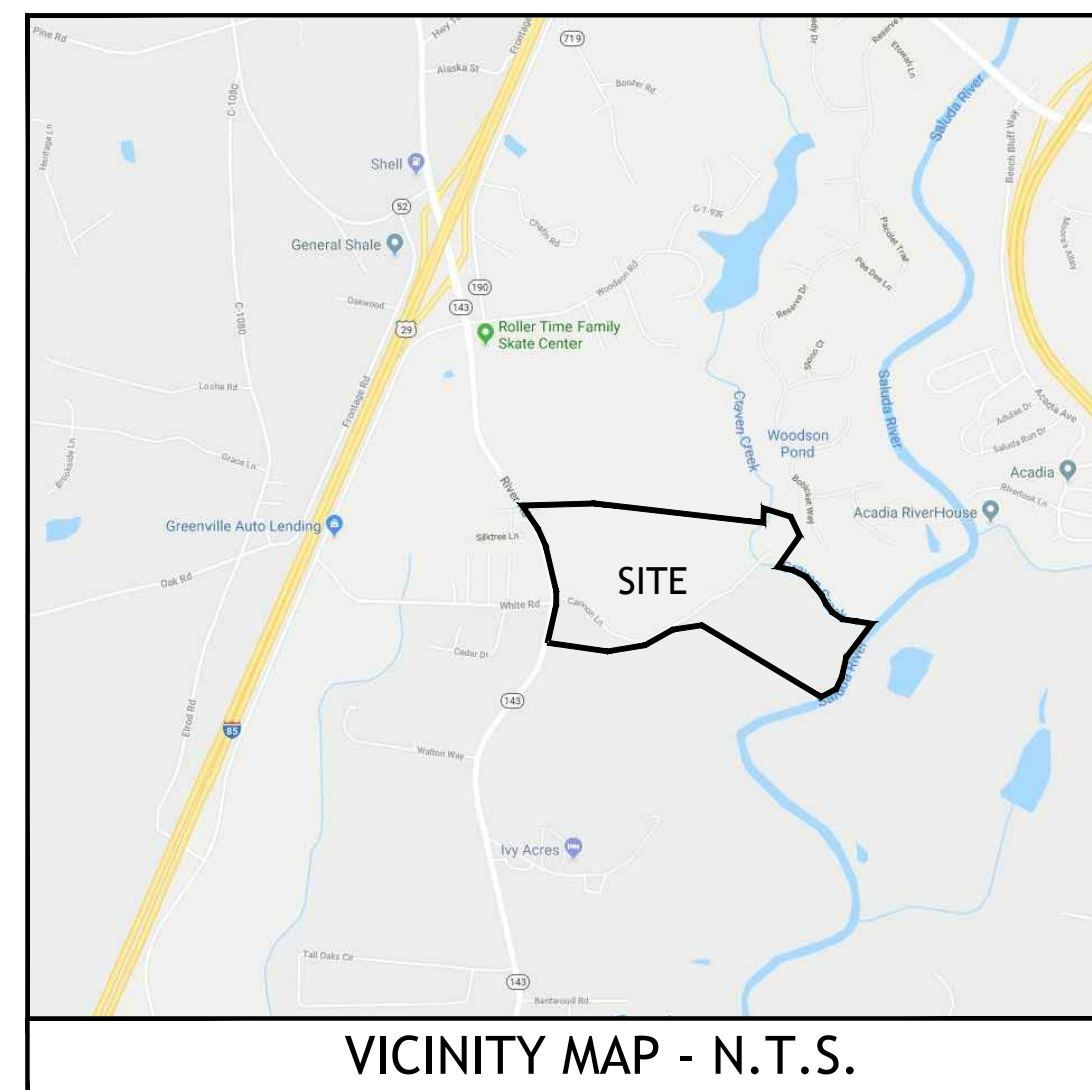
COMPANY: BEESON DEVELOPMENT, LLC  
ADDRESS: 2156 RIVER ROAD  
PIEDMONT, SC 29673  
PHONE: 864-660-9689  
CONTACT: JOEY M. BEESON  
EMAIL: JOEYMBEESON@GMAIL.COM

### CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWMEDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

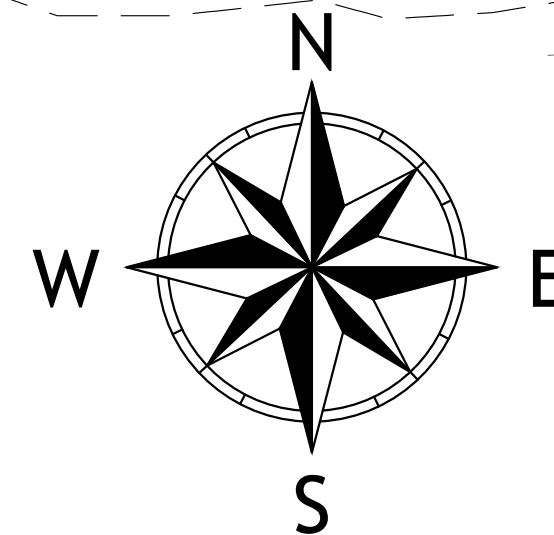
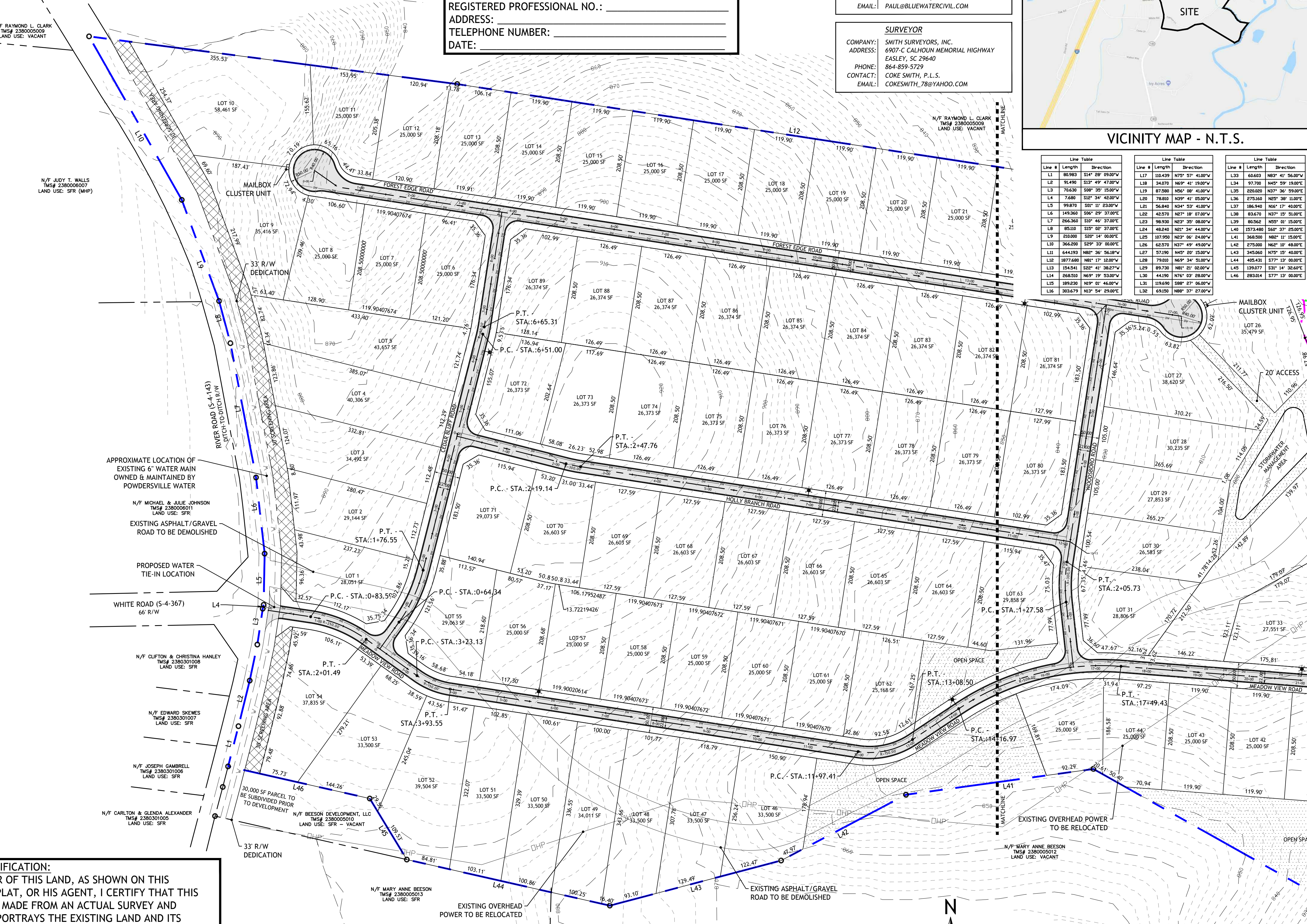
### SURVEYOR

COMPANY: SMITH SURVEYORS, INC.  
ADDRESS: 6907-C CALHOUN MEMORIAL HIGHWAY  
EASLEY, SC 29640  
PHONE: 864-859-5729  
CONTACT: COKE SMITH, P.L.S.  
EMAIL: COKESMITH\_78@YAHOO.COM



VICINITY MAP - N.T.S.

| Line # | Length   | Direction        |
|--------|----------|------------------|
| L1     | 90.983   | S14° 28' 09.00"W |
| L2     | 91.490   | S13° 49' 47.00"W |
| L3     | 76.630   | S08° 39' 15.00"W |
| L4     | 7.680    | S03° 34' 42.00"W |
| L5     | 99.870   | S01° 11' 53.00"W |
| L6     | 149.360  | S06° 29' 37.00"E |
| L7     | 266.360  | S10° 46' 37.00"E |
| L8     | 85.110   | S15° 06' 37.00"E |
| L9     | 209.880  | S09° 14' 00.00"E |
| L10    | 46.840   | N04° 52' 41.00"W |
| L11    | 366.500  | S29° 33' 00.00"E |
| L12    | 644.190  | N08° 36' 56.18"W |
| L13    | 187.680  | N01° 17' 12.00"W |
| L14    | 154.541  | S22° 41' 38.27"W |
| L15    | 189.230  | N03° 01' 46.00"W |
| L16    | 303.679  | N03° 54' 29.00"E |
| L17    | 118.439  | N75° 57' 41.00"W |
| L18    | 34.070   | N69° 41' 19.00"W |
| L19    | 87.580   | N56° 08' 41.00"W |
| L20    | 78.810   | N39° 41' 05.00"W |
| L21    | 56.840   | N04° 52' 41.00"W |
| L22    | 42.570   | N07° 18' 07.00"W |
| L23    | 98.930   | N03° 39' 08.00"W |
| L24    | 48.240   | N01° 34' 44.00"W |
| L25    | 107.950  | N03° 06' 24.00"W |
| L26    | 42.570   | N07° 41' 41.00"W |
| L27    | 57.190   | N45° 09' 15.00"W |
| L28    | 79.010   | N69° 34' 51.00"W |
| L29    | 89.730   | N01° 21' 02.00"W |
| L30    | 44.190   | N74° 02' 28.00"W |
| L31    | 119.690  | S09° 27' 06.00"W |
| L32    | 69.150   | N08° 37' 27.00"W |
| L33    | 60.663   | N03° 41' 56.00"E |
| L34    | 97.700   | N45° 59' 19.00"E |
| L35    | 220.020  | N27° 36' 59.00"E |
| L36    | 275.160  | N05° 38' 11.00"E |
| L37    | 136.840  | N05° 17' 40.00"E |
| L38    | 93.670   | N07° 15' 51.00"E |
| L39    | 80.562   | N05° 01' 15.00"E |
| L40    | 1573.480 | S60° 37' 25.00"E |
| L41    | 368.500  | N02° 11' 15.00"E |
| L42    | 875.800  | N02° 19' 48.00"E |
| L43    | 345.060  | N75° 15' 40.00"E |
| L44    | 405.431  | S77° 13' 00.00"E |
| L45    | 129.077  | S31° 14' 30.60"E |
| L46    | 283.014  | S77° 13' 00.00"E |



GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

Project Number: 2018-091

DWG Name: River's Edge PP.dwg

Drawing Scale: 1" = 100'

Date of Project: 09/2018

Engineer of Record:

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

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

Certificates of Authorization:  
SC C04212 - GA PE#005865  
NC P0688 - AL CA#0656

**RIVER'S EDGE**  
(SFR Subdivision - Preliminary)  
River Road & White Road  
Piedmont, SC 29673



| PLAN REVISION | DATE       | ISSUE                    | COMMENT |
|---------------|------------|--------------------------|---------|
| A             | 06/14/2018 | Issued Preliminary Plat  |         |
| B             | 07/06/2018 | Revised Preliminary Plat |         |
| C             | 09/11/2018 | Revised Preliminary Plat |         |
| D             | 10/09/2018 | Revised Preliminary Plat |         |
| E             | 10/23/2018 | Revised Preliminary Plat |         |

Preliminary Plat  
(Sheet 1 of 2)

PP-1A



## SITE DATA

TAX MAP NO.: 2380005011, P/O 2380005010,  
& P/O 2380006007

LAND AREA: ±99.92

ZONING: UNZONED

LAND USE: VACANT

SETBACK INFORMATION: 40' ALONG RIVER ROAD  
20' FRONT SETBACK  
10' SIDE SETBACK  
10' REAR SETBACK

TOTAL ROADWAY: 6,980 LF (22' PAVED W/  
50' R.O.W.)

PROPOSED LOTS: 89 SFR LOTS (25,000 SF MIN)

## SITE LEGEND

- ASPHALT PAVEMENT SECTION
- FLOODPLAIN
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

### GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG RIVER ROAD PROVIDED BY POWERSVILLE WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

### NOTE:

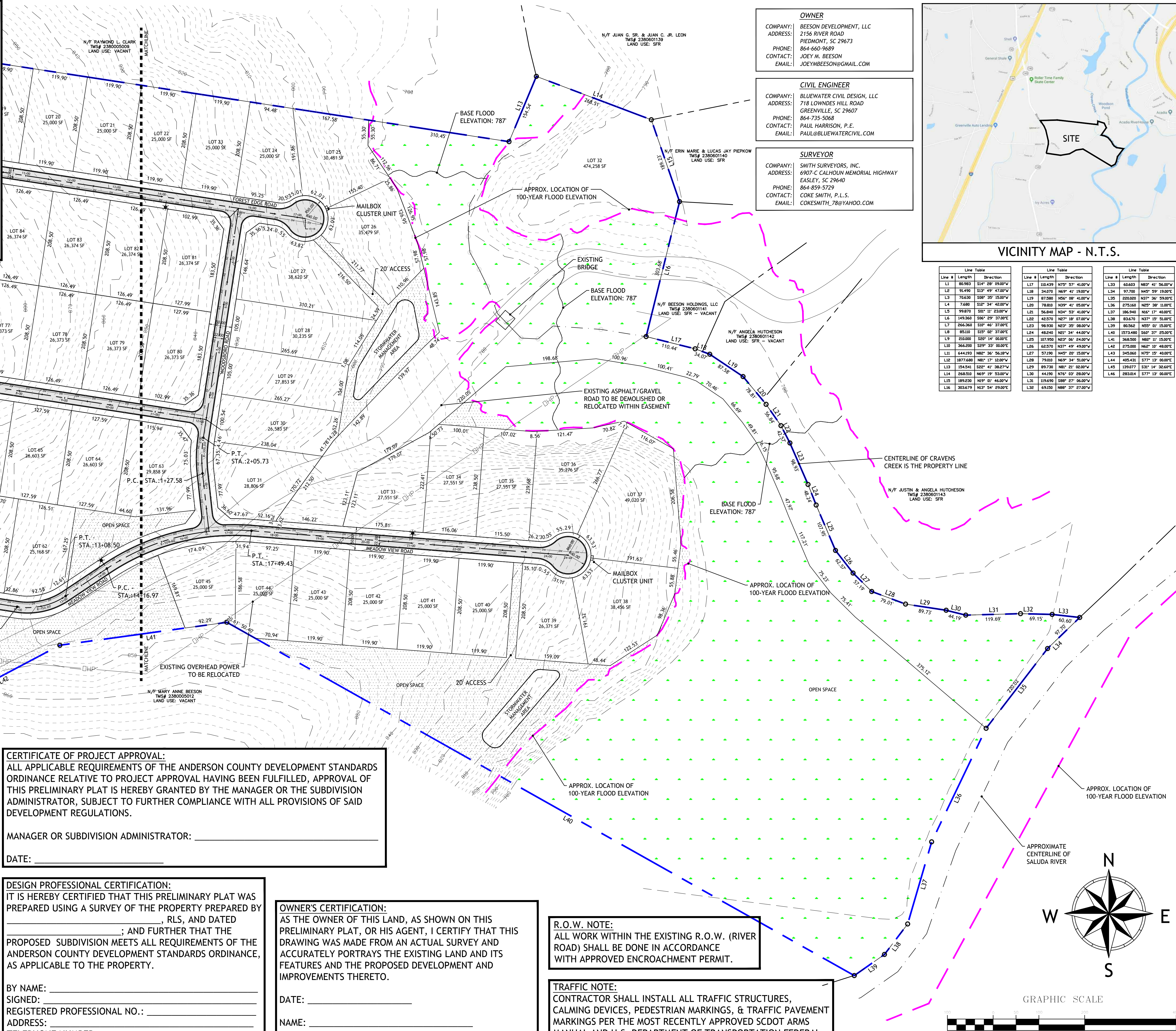
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

### DIMENSION NOTE:

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



Know what's below.  
Call before you dig.



**CERTIFICATE OF PROJECT APPROVAL:**  
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR: \_\_\_\_\_  
DATE: \_\_\_\_\_

**DESIGN PROFESSIONAL CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY \_\_\_\_\_, RLS, AND DATED \_\_\_\_\_; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
REGISTERED PROFESSIONAL NO.: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

**R.O.W. NOTE:**  
ALL WORK WITHIN THE EXISTING R.O.W. (RIVER ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

**TRAFFIC NOTE:**  
CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

Project Number: 2018-091  
DWG Name: River's Edge PP.dwg  
Drawing Scale: 1" = 100'  
Date of Project: 09/2018  
Engineer of Record:

Paul J. Harrison, P.E.  
South Carolina PE# 24224  
North Carolina PE# 038371  
**bluewater civil design, llc**  
bluewatercivil.com • info@bluewatercivil.com  
718 Lowmedes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0688 - AL CA4065E

**RIVER'S EDGE**  
(SFR Subdivision - Preliminary)  
River Road & White Road  
Piedmont, SC 29673

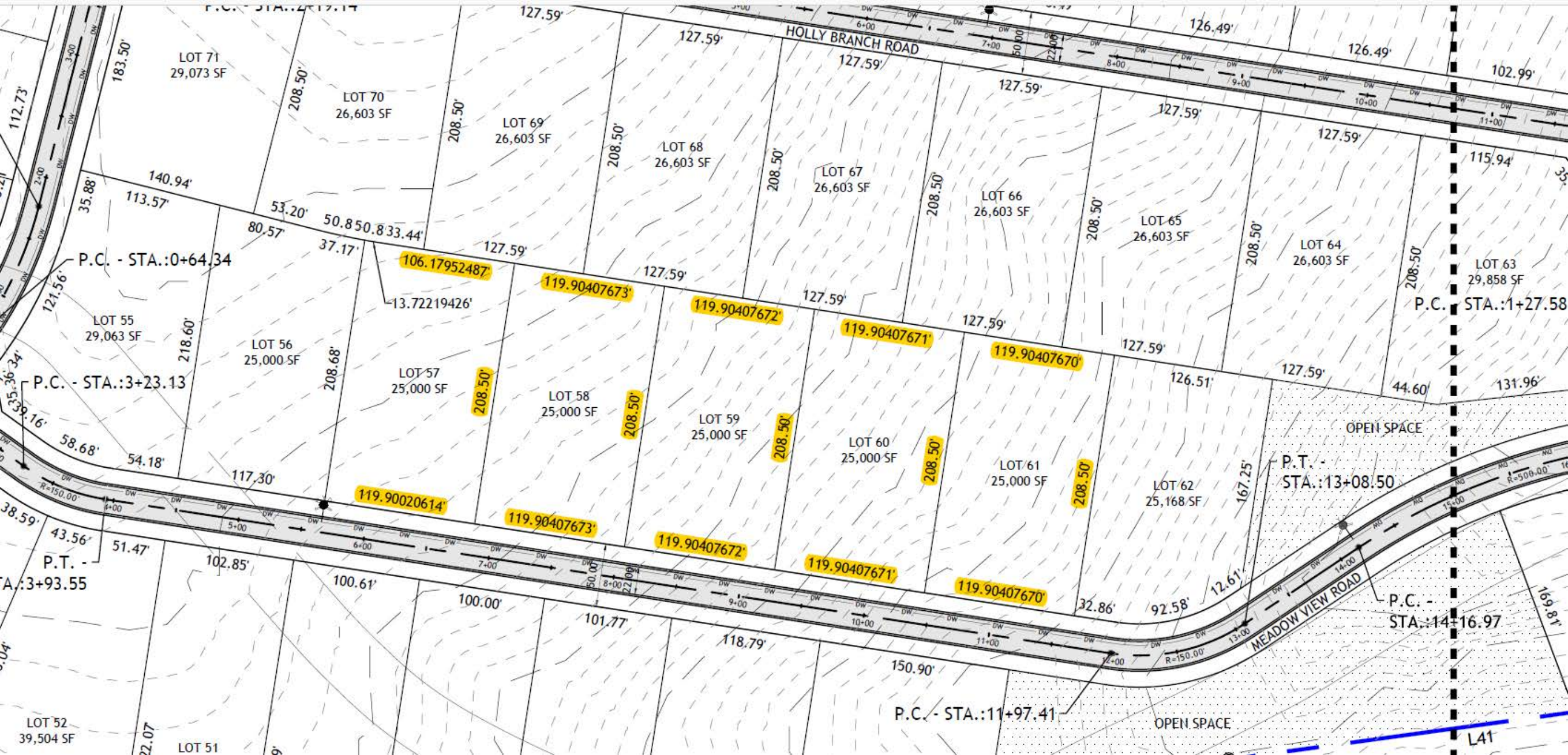


| PLAN REVISION | ISSUE DATE | ISSUE COMMENT            |
|---------------|------------|--------------------------|
| A             | 06/14/2018 | Issued Preliminary Plat  |
| B             | 07/06/2018 | Revised Preliminary Plat |
| C             | 09/11/2018 | Revised Preliminary Plat |
| D             | 10/09/2018 | Revised Preliminary Plat |
| E             | 10/23/2018 | Revised Preliminary Plat |
| .....         | .....      | .....                    |
| .....         | .....      | .....                    |
| .....         | .....      | .....                    |

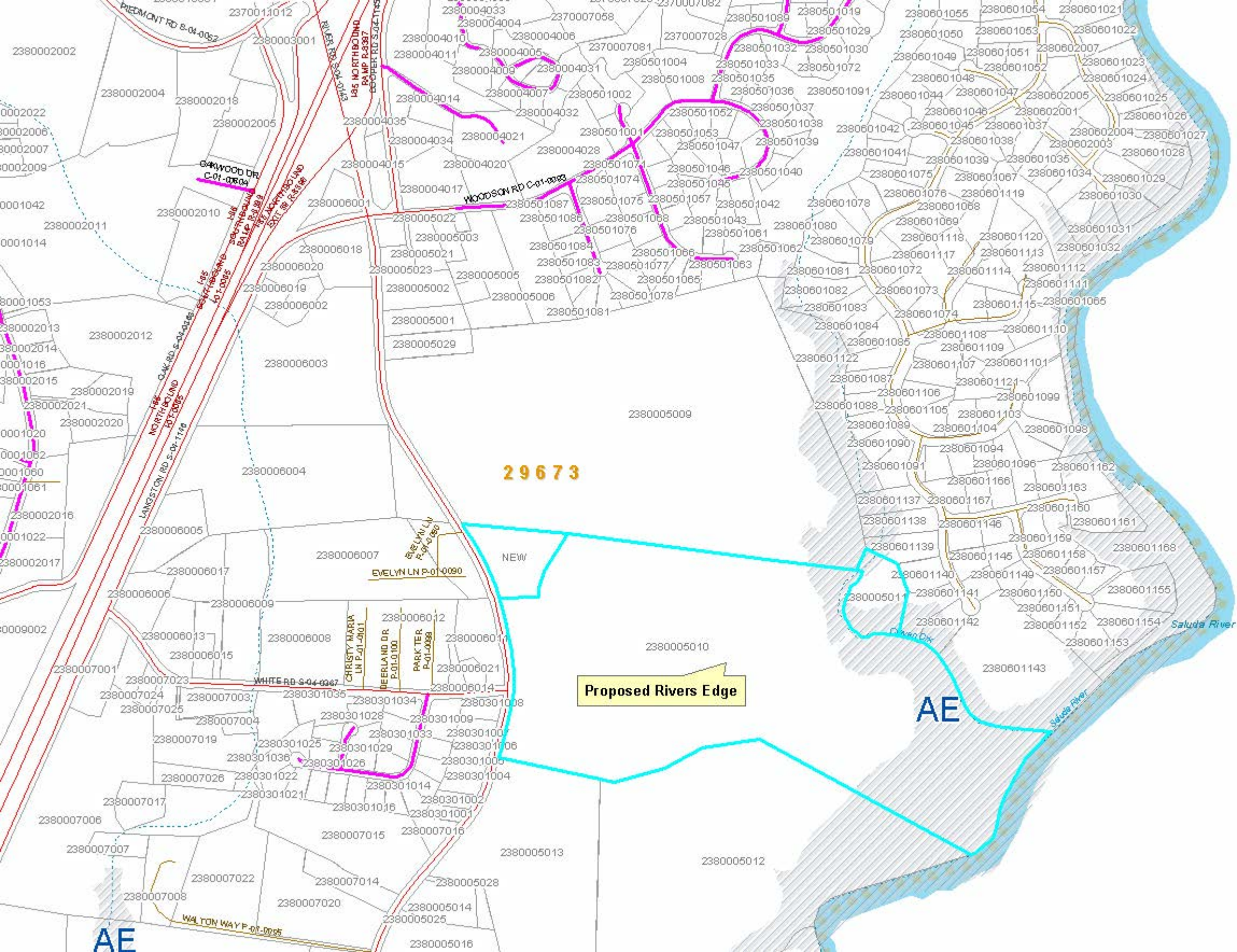
Preliminary Plat  
(Sheet 2 of 2)

PP-1B

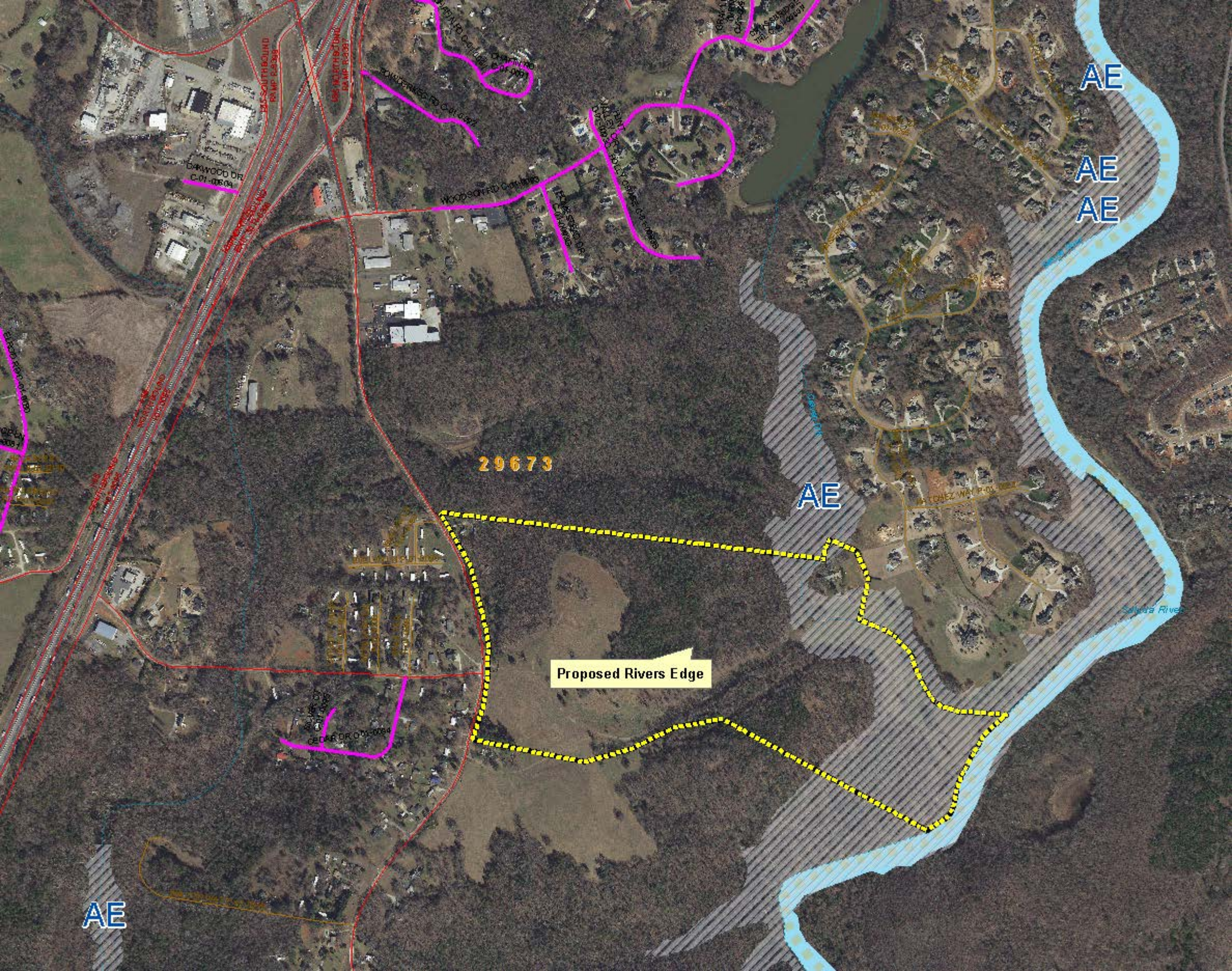












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Proposed Rivers Edge

29673

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