

Anderson County Planning Commission

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

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

November 14, 2017
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from October 10, 2017 meeting)
4. Old Business
5. New Business
 - A. Preliminary Subdivision - Shackleburg Farms
 - B. Preliminary Subdivision - Barrington Creek
 - C. Preliminary Subdivision - Cheshire
 - D. Preliminary Subdivision - Kingslake
 - E. Preliminary Subdivision - Hunters Crossing
 - F. Preliminary Subdivision - Carriage Hill
 - G. Public Hearing: Variance - Attenborough
 - H. Public Hearing: Amendment to Section 38-118f regarding traffic studies
6. Other Business
7. Adjournment

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

Anderson County Planning Commission
Tuesday, October 10, 2017 • 6:00 PM
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: Jane Jones, Ed Dutton, Brad Burdette, Jerry Vickery and Debbie Chapman

Members Absent: Lonnie Murray and David Cothran

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

Call to Order: Vice-Chair Jones called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. The agenda was unanimously approved.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the September 12th meeting. Hearing none, the minutes were approved 5-0, with a motion made by Mr. Dutton and second by Mr. Vickery.

Old Business: None

New Business:

Preliminary Subdivision: Shackleburg Farms

Ms. Alesia Hunter presented the request for the proposed Shackleburg Farms subdivision. The proposal is located at 645 Shackleburg Road in District #4 and would consist of 119 lots on +/- 40.07 acres. Four variances were requested, relating to lot dimensions and intensity standards. Staff's recommendation of the preliminary subdivision was denial, based on the lack of hardship for the variances among others. Vice-Chair Jones opened the public hearing. Paul Harrison with Blue Water Civil Design approached. He detailed the reasons why each variance was needed and concluded that the applicant had invested a lot of money and time into this site to provide housing for growth and TTI expansion. Mr. Dutton questioned the number of lots under 8,000 square feet. Mr. Harrison responded that the smallest lot would be 7,100 sq ft and a couple were 7,500 sq ft. He stated that otherwise, the lots were 8,000 sq ft or larger. Mr. Joel Walters with Mark III Properties also addressed the Commissioners. He explained that the variances were often requested and that the development was market driven. He added that the one entrance (instead of two) was for vehicular safety due to the curve in the road. Hearing no further comments, Vice-Chair Jones closed the public hearing. After discussion among the Commissioners, Mr. Vickery moved to deny the request of the four variances and preliminary subdivision; Mrs. Chapman seconded. The motion to deny was unanimous.

Public Hearing: Large-Scaled Project – The Oaks Event – WITHDRAWN BY APPLICANT

Public Hearing: Variance – Vance Wells

Ms. Hunter presented the request for the proposed Vance Wells variance. The property is located on Oakview Drive in District #3 and would allow the subdivision of a +/- 5.15 acre parcel into three individual lots (2.99, 1.11, and 1.05 acres) utilizing a private road and cul-de-sac. Staff recommended approval of request. Vice-Chair Jones opened the public hearing. Hearing no comments, she then closed the hearing and called for a motion. Mr. Vickery moved to accept staff's recommendation and approve; Mr. Dutton seconded. The motion to approve was unanimous.

Public Hearing: NECAP (North East County Area Plan)

Mr. Michael Forman presented the NECAP plan, a special area study plan with a proposed resolution from the Commission to County Council. Vice-Chair Jones opened the public hearing and invited comments. Mr. Richard Whitter spoke specifically about the Vantage and Chimney Hill proposals. Main concerns included school traffic and traffic along Three Bridges and Hood Roads. He concluded that stating both projects should be stopped. Ms. Mary Ashley next spoke, and also referred to school traffic. She noted that she had friends whose grandchildren spent 20-30 minutes traveling to school. She also noted that she called Safe Routes, but was informed the program was out of funds. A third gentleman (Brent ?) asked the purpose of NECAP. Mr. Forman informed him that presently before the Commission is a resolution recommending County Council adopt this plan as additional information within the Comprehensive Plan. The gentleman asked for clarification that this is a study and that during the process, the public may make comments and tweak the document. Mr. Forman confirmed that the plan is malleable. Hearing no further comments, Vice-Chair closed the public hearing. Mr. Dutton moved to approve the proposed resolution and recommend adoption by County Council; Mr. Vickery seconded. The motion to approve was unanimous.

Other Business:

Vice-Chair Jones called for any other business. Hearing no further business, Vice-Chair Jones adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission
November 14, 2017
6:00 PM

Staff Report – Preliminary Subdivision (Second Submittal)

Preliminary Subdivision Name: Shackleburg Farms Subdivision (Request approval for phasing project into (Phase I & Phase II))

Intended Development: Residential Single Family

Applicant: John Beeson/Mark III Properties

Surveyor/Engineer: Blue Water Civil Design

Location: 645 Shackleburg Road

County Council District: 4

Surrounding Land Use:
North – Residential
South – Residential
East – Industrial
West – Residential

Zoning: The property is un-zoned

Tax Map Number: 143-00-03-007

Extension of Existing Dev: No

Existing Access Road: Shackleburg Road

Number of Acres: 40.07

Number of Lots: 113(Revised from 119 to 113)

Water Supplier: Powdersville Water

Sewer Supplier: Anderson County Wastewater

Variance: None Requested.

The new plan meets the minimum setbacks, of 20' 8' 10', the minimum lot width of 60', and minimum lot area of 8,000 square feet.

Traffic Impact Analysis:

This new subdivision is expected to generate 1190 new trips per day. Shackleburg Farms is classified as a minor collector road with no maximum average vehicle trips per day requirement. A second entrance has been added for ingress and egress for the subdivision.

- A traffic study is required and has been submitted with the following comments;
- 1. Cypress Hollow Drive would be classified as a major local road that requires 22' of pavement.
- 2. The ADT on Cypress Hollow Drive (internal road within subdivision) is estimated to be 1,190 which is less than the maximum of 1,600 allowed for a major local road.
- 3. The traffic study did not recommend any improvements or turning lanes at the proposed access on Shackleburg Road.
- 4. The proposed road layout is acceptable to Roads & Bridges with providing the two entrances within the subdivision. (NEW PLAN UPDATED)
- 5. The proposed access on Shackleburg Road is acceptable to Roads and Bridges with two entrances. (NEW PLAN UPDATED)
- 6. The developer will be required and is responsible for meeting or exceeding construction plans that are approved by Anderson County Roads and Bridges for internal roads. Any road improvements, if applicable, will be the responsibility of the developer.
- 7. An encroachment permit shall be required by Anderson County Roads and Bridges.

Staff Recommendation:

Approval, staff recommends approval of the overall preliminary subdivision as submitted with the changes to reflect compliance with the subdivision requirements. The following approvals and the following conditions apply;

- *Subdivision and road names must be approved by the Addressing Department.
- *If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots. Powdersville Water (approval)
- *All lots must access internal roads only.
- *Developer must obtain the following permits prior to proceeding with development to include;
- *Anderson County Roads and Bridges for construction design and encroachment permitting.
- *Anderson County Storm water Department and SCDHEC for review and approval of sediment and erosion control plans.
- *Anderson County Wastewater Department for sewer and SCDHEC for permit to operate and construction.
- *Setbacks must be shown on the Final Plat.



Subdivision Plat Application

10/12/2017

Date of Application Completion

Shackleburg Farms

Name of Project

Applicant's Information

Name: John Beeson w/ Mark III Properties, Inc.
Mailing Address: 170-C Camelot Drive, Spartanburg, SC 29301
Telephone and Fax: 864-809-6675, 864-595-1736 E-Mail: john@markiiiproperties.com

Owner's Information

(If Different from Applicant)

Name: _____
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: 645 Shackleburg Road
Parcel Number/TMS: 1430003007
County Council District: CCD 4 School District: School District 01
Total Acreage: 40.07 Number of Lots: 113
Intended Development: Residential Current Zoning: Unzoned
Surrounding Land Uses: North: Residential South: Residential East: Industrial West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Anderson County Wasetwater

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

If so, please describe: Second entrance added, min. lot size increased

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

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

John Beeson
Applicant's Signature

10-12-17
Date

Page 1 of 1

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

TAX MAP NO.:	1430003007
TOTAL AREA:	≈40.24 ACRES
ZONING:	UNZONED
TOTAL LOTS:	113 LOTS 44 LOTS (60' X 150') 69 LOTS (68' X 150')
PROPOSED ROADWAY:	54,297 LF (22' PAVED W/ 50' R.O.W.)
SETBACKS:	40'
SHADELBERG ROAD:	20'
FRONT SETBACK:	8'
SIDE SETBACK:	10'
SECONDARY SIDE	
REAR SETBACK:	
LAYOUT SUBJECT TO P.C. APPROVAL	

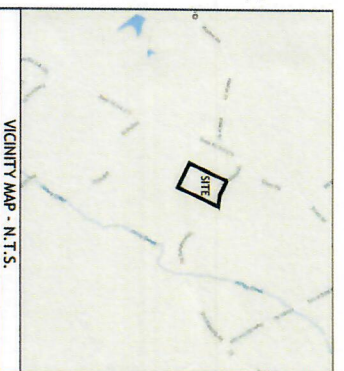
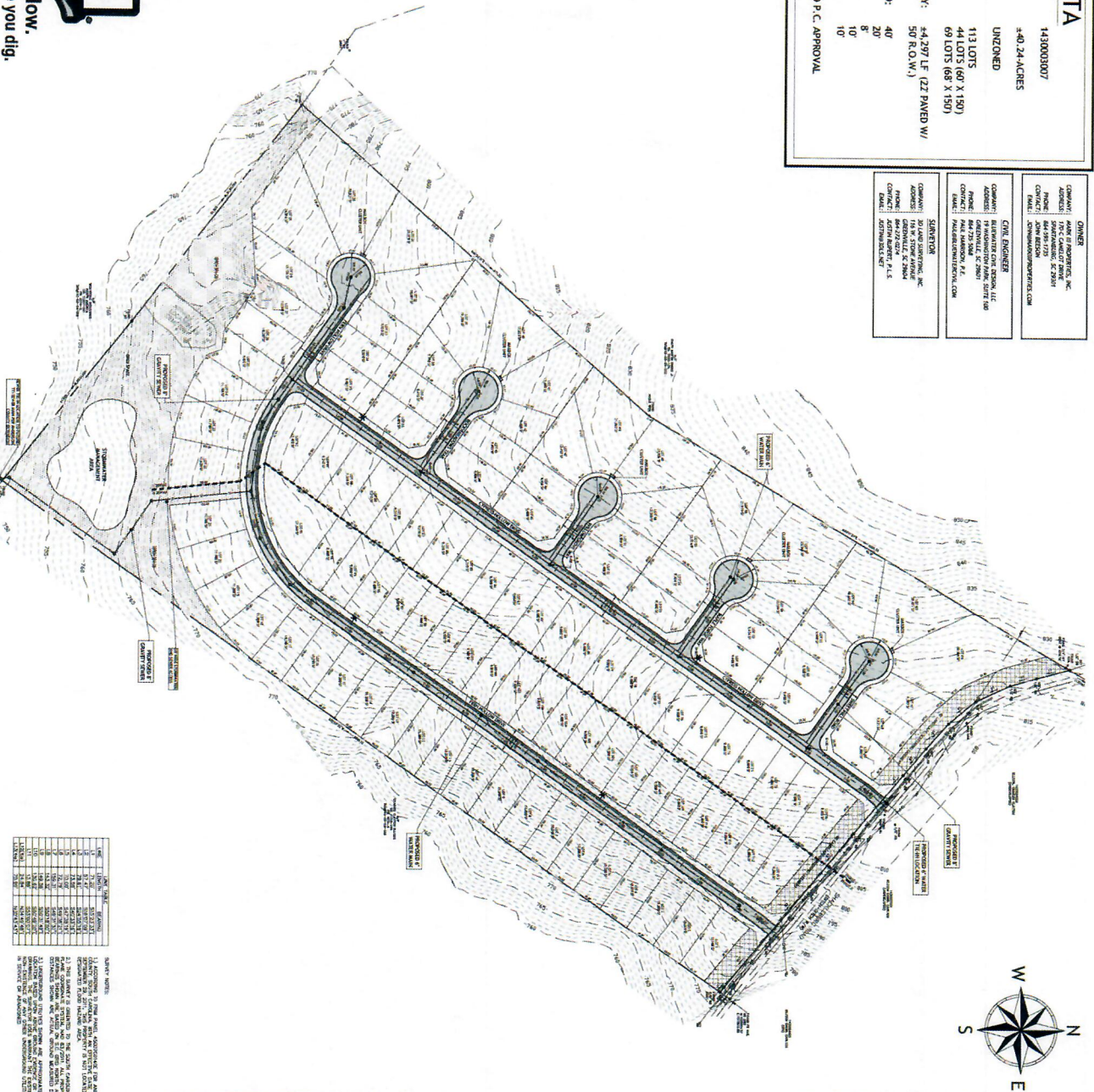
OWNER

COMPANY: MAAR III PROPERTIES, INC.
ADDRESS: 170-C CAMLOT DRIVE
SPARTANBURG, SC 29307
PHONE: 804-595-1735
CONTACT: JOHN BEESON
EMAIL: JOHN@MAARIII-PROPERTIES.COM

CIVIL ENGINEER

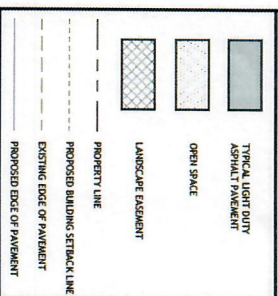
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 19 WASHINGTON PARK, SUITE 100
GREENVILLE, SC 29601
PHONE: 864.735.5048
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
3D LAND SURVEYING, INC.
116 W. STONE AVENUE
GREENVILLE, SC 29604
864-272-0274
JUSTIN@JLS.NET



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

SITE PLAN LEGEND



GENERAL NOTES:

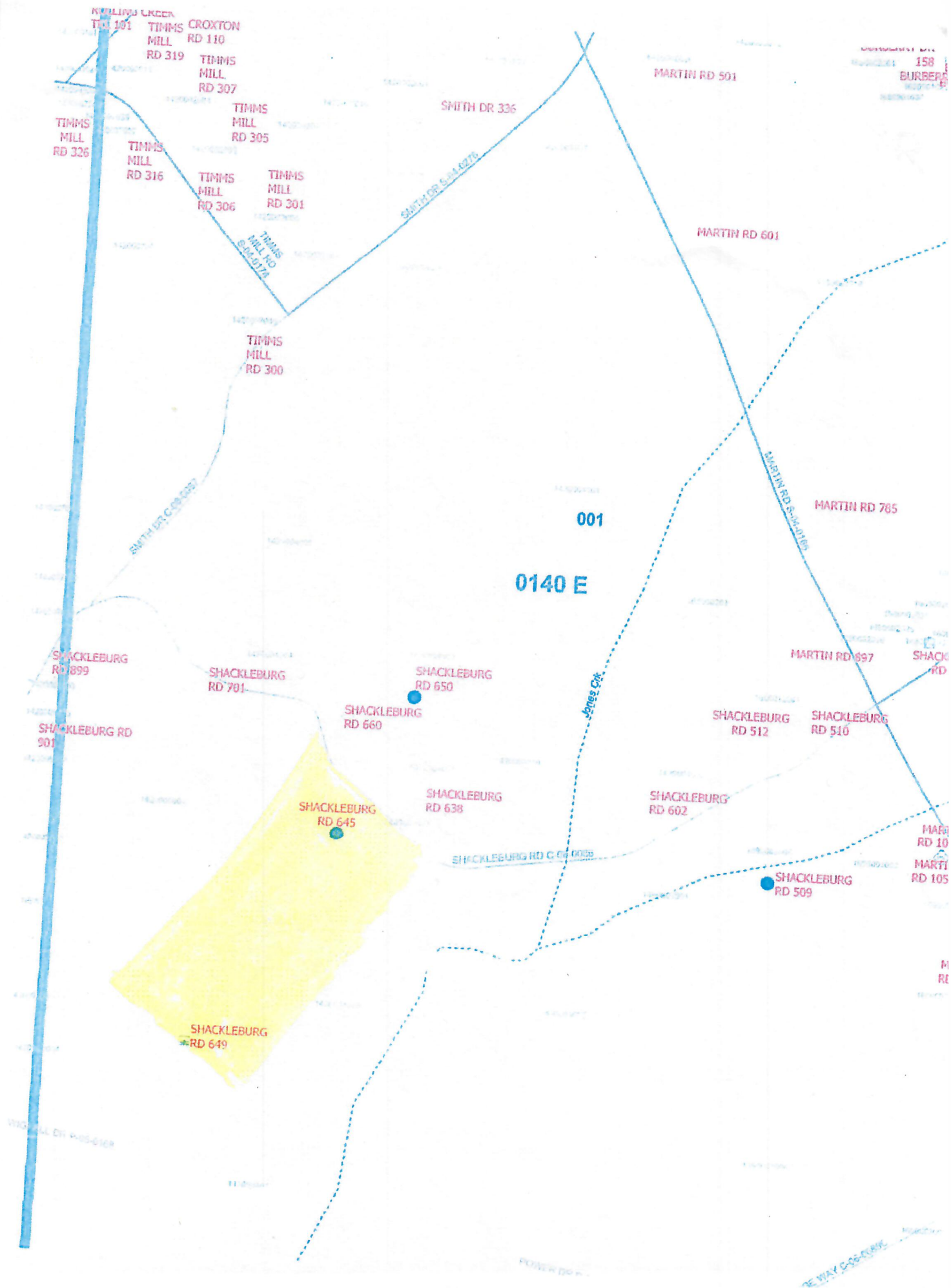
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. TO EASEMENTS SHALL BE ESTABLISHED ALONG ALL FRONT PROPERTY LINES. UNLESS ADDITIONAL PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A STORM WATER MANAGEMENT AND SEWAGE TREATMENT 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 SHACKLEBURNING ROAD PROVIDED BY POWDERHILL WATER SYSTEM.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE WATER OR SEWER MANAGEMENT FACILITIES OR SERVICES.



South Carolina 811
Call 811 Before You Dig

**Know what's below.
Call before you dig.**

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Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Barrington Creek Subdivision
Intended Development:	Residential
Applicant:	Mark III Properties
Surveyor/Engineer:	Gray Engineering
Location:	Shiloh Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Residential East – Commercial West – Residential
Zoning:	None
Tax Map Number:	217-00-13-001
Extension of Existing Dev:	No
Existing Access Road:	Shiloh Road
Number of Acres:	43.24
Number of Lots:	111
Water Supplier:	Hammond-Big Creek Water
Sewer Supplier:	Anderson County
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 1170 new trips per day. Shiloh Road is a state maintained collector road with no maximum average vehicle trips per day requirement. Developer has submitted a traffic study analysis and Roads and Bridges Department concurs with staff the data satisfied that traffic impacts are expected to be minimal and no turn lanes are warranted.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development and the developer must submit any additional transportation related traffic studies as required by SCDOT, when applicable.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Approval from Hammond-Big Creek for potable water and fire protection.
- Approval from Anderson County Wastewater and SCDHEC on sewer for a permit to operate and construction permit.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from Roads and Bridges Department for road construction plans
- Anderson County Encroachment Permit
- Floodplain 100 year floodplain analysis/study required also individual elevation certificates are required at the time of application for a building permit and at the final.



Subdivision Plat Application

10/3/17
Date of Application Completion

BARRINGTON CREEK
Name of Project

Applicant's Information

Name: MARK III PROPERTIES INC.
Mailing Address: 170-C CAMELOTT DRIVE SPARTANBURG, SC 29301
Telephone and Fax: 864-595-1735 E-Mail: JAY@MARKIIIPROPERTIES.COM

Owner's Information (If Different from Applicant)

Name: MARK III PROPERTIES INC.
Mailing Address: 170-C CAMELOTT DRIVE SPARTANBURG, SC 29301
Telephone and Fax: 864-595-1735 E-Mail: JAY@MARKIIIPROPERTIES.COM

Project Information

Project Location: SHILOH ROAD
Parcel Number/TMS: 2170013001
County Council District: CCD 6 School District: 01
Total Acreage: 43.24 Number of Lots: 111
Intended Development: RESIDENTIAL Current Zoning: UN-ZONED
Surrounding Land Uses: North: RESIDENTIAL South: UNDEVELOPED East: COMMERCIAL West: RESIDENTIAL
Water Supplier: HAMMETT - BIG CREEK WATER Sewer Supplier: ANDERSON COUNTY
Have any changes been made since this plat was last before the Planning Commission?: NO
If so, please describe: _____
Is there a request for a variance?: NO If so, please attach the description to this application.

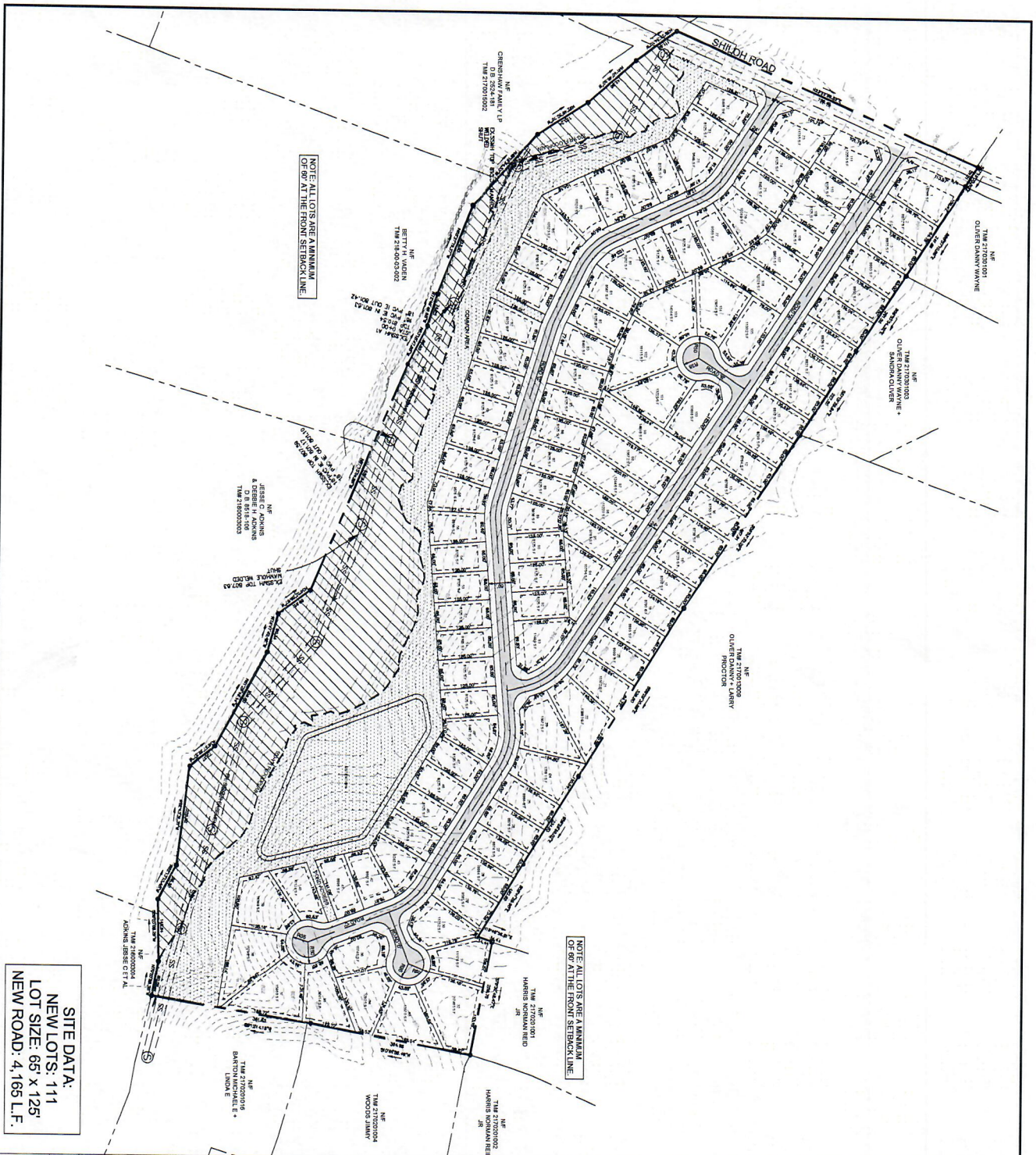
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

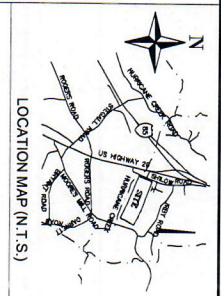
10/3/17
Date

Page 1 of 1

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



SITE DATA:
NEW LOTS: 111
LOT SIZE: 65' x 125'
NEW ROAD: 4,165 L.F.



BARRINGTON CREEK

STAKEOUT PLAN

DATE: 10/2/17

PROJECT: BARRINGTON CREEK SUBDIVISION

OWNER: BARRINGTON CREEK SUBDIVISION

DESIGNER: GRAY ENGINEERING CONSULTANTS

DATE: 10/2/17

SCALE: 1" = 100'

PROJECT MANAGER: [Name]

DATE: 10/2/17

PROJECT: BARRINGTON CREEK SUBDIVISION

OWNER: BARRINGTON CREEK SUBDIVISION

DESIGNER: GRAY ENGINEERING CONSULTANTS

DATE: 10/2/17

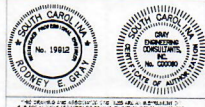
SCALE: 1" = 100'

PROJECT MANAGER: [Name]

DATE: 10/2/17

BARRINGTON CREEK SUBDIVISION

SHILOH ROAD, ANDERSON COUNTY, SC



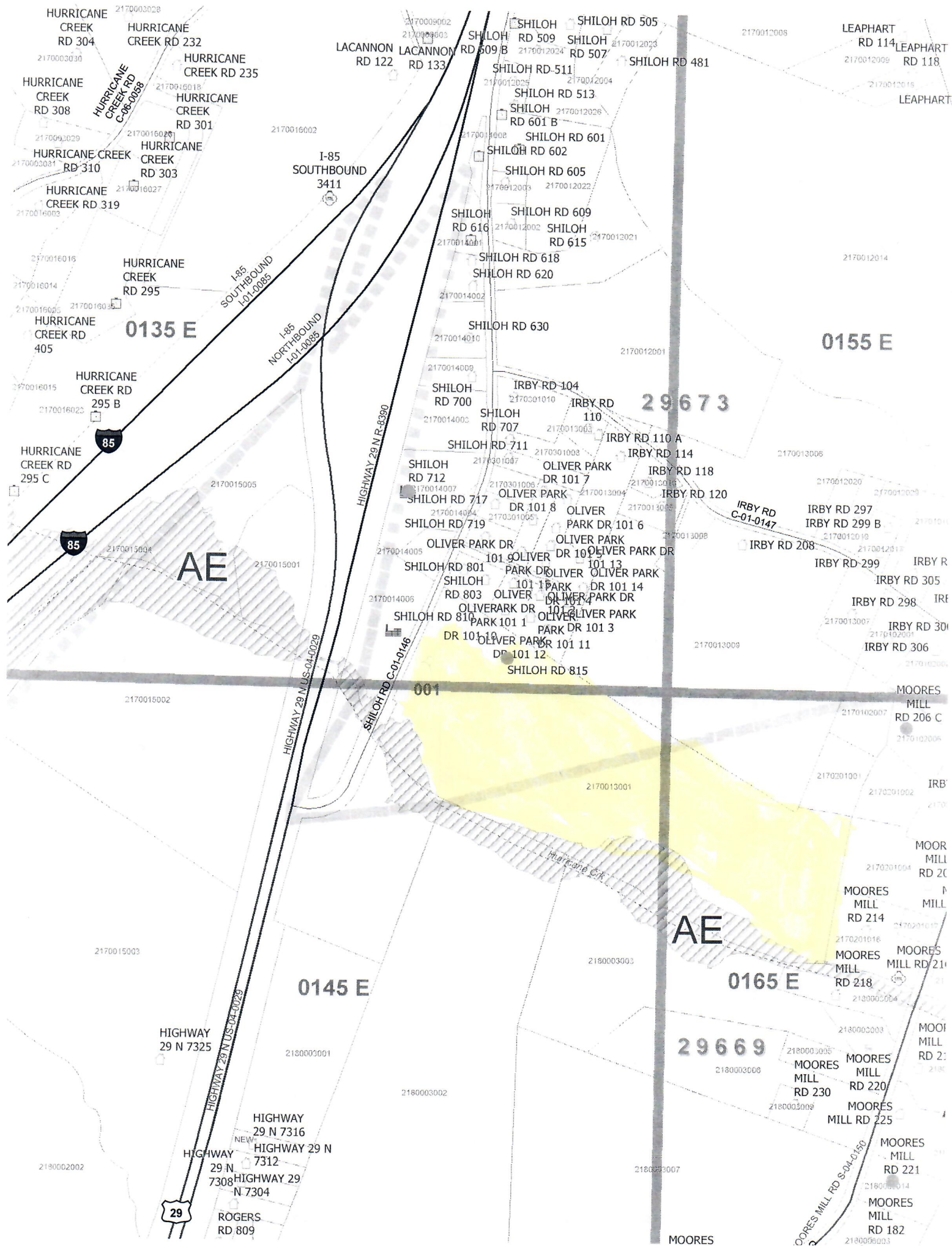
GRAY ENGINEERING CONSULTANTS

130 PILGRIM ROAD, GREENVILLE, SC 29607

PH: (864) 997-3027 FAX: (864) 997-3487

WWW.GRAYENGINEERING.COM

NO.	DATE	BY	REVISION
1	10/2/17	CV	SUBMITTED FOR PRELIM PLAT REVIEW



Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Subdivision Cheshire

Preliminary Subdivision Name:	Cheshire
Intended Development:	Residential Single Family
Applicant:	Beeson Development LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Three Bridges Road
County Council District:	6
Surrounding Land Use:	North – Vacant Residential South – Residential East – Industrial West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	212-00-07-023 Part of 148.27 acre parcel
Extension of Existing Dev:	No
Existing Access Road:	Three Bridges Road
Number of Acres:	Part of 148.27 acre parcel
Number of Lots:	60
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested.

Traffic Impact Analysis:

This new subdivision is located on the same 148 acre parcel (Part of a Common Development Plan) as Kinglake Subdivision with counting both subdivision will go over the 100 lots for both of the subdivisions. This new subdivision is expected to generate 600 new trips per day. Three Bridges Road (Access) is classified as a collector road with no maximum average vehicle trips per day requirement.

Staff Recommendation:

Staff is unable to make a recommendation of the proposed subdivision for the following reasons;

A traffic study is not included with the preliminary application as to address the following conditions;

1. Determine existing conditions of the roadway
2. Peak times when traffic is at its highest
3. Total traffic volume
4. Trip distribution
5. Site access
6. Impact on existing infrastructure(Three Bridges Road)
7. Level of Service for traffic both existing and proposed



Subdivision Plat Application

Date of Application Completion _____

Cheshire

Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT LLC

Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673

Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL

Mailing Address: 142 OLIVER SPRINGS HWY, CLINTON, TN 37716

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

Parcel Number/TMS: PART OF 212-00-07-023

County Council District: 06 School District: 01

Total Acreage: ±18.9 Number of Lots: 60

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: UNZONED VACANT/RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature _____

Date

10-12-17

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

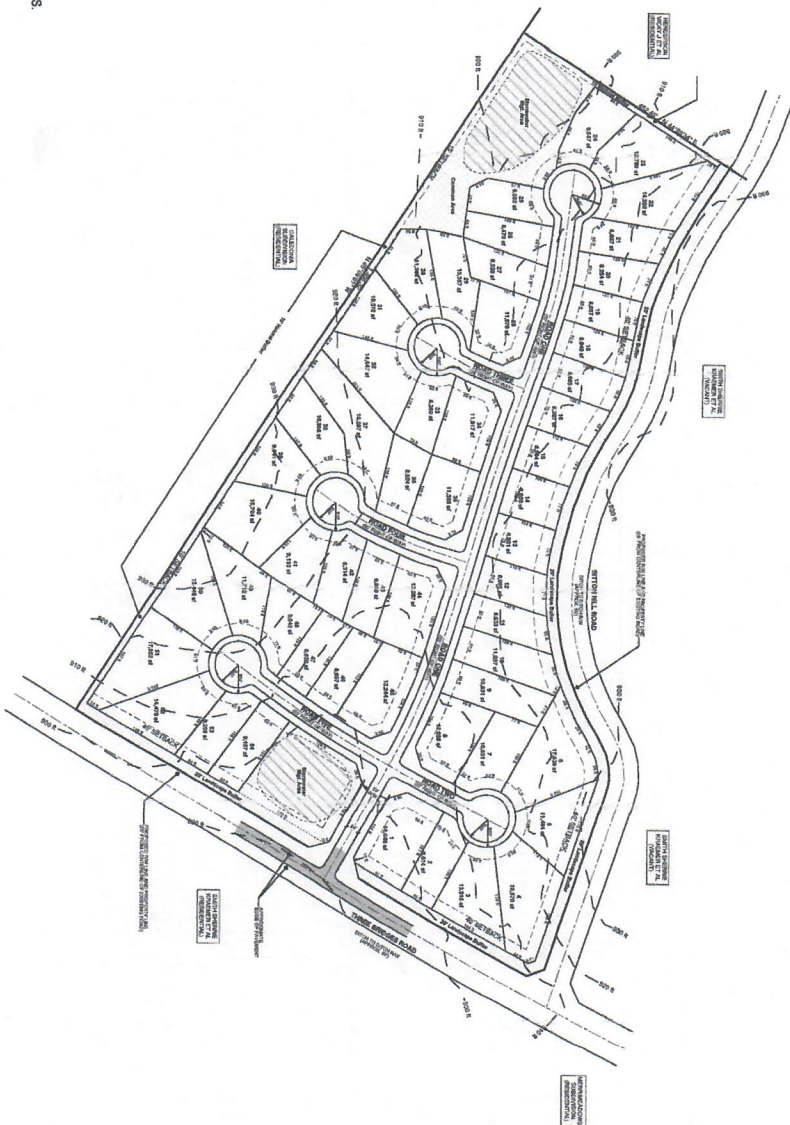
Amount of Fee Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

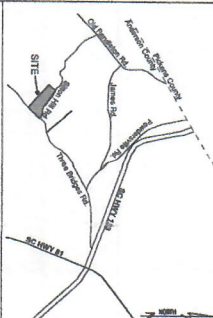
GRAPHIC SCALE

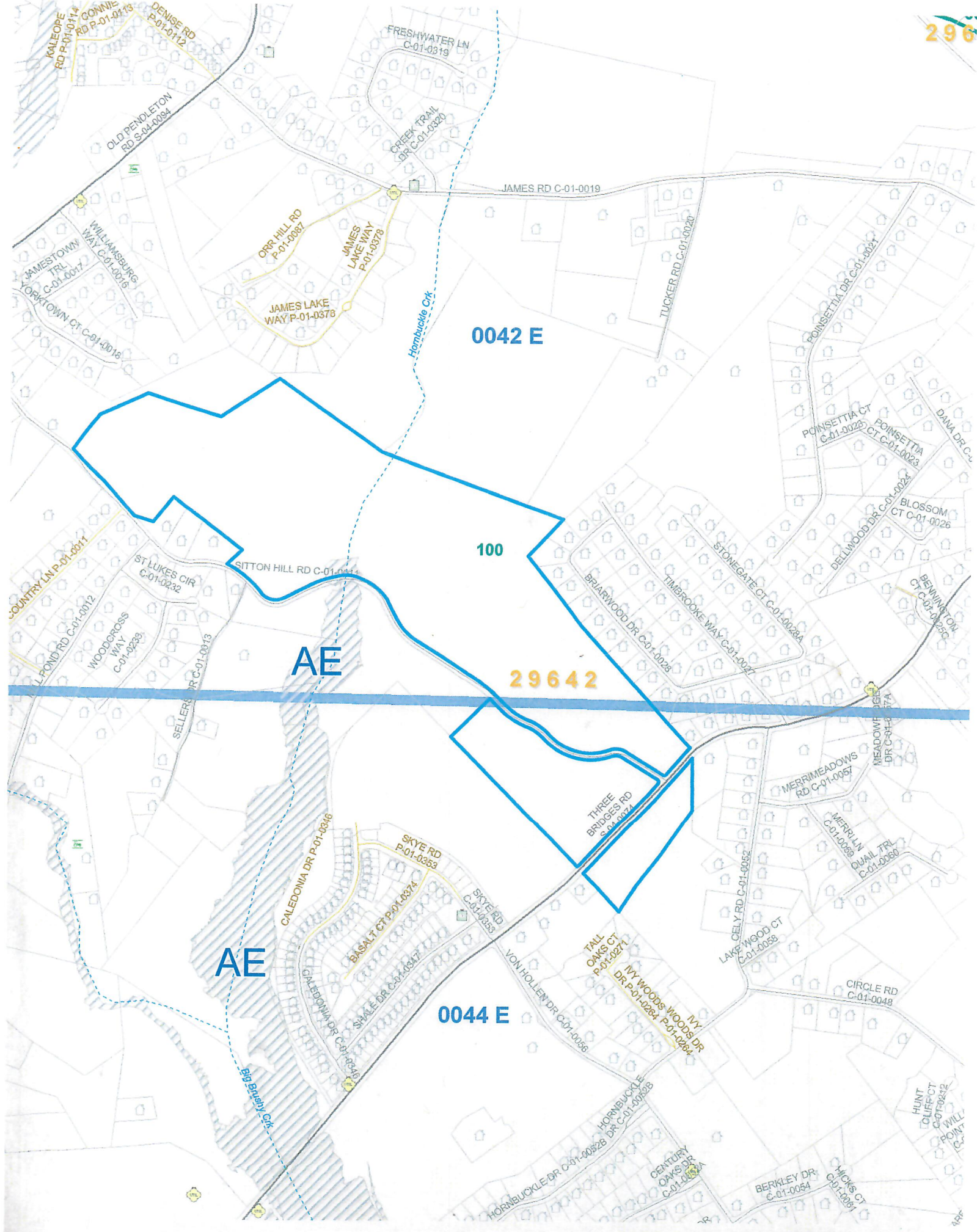
(IN FEET)

1 inch = 100 ft.

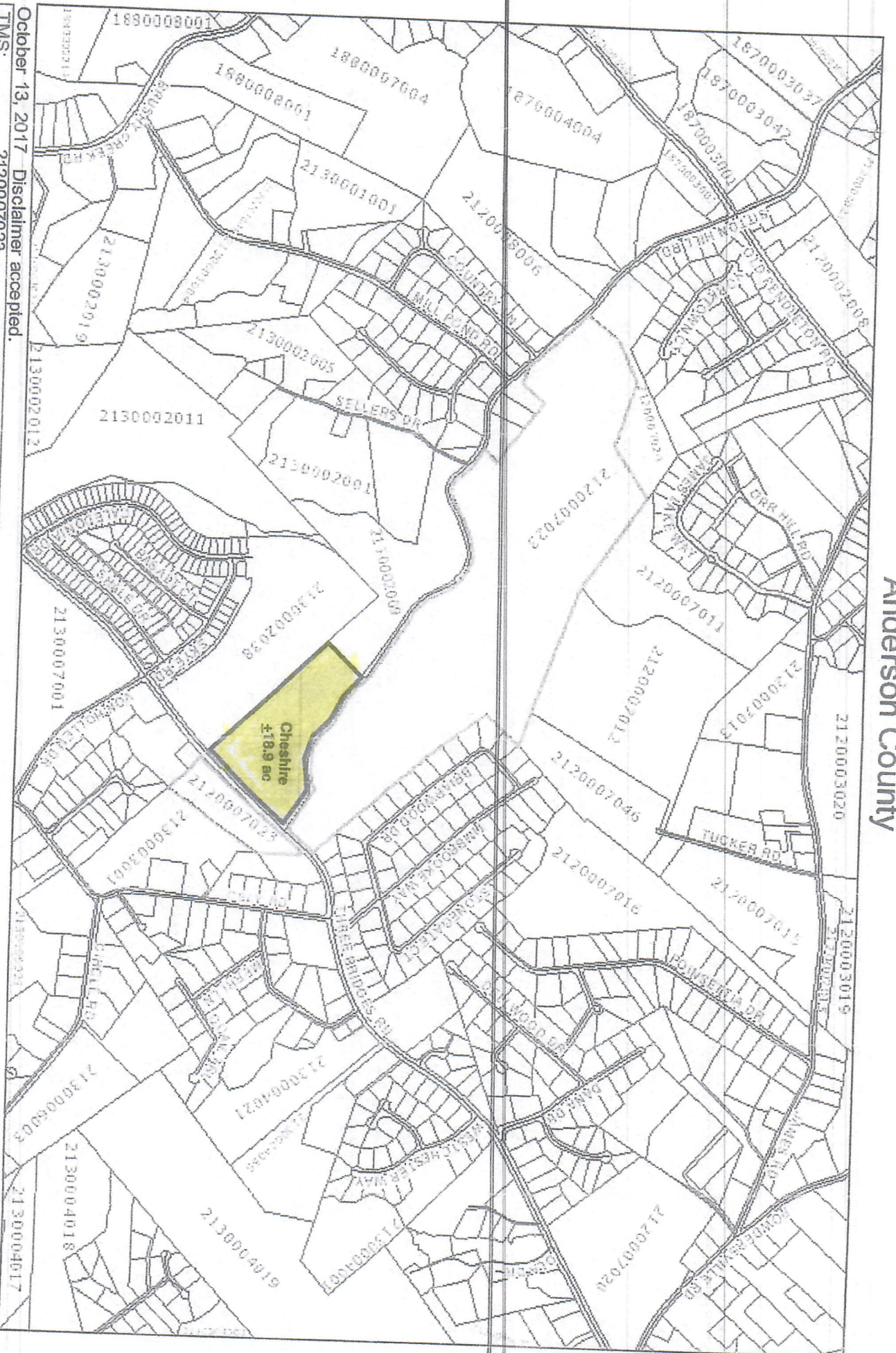


NORTH





Anderson County



October 13, 2017 Disclaimer accepted.

TMS: 2120007023

Owner: SMITH SHERRIE KRAEMER ET AL

City/State: 142 OLIVER SPRINGS HWY CLINTON TN

Deed Book: 12479 Deed Page: 242 Zip Code: 37716

Tax District: 100 Description: SITTON HILL RD 148.27 AC

Sale Year: 2016 Sale Price: \$1 Market Value: \$177,920

Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Subdivision Kingslake

Preliminary Subdivision Name:	Kingslake
Intended Development:	Residential Single Family
Applicant:	Beeson Development LLC
Surveyor/Engineer:	JW White Consulting, LLC
Location:	Sitton Hill Road
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Industrial West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	212-00-07-023 Part of 148.27 acre parcel
Extension of Existing Dev:	No
Existing Access Road:	Sitton Hill Road
Number of Acres:	Part of 148.27 acre parcel
Number of Lots:	97
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County Wastewater
Variance:	None Requested.

Traffic Impact Analysis:

This new subdivision is located on the same 148 acre parcel (Part of a Common Development Plan) as Cheshire Subdivision with counting both subdivision will go over the 100 lots for both of the subdivisions. This new subdivision is expected to generate 970 new trips per day. Sitton Hill Road (Access) is classified as a collector road with no maximum average vehicle trips per day requirement.

Staff Recommendation:

Staff is unable to make a recommendation of the proposed subdivision for the following reasons;

A traffic study is not included with the preliminary application as to address the following conditions;

1. Determine existing conditions of the roadway
2. Peak times when traffic is at its highest
3. Total traffic volume
4. Trip distribution
5. Site access
6. Impact on existing infrastructure(Three Bridges Road)
7. Level of Service for traffic both existing and proposed



Subdivision Plat Application

Date of Application Completion _____

Kingslake
Name of Project _____

Applicant's Information

Name: BEESON DEVELOPMENT LLC
Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673
Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

Owner's Information (If Different from Applicant)

Name: SMITH SHERRIE KRAEMER ET AL
Mailing Address: 142 OLIVER SPRINGS HWY, CLINTON, TN 37716
Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC
Parcel Number/TMS: PART OF 212-00-07-023
County Council District: 06 School District: 01
Total Acreage: +48.6 Number of Lots: 97
Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED
Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: RESIDENTIAL
Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY
Have any changes been made since this plat was last before the Planning Commission?: N/A

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

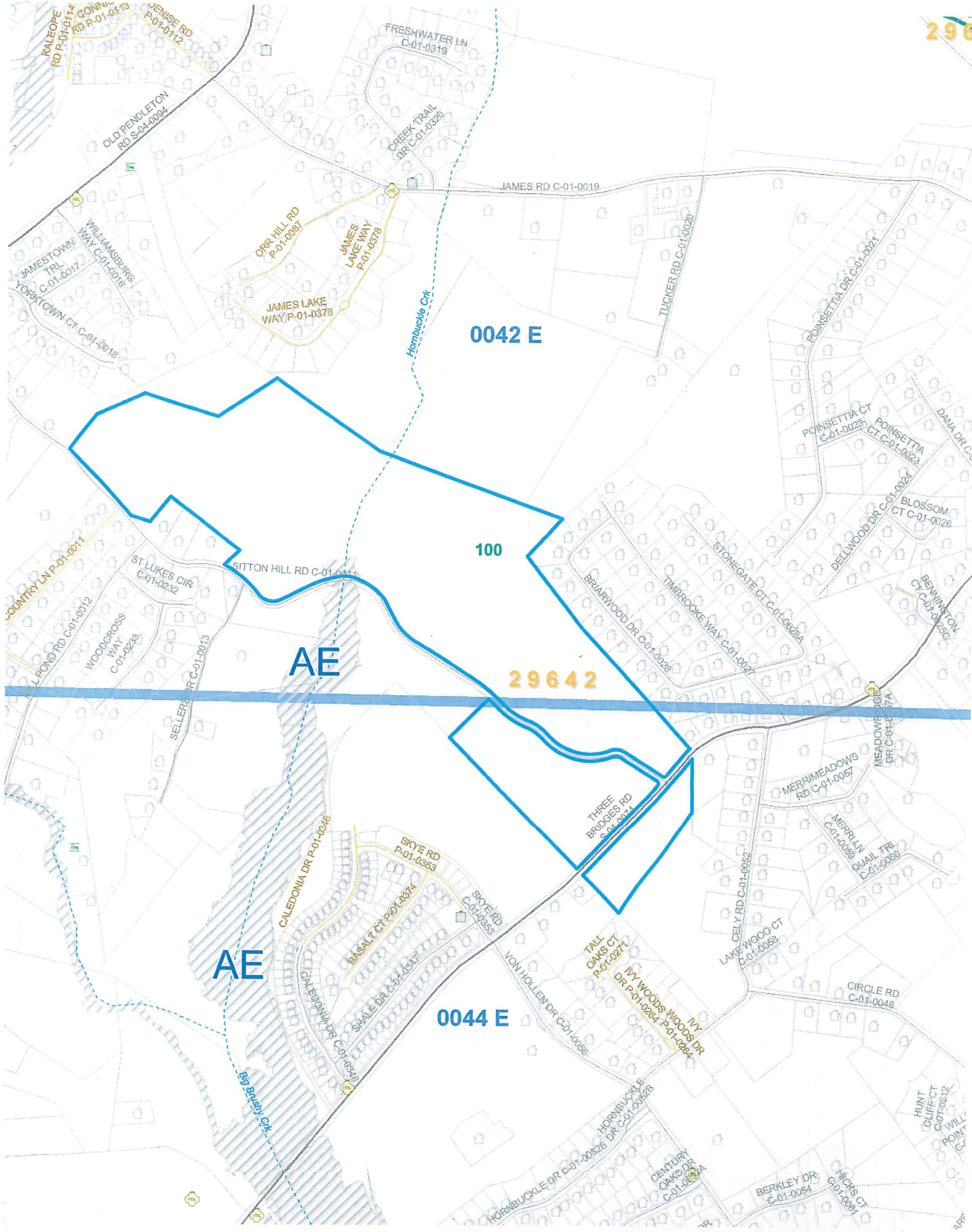
As the applicant, hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

10-12-17
Date

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



0042 E

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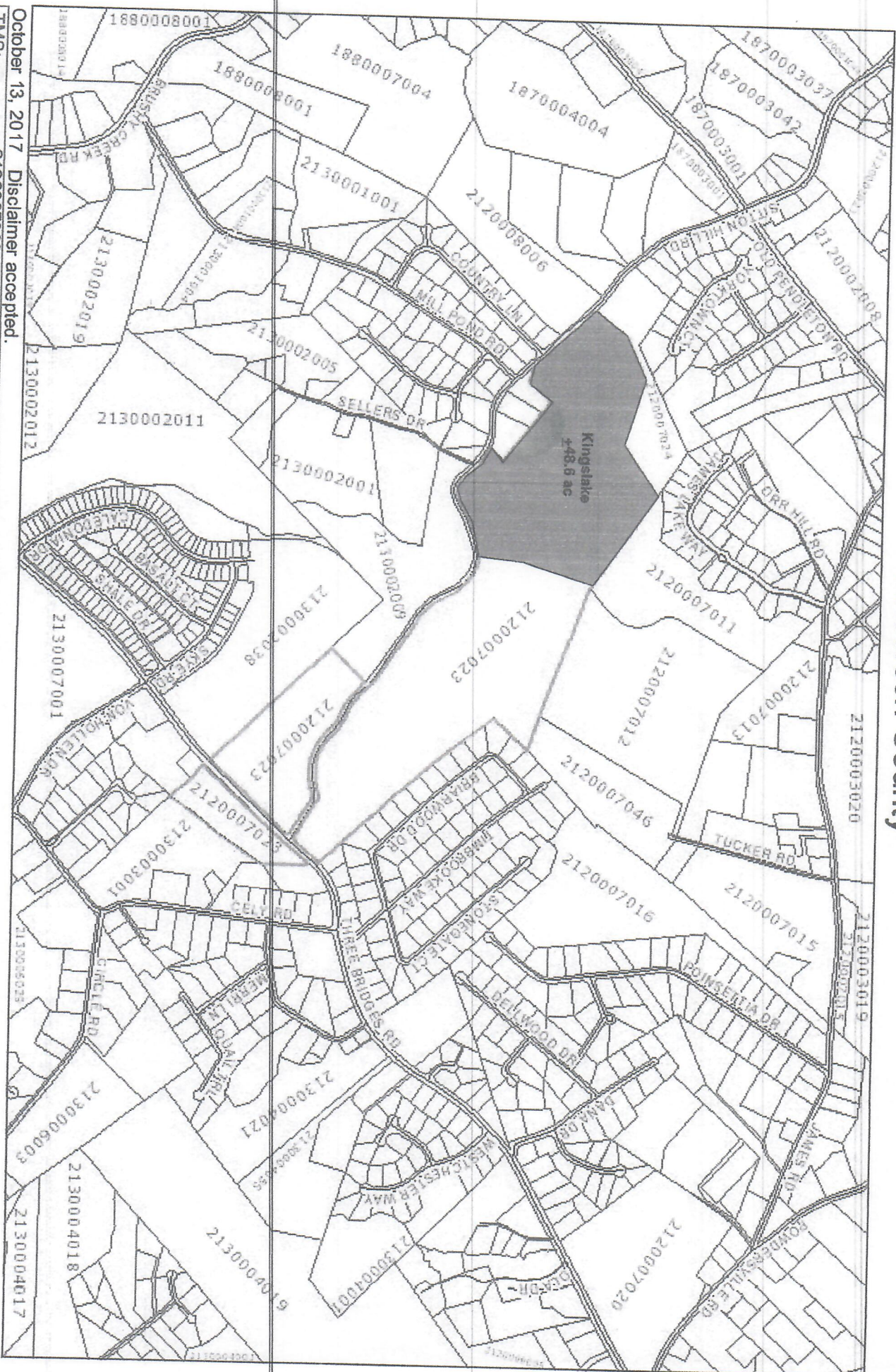
AE

29642

AE

0044 E

Anderson County



October 13, 2017 Disclaimer accepted.

TMS: 2120007023

Owner: SMITH SHERRIE KRAEMER ET AL

City/State: CLINTON TN

Deed Book: 12479

Deed Page: 242

Zip Code: 37716

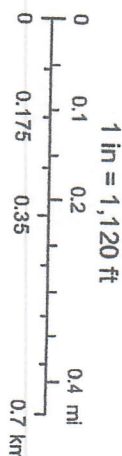
Tax District: 100

Description: SITTON HILL RD 148.27 AC

Sale Year: 2016

Sale Price: \$1

Market Value: \$177,920



Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Subdivision-Revised Subdivision (Approved in
January of 2017(Revised to reflect new layout change)

Preliminary Subdivision Name:	Hunters Crossing
Intended Development:	Residential
Applicant:	Falcon Real-estate
Surveyor/Engineer:	Arbor Engineering
Location:	Off of Palmetto Road
County Council District:	6
Surrounding Land Use:	North – Industrial South – Residential East – Unzoned West – Residential
Zoning:	The property is un-zoned
Tax Map Number:	211-00-08-001
Extension of Existing Dev:	No
Existing Access Road:	Powdersville Road
Number of Acres:	20.6
Number of Lots:	26(Two additional lots)
Water Supplier:	Powdersville Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 260 new trips per day. Powdersville Road is classified as a collector road with no maximum average vehicle trips per day and is maintained by Anderson County. Old Pendleton Road is a state maintained road. There is not a maximum average vehicle trip per day requirement. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Anderson County-Pickens County Jurisdiction:

Approximately just less than two acres of this property lies within Pickens County. An intergovernmental agreement has been drawn up by Anderson County Attorney and has been forwarded to Pickens County Attorney for review. This agreement in principal will address services for fire, school, police, and taxation for each county boundary. A final copy must be approved by County Council.

Staff Recommendation:

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

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- All lots must adhere to and maintain the front, rear, and side yard setbacks.
- All lots must be .574 acres or 25,000 square feet net. The developer needs to make certain that the setbacks and road right of way are deducted properly to maintain the .574 acres.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges Department for road construction plans.
 - Developer must complete the subdivision application for SCDHEC for septic approval.
 - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
 - SCDOT Encroachment Permit.
 - Approval from Powdersville Water District for potable water and fire protection.



Subdivision Plat Application

October 12, 2017
Date of Application Completion

HUNTERS CROSSING
Name of Project

Applicant's Information

Name: FALCON REAL ESTATE DEVELOPMENT
Mailing Address: 1 HINDMAN DRIVE, GREENVILLE, SC 29609
Telephone and Fax: (864) 907 6909 E-Mail: PHILIP@FALCONSOUTHCAROLINA.COM

Owner's Information

(If Different from Applicant)

Name: WILSON SHIRLEY EDENS
Mailing Address: 102 ARBOR CT., DUBLIN, GA 31021
Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: OLD PENDLETON ROAD AND POWDERVILLE ROAD
Parcel Number/TMS: 211-00-08-001
County Council District: CCD 6 School District: 01
Total Acreage: 20.67 Number of Lots: 26
Intended Development: RESIDENTIAL SUBDIVISION Current Zoning: UNZONED
Surrounding Land Uses: North: INDUSTRIAL South: RESIDENTIAL East: UN-DEV West: RESIDENTIAL
Water Supplier: POWDERVILLE WATER Sewer Supplier: SEPTIC

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

If so, please describe: 2 ADDITIONAL LOTS / RENOVATED ROAD PER SOILS TESTING

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

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

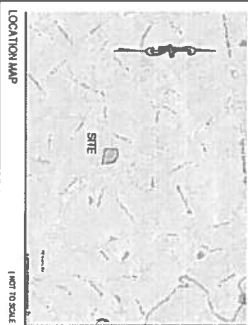
[Signature]
Applicant's Signature

10/12/17
Date

Page 1 of 1

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

- | LOT INFORMATION | | | | |
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| 11 | 10.0 | 2.5 | 1.0 | 3.5 |
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| 32 | 10.0 | 2.5 | 1.0 | 3.5 |
| 33 | 10.0 | 2.5 | 1.0 | 3.5 |
| 34 | 10.0 | 2.5 | 1.0 | 3.5 |
| 35 | 10.0 | 2.5 | 1.0 | 3.5 |
| 36 | 10.0 | 2.5 | 1.0 | 3.5 |
| 37 | 10.0 | 2.5 | 1.0 | 3.5 |
| 38 | 10.0 | 2.5 | 1.0 | 3.5 |
| 39 | 10.0 | 2.5 | 1.0 | 3.5 |
| 40 | 10.0 | 2.5 | 1.0 | 3.5 |
| 41 | 10.0 | 2.5 | 1.0 | 3.5 |
| 42 | 10.0 | 2.5 | 1.0 | 3.5 |
| 43 | 10.0 | 2.5 | 1.0 | 3.5 |
| 44 | 10.0 | 2.5 | 1.0 | 3.5 |
| 45 | 10.0 | 2.5 | 1.0 | 3.5 |
| 46 | 10.0 | 2.5 | 1.0 | 3.5 |
| 47 | 10.0 | 2.5 | 1.0 | 3.5 |
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| 72 | 10.0 | 2.5 | 1.0 | 3.5 |
| 73 | 10.0 | 2.5 | 1.0 | 3.5 |
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REVISIONS		
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NO	DATE	DESCRIPTION
1	7/27/2017	SUBMITTED TO ALABAMA COUNTY
2	8/1/2017	2ND
3	8/1/2017	BY

PRELIMINARY HUNTERS CROSSING PLAN

WILSON SHIRLEY EDENS
AFFORD ENGINEERING, INC.

OWNER	ENGINEER
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THE NEW YORK PUBLIC LIBRARY

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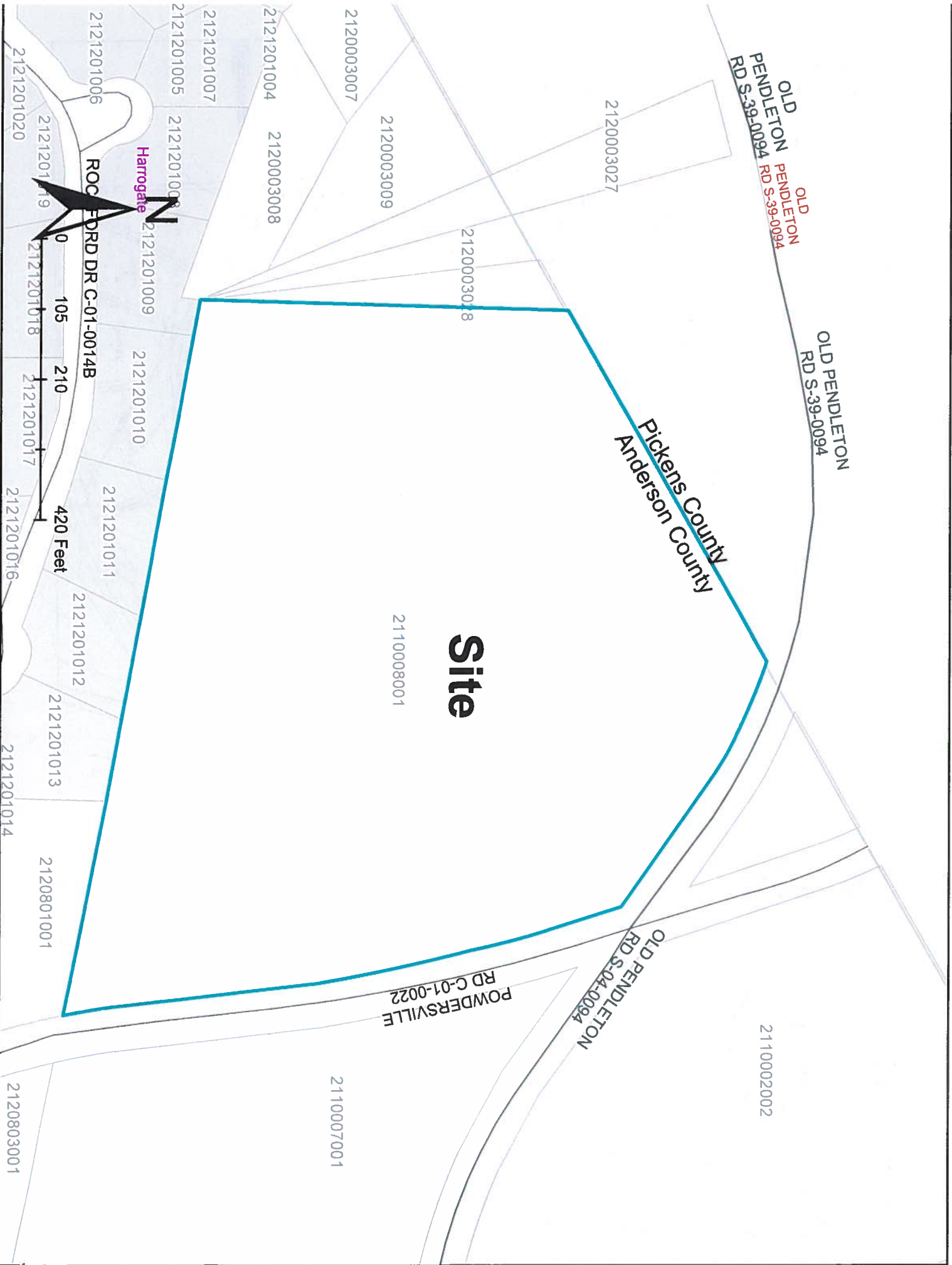
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17007 FOLLOWING	17008



Site

POWERSVILLE
RD C-01-0022

OLD PENDLETON
RD S-04-0094

OLD PENDLETON
RD S-39-0094

OLD
PENDLETON
RD S-39-0094

Pickens County
Anderson County

ROCKFORD DR C-01-0014B

Harrogate

420 Feet

210

105

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Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Carriage Hill Subdivision
Intended Development:	Residential
Applicant:	Jimmy Francis Builders
Surveyor/Engineer:	Gray Engineering
Location:	River Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Undeveloped East – Residential and Undeveloped West – Residential
Zoning:	None
Tax Map Number:	188-00-08-014
Extension of Existing Dev:	No
Existing Access Road:	Colonel Johnson Road and Old Mill
Number of Acres:	68.94
Number of Lots:	128(Reduction of 9 lots)
Water Supplier:	Powdersville Water District
Sewer Supplier:	Easley Combined Utilities
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 1470 new trips per day. Colonel Johnson is a major local road with 1600 AVT per day trip requirement. Old Mill Road is a state maintained collector road with no maximum average vehicle trips per day requirement. Developer has submitted a traffic study analysis and Roads and Bridges Department concurs with the data satisfied.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development and the developer must submit any additional transportation related traffic studies as required by SCDOT, when applicable.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Approval from Powdersville Water District for potable water and fire protection.
- Approval from Easley Combined Utilities and SCDHEC on sewer for a permit to operate and construction permit.
- Developer must submit a floodplain analysis for the subdivision and designate which lots are located with the 100 year floodplain. All lots located within the 100 year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from Roads and Bridges Department for road construction and encroachment.



Subdivision Plat Application

10/3/17
Date of Application Completion

CARRIAGE HILL
Name of Project

Applicant's Information

Name: JIMMY FRANCIS BUILDERS
Mailing Address: 101 LOVETT DRIVE GREENVILLE, SC 29607
Telephone and Fax: 864-268-4101 E-Mail: jimmyf@jfrancisbuilders.com

Owner's Information (If Different from Applicant)

Name: COLONEL JOHNSON, LLC
Mailing Address: 500 DUVAL DRIVE GREENVILLE, SC 296307
Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: COLONEL JOHNSON ROAD AND ARMSTEAD LANE
Parcel Number/TMS: 1880008014
County Council District: CCD 6 School District: SD 01
Total Acreage: 68.94 AC Number of Lots: 128
Intended Development: RESIDENTIAL Current Zoning: UN-ZONED
RESIDENTIAL
Surrounding Land Uses: North: RESIDENTIAL South: UNDEVELOPED East: AND West: RESIDENTIAL
UNDEVELOPED
Water Supplier: POWERSVILLE WATER Sewer Supplier: EASLEY COMBINED
Have any changes been made since this plat was last before the Planning Commission?: YES
If so, please describe: WE LOST 9 LOTS

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

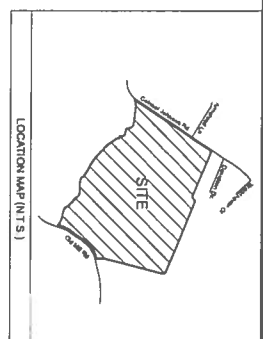
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.




Applicant's Signature

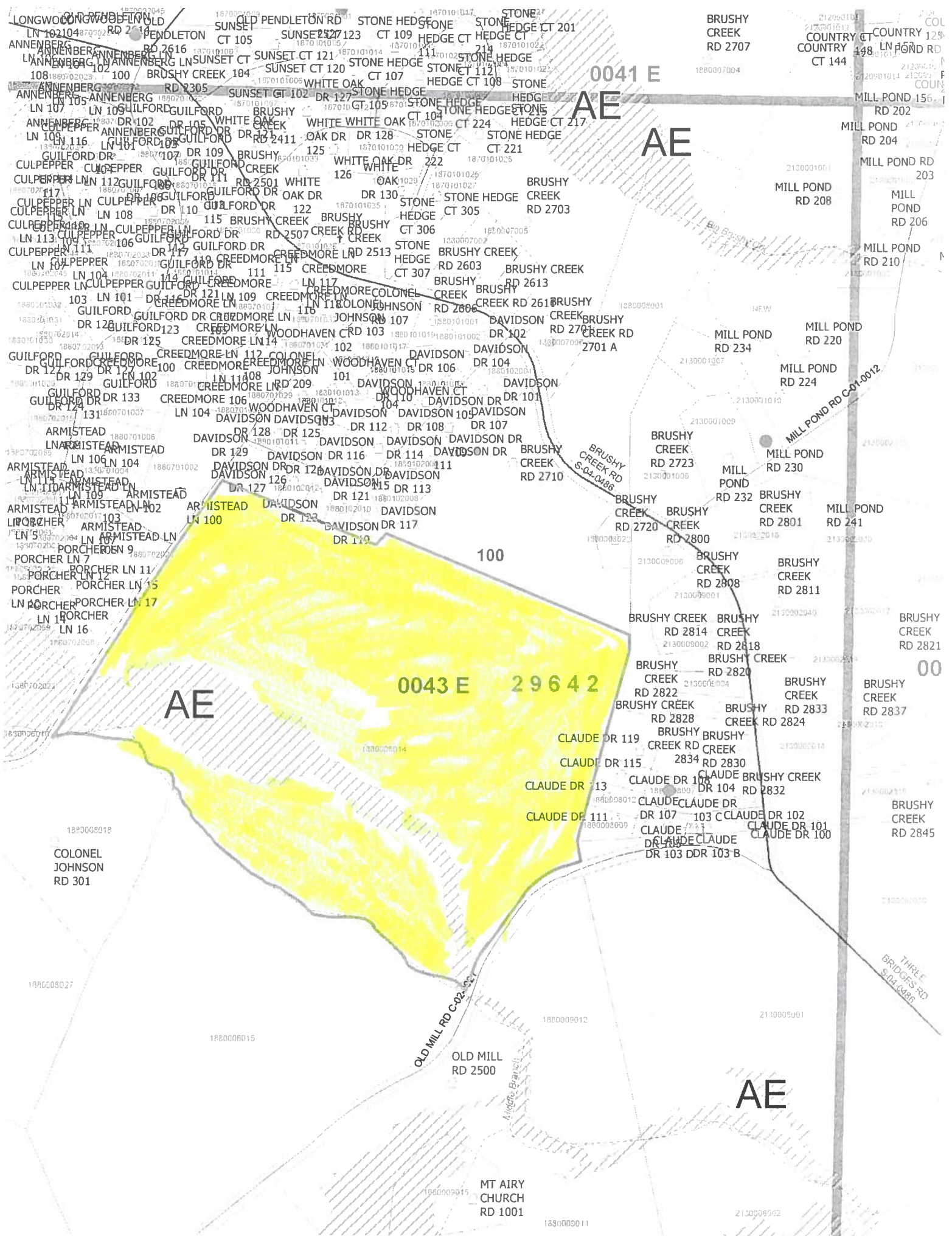
10/3/17
Date

Page 1 of 1

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



CV-1 COUNTY OF DATE	STAKEOUT PLAN				GRAY ENGINEERING CONSULTANTS 130 PELICAN ROAD - GREENVILLE, SC 29609 PH: (803) 879-9701 FAX: (803) 879-9701 WWW.GRAYENGINEERING.COM	NO. DATE BY A 100910 CAR REVIEW FOR BILLU TUDROS B 100911 BANK REQUEST FOR PRELIMINARY PLAN
	CARRIAGE HILL SUBDIVISION COLONEL JOHNSON ROAD EASLEY, SC	I, DAVID L. JOHNSON , Surveyor General for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.	I, DAVID L. JOHNSON , Surveyor General for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.	I, DAVID L. JOHNSON , Surveyor General for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.	I, DAVID L. JOHNSON , Surveyor General for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.	I, DAVID L. JOHNSON , Surveyor General for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.



Anderson County Planning Commission

November 14, 2017

6:00 PM

Staff Report – Preliminary Townhome Development

Preliminary Subdivision Name:	Attenborough
Intended Development:	Residential Townhomes
Applicant:	Beeson Development
Surveyor/Engineer:	None Listed on Plan
Location:	River Road
County Council District:	6
Surrounding Land Use:	North – Industrial South – Residential East – Unzoned West – Multi-Family
Zoning:	The property is un-zoned
Tax Map Number:	237-00-05-043 P/O
Extension of Existing Dev:	No
Existing Access Road:	River Road
Number of Acres:	10.11
Number of Lots:	76 Townhomes
Water Supplier:	Powdersville Water
Sewer Supplier:	Anderson County
Variance:	Yes (Parking)

Parking:

The developer has requested to allow the garage and or driveway to count for off-street parking to meet the requirements for each individual townhomes. For one bed room units, 1.5 spaces are needed and for two or more bedrooms, 2 spaces are required.

Traffic Impact Analysis:

This new subdivision is expected to generate 608 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 Anderson County Roads and Bridges. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

Approval, staff recommends approval of the preliminary townhome development with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all units.
- All lots must access proposed internal roads only.
- All townhomes must adhere to and maintain the front, rear, and side yard setbacks. The townhomes must be setback from the road right of way not less than 20 feet to provide adequate parking spaces in driveways.
- For townhomes, there shall be no minimum between units, but a 15' setback shall be required between the end unit, and the exterior project property line and between buildings on the project site. No more than 16 units may be attached. The rear setback is not less than 15'.
- Developer must comply with applicable utility requirements where applicable.
- Developer will be responsible for making any applicable site improvements as required by SCDOT.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges Department for road construction plans.
 - Approval from Anderson County Wastewater for sewer.
 - SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
 - SCDOT Encroachment Permit.
 - Approval from Powdersville Water District for potable water and fire protection.



Subdivision Plat Application

Date of Application Completion

Attenborough

Name of Project

Applicant's Information

Name: BEESON DEVELOPMENT LLC

Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673

Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

Owner's Information (If Different from Applicant)

Name: THRIFT BROTHERS INC.

Mailing Address: PO BOX 1293, SENECA, SC 29679

Telephone and Fax: _____ E-Mail: _____

Project Information

Project Location: BEESON DEVELOPMENT LLC

Parcel Number/TMS: PART OF 237-00-05-043

County Council District: 06 School District: 01

Total Acreage: ±10.11 Number of Lots: 76

Intended Development: SINGLE FAMILY RESIDENTIAL Current Zoning: UNZONED

Surrounding Land Uses: North: RESIDENTIAL South: RESIDENTIAL East: RESIDENTIAL West: MULTI-FAMILY/ RESIDENTIAL

Water Supplier: POWDERSVILLE Sewer Supplier: ANDERSON COUNTY

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

If so, please describe: _____

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

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

Applicant's Signature

Date

10-12-17

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

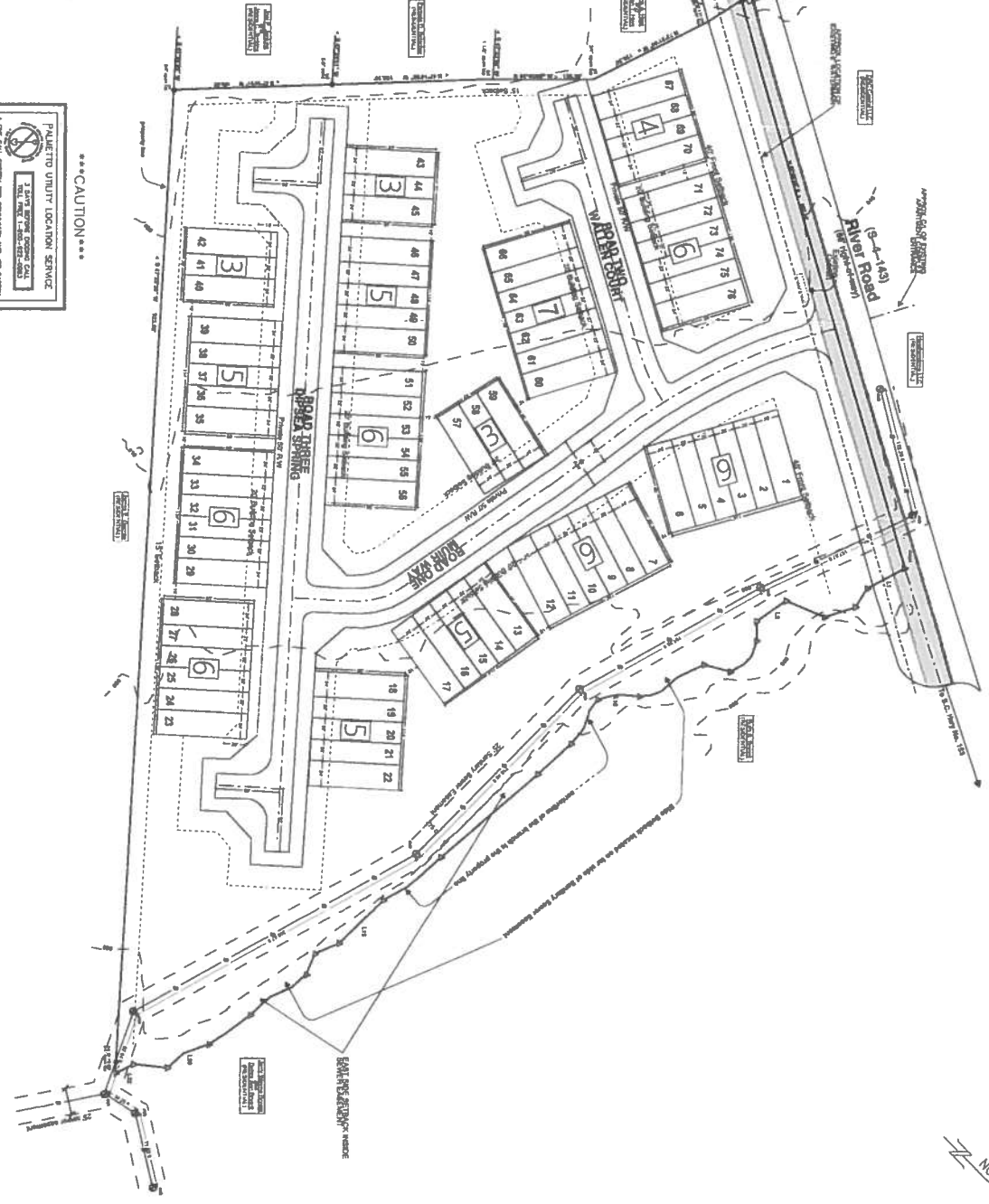
Staff Recommendation: _____ Planning Commission Decision: _____

1 inch = 100 feet

GRAPHIC SCALE

Lot	Area	Area	Area
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
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CAUTION
PALMETTO UTILITY LOCATION SERVICE
CALL 800-4-A-PALETTES
OR CALL YOUR OWN COMPANY AND JOB SAFETY



PRELIMINARY SITE PLAN

- NOTES:
- 1) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND NOW OR HEREON AND NOT OF RECORD.
 - 2) EXISTING SURVEY INFORMATION HAS BEEN OBTAINED FROM LANDOWNERS SURVEY RECORDS AND FIELD SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 3) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 4) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 5) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
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 - 7) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 8) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 9) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
 - 10) ALL LOT DIMENSIONS ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.

PARCELS ACQUIRED - 100 PARCELS
PARKING REQUIRED - 100 SPACES
PARKING PROVIDED - 100 SPACES
LOT AREA - 1.00 AC. QTY - 40
INTERIOR FLOOR - 22 X 18 = 1,870 SF
EXTERIOR FLOOR - 22 X 18 = 1,870 SF
TOTAL FLOOR AREA - 37,400 SF
TOTAL LOT AREA - 100.00 AC.
TOTAL LOT DIMENSIONS - 100.00 X 100.00
TOTAL LOT DIMENSIONS - 100.00 X 100.00

ATTENBOROUGH TOWNHOMES

PROPOSED SOUTH CAROLINA
NO. OF LOTS - 100
NO. OF UNITS - 100
COUNTY - ANDERSON
ZONING - R-100
DRAWN BY - JAB
DATE - 10/17/17
JOB NUMBER - AC 207-013
REVISIONS - 1
APPROVED - [Signature]
DATE - 10/17/17



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER
ON USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



Variance Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BEESON DEVELOPMENT LLC

Mailing Address: 101 CELY LANE, UNIT-A, PIEDMONT, SC 29673

Telephone and Fax: (864) 660-9689 E-Mail: JOEYMBEESON@GMAIL.COM

Owner's Information

(If Different from Applicant)

Name: THRIFT BROTHERS INC.

Mailing Address: PO BOX 1293, SENECA, SC 29679

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.

SEE ATTACHED LETTER GRANTING APPLICANT PERMISSION
TO REPRESENT OWNER IN THIS VARIANCE REQUEST

Owner's Signature

LETTER DATED 10-12-17

Date

Project Information

Property Location: 3104 RIVER ROAD, PIEDMONT, SC 29673

Parcel Number(s)/TMS: PART OF 237-00-05-043

County Council District: 06 School District: 01

Total Acreage: ±10.11 Current Zoning: UNZONED

There is a Variance Application fee of \$200 if in a zoned area.

Requested Variance: PARKING VARIANCE

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

Purpose of Variance: MEET SECTION 38-210 PARKING REQUIREMENTS FOR A TOWNHOME THROUGH THE USE OF A GARAGE

AND/OR DRIVEWAY FOR EACH TOWNHOME UNIT. SEE ATTACHED LETTER FOR FURTHER EXPLANATION.

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

If you indicated no, your signature is required.


Applicant's Signature

10-12-17
Date

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

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

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

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

SEE ATTACHED LETTER

Conditions do not generally apply to other properties in vicinity, as shown by: _____

SEE ATTACHED LETTER

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: THE ORDINANCE PREVENTS THE PROPERTY FROM BEING USED FOR ITS HIGHEST AND BEST USE. APPLICATION OF THE ORDINANCE IS IMPRACTICAL AND WOULD ALSO BY MAKE THE PROJECT COST PROHIBITIVE AND BE INCONSISTANT WITH SIMILAR PROJECTS. SEE RAVENHILLS TOWNHOMES.

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

SEE ATTACHED LETTER

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) LETTER

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

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


Applicant's Signature

10-12-17
Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

October 10, 2017

Anderson County

Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Attenborough Townhomes

Please accept this letter to support our request for a variance in the parking requirement for Attenborough Townhomes. Section 38-210 requires 2 off-street parking spaces per 2 bedroom dwelling unit. To meet this requirement would require the installation of an excessively large parking lot onsite. We request a variance to allow this to be met through the use of a garage and/or driveway for each townhome unit. Said garage and/or driveway parking would provide sufficient parking for vehicles and be outside of the 50' right-of-way for the three streets inside the subdivision.

Application of the ordinance would put Attenborough at a distinct disadvantage when competing with similar townhome projects in Greenville and Anderson Counties which regularly meet parking requirements in this way. One such townhome project in Anderson County, Raven Hills Townhomes, was granted this variance earlier this year.

Garage and/or driveway parking is more convenient for all homeowners and provides closer parking for those with physical disabilities. Furthermore, it would replicate the success other townhome developments have experienced in nearby Greenville County.

The ordinance effectively prohibits a person wanting to live in a townhome from being able to park and access their home without being exposed to the elements (utilizing a garage). This is of greater significance for elderly and/or physically disabled persons where additional time spent in inclement weather can increase the risk of injury.

An excessively large parking lot as required would:

- Be underutilized as most homeowners would prefer to park closer to their residences for convenience, safety and security.
- Place an additional burden on physically disabled homeowners by forcing them to park in further proximity from their respective homes.

Beeson Development, LLC

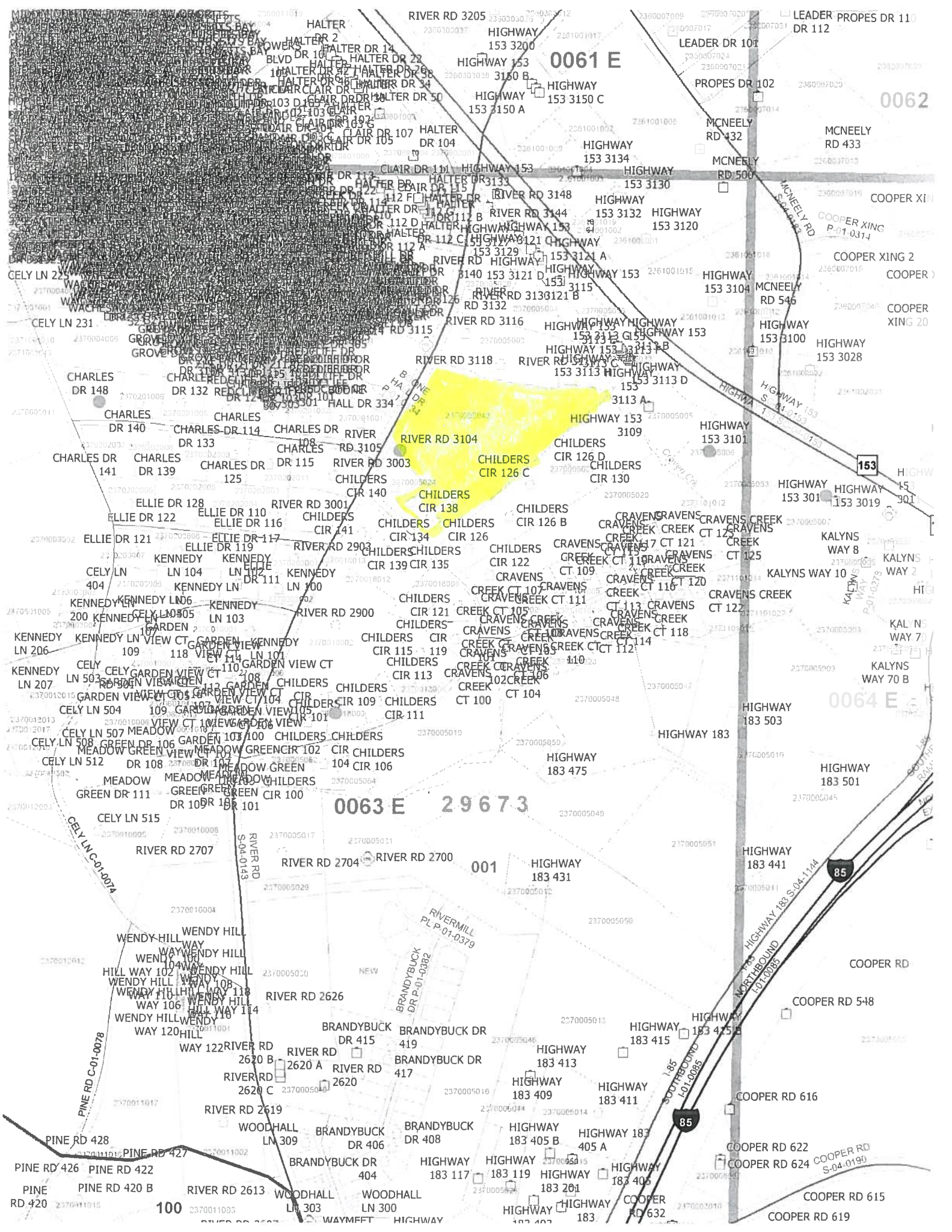
- Be an unsightly “sea of asphalt” that would change the characteristics of the development from that of a quiet suburban community to that of a busy urban apartment complex.
- Reduce the area available for natural open green space.
- Increase the amount of impervious surface area creating additional and unnecessary stormwater runoff.
- Place an additional financial burden on members of the HOA due to ongoing maintenance.

Granting the requested variance would not only provide sufficient parking but would create a more livable community. Additionally, it would achieve greater harmony with the surrounding communities which successfully use garage and/or driveway parking to meet their parking needs.

Sincerely,



Beeson Development, LLC



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Sec. 38-118. - Intensity standards.

- (f) Traffic impact studies. A traffic impact study shall be required **along the County road-network** ~~for access approval through the state and county encroachment permit process~~ when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street. **The estimated number of trips for the site will be based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The table below provides guidelines for determining the need for a traffic impact study.** The traffic impact study and subsequent access location, turning lane and signalization requirements shall follow the South Carolina Department of Transportation Access and Roadside Management Standards, latest edition. For studies of County roads, the district traffic engineer (DTE) shall ~~be~~ **act** as the county engineer. **Projects on State roads must comply with DOT's Access and Roadside Manual.** The developer shall be responsible for all costs of the required study, roadway improvements **identified in the study**, and right-of-way acquisition. The traffic impact study shall be included ~~in~~ **with** either the application for certificate of compliance or preliminary plat ~~approval~~, **depending on the nature of the project.**

Table: Institute of Transportation Engineers Trip Generation Manual Examples

Land Use	100 Peak Hour Trips
Single Family Home	90 units
Apartments	150 units
Condos/Townhomes	190 units
Mobile Home Park	170 units
Shopping Center -Gross Leasable Area (GLA)	16,000 s.f.
Fast Food Restaurant w/Drive In - Gross Floor Area	2,000 s.f.
Gas Station w/Convenience Store	7 fueling positions
Banks w/Drive-In (GFA)	4,000 s.f.
General Office	67,000 s.f.
Medical/Dental Office	29,000 s.f.
Research & Development	71,000 s.f.
Light Industrial/Warehousing	185,000 s.f.
Manufacturing Plant (GFA)	144,000 s.f.

(Ord. No. 03-007, § 1, 4-15-03; Ord. No. 2003-069, § 1a, 1-20-04; Ord. No. 2006-025, § 2, 8-15-06; Ord. No. 2011-017, § 1, 7-19-2011)