

Anderson County Planning Commission

David Cothran, Chair, District #5
Eddie Kinsey, District #1
Brad Burdette, District #3
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Will Moore, District #4

Memorandum

To: Anderson County Planning Commission
From: Rhonda Sloan
Date: November 16, 2020
Cc: County Council
Re: November 24, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, November 24, 2020 6:00PM** at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

The meeting agenda and packet are attached for your review.

Please email rsloan@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Anderson County Planning Commission

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Tuesday, November 24, 2020
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. July 14, 2020 Regular Meeting
 - B. September 8, 2020 Regular Meeting
4. Public Hearings
 - A. Rezoning Request: +/- 116.20 acres, located at Evergreen Road and Scotts Bridge Road from I-2 to I-1 [\[Council District 4\]](#)
 - B. Rezoning Request: +/- 30.00 acres, located at 340 Fants Grove Road from R-20 to R-A [\[Council District 4\]](#)
 - C. Rezoning Request: +/- 4.58 acres, located at 200 Fants Grove Road from R-20 to R-A [\[Council District 4\]](#)
 - D. Land Use Permit Application – Sweet & Sour Tattoo Studio located at 3401 Hwy. 153, Suite B, Piedmont [\[Council District 6\]](#)
 - E. Land Use Permit Application – Whitehall Road Cabins located near 2640 Whitehall Road, Anderson [\[Council District 5\]](#)
5. Old Business
6. New Business
7. Public Comments, non-agenda items – 3 minutes limit per speaker
8. Other Business
9. Adjournment

Planning & Development
401 E River Street
Anderson, South Carolina 29624
864.260.4720 (Telephone)
Planning@andersoncountysc.org (Email)

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
PLANNING COMMISSION MEETING
JULY 14, 2020

IN ATTENDANCE:
DAVID COTHRAN
JANE JONES
BRAD BURDETTE
WILL MOORE
DEBBIE CHAPMAN

ALSO PRESENT:
ALISIA HUNTER
TIM CARTEE
RHONDA SLOAN
BRITTANY MCABEE

1 DAVID COTHRAN: First Quality
2 Tissue for Class D Landfill.

3 ALESIA HUNTER: Yes, sir.
4 Thank you, Mr. Chairman. As mentioned this is First
5 Quality Tissue. I do believe we have representatives
6 here if there can be time for any questions or
7 answers. Again this is First Quality Tissue. James
8 Vianna is the authorized representative. We have also
9 been working with Myra Carpenter. This intended
10 development is a Class 2 Landfill. And this will be,
11 if approved, constructed on the site that the First
12 Quality Industrial Manufacturing is currently located.
13 The details of the development will consist of the
14 solid waste landfill that will receive solid waste,
15 paper fiber and from the wastewater treatment process
16 and this is located on their existing industrial site
17 of fifteen acres.

18 Most of what they will do, they will stock pile
19 excess soils during development and they will not
20 disturb any virgin soils. The fill area that is
21 located in your packet on the site plan is not located
22 within one thousand feet of any residence, school,
23 daycare, church or hospital. The waste stream is
24 currently approved for use as alternative cover at the
25 other off-site landfills. This landfill is not open
26 to the general public. This will be used for First
27 Quality Tissues.

28 Of course the property is unzoned. There is a tax
29 map number for your reference. The existing access
30 road is Masters Boulevard. Duke Energy is the power
31 supplier. There are no variances requested.

32 In your packet there should be an environmental
33 impact analysis, a detailed report that is about one
34 hundred and two pages so I went through the entire
35 document, but I did not include all pages and I picked
36 out the pertinent and important information that would
37 be pertinent to this request.

38 The study contains flood plains and wetlands that
39 staff has to look at during the normal review process,
40 none of which are impacted. The site access, property
41 boundaries, surface waters, residential wells, as well
42 as, highlighted in the environmental impact analysis
43 that there is also no impact to those, as well.

44 The airport safety zone is not compromised due to
45 the height and limitations, so we don't have to worry
46 about the airport zoning impact. Design components.
47 There is no household garbage or hazardous waste that
48 will be accepted in this proposed landfill. The site
49 analysis also include odor, dust, glare, emissions,
50 noise from the landfill, as required, as the site

1 analysis and it will not affect any adjacent property
2 owners. This certification is required again on the
3 commercial land use application. Once, if approved,
4 then staff will review those measures, as well, again
5 prior to issuing a permit.

6 In your packet also South Carolina DHEC has issued
7 an administrative final determination for this
8 regulations 61-107.19 Solid Waste Management for
9 Landfills and Structure Fill. The final Permit is
10 currently under review pending this process. We also
11 have included an emergency response plan. This plan
12 is developed to prevent injuries and also save lives,
13 and to minimize the damage at the landfill.

14 The detailed plan provides guidance on chemical
15 spills, fire, Code Red, any type of natural disasters,
16 severe weather, safety, environmental, site security
17 is listed on here, as well, and any type of emergency
18 shut-off. Emergency contact information is also on
19 there and provided by the operation team lead. Here's
20 a site drawing of the site facility. Here is the
21 aerial map of First Quality.

22 Staff recommendation: Staff recommends approval of
23 the large scale project pending approval with South
24 Carolina DHEC. In terms of the National Pollutant
25 Elimination Discharge, this is the Standard practice
26 for land disturbance before commencing with any
27 grading activities. And also there will be a pre-con,
28 pre-construction meeting with our Anderson County
29 Storm water Department.

30 Also they are required to obtain the final
31 approval from DHEC. This will be the Bureau of Land
32 and Waste Management Class 2 Landfills. And, of
33 course, thirdly, if approved First Quality will be
34 required to obtain the Commercial Land Use Permit, as
35 well as the Grading Permit that will be issued out of
36 our office for construction.

37 Lastly, appropriate buffering will be required.
38 Full staff will work with First Quality to make sure
39 everything is suitable and that it has a suitable
40 buffer. And in your packet there you can see there is
41 some natural vegetation that will be left there, as
42 well.

43 Mr. Chairman that concludes the staff report. I'm
44 here to answer any questions that the commission may
45 have.

46 DAVID COTHRAN: Thank you.
47 Any questions for staff?

48 JANE JONES: I have one
49 question about the buffering. That hasn't been
50 determined yet, has it?

1 ALESIA HUNTER: No. Normally
2 what we do if the commission approves it, we will look
3 at the site and look at some of the topo to see what
4 will be a suitable site. But there is some existing
5 vegetation that we can use, too, so we will deduct
6 that from what the requirement is so there is not a
7 specific buffer yard that we are going to address
8 tonight.

9 DAVID COTHRAN: All right.
10 Any other questions?

11 This is a Public Hearing which is open to the
12 public. There was a sign-up sheet and there is only
13 one name and it is not crossed out. It looks like
14 this is a representative from First Quality. Ms.
15 Carpenter, do you wish to speak? Please state your
16 name and address.

17 MYRA CARPENTER: My name is
18 Myra Carpenter from First Quality Tissue. My home
19 address is 932 Pelzer Highway, Easley. And, of
20 course, our facility address is 441 Masters Boulevard
21 here in Anderson.

22 So I'm really here just to represent the company
23 and to answer questions that are proposed to the group
24 and to say we are very proud to call Anderson County
25 our home. As of yesterday we have eight hundred
26 fourteen employees and most of whom call Anderson
27 County home. So we've been very fortunate to be here.
28 We get a lot of support from the community. We have a
29 lot of great folks that work for us and we are glad to
30 be here. I just wanted to answer any questions that
31 some of you might have.

32 DAVID COTHRAN: All right.
33 Thank you. If you'll just hold on until we will close
34 the public hearing and I will ask if anyone has any
35 questions at the end.

36 MYRA CARPENTER: Sure. Thank
37 you.

38 DAVID COTHRAN: All right.
39 That is all that was signed up for the public hearing.
40 Since that was the only one, we will close the public
41 hearing at this time. I will ask the commission if
42 they have any questions for the nice lady. If not,
43 then we will move on. We will entertain a motion on
44 this matter.

45 WILL MOORE: I will make
46 the motion to approve.

47 DAVID COTHRAN: _Motion to
48 approve. Do we have a second?

49 BRAD BURDETTE: Second.

50 DAVID COTHRAN: Second. All

1 in favor of approval. It's unanimous.

2 Okay. Next is 5. Any Old Business? Does anyone
3 have any old business?

4 All right. We will move on to New Business. 6(a)
5 is a Preliminary Subdivision, Anderson Oaks.

6 TIM CARTEE: Thank you, Mr.

7 Chairman. Anderson Oaks is a Single Family
8 Residential. The applicant is Davis & Floyd and the
9 location is Highway 81 and 86. It is a state
10 maintained highway. It's in Council District 6. The
11 surrounding Land Use is residential. This property is
12 unzoned. This is the Tax Map Number for review. This
13 is not an extension of an existing development. The
14 existing access road is 81, and 86 is state maintained
15 by DOT. The property is 44.90 acres. It's one
16 hundred thirty lots proposed. The Water supplier is
17 Powdersville. The sewer is ReWa. They are asking for
18 no variance. The Traffic Impact Analysis for this
19 development is expected to generate thirteen hundred
20 new trips per day. Highway 81 and 86 are classified
21 as arterial with no maximum average vehicle trips per
22 day. The SCDOT and Roads and Bridges have approved
23 the Traffic Impact Study. The developer will be
24 required to meet or exceed construction plans that are
25 approved by Anderson County Roads and Bridges and the
26 SCDOT.

27 Here you can see natural layout of the development
28 on the right side of Highway 81 and on the left. This
29 is the development that's on the left side. I will
30 blow it up so you see it a little better and this is
31 the right side that's blown up. This is the tax map
32 area for the location and this is the area of the
33 existing land.

34 Staff recommends approval of this subdivision
35 under the following conditions: All lots must accept
36 roads and internal roads only. And development must
37 obtain permits prior to receiving development to
38 include DHEC, Anderson County approval letters, Storm
39 Water Erosion Control, DHEC and ReWa approval letter
40 for stormwater, start sewer service protection and a
41 permit to operate SCDOT equipment permit approval,
42 Anderson County subdivision plan approval letter and
43 Powdersville water approval letter for the water, fire
44 protection verification of waterline services. And
45 this must be reviewed to determined if water pressure
46 is on and exists, and the installation of fire
47 hydrants within one thousand feet of all lots.

48 That's all I have to say, Mr. Chairman.

49 DAVID COTHRAN: Thank you.

50 Any questions from the Commission or staff? None.

1 We will open for public comments on this. This is
2 not a public hearing, therefore there will be a time
3 limit of three minutes per speaker. We have several
4 people signed up so I will start in order of who
5 signed up and call you up. If you will state your
6 name and address for the record. Do we have someone
7 keeping time so we stay straight on this and to be
8 fair?

9 All right. First on the list is Jamie McCutchen.

10 JAMIE MCCUTCHEN: Good evening,
11 Mr. Chairman. My name is Jamie McCutchen, address 164
12 Milestone Way, Greenville, South Carolina. I am with
13 Davis & Floyd, the applicant for the Project. I've
14 got Brian Folgerson here.

15 AUDIENCE: We can't
16 hear.

17 JAMIE MCCUTCHEN: I don't know
18 if the microphone is working or not, but I will ask
19 him to show the crowd the plan he has just in case
20 they can't see. I will say I was here last month.
21 I'm glad to see it's a much shorter agenda. I had a
22 hard time convincing my wife I was at a Planning
23 Commission meeting until midnight.

24 A few things I want to point out about our
25 project. It is forty-five acre, one hundred and
26 thirty lots. This is not a high density development.
27 The project is located three miles from I-85 at
28 intersection of two arterial highways. ReWa has taken
29 over sewer in this area, just so you're aware. We
30 have confirmed capacity with ReWa. We've also had
31 capacity confirmed with Powdersville Water and they
32 have given us a plan to (inaudible). We have had a
33 conversation with the representative of Rushton HOA.
34 That's the subdivision here to the north -- excuse me
35 -- to the east of the site. Which is this area. The
36 developer has agreed to install a sixty foot wood
37 fence along that property line. The HOA and members
38 of Rushton asked us if we would be willing to plant
39 some additional trees. There is a buffer in here.
40 It's about fifty to seventy feet wide depending on
41 where it is, but it's already HOA property. And we
42 agreed to supplement some planting in order to fill it
43 in. Our developers agreed they would be able to
44 supplement some additional planting within those
45 development classifications planning's within their
46 buffer. They have offered to let us plan in their
47 buffer. They also asked us if they could have input
48 on our covenants and restrictions. They had some
49 specific concerns about noise, timing, street lights
50 and a few other things. We said yes we would be glad

1 to take your input when development of covenants and
2 restrictions. Airy Springs, which is on the border
3 here of the project, has an existing buffer here that
4 is probably -- that is thirty to forty feet tall
5 evergreen edge there on this side of the property and
6 then the enclave which is here and existing pond down
7 in this corner and the rest of these lots back up to
8 it. Those lots are similar to what we are going to be
9 doing, making them slightly bigger than the minimum
10 eight thousand square foot, similar to what we have
11 planned. We also plan to have a fence installed on
12 that property line and additional screening above to
13 buffer yard to residential. We do plan to put
14 something in there.

15 As staff mentioned we had a traffic study
16 conducted. We worked very closely with SCDOT. During
17 that process they actually asked for us to use this
18 location originally. It's closer to Rushton. It was
19 going to be a right in right out only with work from a
20 lot with DOT. We added to shift down to add equal
21 access. They were satisfied with where it is. I
22 understand traffic is always a concern. We are two
23 arterial roads. The average daily traffic on 86 is
24 about six thousand trips per day and on 81 its ninety-
25 two hundred trips per day.

26 DAVID COTHRAN: That is time.
27 Thank you sir. Sorry to cut you off.

28 JAMIE MCCUTCHEN: If you have
29 any other questions I would be glad to answer them.

30 DAVID COTHRAN: Thank you
31 very much. Next is Tiffany Estes.

32 TIFFANY ESTES: Hi. I am
33 Tiffany Estes, Director of Planning and Development
34 for Anderson School District 1. Address is 801 North
35 Hamilton Street, Williamston, 29697. As a school
36 district we do not have an official position on any
37 school development; however we understand that growth
38 is inevitable. However we understand and hope that
39 roads will be controlled. Growing rate of growth is
40 very important, especially on the impact of the school
41 system. Last month at the Planning Commission meeting
42 a subdivision also in the Wren group which is where
43 this subdivision will be allocated for five hundred
44 and ninety-two homes was approved so it is putting
45 some intense pressure on our Wren schools.

46 In April 2019 our constituents passed a bond
47 referendum. We have two bond referendums out there
48 right now. However Wren Elementary which is already
49 increased over seventy-five students from the 2019-
50 2020 to 2020-2021 school year is the one that will be

1 severely impacted by any future growth in this area.
2 Traffic is definitely something our constituents are
3 concerned about and then also with this planned
4 subdivision about two hundred students approximately
5 will be coming to our school so a one hundred at each
6 level again on top of the other planned subdivisions
7 for the Wren Schools. So we ask that you take this
8 into consideration for the school district. Thank
9 you.

10 DAVID COTHRAN: Thank you.
11 Next is Melissa Sanders. Next is Gary Coleman. I
12 don't hear what you're saying but I assuming that it's
13 you don't want to speak. Okay. Gotcha. Sharon
14 Coleman. Do you want to speak? Okay. Jeff Hawkins.

15 JEFF HAWKINS: Jeff Hawkins.
16 I reside in the Rushton Subdivision. I was on that
17 call that was referenced earlier with the developer.
18 He did say there were going to be a couple of
19 concessions but he failed to say all the things that
20 we disagreed with so I will try to get that out to you
21 in a few minutes. We hoped to have many more people
22 here. Our websites are getting flooded with
23 complaints and calls about this development and
24 because of COVID they said that they couldn't come.
25 So I am happy for the ones that have come. We do have
26 representatives I know for sure Rushton, Airy Springs,
27 Enclave and Wren Crossing as well. All active and
28 their websites blowing them up because of this
29 development.

30 Our main concerns that we have are the traffic
31 study which was referenced. We want to challenge that
32 traffic study. In our conversation with the developer
33 they explained to us that it did happen during the
34 COVID when school was out so those numbers are
35 incorrect, as well as they used historical data well
36 before any of these other developments were approved,
37 so it's not truly represented of what the traffic
38 study should be. The same with schools. It's
39 mentioned the impact of schools. The developer also
40 told me that in our Zoom call that they responded to
41 get information from the school district and they have
42 not heard from them yet. So they have no information
43 on impact from schools to go on. Police, we will hear
44 that's not -- with a one hundred thirty home being
45 added it's not sufficient for police protection and
46 you will hear a speaker from the fire department
47 saying they are already stretched and they won't be
48 able to cover these one hundred thirty homes. Waste
49 management is an issue and you're also going hear more
50 on that and also emergency services. You're also

1 going to hear our biggest concern besides the impact
2 of roads and infrastructure is safety. That
3 intersection already is at risk for accidents the way
4 they are. On the plot plan they are talking about how
5 they are going to come out. In regarding to a turning
6 lane and you're going to have to cross traffic to go
7 left and that's over a hill when we come out of
8 Rushton. When we come out of Rushton we have to put
9 (inaudible) already coming around that curve. Now
10 traffic is going to be back up at that intersection
11 with one hundred thirty new homes feeding out into
12 that and people are going to come up over the hill and
13 there's going to be accidents there. We are really
14 concerned about safety in that part. There's going to
15 be two additional entrances into the 81 side before
16 they get to the intersection. One from the new
17 development and one from the existing so there going
18 to be stopping and turning on a single lane.

19 DAVID COTHRAN: Thank you,
20 sir. That's all. It's time.

21 JEFF HAWKINS: Thank you.

22 DAVID COTHRAN: Yes, sir.

23 Next is Brian Harwood

24 BRIAN HARWOOD: Good evening.

25 My name is Brian Harwood. I live at 3509 Highway 86,
26 Piedmont. I am the Captain and the treasurer of the
27 Wren Fire Department. So I am here to speak on the
28 Public Safety as well as on the rest of the homeowners
29 directly across from this subdivision. I listened to
30 the presentation earlier and they said this is not
31 high development housing. It is high developed
32 housing. There is very -- a lot of density in this
33 neighborhood. Not consistent with the neighborhoods
34 that surrounding this project. It essentially tract
35 housing, house, house, house. So it's not what they
36 are saying it is.

37 Second when I moved here in 2004 we ran one
38 hundred forty fire calls a year. Last week we pressed
39 to four hundred. During the daytime Powdersville Fire
40 Department several days they have had no fire
41 protection because they have nobody to roll their
42 trucks so we're on auto assist. So in addition to
43 running our own calls in our own district we also run
44 theirs. By the time -- if you get in a wreck on 81
45 and 153 by the time you see a fire truck they have got
46 ten minutes. We have three minutes to get to our
47 station and seven minutes running total there.

48 How will that pertain to this development? This
49 commission has already approved six hundred houses in
50 our district. Now we are looking at approving

1 additional one hundred fifty. In addition to our
2 terrible roads and our school crowding issues. This
3 is a public safety issue. It takes a lot of resources
4 for us to run a Volunteer Fire Department to get the
5 go out on all of these calls. We have the same crew
6 of dedicated people that are running harder and harder
7 and harder. And there was very little if any thoughts
8 about fire. I found out about this two days ago. It
9 was pulled from the last Planning Commission meeting
10 so there was no opportunity for us to come down here
11 to talk. So we are here to talk now. So we are
12 adamantly opposed to this.

13 When you really think about what he's considered
14 the roads, he didn't describe this a crest in the road
15 at a blind corner coming over the top of the hill
16 where they're going down. There are entrances to
17 Rushton and when you come over the top of the hill and
18 now there will be another entrance right as you come
19 to the traffic light. We have had catastrophic
20 accident after catastrophic accident at 86 and 81. It
21 is a recipe for disaster. People come flying down the
22 hill, especially Wren High School students pushing
23 seventy, eighty miles an hour through that
24 intersection. They're not going to be able to stop
25 their cars before these entrances and it's a nightmare
26 scenario for us as far as what we like to call one of
27 our trouble intersections. It's also going to put a
28 tremendous amount of pressure of traffic at the 85
29 Interchange at Highway 86 and all the traffic lights
30 if you're familiar with that area. It's a safety
31 nightmare. If you are going to add entrances you need
32 to add traffic lights or some other control system.
33 Otherwise you're looking at a pretty serious probably
34 fatalities in that area. So that is all I have to
35 say.

36 DAVID COTHRAN:
37 James Martin.

Thank you.

38 JAMES MARTIN:
39 James Martin and I live at 1014 Shoal Creek Way,
40 Easley and it's Airy Springs. Our main concern, you
41 know I work in real estate. I'm not here to say real
42 estate is easy, but as you have heard already from
43 other speakers you know we've got infrastructure
44 issues. The gentleman mentioned these are state
45 maintained roads. I think that's a stretch. They are
46 State responsible roads, but they are not maintained.
47 We have horrible potholes. We have horrible speeding
48 problems as was just mentioned. And I know I am going
49 through things that have already been mentioned, but
50 that's just where we are. That intersection with

1 weeds and road at the intersection. The height of
2 that hill top right there has been a problem. I have
3 lived out in that area about twenty-five years now and
4 that's just been an issue that entire time. It still
5 hasn't been addressed. And the other issue that we
6 see is just the true density and we can debate on what
7 type of density. Twelve, fifteen in an acre isn't
8 necessarily high density but the character of the
9 neighborhoods that we have there presently just to put
10 this into perspective you got one hundred thirty homes
11 going in on about forty-five acres. I'm in favor of
12 Airy Springs. Airy Springs and Rushton are only one
13 hundred forty houses so that kind of puts that a
14 little bit more into perspective of what the character
15 of developments are there presently versus what's
16 proposed. And the differences not to mention you know
17 that, that traffic is -- I know it's been mentioned
18 before and I'm beating it to death about the traffic,
19 but it's going to be fatality after fatality just
20 because this is the intersection with the red light,
21 speeding of a secondary somewhat rural road and then
22 to further complicate issues with again the approval
23 of the new subdivision. We know it will take years to
24 build out. Let's be honest, it's going to take years
25 to build out. But during those years Wren
26 Elementary's Ms. Estes alluded to there has to be some
27 plan. Well the problem with the plan is the only way
28 we can do that with is a problem. It doesn't matter
29 how many houses we build, the school system, the
30 school board and the school district will not get more
31 money out of any of those houses and the property
32 taxes as you would think they would. You naturally
33 would think they should have great schools, that
34 should look like a college up there. But the funding
35 doesn't work that way. If it's an owner occupied home
36 the school system does not get any extra money. That
37 was from fact from Act 388 back in 2006.

38 DAVID COTHRAN: Time. Thank
39 you, sir. George happen to have your last name.
40 Mauger.

41 GEORGE MAUGER: Hey, my name
42 is George Mauger. I live at 30 Great Lawn Drive in
43 the Rushton Community. I want to thank you for your
44 time. I want to start off just by saying that I agree
45 with everything that has been said here already that's
46 affecting the community at large. I know we talked
47 about schools, we talked about safety, about
48 infrastructure and everything, as James started to
49 allude to there a little bit. I want to talk a little
50 bit about how it affects the micro community a little

1 bit more as a representative of Rushton as Jeff said.
2 We've got several members that are not able to make
3 because of the COVID, so they have asked us to kind of
4 represent them a little bit. I just want to say this
5 is not just me speaking. It's everybody in that
6 community or a large majority of them. But the same
7 family that developed Rushton is also wanting to
8 develop this, this neighborhood. And when my wife and
9 I found Rushton, we really don't have a problem with
10 what they did. As James alluded to there is a
11 character that they built in them. For me, I really
12 love the privacy the larger lots offered in the area
13 in the Powdersville area offered. My wife loved the
14 security of the neighborhood. And I understand they
15 are making some concessions on the fence, but it still
16 just brings more people, more visitors, and more
17 density in the area. Excuse me. I'm not very good
18 with public speaking. We just feel good being able to
19 let the kids go outside. Outside is not something
20 that is unfortunately very normal these days for kids.
21 And Rushton is an area that we feel like we can do
22 that because of that. So with that said I feel like
23 just like as James said the character of what we are
24 trying to put in over here. None of us in the
25 community is against development. We want the
26 community to get better and better and better for us
27 and for our kids. What we feel like though is that
28 the current proposal is against the character of that
29 and so my hope is that you as a commission would vote
30 down the current proposal to allow them time to
31 evaluate really how negatively the current proposal
32 affects the community at large for the reason that
33 everybody else has spoken on. And for their immediate
34 neighbors there they go to school with. The kids go
35 to school together; they go to church together. How
36 they're affected with this going forward with this
37 current proposal. That is all. Thank you.

38 DAVID COTHRAN: Thanks. Mary
39 Pinson.

40 MARY PINSON: Good evening.
41 My name is Mary Pinson. I've lived in the
42 Powdersville area for thirty-seven years and have been
43 working with the state for thirty-four. My address is
44 114 Wood Creek Drive in Piedmont. At the time we
45 moved in we were the only the subdivision in the area.
46 It was back when Glen was started and White Oaks was
47 started down the road. Since that time seen we've
48 seen tremendous growth and secondary roads have not
49 changed to accommodate the growth of that area.

50 One additional thing that I want to mention to you

1 is that since Terrace (inaudible) was built we have
2 had our environmental issue in our neighborhood. We
3 have had tremendous runoff in our neighborhood and
4 Wood Creek Drive floods continually. We have had to
5 solve retention walls and drainage ditches for our
6 neighborhood, for our homes. In fact we dug out one
7 of our ditches the other day that was five feet under
8 dirt with the grading and moving the dirt. One of our
9 neighbors who couldn't be here is a patron of Southern
10 Oaks said he felt like the creek that goes through
11 (inaudible) cannot hold any more water or it's going
12 to flood Southern Oaks. I don't know anything about
13 that stuff myself but that was his comment he wanted
14 me to share. We have had increasing traffic the whole
15 time we have lived out there.

16 When Rushton was first built we were told there
17 would be commercial development out on 81 and 86 but
18 there would be a large buffer between whatever they
19 built and Rushton. This neighborhood is going to go
20 right in our back yard. I'm concerned for not only
21 the safety of our area but the increased traffic and
22 the impact of schools. But the environmental eco
23 study. But Rushton will see possible run-off from all
24 of this. The water was diverted toward our homes and
25 it flooded all the time. And also this development is
26 also within one mile of all three of the schools, the
27 middle school, the elementary and Wren High School.
28 So this impact is a little more than just the homes in
29 that area. Thank you.

30 DAVID COTHRAN: Thank you.
31 Fred Pinson. Don't want to speak? The next one is
32 Ben Pinson. Don't want to speak? Okay. Last on here
33 is Allan McCuen.

34 ALLAN MCCUEN: Hi. Thank you
35 for this opportunity to speak. May I ask a question?
36 Are you elected or appointed officials?

37 DAVID COTHRAN: We are
38 appointed. I will answer that, but we are not here to
39 answer questions.

40 ALLEN MCCUEN: Well, I wasn't
41 familiar with the Planning Commission. I don't know
42 all the statistics about this business. I found out
43 about this yesterday. The reason I'm up here to speak
44 because in my opinion you also have to look at the
45 quality of life issues. Powdersville area is becoming
46 overly developed in my opinion. I am not an expert.
47 I'm sure if you ask my opinion if I've lived there and
48 I have lived there for twenty-five years. They will
49 give you that same opinion. There are issues with
50 traffic like the ones who spoke about the traffic

1 survey done. It was done during COVID issues and you
2 don't have a complete exact picture of the traffic
3 report because there were no kids going to school on
4 buses. The road conditions and I understand are state
5 supported or state maintained, they are not the best
6 in the world. If you put thirteen hundred more
7 vehicles on the road that's going to cause more impact
8 to the situation. And also got look at the fact there
9 are more and more tractor trailers are going on 81 and
10 86. I don't know why they are using that road except
11 for shortcuts.

12 But like I said the main reason I'm speaking is
13 the quality of life issues. The reason is to make
14 sure that you protect the quality of life issues for
15 the citizens of Anderson County. You shouldn't be
16 looking at tax issues or tax bases or increasing
17 things like that. My understanding is the developer
18 from this project lives in Florida. He doesn't care
19 about the people of South Carolina. He doesn't care
20 about our quality of life issues. All he cares about
21 is money. That's why he's trying to do this with this
22 development. Like I said that's my main -- quality of
23 life issues, that's what I think you should consider
24 before you approve this. Thank you for your time.

25 DAVID COTHRAN: Thank you.

26 All right, that's all that were signed up. We will
27 close the public hearings on in this.

28 MELISSA SANDERS: I was signed
29 up but I asked for a deferment. Can I speak on this
30 matter please?

31 DAVID COTHRAN: Sure.

32 MELISSA SANDERS: Thanks. I
33 would like to defer my deferment. My name is Melissa
34 Sanders. I live in the Rushton neighborhood as well
35 at 44 Great Lawn Drive. One thing that I wanted to
36 mention that has not been mentioned this evening is I
37 am worried about a notice on the information that the
38 developer -- the developer submitted that Powdersville
39 Water would be providing the water. And I don't
40 understand or I don't think that they would
41 necessarily have the capacity to do that. Because
42 just I believe it was last summer if not the summer
43 before but I think it was last summer they sent out an
44 announcement. Powdersville Water sent out an
45 announcement asking us if you live at a house that
46 ends in a one please water on this date. If you live
47 in a house that ends in two, you know, so they would
48 tell you. They also asked that we water ours lawns or
49 use more water early in the morning. Like maybe four
50 a.m. So now our sprinkler goes off a four thirty in

1 the morning. Which is fine. I sleep like a log so I
2 don't hear it. But they are asking us to change when
3 we're going to use the water because they were having
4 trouble having enough water pressure. And that was
5 before this new development was approved and then
6 before this development was brought to the table. So
7 I'm concerned with having another one hundred and
8 thirty households, that that could be a problem. Even
9 if the number was cut in half to sixty-five it would
10 still be a burden, but it wouldn't be as large of a
11 burden. Now I will defer the other minute.

12 DAVID COTHRAN: Thank you. Is
13 that it? I will let one more. I tell you what I will
14 let you and one more after you so I'm fair and will do
15 that. How about that. Just state your name and
16 address please.

17 WILLIAM COSACK: Thank you,
18 sir. William Cosack, 207 Rock Brook Court. That's
19 located in the Airy Springs Subdivision. I want to
20 talk about three points; safety, density, and also
21 property lines. Last year I worked with a training
22 engineer from DOT, Division 2, up on Wigington Road.
23 It is the road where the high school athletic fields
24 are at. The issue is at that intersection at 86 there
25 is a blind hill. It's very dangerous to turn left.
26 The solution that was presented and implemented was to
27 erect larger signs. Nothing was done to actually
28 improve the vision of mostly high school drivers.

29 By adding in these additional neighborhoods the
30 road is curvy and there's hills. Please, please,
31 please take a very hard look at the traffic survey.
32 I'm a former police officer and that area is a
33 problem. The density, completely inconsistent with
34 the other neighborhoods in that area.

35 And lastly the property values. So by having a
36 hundred thirty homes crammed into those two parcels
37 it's going to have a detrimental effect on the
38 property values for the homeowners at Rushton, Airy
39 Springs, the Enclave Airy Springs. You're going to
40 see property values drop.

41 As I looked at your website, the Planning
42 Department promotes orderly growth and development.
43 Packing that many homes in there it's not going to be
44 orderly. It's going to be chaos. There's going to be
45 construction traffic. There is going to be
46 construction noise for years. And again it's going to
47 be inconsistent with the other homes in that area.

48 DAVID COTHRAN: All right.
49 Anyone else? Seeing none and hearing none we will
50 close the public comments on this. Are there any

1 questions or comments from the Commission?
2 JANE JONES: Is the
3 engineer here? Can I ask a question, please?
4 JAMES MCCUTCHEN: Yes, ma'ma.
5 JANE JONES: Do you know if
6 the builder (inaudible).
7 JAMES MCCUTCHEN: (Inaudible.)
8 The developer builds some himself and he also sells
9 lots to other builders. The price point is going to
10 be around starting three forty-five up to the four
11 hundres. So I don't think you will have any impact on
12 property values per se. That's within the price range
13 with the homes they are building there.
14 JANE JONES: Small lots.
15 The reason I want to ask this question is there has
16 been a lot of talk back and forth this week about some
17 concessions that the developers made to the residents
18 of the community ---
19 JAMIE MCCUTCHEN: Yes, ma'ma.
20 JANE JONES: --- and has to
21 do with buffering, pool membership, some of those
22 things that y'all have talked about. It is my
23 understanding that the builder has been told that --
24 what you are talking about is not in writing or not a
25 formal agreement that will come from ---
26 JAMIE MCCUTCHEN: No, ma'am.
27 The developer will have control of that. The
28 developer, our client, will be the one who puts the
29 covenants and restrictions in place. The builder will
30 have to comply with those. The builder will have the
31 input on what they have there, but that's a developer
32 control issue not a builder control issue. We have to
33 record those covenants and restrictions before the
34 plat for any project of a subdivision.
35 JANE JONES: I just wanted
36 to have an understanding about that conversation.
37 JAMIE MCCUTCHEN: We are happy
38 to work with the neighbors and address their concerns
39 about (inaudible).
40 JANE JONES: I just wanted
41 to make sure that was the one that was supposed to
42 have a meeting.
43 JAMIE MCCUTCHEN: Yes, ma'am.
44 Any other questions?
45 DAVID COTHRAN: Any other
46 questions or comments? I am going to make one. You
47 know I don't know some of you people, guys, ladies,
48 you have been to some meetings in the past. You have
49 this has been going for years in the
50 Powdersville/Piedmont area. I hear you and I get it.

1 I have said publicly in here and I have spoken with
2 the other Commission members and I have spoken with
3 the County Council, something needs to be done outside
4 of a moratorium for any development in Powdersville.
5 Every meeting we've had on just about any build
6 project up in that area has had you guys, the public,
7 come out. People don't want it. Sometimes -- and I
8 will tell you the way my heart goes with voting issues
9 some of them to me were legitimate. I'm not saying
10 nothing I heard here tonight was not different. Some
11 of you will just say you have to kind of make your own
12 mind up. People have presented plans somebody calls
13 them (inaudible) roads. And you think well that
14 doesn't make since. Well maybe this doesn't need to
15 be here. This needs to be redone. Maybe this needs
16 changes to be made. The bottom line is there are all
17 kind of factors in my mind anyway. I couldn't speak
18 for the rest of the people up here. I'm sure they
19 have a similar process. We've worked together for a
20 long time. We have to come up with some sort of
21 formula on the spot. In this meeting we listen to
22 what you guys say, we listen to what the facts are,
23 listen to what the staff report is. There's a lot of
24 things going on. And I agree with you the road --
25 traffic analysis that's been a topic that's come up.
26 If you've been to any of these meetings you know
27 that's always a hot topic that comes up. People
28 disagree with it. But it's the best that we have so
29 we have to go on it.

30 In my mind you know 86 and 81 are two of the
31 biggest roads for a subdivision to be built on. May
32 be a lot of traffic, I can agree with that. Maybe
33 some blind curves. And there is all kind of issues.
34 But this isn't the place to start talking. Like I
35 said ten years now, ten plus years that I have been
36 doing this and I have said somebody needs to address
37 infrastructure. We've talked about it -- as a matter
38 of fact we said several years ago this should have
39 been started two decades ago. Powdersville is going
40 to grow. People are going to -- if you build it they
41 are going to buy it. And if you buy it, you better
42 understand that there is going to be more houses
43 built.

44 And short of a moratorium -- I'm not promoting a
45 moratorium, but when people get mad at us, I think we
46 need to kind of figure out is that what you guys want
47 up in that district. Because outside of that we have
48 to kind of go on what the rules are and yes put our
49 heart into it, weigh what you're saying and make a
50 decision. I don't think I have ever made a hundred

1 percent of people happy. I'm kind of think I'm
2 speaking for some of the sentiments of the people up
3 here because they have all -- most everybody has said
4 the same thing. So having said that I just wanted you
5 to know a little bit about how I think on this. And
6 with that I guess we don't have any other comments we
7 will call for a motion.
8 WILLIAM MOORE: I will make
9 the motion to approve.
10 DAVID COTHRAN: Motion to
11 approve. Do we have a second?
12 BRAD BURDETTE: Second.
13 DAVID COTHRAN: All in favor
14 of approval. All denied. All right, motion passes
15 three to one.
16 All right, next will be 6b. Proposed Camps/RV
17 Parks Land Use Regulations.
18 AUDIENCE: That's bull
19 crap. I would like to make a comment.
20 DAVID COTHRAN: No comments.
21 AUDIENCE: If my wife and
22 kids get killed on the blind curve I will hold
23 somebody responsible.
24 DAVID COTHRAN: Well it won't
25 be me that's held responsible but you can call
26 somebody.
27 AUDIENCE: You didn't
28 listen to safety. It's on your head.
29 DAVID COTHRAN: Okay. All
30 right, please leave orderly. Everybody's had a chance
31 to say. No, the issue is closed. We are moving on.
32 We are on a new item. Contact your County Councilman
33 and set up a meeting, is my suggestion.
34 ALESIA HUNTER: Mr. Chairman,
35 are we ready?
36 DAVID COTHRAN: Yes.
37 ALESIA HUNTER: Okay. In your
38 packet we included some language in there regarding RV
39 Parks and Land Use Regulations. We worked with County
40 Council Planning and Public Works Committee a couple of
41 weeks ago. I believe Ms. Jane was there. The Council
42 as a whole has passed this proposed RV Parks and Land
43 Use Regulations, so we wanted to review these
44 guidelines with you and see if the Commission wanted to
45 make any further comments or add any additional
46 restriction or have any additional questions concerning
47 what the Council, County Council, has recommended and
48 I'm here to answer any questions regarding the
49 submittal here, Mr. Chairman.
50 DAVID COTHRAN: Okay. Any

1 questions? Any Comments? I guess not.

2 ALESIA HUNTER: Okay. Mr.

3 Chairman, if the Commission is okay with these
4 recommended changes we can vote on them now for the
5 record and these will move forward as an amendment.

6 DAVID COTHRAN: All right.

7 Motion to approve these to move on. Second. All in
8 favor. Unanimous.

9 ALESIA HUNTER: Okay. The next
10 item, Mr. Chairman, our County Council will be
11 appointing an ad-hoc committee in the near future.
12 This committee will start reviewing some developments
13 as mentioned in some of the comments you have on
14 infrastructure and things like that. Mr. Dunn will be
15 appointing various committee members and we will have
16 some work sessions to discuss some of the issues like
17 notifications concerning meetings, mail-outs and things
18 like that and developments in the near future. So
19 that's just letting the Commission know that the ad-hoc
20 committee will be appointed in the near future by
21 County Council.

22 DAVID COTHRAN: Okay, message
23 received. Thank you.

24 ALESIA HUNTER: Yes, sir.
25 Again this committee will review developments and flag
26 lots at a later date. Tomorrow evening our Planning
27 and Public Works Committee will discuss flag lots and
28 staff will be there tomorrow to answer questions
29 concerning flag lots. And we will report back to the
30 commission at the August meeting what comes from the
31 committee meeting.

32 And then item number d. is a future development
33 workshop. This will be some members of Council, some
34 members of the Planning Commission in the near future.
35 They will hold some development workshops to discuss
36 some of the pressing issues and some of the issues in
37 some of the districts that they would like to just
38 discuss. We will keep you posted on that.

39 Also, our Comprehensive Plan is due for the five
40 year update and we have got a date on that for August
41 20, 2021, so staff can start working on that update in
42 the late fall and we will be bringing you various
43 limits. We won't bring it all to you at one time. We
44 will be bringing you that in the fall so that we can
45 stay on course to get those implemented and get those
46 passed.

47 And with that, Mr. Chairman, with your permission I
48 will turn it over to Rhonda Sloan and she will speak
49 with you concerning some upcoming planning commission
50 meetings. Thank you.

1 RHONDA SLOAN: Good evening.
2 Before you is a list of upcoming Planning Commission
3 dates for the remainder of the year. We just ask that
4 you look over those dates. We have been working with
5 the City to coordinate the dates. We have tried to
6 keep the dates consistent with your regular scheduled
7 meeting dates. However please just make note that the
8 meeting schedule for November is a different date and
9 then the meeting for January of 2021. Everything else
10 is the same. And like I said just review this memo
11 just to let you know the upcoming planning dates for
12 the remainder of the year.
13 That's all that I have Mr. Chair.
14 DAVID COTHRAN: So that January
15 is a Friday.
16 RHONDA SLOAN: Okay, it may
17 be. Yes, sir, as we get closer we can adjust. Yes,
18 sir.
19 DAVID COTHRAN: All right. We
20 have covered everything on the agenda.
21 ALESIA HUNTER: Mr. Chairman,
22 that is all the staff has to report this evening.
23 DAVID COTHRAN: All right.
24 Next we will move on to public comments on non-agenda
25 items. We will receive comments from speakers. Anyone
26 who would like to come speak on non-agenda items for
27 the planning commission please step forward and state
28 your name and address for the record.
29 CHRIS HEERWAGEN: I'm Chris
30 Heerwagen, 236 Indian Trail off Highway 187. A couple
31 of things that are coming up, the workshops and things
32 of that nature, does anyone know yet if the public will
33 also be allowed to attend those things or is that
34 intended for just people that are part of the Planning
35 Commission or council?
36 ALESIA HUNTER: Mr. Chairman,
37 we haven't made any decision on what -- we are just
38 putting it out there for the future, something in the
39 future, but there is no definite plans have been made
40 as to who will attending and what not.
41 CHRIS HEERWAGEN: Where can the
42 public look to get info out about the meeting?
43 ALESIA HUNTER: We will list --
44 of course, if it is a public meeting of course we have
45 to advertise it, so we will put it in a legal
46 advertisement. We will also have it on our County
47 website and our Planning website. So we list all of
48 our meetings on our County Planning website so that you
49 can also review that.
50 CHRIS HEERWAGEN: Okay. No

1 further questions.
2 DAVID COTHRAN: Thanks. All
3 right. Seeing and hearing none, we will close public
4 comments for non-agenda items. Is there any other
5 business to be brought forward? Meeting should be
6 adjourned. All in favor please stand up.

7
8

(MEETING ADJOURNED AT 6:55 P.M.)

State of South Carolina)
County of Anderson)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2020

IN ATTENDANCE:
DAVID COTHRAN, CHAIRMAN
JANE JONES
BRAD BURDETTE
WILL MOORE
DEBBIE CHAPMAN

ALSO PRESENT:
ALESIA HUNTER
RHONDA SLOAN
BRITTANY MCABEE
TIM CARTEE

47 The proposed development is located within the
48 gateway to Anderson overlay district. This was
49 approved by County Council June of 2015. If this
50 application is approved the developer must adhere to

1 the standards set forth in the overlay document.

2 Once again, this request is to rezone four parcels
3 from C-2 Highway Commercial to R-M1 Mixed Residential.
4 And the applicant's intent is to construct sixty-four
5 town homes. The developer will be required to connect
6 to sewer if approved. Highway 81 is an arterial road
7 with no maximum average daily trips per day.

8 Also, the developer will need to contact SCDOT to
9 determine the need for an encroachment permit based on
10 their design. And/or a traffic study if required at a
11 later date.

12 Due to the compatibility with the future land use
13 map and being contiguous with the adjacent property,
14 staff recommends approval of this request.

15 That concludes my presentation.

16 DAVID COCHRAN: Okay. Thank
17 you. Any questions for the staff?

18 If not, I'll open the public hearing on this.
19 Please come forward and state your name and address if
20 you have any discussion related to this matter.

21 Seeing none and hearing none, we will close the
22 public hearing on this. I'll take a motion from the
23 commission. Anyone wish to make a motion to approve
24 this?

25 JANE JONES: Motion to
26 approve.

27 DAVID COCHRAN: Have a motion
28 to approve. Do we have a second?

29 DEBBIE CHAPMAN: Second.

30 DAVID COCHRAN: All right.
31 Second. All in favor. Okay. It passes.

32 Next will be old business. Is there any old
33 business we need to discuss?

34 Hearing none, we will move on to new business.
35 6(a) is a preliminary subdivision for Suter Estates.

36 BRITTANY MCABEE: Good evening.

37 The application is for Suter Estates for a single
38 family residential. The applicant is Austin Allen
39 with Arbor Engineering. It is located off Cely Road
40 in Council District 6. The surrounding land use to
41 the north and south is residential. And to the east
42 and west undeveloped. It is currently unzoned and the
43 tax map number is for your viewing there. It is not
44 an existing development. The existing access road is
45 Cely Road, which is county maintained. It's
46 approximately thirty-one acres and will house fifty-
47 three lots.

48 Powdersville Water is the water supplier; and ReWa
49 is the sewer supplier. They are not asking for a
50 variance.

1 The new subdivision is expected to generate five
2 hundred and thirty new trips per day. Cely Road is
3 classified as a collector road, with no maximum
4 average trips per day. The developer will be required
5 to meet or exceed construction plans that are approved
6 by Anderson County Roads and Bridges and South
7 Carolina DOT.

8 This is the site plan of what they plan to put
9 there.

10 This is the location map off of Cely Road.

11 And this is the aerial.

12 Staff recommends approval of the preliminary
13 subdivision with the following conditions:

14 All lots must access proposed internal roads only.
15 Developer must obtain the following permits prior to
16 proceeding with development, to include, DHEC and
17 Anderson County approval letter for storm water
18 erosion control; DHEC and ReWa approval letter for
19 sewer services, construction and permit to operate;
20 South Carolina DOT encroachment permit approval;
21 Anderson County Roads and Bridges Subdivision Plan
22 Approval; Powdersville Water approval letter for
23 potable water and fire protection and verification of
24 water line services and layout plan. This is to be
25 reviewed to determine if water pressures and volumes
26 exist for the installation of fire hydrants within one
27 thousand feet of all lots.

28 DAVID COCHRAN: Is that it?

29 BRITTANY MCABEE: That

30 concludes that ...

31 DAVID COCHRAN: Okay. Any

32 questions from the Commission for staff?

33 JANE JONES: Is there

34 anybody here that's the developer or anybody to
35 represent the project? I just had a question if you
36 don't mind.

37 I see, of course, that you have a letter from ReWa
38 to provide sewer.

39 ALLEN AUSTIN: Yes, ma'am.

40 JANE JONES: There is no

41 sewer on Cely Road, so this is going to be quite a
42 project to get sewer to this development. Is there
43 any kind of time table for this? I'm sure it's not in
44 their budget. I just have concerns about, you know,
45 getting a letter from ReWa when it's really way down
46 the road. Do you have any idea how long this will be
47 or just what the plan is?

48 ALLEN AUSTIN: We're still
49 working with ReWa on this. We -- to give a little
50 context, we submitted a plan back in June for thirty-

1 one lots. We were going off of septic. After we
2 submitted, we were notified by ReWa that just to the
3 west of this project, roughly off the top of my head,
4 seven hundred linear feet away, they're going to be
5 installing a lift station that is going to take
6 another development to the west, which will be Rose
7 Hill, offline, and they're going to come -- it's
8 Brushy Creek -- that whole draw, they're coming all
9 the way back up that draw to provide access to that
10 area.

11 Obviously, like you said, they are still, you
12 know, way ahead on actually installing this, and I'm
13 pretty sure designing, as well.

14 JANE JONES: I though Rose
15 Hill was on a sewer system that came out of Pickens
16 County, Combined Utilities.

17 AUSTIN ALLEN: Well, it's
18 off a privately owned lift station, as well as the
19 sewer mains within the subdivision. I don't know the
20 specific details with them. But I know that the ReWa
21 line is going to be taking them off of their lift
22 station, as well. So we're -- like I said, I know
23 we're far ahead. Currently we're working with ReWa in
24 trying to get through with DHEC to work towards a pump
25 and haul system that will allow us to move forward
26 with the development and build the infrastructure
27 required for a development. And then in time, when
28 that system is brought online, we'll be able to tie
29 into that system.

30 JANE JONES: There's also
31 the budgetary issues with, you know, ReWa has to have
32 the money to do this. I just see it being way down
33 the road, I mean several years.

34 AUSTIN ALLEN: Yes, ma'am.
35 We do expect that it won't be any time soon for them.
36 But we do believe that we can make the pump and haul
37 system work. Like I said, we're still trying to
38 hammer out the details with them.

39 JANE JONES: Thank you.

40 DAVID COCHRAN: Thank you.

41 Any other questions?

42 Okay. We will -- there's a sign-up sheet. I was
43 informed that somebody -- I'm assuming it may be Mr.
44 Burns who's first on the list. Are you wanting to do
45 some sort of video presentation?

46 ANTHONY BURNS: No. I don't
47 have a video presentation. Anthony Burns; right?

48 DAVID COCHRAN: Anthony
49 Burns.

50 ANTHONY BURNS: Yeah, I do

1 have a couple of handouts.

2 DAVID COCHRAN: Is that

3 related to the slides in this email?

4 ANTHONY BURNS: Yeah, that's

5 right.

6 DAVID COCHRAN: Okay. All

7 right. Well, there's a three-minute time limit on
8 this, but I'll give you -- let you go ahead and start.

9 ANTHONY BURNS: Very good.

10 Okay. Thank you very much. Anthony Burns. I live in
11 the Hornbuckle Subdivision, and I'm chairman of the
12 Architectural Review Committee for the homeowner's
13 association. We've had a look at the plans and just
14 would want to respectfully offer a couple of
15 suggestions, if we could.

16 There's a road, Riley Way, that is shown between
17 lots 17 and 26, and that's located directly over a
18 riverbed that's fifteen feet wide -- about twenty feet
19 wide and eight feet deep. It looks like it's dry, but
20 when it rains there's a lot of water goes down. It
21 runs to the middle of Brushy Creek which then -- at
22 the bottom of the subdivision then runs to the big
23 Brushy Creek. To locate the road right over the
24 riverbed is not a good idea because it will flood not
25 only my home but those all the way down Sassafras
26 Drive.

27 At the bottom of Sassafras, we've had significant
28 flooding problems on the middle Brushy Creek, in part
29 due to the Rose Hill Subdivision behind it because the
30 water comes right down from there. So essentially
31 Suter Estates is on one big hill with water coming up
32 throughout it, and then it runs down to a river which
33 is flooding. It's a hundred year flood plain, but
34 it's more like a two-month flood plain, unfortunately.

35 So directly behind Sassafras Drive where Riley Way
36 is located on the plan is a river, a riverbed, which
37 it looks dry, but when it rains it's certainly not
38 dry. So if they're proceeding, we would like to
39 respectfully request they move that back about a
40 hundred feet. But beyond that we would really want to
41 consider the whole issue of flooding, particularly for
42 the bottom of Sassafras, because we're catching it
43 from the other subdivision Rose Hill, and from more so
44 the natural springs that are located, a couple of them
45 are noted in the plan, but there are natural springs
46 throughout the whole area that drain down through it.

47 That was essentially it. And thanks for the
48 opportunity to speak.

49 DAVID COCHRAN: Thank you.

50 AUSTIN ALLEN: Do you have

1 any additional questions or ---

2 DAVID COCHRAN: No. This is
3 an opportunity to speak. You signed up so I'm just
4 calling your name out.

5 Is it Shay Burroughs? Ashley Burroughs?

6 ASHLEY BURROWS: Good
7 afternoon. Appreciate the opportunity. My name is
8 Ashley Burrows. I'm at 1447 Three Bridges Road right
9 there in Powdersville. I am just a local resident
10 that lives just down the road from this proposed
11 subdivision. And as I've stated before -- I've been
12 here a few times -- certainly not opposed to growth in
13 our area. However, the growth has to be done in a
14 very cognizant and wise manner. You know, our roads,
15 our infrastructure, certainly is just not there yet to
16 handle this. I know on one of the slides it mentioned
17 this subdivision might produce five hundred and thirty
18 trips, additional trips per day on Cely Lane or Cely
19 Road. I would submit that that's probably within the
20 first hour of each day. I would imagine the trips
21 will be significantly more.

22 In addition, you know, our district, we just
23 approved a bond referendum to add to all of our
24 schools within Anderson District 1, Powdersville, as
25 well as Wren and Palmetto. Adding these homes,
26 looking ahead to the next subdivision that's on the
27 agenda, the same thing, you know, we just approved a
28 large referendum. We started paying back one we just
29 approved ten years ago. We certainly would like to
30 hold off on additional developments in our area for
31 this reason. In addition to our EMS, our local
32 emergency services being able to support all of the
33 growth. Again, if you look back at one of the slides
34 that was shown, you saw this tract of land, all the
35 developments that are around that. This is a pretty
36 tight area on that road. Just down from the
37 subdivision within fifty yards is a pretty tight
38 corner or turn. It's a blind spot for most folks.
39 And as you can imagine, not all residents follow the
40 speed limit so you certainly could have a hazard
41 there.

42 So I just submit and ask that you, you know, delay
43 or postpone this approval. I know County Council
44 weighs heavily your decisions, so a vote for no I
45 think would go a long ways for this. Thank you.

46 DAVID COCHRAN: Thank you.
47 Tiffany Estes.

48 TIFFANY ESTES: I'm Dr.
49 Tiffany Estes with Anderson School District 1. I am
50 the Director of Planning and Development. Anderson

1 School District 1 is not opposed to any growth. We
2 are not for or against any development. As Mr.
3 Burroughs pointed out, we did just recently, in April
4 of 2019, pass a bond referendum for a hundred and nine
5 million dollars that was to include several additions
6 at elementary schools, the high school, but it did not
7 include Concrete Primary School, which would be where
8 this -- what the schools for this proposed subdivision
9 would go to. Concrete Primary School had an addition
10 back in 2017. Right now they have about seven hundred
11 forty students. They project their max probably in
12 the next two to three years. We do not have rooms for
13 growth. Also pointed out, you know, we have two
14 referendums now on the table that we are currently
15 paying for. We would be remiss if we were to ask for
16 assistance for a third. And the growth of
17 Powdersville at this point, we just cannot keep up
18 with our schools.

19 And I can tell you with certainty, traffic is also
20 a big concern around our schools in the Powdersville
21 area. Please take that all into consideration.

22 DAVID COCHRAN: Thank you.
23 Eric Seymour.

24 ERIC SEYMOUR: My name is
25 Eric Seymour. I live in Meadow Ridge. It's down the
26 hill from the proposed subdivision. I basically want
27 to echo the same comments that the two previous people
28 said. You know, infrastructure, sewer, roads, as well
29 as schools is really a big concern of mine. A lot of
30 people live behind that road. I'm not naive to think
31 thirty acres on Cely Road is going to sit idle for any
32 length of time, but I think what I would ask is that
33 the development of these fewer lots be done in a more
34 sustainable way and it wouldn't impact the local road
35 infrastructure and we're really not prepared to do.

36 Going back to emergency services, you know, we've
37 got an all volunteer fire department, as I'm sure
38 y'all well know. They've covered up as it is,
39 definitely with new homes in this area with some new
40 development. It's really going to stress the
41 infrastructure we have in place now.

42 So, again, I love our area. I'm very proud to
43 live there. And it's a wonderful place to live. I
44 understand a lot of people want to move there, but I
45 think we have a responsibility to develop it and grow
46 it in a sustainable manner so it'll be a great place
47 to live for a long time. Thank you for your time.

48 DAVID COCHRAN: Thank you.
49 Jeremy McCall.

50 JEREMY MCCALL: I don't think

1 the microphone is working so nobody out here can hear
2 what is being said.

3 Jeremy McCall. Just want to reiterate what I
4 think has been said by the last couple of folks.
5 First, I'm not even sure why we're to this point when
6 this development calls for sewer. The plan calls for
7 sewer, and sewer is not even there. And the developer
8 himself said, well, we don't know, maybe there's a
9 plan that's down the road.

10 The second is traffic. And I know that was
11 mentioned by the lady from the school district.
12 Concrete sits kind of in the middle of, if you will,
13 from Cely you can come in either direction to
14 Concrete. You can go down and around off of 81 and
15 back in on Powdersville Main and go up Three Bridges
16 Road. I can tell you that I live a half a mile from
17 Concrete and it's taking me forty minutes to get my
18 kids to school since school started back. It's
19 getting no better.

20 And the fire department, EMS, that's all great
21 points. And what I've said since the beginning of
22 these meetings that I've been coming to is we've
23 failed to realize the growth yet that's already been
24 approved. I was in a meeting last week here. I don't
25 know what the name of that meeting was, but Jimmy
26 Davis who is our councilman, said there's already two
27 thousand plus homes approved for construction that
28 have yet to begin. So if we're already in a forty
29 minute holding pattern to get our kids to school in
30 the mornings, I don't have any idea what it takes in
31 the afternoons, and there's two thousand more homes
32 yet to come just in our district.

33 So I just ask all of you guys to understand that
34 and vote against this development. Thank you.

35 DAVID COCHRAN: Thank you.
36 Stacey Kreger.

37 STACEY KREGER: Thanks for
38 the opportunity. I'm Stacey Kreger. I used to live
39 in Hornbuckle Subdivision where the first gentleman
40 spoke of, and now I live down the street in Willow
41 Ridge Subdivision from where this is going to happen.

42 A couple of things I'll reiterate what everyone
43 else said. The traffic is a nightmare. It's a major
44 artery through everybody's commute into the morning
45 whether they live in Rose Hill that someone spoke to;
46 whether they live in any of these neighborhoods, it's
47 an artery that everybody uses to get kids to school in
48 the morning. So if we add five hundred and thirty
49 plus more traffic, it's just going to be a zoo and a
50 nightmare to even get people in and out.

13 And I know Powdersville Water is not going to put
14 in water for free for this developer. So how about
15 let's make the developer pay for a signal light at the
16 end of Cely Road. Let's do something about the road
17 infrastructure. You know, you say that Cely Road is a
18 collector road and has no maximum number of counts,
19 you know. When has Anderson County done any counts on
20 Cely Road. I've been there twenty-two years and I'm

1 not sure I've seen any counter out at any time in the
2 past in recent history.

3 So I agree with the rest of these folks. It just
4 seems like we're allowing more and more development
5 and not doing anything about the infrastructure to
6 support it. That's all I have. Thank you.

7 DAVID COCHRAN: Thanks.

8 Anyone else? Okay. I see no one raising their hand,
9 so we will close public comments on this.

10 Entertain a motion on this from the Commission.

11 JANE JONES: I move that
12 the application be denied.

13 DAVID COCHRAN: Okay. We
14 have a motion for it to be denied. Do we have a
15 second?

16 BRAD BURDETTE: I'll second.

17 DAVID COCHRAN: We have a
18 second. Any discussion? All in favor of the motion,
19 which is to deny, signify by your hand. All those
20 opposed like sign. The motion passes. This
21 subdivision is denied.

22 Next would be 6(b), a preliminary subdivision,
23 Cooper Ridge Cottages.

24 BRITTANY MCABEE: The proposed
25 subdivision is Cooper Ridge Cottages, which is single
26 family residential. The applicant is Mark Nyblom And
27 Bluewater Civil Design is the engineer. The location
28 is off of Cooper Lane in Council District 6. The
29 surrounding land use is residential and is unzoned.
30 The tax map number is there for your viewing. It is
31 not an extension of an existing development. The
32 existing access road is Cooper Lane, which is county
33 maintained. It's approximately twenty-one acres and
34 will have forty lots. Powdersville is the water
35 supplies and ReWa is the sewer supplier. They are not
36 requesting a variance. This new subdivision is
37 expected to generate four hundred new trips per day.
38 Cooper Lane is classified as a minor rural local with
39 five hundred maximum vehicle trips per day.

40 The developer will be required to meet or exceed
41 construction plans that are approved by South Carolina
42 Roads and Bridges and the South Carolina DOT.

43 This is the proposed site plan.

44 This is the location of the subdivision off of
45 Cooper Lane.

46 And this is the aerial.

47 Staff recommendation is approval of the
48 preliminary subdivision, with the following
49 conditions:

50 All lots must access proposed internal roads only.

1 Developer must obtain the following permits prior to
2 proceeding with development, to include: DHEC and
3 Anderson County approval letter for storm water
4 erosion control; DHEC and ReWa approval letter for
5 sewer service construction and permit to operate.
6 South Carolina DOT encroachment permit approval;
7 Anderson County Roads and Bridges Subdivisions plan
8 approval letter; Powdersville Water approval level for
9 potable water and fire protection verification of
10 water lines service and layout plan. This is reviewed
11 to determine if water pressures and volumes exist for
12 the installation of fire hydrants within one thousand
13 feet of all lots.

14 This concludes the staff report.

15 DAVID COCHRAN: Thank you.
16 Any questions from the Commission for staff? Okay.
17 We will allow public comments, three minute limit. We
18 do have a sign-up sheet, so I'll just do like I did a
19 minute ago, and if I leave somebody out, we'll give
20 you an opportunity at the end. First, on the sign-up
21 sheet is Paul Harrison.

22 PAUL HARRISON: My name is
23 Paul Harrison. My address is 718 Lowndeshill Road. I
24 work with Bluewater Civil Design. We're the civil
25 engineer for the site. We're representing the
26 applicant tonight, as well as Chuck Reichert, as well.
27 I think he signed up to speak, as well.

28 Just a couple of little things that I wanted to
29 touch on and then I'll be glad to answer any questions
30 that the Planning Commission may have.

31 This is an unzoned area of Anderson County, so the
32 minimum lot size is eight thousand square feet. Just
33 in terms of how much density you could get at eight
34 thousand square foot lots, you're looking at somewhere
35 in the ballpark of three units per acre.

36 Our original plan was proposed fifty-three lots.
37 We basically scaled that plan back and proposed forty
38 lots. Those forty lots on the roughly twenty-one
39 acres of property is less than two units per acre.
40 We're -- Cooper Lane is basically a dead-end road so
41 there's existing -- there's ten residents that
42 currently live off of Cooper Lane. We scaled our lots
43 back to forty lots because we coordinated with staff,
44 Roads and Bridges and felt like that this road could
45 only service a maximum of fifty units. So that's how
46 we came up with the total forty units proposed for the
47 subdivision.

48 We're taking the remaining property, we're
49 proposing to put that back into open space to try to
50 buffer some of the properties on the back side of the

1 property. So you can see the open space shown. And
2 we don't really have any lots that technically back up
3 to that property to the north. So we're proposing
4 that to be just all open space, green area, to be
5 preserved with our one access on Cooper Lane. That
6 open space is roughly ten acres. So almost fifty
7 percent of the whole property, we're preserving in
8 open space for the community and for the people to --
9 and the residents to use.

10 Just a couple of comments that I wanted to make,
11 and I just wanted to leave some time just in case you
12 guys had any questions of me.

13 JANE JONES: I basically
14 have the same question I did before. There's no sewer
15 at Cooper Lane and I know how far back ReWa is pretty
16 much with their funding and budgeting for these
17 projects. Do you have any time line on this?

18 JOE GREENBERG: Yes. There's
19 actually gravity sewer in Cooper Lane. And we're
20 proposing a pump station that'll be privately
21 designed, privately paid for, and ReWa will take that
22 pump station over into their system and own and
23 operate and maintain that system. So it will happen
24 immediately. So we will permit it immediately and
25 it'll be installed immediately with private funds.

26 JANE JONES: Where are you
27 going to put the pump station?

28 JOE GREENBERG: The pump
29 station is on the rear of the property down by the --
30 kind of in the general vicinity of the storm water
31 management pond.

32 JANE JONES: You mentioned
33 the road. It's barely a driveway. Seventeen feet is
34 its widest point.

35 JOE GREENBERG: Uh-huh
36 (affirmative). Which is how we came up ---

37 JANE JONES: Have you got
38 any plans to do anything -- you can't pass a car on
39 the road.

40 JOE GREENBERG: Uh-huh
41 (affirmative). I mean, we would entertain, if we get
42 through this preliminary plat process, we then get
43 into the design process. And we would work with
44 Anderson County since they own and maintain the road.
45 And if there are certain requirements that we need to
46 look at potentially widening out Cooper Lane, we would
47 obviously address that during the permitting -- during
48 the plan permitting process.

49 JANE JONES: Thank you.

50 JOE GREENBERG: Any more

1 questions? Thank you for your time.

2 DAVID COCHRAN: Thank you.

3 Next is Joey Beeson.

4 JOEY BEESON: I'm not going

5 to speak.

6 DAVID COCHRAN: All right.

7 Mr. Beeson yields. Jeremy McCall.

8 JEREMY MCCALL: All right.

9 So this is actually the road that I live on, so beyond
10 all the school traffic and all of the other hysteria
11 that goes along with it, we're talking about adding
12 four hundred trips a day on a road that I personally
13 took a tape measure and laid across and it's sixteen
14 feet wide. You cannot pass two cars without one or
15 the other pulling off of each side of the road. And
16 I'm not sure that Anderson County does, in fact, own
17 the road. There's plats that we have that shows that
18 they do not. And I don't -- I've been going up and
19 down that road for twenty plus years and it's not been
20 maintained by Anderson County in those twenty plus
21 years. There's other people here that can speak to
22 how long it's been other than that.

23 So sewer, traffic. The one thing that I should
24 have mentioned, we do have videos that we sent to
25 Alesia with that traffic on Powdersville Main lined up
26 of cars going the wrong way down Powdersville Main
27 into oncoming traffic because there's folks that live
28 there on Powdersville Main, Tim McKinney, James
29 Chambers, that can't get to their house for what is
30 two hours. They literally can't go home. They can't
31 leave. They're blocked in or out of their house
32 because of the traffic that is already there.

33 This development is incompatible with the land and
34 the property, the developments around it. The average
35 acreage on Cooper Lane with the largest and the
36 smallest figured in is fourteen plus acres. Without
37 the largest and the smallest, it drops down to one and
38 a half, 1.57 acres. So we're talking about putting
39 forty homes on half acre lots max. Or less than that.
40 I think he said eight thousand square foot lots. So
41 again totally incompatible with the area that is
42 around us.

43 And again, the biggest thing in my mind is four
44 hundred trips a day on a road that's no wider from
45 here to that table, that's just -- that can't happen.
46 It literally, physically can't happen. It won't
47 happen.

48 Thank you. And I would request again that you
49 guys deny this project.

50 DAVID COCHRAN: Thank you.

1 Kristie Gentry.

2 KRISTIE GENTRY: Hey. I'm
3 Kristie Gentry. I'm a lifelong resident of
4 Powdersville. About two years ago we moved into my
5 childhood home. It's right there on the corner of
6 Powdersville Main and Cooper Lane. And basically two
7 hours a day Powdersville Main becomes a parking lot
8 and you can't get around. Like Jeremy said, traffic
9 is a concern, too many people in the area at that
10 particular time. Also, I raised my children in the
11 schools here. They're done. But I've got
12 grandchildren to think of. The schools are very
13 crowded now and it's just become a bigger issue with
14 the more subdivisions wanting to come in here. It's a
15 beautiful area. But enough is enough. And I would
16 appreciate a no. And thank you.

17 DAVID COCHRAN: Thank you.
18 Steve Cooper.

19 STEVE COOPER: Steve Cooper,
20 332 Cooper Lane. First, I'd like to correct this
21 gentleman. Positively Anderson County does not own
22 Cooper Lane. I've already been down that road. Went
23 before Anderson County Council and a judge that
24 verified that. It belongs to the property owners.
25 Therefore, to run sewer down it, they would have to go
26 through private property to get to the property.
27 But furthermore, I've been told by Anderson County
28 Planning & Development Board and two of my friends
29 that if I put three houses on a tract of property, I
30 don't care if it's a hundred acres, I must put a fifty
31 foot right-of-way with Anderson County specifications
32 to go to three houses. Alesia verified that to me
33 today. That is true.

34 So how are we going to put four hundred trips a
35 day onto a road that doesn't have fifty foot of right-
36 of-way. It has zero right-of-way. It's privately
37 owned. Not to mention the schools and the traffic.
38 And like they said, we're tired of paying bond after
39 bond for developers to come in and make their money
40 and the citizens to keep taking out bonds to keep
41 adding to schools. It should be denied on the fifty
42 foot right-of-way, county road, if nothing else
43 because there's not fifty foot right-of-way and it's
44 not a county road.

45 Thank you for your time. I'd ask you to deny it.

46 DAVID COTHRAN: Thank you.
47 Steve Cooper, II. Oh, okay. Crystal McCall.

48 CRYSTAL MCCALL: Good
49 evening. My name is Crystal McCall. My address is
50 348 Cooper Lane in Easley. And I have a few videos or

1 just pictures I wanted to show you guys to give you a
2 sense. I know everyone gets up here and talks about
3 the traffic and it's concerning, and I just wanted to
4 give you a visual. Do you have those available?

5 They're asking you for permission, I think.

6 DAVID COTHRAN: That's fine.
7 As long as you can do it within three minutes, we're
8 good.

9 CRYSTAL MCCALL: It's just
10 pictures that the community has taken or during --
11 pictures to show how backed up it is. And I'll keep
12 talking. My husband hit on the list of the points
13 that I had. But again, our schools are more crowded
14 than schools in Anderson District -- even Anderson
15 District 1. I personally called around to different
16 schools and got our -- or asked for what are your
17 student to teacher ratios? And ours are way higher
18 than anyone else. I have five kids, ages two to
19 twelve. And I feel like we're doing them a disservice
20 by putting them in these classrooms with tons of kids.
21 The learning environment is not great for them. And
22 like he said, two thousand homes have already been
23 approved. We've yet to realize how many kids are
24 going to be added to our schools from that.

25 DAVID COTHRAN: I tell you
26 what, if you want -- do you want to say anything else
27 and if it's not ---

28 CRYSTAL MCCALL: No, that's
29 basically it. I just wanted to give y'all a ---

30 DAVID COTHRAN: I'll let you
31 -- you can come back up.

32 CRYSTAL MCCALL: Okay.
33 That's fine. Thank you.

34 DAVID COTHRAN: All right.
35 Chuck Reichert.

36 CHUCK REICHERT: Yes.
37 I'm Chuck Reichert, 104 Chattington Drive, Greenville.
38 I work with the developer, Rosewood Communities.
39 They're a client of mine. And also I just wanted to
40 give you a little bit of information. They have
41 probably ten projects in the Greenville area that
42 they've done over the last ten years. One in Clemson.
43 Their product that they develop is their client that
44 buys these homes typically are empty-nesters, retirees,
45 older couples. Out of all their developments, probably
46 at least ninety-five percent are that age category
47 because these yards are a hundred percent maintained by
48 the HOA. People want a smaller yard. There are people
49 who are buying in these developments are maybe people
50 who live in the area that don't need a four or five

1 bedroom home any more. Don't want to maintain an acre,
2 acre and a half lot any more. So they're the people
3 they're selling to. They don't have any impact on the
4 schools.

5 Again, they have ten or twelve projects in
6 Greenville. And out of those total of over probably
7 fifteen hundred homes, there might be a half dozen who
8 have school age children. Again, that's not the people
9 they're selling to. That's not the people that are
10 buying their product.

11 They also did a traffic study on one of their
12 developments to see how they impacted traffic in the
13 area. And they found -- they did a traffic study for
14 the a.m. and p.m. peak hours. They actually took a
15 traffic count in one of their developments and found
16 out that, again, these people who live here aren't
17 going to work at eight o'clock in the morning. A lot
18 of them are retired. Aren't in the afternoon taking
19 the kids to soccer practice, dance recitals, whatever.
20 Because these aren't the people who buy here. So their
21 peak hours in the morning and afternoon are less than
22 half than what a typical subdivision would generate.
23 And they had a traffic study done -- actually your
24 Planning staff was given a copy of that from a similar
25 type subdivision. So the traffic generation is less.
26 They're not impacting the schools.

27 This is who they're selling to. This is who's
28 buying their product. Okay, because again these lots
29 are deed restricted. You can't put up swingsets, play
30 sets, that type of thing. Again, so people who are
31 buying these products are your older couples, retired
32 people, empty-nesters, single senior adults. That's
33 who they're selling to. So they're not impacting
34 schools. They're generating less traffic than a
35 typical subdivision. The traffic study showed that the
36 traffic generation for this product is similar to a
37 town home or apartment. And your own manual shows
38 that's eight trips per day instead of ten. So instead
39 of the four hundred there would be a maximum of three
40 hundred and twenty trips per day spread out over the
41 time. Again, because this is who's buying the
42 product.

43 JANE JONES: Could I ask
44 you a question, please?

45 CHUCK REICHERT: Yes,
46 ma'am.

47 JANE JONES: How do you
48 market this? Is there some way you can market it only
49 to retired people? Or do you market it to the general
50 public?

1 CHUCK REICHERT: No. It's
2 marketed to the general public. But these are the
3 people that are buying the product.
4 JANE JONES: So there's no
5 guarantee who buys it?
6 CHUCK REICHERT: There's no
7 guarantees, but these -- out of the ten or twelve
8 developments they have, this is who's buying their
9 products. Because again, the yards are a hundred
10 percent maintained by the HOA. One general landscaper
11 cuts all the grasses, handles all the irrigation. So
12 again, this is who they're selling to. This is, again,
13 the track record of all the products that they've
14 built. These are the people that are buying their
15 product.
16 JANE JONES: Thank you.
17 CHUCK REICHERT: Thank you.
18 DAVID COTHRAN: Thank you.
19 Ashley Burrows.
20 ASHLEY BURROWS: I would just,
21 Commissioners, all of my comments to the prior
22 subdivision for Powdersville applies. But I would also
23 remind the commission that it was a year, I believe,
24 maybe a year and a half ago where a developer not in
25 Anderson or Greenville County but from another county,
26 I believe it was Columbia, wanted to put a hundred
27 homes right across the street from the elementary
28 school that you've heard so much about that's right on
29 Powdersville Main. Okay. This subdivisions, this
30 development, even though it's forty homes, is less than
31 a quarter of a mile away from the school. And you
32 denied that prior development. So again, I would ask
33 for all the reasons you've heard, and there's many,
34 many more, that you for right now please postpone and
35 deny this until, you know, proper planning.
36 You know, as citizens of this area, you know, as we
37 discuss or talk to our local councilman, our state
38 senators, our local congressman, can come up with a way
39 to improve our infrastructure in Powdersville. I just
40 don't think it can be simplified or overstated the
41 importance of having a proper emergency service and
42 proper traffic flow. Powdersville Main in this area is
43 just not conducive. And I understand that there are
44 peak hours with any area, with any school.
45 Unfortunately, Powdersville has exploded so much that
46 that peak hour is all day long. And for those of us
47 that right now have to work from home, we're seeing it
48 as we do venture out into the area because of the
49 growth that is taking place in such a quick manner.
50 So, again, we would ask that you please deny this

1 petition. Thank you.

2 DAVID COTHRAN:

Wesley Davis.

3 WESLEY DAVIS:

I'm Wesley

4 Davis. I live at 300 Three Bridges Road right at the
5 intersection of Powdersville Main and Three Bridges
6 Road. I was home last Friday for the first full day of
7 school. The traffic was backed up from Concrete all
8 the way through the intersection almost to 153, just on
9 Powdersville Main. And then the other way completely
10 out of sight. There is absolutely way I could leave my
11 house and get back to my home. Not possible. There's
12 no way. There's no way emergency service can get
13 through there. We have businesses in the area that
14 lose two hours of business in an eight hour day because
15 traffic is already so bad.

16 And the gentleman speaks of elderly people in the
17 community. Like you said, there's no way to guarantee,
18 even in ten years, that it's going to be all empty-
19 nesters in this neighborhood. Eventually younger
20 people are going to move in to their parents' house,
21 whatever. There's no way to guarantee that.

22 I just wanted to get up and reiterate that traffic
23 is atrociously bad now and no subdivision should be
24 passed until something is done with infrastructure.
25 The infrastructure in the area cannot handle any more
26 traffic, any more people, at all. Thanks.

27 DAVID COTHRAN:

All right. I

28 don't want to butcher this name, so the other Davis.
29 Is that you, ma'am? Is there another Davis at Three
30 Bridges Road that wants to speak on this? That's a no.
31 Okay. Is it Yorlene? Okay. I was scared to say it.

32 Tiffany Estes.

33 TIFFANY ESTES:

Since it's

34 the same schools, my comments from before stay true.
35 But one thing I did want to point out that if it is
36 true that we have about two thousand homes that are
37 still -- and I think Ms. Jones had said that about one
38 or two meetings ago, we have two thousand homes in the
39 Powdersville area that are still in the process of
40 being built. Historically each home equates to about
41 1.5 students in our schools. So that would equate to
42 about thirty-five hundred new students in the
43 Powdersville schools. That is more than what we
44 currently have right now in the Powdersville schools.
45 So that is more than doubling all of our students in
46 Concrete, Powdersville Elementary, Powdersville Middle
47 and Powdersville High School.

48 So we just need to be cognizant of that for the
49 uncontrolled growth in that area. Again, Anderson
50 School District 1 is not opposed to growth. We

1 understand growth is inevitable. But we need to
2 understand that the pressure it puts on the schools,
3 not on the traffic because the traffic has an impact on
4 the schools, as well, because we do receive phone calls
5 from many, many parents and guardians in regard to the
6 traffic, especially in the Powdersville area. And the
7 safety of our children and our staff is our main
8 concern when it comes to traffic and anything else that
9 has to do with our schools. So please consider that.

10 DAVID COTHRAN: Thank you.

11 Stacey Kreger.

12 STACEY KREGER: Hey again.

13 I'll echo what everyone else is saying that, you know,
14 is vehemently against this.

15 Specially, you know, to the gentleman who spoke
16 about all of the subdivisions in the Greenville area.
17 We need to be specific about this subdivision,
18 specifically where it is and where it's being built and
19 that the infrastructure cannot hold it. They mentioned
20 four hundred extra trips a day. The gentleman, Mr.
21 McCall, mentioned that he lives less than a quarter
22 mile away from the school and it takes him forty
23 minutes to get his kids there. I mean it's ridiculous.
24 People will not be able to get from the side roads onto
25 the main road. The gentleman that talked about living
26 down Three Bridges Road, the traffic is backed up all
27 the way down Three Bridges Road past Cely Road, even to
28 get to that side of 153. I mean, it's just, it's just
29 a nightmare.

30 And then, you know, thinking about the schools
31 being crowded. The lady just spoke about doubling,
32 tripling of our students. It just cannot hold any
33 more. And we do need to be cognizant of the homes that
34 aren't built that the people are moving into already,
35 that is already established, before we approve some
36 more. So I would ask you very nicely to please deny
37 this subdivision. Thank you.

38 DAVID COTHRAN: Thanks. Chris
39 Junkin.

40 CHRIS JUNKIN: Thank you for
41 the opportunity to speak. I live on 319 Cooper Lane,
42 which is right in front of this development. Been
43 there twenty-nine years. Raised two daughters there,
44 one who now teaches in the Powdersville Middle School.
45 And I have two granddaughters that are now going to
46 that school.

47 In the twenty-nine years that I've been here, my
48 end of Cooper Lane has never been maintained. The
49 other end was paved a few years ago, and they stopped
50 at the stop sign, but didn't come across the street.

1 And as Steve pointed out, according to my plat, I own
2 half of the road on my deed, if you look at my plat.

3 The other thing is, what really scares me is to
4 think that senior citizens are going to move there
5 trying to get out early in the morning to go get their
6 morning coffee. I think that scares me probably more
7 than teenagers driving back and forth with all the
8 traffic on the roads.

9 If you've ever been to Cooper Lane, it's not a very
10 wide road. If you've been to Three Bridges Road,
11 there's a three-way stop sign. And like they said in
12 the past the traffic is horrendous there in the
13 mornings. I mean it is backed up. There's a lot of
14 frustration. You know, everybody is trying to get
15 their kids to school and back. I mean it's just a
16 mess.

17 So you've heard all these things from everybody. I
18 mean the infrastructure is not there. It hasn't been
19 there for years. I mean we keep bringing more
20 development and more development, less infrastructure.
21 You know, 153 is now considered like the Woodruff Road
22 of Anderson County. So you have all of that to contend
23 with, too. So I really ask you to deny this
24 development. Thank you.

25 DAVID COCHRAN: Thank you.

26 Martha Junkin. No. Okay.

27 All right. Ms. McCall, do you want to -- I think
28 your thing is up.

29 CRYSTAL MCCALL: There may be
30 others that want to speak.

31 DAVID COCHRAN: That's all
32 that's signed up.

33 BRAD JETER: I got here
34 late.

35 DAVID COCHRAN: All right.
36 Come forward and state your name and address for the
37 record, please.

38 BRAD JETER: I'm Brad
39 Jeter, 425 Three Bridges Road. I've got children in
40 Concrete and in Powdersville Elementary. We have to
41 leave every morning about seven o'clock just to get
42 them to school. If you leave at seven fifteen, you're
43 forty-five minutes. Traffic backs up past my house.
44 My wife has to leave every day about twelve o'clock
45 just to pick up my son at Concrete. If not, she's
46 going to be two hours getting him.

47 And we've got a pond there. This development backs
48 up to ours. We've got a pond that's got a natural
49 spring. This development is sitting right on a natural
50 spring that nobody's given any thought to. And this

1 pump house is going to back up to mine and my brother's
2 house. I really don't want a pump house behind my
3 house. That's all I've got to say. I just ask you to
4 deny it.

5 DAVID COCHRAN: Okay. Anyone
6 else? Ms. McCall, do you want a minute or two to
7 finish?

8 CRYSTAL MCCALL: Thank you. I
9 appreciate the time. I'll try to do it quickly to be
10 respectful of y'all's time.

11 This is just a google maps aerial sort of, of that
12 area. I know one of the factors you look at as the
13 Planning Commission is the incompatibility with
14 surrounding areas. As you can see most of it is open
15 fields. Not a lot of high density neighborhoods
16 there.

17 You can go to the next one, please. This is -- the
18 intersection to the right is Cooper Lane where the
19 proposed development would go. As you notice, it's
20 much smaller than Cooper Lane to the left. The road
21 you're looking at is Powdersville Main. If you
22 continue heading, I'll say north in this picture, but
23 up, the Concrete School is down the road this way. You
24 see the red car passing the lane of sitting-still
25 traffic going around trying to turn left onto Cooper
26 Lane about to have a head-on collision with the
27 oncoming cars coming out. And this isn't uncommon. I
28 mean this can happen dozens of times during school
29 pick-up. As a matter of fact, if you go further down
30 in front of the school, the lines back up so far that
31 people go around onto incoming traffic constantly.
32 I've had to do it myself because I've been in a hurry.
33 And I got a two hundred and fifty dollar ticket for
34 doing it over at Powdersville Middle School. But it's
35 the only way to move in the community.

36 All right. Next, please. This just shows the
37 back-up of the traffic headed towards the school.

38 Next, please. This is a drone footage of it just
39 sort of showing you how far it goes. People start
40 lining up for school, I don't know why, but an hour,
41 hour and a half before it actually starts letting out.
42 I guess they have more free time than I do, but ...
43 Cooper Lane is up here on your right. Right there.

44 Okay. You can go to the next one. This is the
45 three-way stop that they talked about. I'm not good
46 with distances, but maybe three-quarters of a mile to a
47 mile away from the school, and you can see it backs up
48 in all three directions.

49 And you can go to the next one, it's a video,
50 showing, again, cars going around the people sitting

1 still at the three-way stop trying to get down Three
2 Bridges Road to the right. Powdersville Main is the
3 road to the left right there that keeps going. I'll
4 just let that play for a few seconds. People don't
5 even stop at the stop sign. They're just rolling
6 straight through into oncoming traffic.
7 Okay. You can go to the next one. That may be
8 more of the same. Yeah, it shows the cement mixer
9 there, you have to do a three-point turn to even get
10 around the traffic sitting still. This shows how far
11 down Three Bridges Road. I mean it's just one example.
12 And it shows you.
13 Next, please. This is -- Concrete is right in
14 front of you in this picture.
15 Next, please. This is coming out of Cooper Lane to
16 the left going towards Concrete.
17 And this is just another road, not even Cooper
18 Lane, not Powdersville Main, just another road
19 surrounding the schools that backs up. So it's just in
20 every direction, really.
21 I think that's enough. Y'all get a flavor for what
22 we're trying to tell you here. Thank you. I
23 appreciate your time. I would beg you, plead with you,
24 to plead deny this.
25 DAVID COCHRAN: Thank you.
26 Anyone else wish to speak on this that didn't sign up?
27 Can't hear you. If you'd like to come forward to
28 speak, please do. State your name and address for the
29 record.
30 LARRY YARBOROUGH: My name is
31 Larry Yarborough. I live at 602 James Road, just down
32 the road from it. My daughter lives on Cooper. And I
33 volunteered directing traffic at Concrete twenty years
34 ago for four years. And the main thing other than late
35 getting to school is emergency vehicles. You can't get
36 an emergency -- we have problems with that. I worked
37 with Mr. McKinney at that time trying to get respect
38 and to give room to get just an emergency vehicle. And
39 it's ten times more now. But I didn't mean to -- I
40 just wanted to say that. Thank you. We don't have
41 room.
42 DAVID COCHRAN: Thanks.
43 Anyone else? Okay. We will close public comments on
44 this. At this time we'll entertain a motion in regard
45 to Cooper Ridge Cottages.
46 JANE JONES: I make a
47 motion to deny the application.
48 DAVID COCHRAN: We have a
49 motion to deny and we have a second to deny. Any
50 discussion on this? The motion is to deny. All in

1 favor of the motion, please signify with your raised
2 hand. Unanimous. The motion carries, which is to
3 deny.

4 Next will be item 6(c), which is a Planning &
5 Development App.

6 ALESIA HUNTER: Would you like
7 for me to wait until they leave?

8 DAVID COCHRAN: Okay.

9 JANE JONES: Thank y'all
10 for coming. I appreciate your interest.

11 ALESIA HUNTER: Thank you, Mr.
12 Chairman. What we're discussing this evening with the
13 commission in hopes of -- to update you all with some
14 information regarding a Planning & Development App.
15 We're currently working with the IT Department to
16 develop an app. And this will go with iPhones. If
17 you're familiar with the app, it kind of will give you
18 and advise citizens in your district of what's taking
19 place in the area and they can get some information
20 pertaining to any type of developments, subdivisions
21 that you just heard or any type of multi-family
22 apartment development, commercial development, any type
23 of development that goes on in the county, this is what
24 we're trying to accomplish with this application.
25 We're already met with the IT Department and it's in
26 the process of being formulated and designed at this
27 point. So staff just wanted to give you an update to
28 let you know that this will be a tool that each
29 commissioner and their constituents will be able to use
30 to also help notify your constituents of what's taking
31 place in your district.

32 The second item, Mr. Chairman and Commission, we
33 are updating our Planning & Development website. We're
34 going to consolidate a lot of our functions in terms of
35 planning and development and development standards. So
36 staff and myself, we're currently working through that
37 to get -- streamline some of our information so that
38 it's easily found and can easily be understood.

39 Also, our Planning & Public Works Committee met and
40 voted to approve that staff moving forward notify
41 applicants of two thousand feet in terms of
42 notification. These will be postcards that we'll
43 actually send out to everyone within your district,
44 your constituents, within two thousand feet of this
45 proposed development. We will also post the property
46 and then still continue to do our legal advertisement
47 that we normally do.

48 Also, it was mentioned, too, that if there's a
49 development or rezoning in your district, that the
50 applicant is urged to meet with that commissioner of

1 that district with the applicant to try to streamline
2 some of the information in terms of the public and
3 getting the public the correct information out,
4 reaching out to them and just trying to find out how
5 the development will actually impact the surrounding
6 area. So that's something that we're going to be
7 working on moving forward, as well.

8 Also, we still need to do some training for our
9 planning staff and our planning officials. So we need
10 to, Mr. Chairman, get a date from the Commission so
11 that we can get the schedule. We will have someone
12 here that will provide some training for the Commission
13 to get their hours of continuing education and also
14 staff, as well.

15 So I'm here to entertain some dates if you would
16 like to do it following another meeting or prior to
17 another meeting, if that would be convenient for you.
18 I'm here to open it up for discussion to find out what
19 will be most convenient, Mr. Chairman, with your
20 schedule and some of the other commissioners. Would
21 meeting maybe an hour before our next scheduled
22 Planning Commission meeting if we have one to try to
23 get this in, or two hours, or would you just prefer to
24 have a working lunch meeting or a breakfast meeting to
25 do this training.

26 DAVID COCHRAN: Me personally,
27 I'm good with the before the meeting. I'm also -- I
28 usually keep Tuesdays open on my calendar, so I'll let
29 everybody else weigh in how they want to do it. But
30 Tuesdays work pretty good for me if you want to do a
31 lunch or a morning session and just give me enough
32 time. I think the way you've done it in the past where
33 you took the little online survey or whatever, that
34 worked -- I thought that was fine. So I'll just let
35 everybody else kind of chime in what they would prefer.

36 WILL MOORE: Yeah, I think
37 an email would be great and then we all just go from
38 there.

39 DAVID COCHRAN: All right.
40 Anything down there? Y'all good with whatever? Okay.
41 So why don't you just do that? I mean like I say for
42 me Tuesdays are great. But if you can just -- if I
43 have enough time I can make sure I, you know, can open
44 the schedule up.

45 JANE JONES: I guess I
46 prefer a separate time other than meeting night, but
47 I'm good with whatever everybody wants to do.

48 WILL MOORE: Same here.

49 DAVID COCHRAN: Yeah, I would
50 agree.

1 WILL MOORE: I'll make it
2 work.
3 DAVID COCHRAN: We don't want
4 another one a.m. meeting.
5 ALESIA HUNTER: Yes. So we'll
6 work on that and get the survey out to you and you all
7 can respond and we can set this accordingly.
8 And Mr. Chairman, that's all that I have for the
9 Commission. Thank you.
10 DAVID COCHRAN: That was
11 everything under new business.
12 So next would be item 7, which are public comments
13 on any non-agenda related items, three minute limit per
14 speaker. Anyone wishing to speak on non-agenda items,
15 please come forward. Seeing none and hearing none, we
16 will close public comments.
17 Next will be any other business. Is there any
18 other business to be entertained.
19 JANE JONES: Move to
20 adjourn.
21 DAVID COCHRAN: That's next.
22 So we will move on to item 9, adjournment. Since we
23 already having Ms. Jones speaking for that, I will take
24 the count as those stand up and leave.
25
26 **(MEETING ADJOURNED AT 7:10 P.M.)**

**Anderson County Planning Commission
Staff Report
November 24, 2020**

Applicant:	Trey Pennington
Current Owner:	Kidco Land Co., LLC
Property Address:	Evergreen Road and Scotts Bridge Road
Precinct:	North Pointe
Council District:	4
TMS #(s):	144-00-04-002
Acreage:	+/- 116.20
Current Zoning:	I-2 (Industrial Park District)
Requested Zoning:	I-1 (Industrial District)
Surrounding Zoning:	North: un-zoned South: I-2 (Industrial Park District) and O-D (Office District) East: I-2 (Industrial Park District) and C-2 (Highway Commercial) West: R-20 (Single Family Residential) and PD (Planned Development)
Evaluation:	<p>The purpose of the I-1 district is established for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.</p> <p>The proposed development is located just outside of The Gateway to Anderson Overlay District. Therefore, this regulation would not apply to this project.</p> <p>This request is to rezone the above mention parcel from I-2 (Industrial Park District) to I-1 (Industrial District). The applicant's intent is to create a Class A industrial and logistics development in a business park type setting. The property is situated between Evergreen Road (county - minor rural local) and Scotts Bridge Road (state - collector) and bound by Interstate I-85 to the west. The uses will include warehousing/distribution, light industrial and light manufacturing with each building being situated in a manner to minimize impact on surrounding properties. The</p>

grounds and buildings will be landscaped offering visually appealing facilities.

The developer will be required to connect to sewer if approved. However, depending on the flow requested, capacity may be an issue. Evergreen Road is classified as a minor rural local road. The maximum average daily trips with once access point is 500 and 1,000 for two access points. The portion of Scotts Bridge Road alongside the property is classified as collector which has no maximum average vehicle trips per day.

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

Public Outreach:

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

- November 6: Rezoning notification postcards sent to 75 property owners within 2,000' of the subject property;
- November 5: Rezoning notification signs posted on subject property;
- November 6: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received three phone calls and one walk-in for more information.

Staff Recommendation:

At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on November 24, 2020 and after a duly noted public hearing failed to pass motion to **deny** request to rezone from I-2 to I-1. The vote was **3** in favor, **3** opposed and **0** absent.

County Council:

The Anderson County Council will meet on December 15, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from I-2 to I-1. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Trey Pennington

Mailing Address: 106 Reserve Drive, Piedmont, SC 29673

Telephone: 864.293.9757

Email: trey.pennington@cbre.com

Owner's Information

(If Different from Applicant)

Owner Name: Kidco Land Co, LLC

Mailing Address: PO Box 17859, Greenville, SC 29606

Telephone: 864.901.0606

Email: tedbrashier87@yahoo.com

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Ted Brashier

Owner's Signature

9-30-2020

Date

Project Information

Property Location: Between Evergreen Rd and Scotts Bridge Rd, adjacent to I-85

Parcel Number(s)/TMS: 1440004002

County Council District: 4

School District: 01

Total Acreage: 116.2

Current Land Use: Vacant Land

Requested Zoning: I-1

Current Zoning: I-2

Purpose of Rezoning: Future Development

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Trey Pennington

Digitally signed by Trey Pennington
DN: cn=Trey Pennington, o=CBRE, ou,
email=trey.pennington@cbre.com, c=US
Date: 2020.09.30 15:30:40 -04'00'

September 30, 2020

Applicant's Signature

Date

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

Additional Information or Comments: It is anticipated that the park will have restrictive covenants put in place in the future to ensure that the tenants maintain the professional appearance that the park requires.

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

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

Trey Pennington

Digitally signed by Trey Pennington
DN: cn=Trey Pennington, o=CBRE, ou,
email=trey.pennington@cbre.com, c=US
Date: 2020.09.30 15:27:52 -04'00'

September 30, 2020

Applicant's Signature

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Provisions for water and sewer;
3. Plans for protection of abutting properties, if applicable;
4. Any additional information deemed reasonable for review.

1. The counties of Upstate South Carolina is the envy of communities everywhere. Located in a business-friendly state with great highway and rail access and major companies who have chosen to call the area home. One of the many reasons is the supply of well trained, hardworking employees.

Even before the pandemic, the rise of eCommerce, reshoring of manufacturing, and a migration of industry to the southeast is creating historic demand for modern industrial space. In order to capitalize on this demand, which has increased in some areas after the pandemic, communities need to facilitate the construction of Class A industrial/logistics facilities to accommodate these users. These companies bring with them new jobs and large amounts of capital investment into the communities where they land. In addition, new Class A industrial product is required to accommodate existing industries that are expanding and seeking to attract new suppliers.

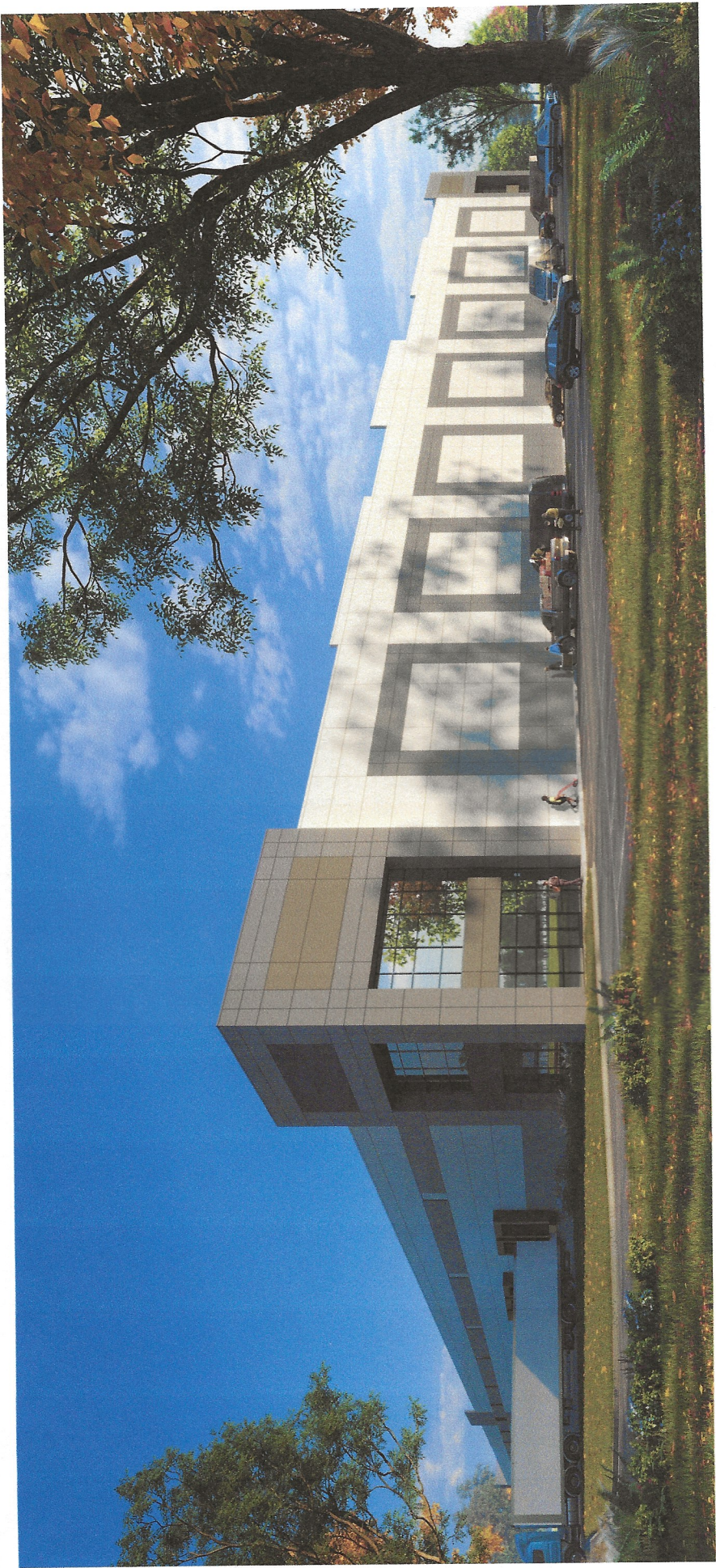
The timing is ideal for Anderson County to continue to stake its claim for its share of the businesses looking to establish a presence in the Upstate or expand their operations. These companies will invest in the area and continue to enhance the community with new job opportunities, investment, and tax revenue in Anderson County. One thing that will help with that goal is the availability of new, Class A industrial and logistics buildings. We believe the Evergreen property is perfectly situated to accommodate these opportunities. The visibility and access to I-85 and Highway 81 are existing factors that will help drive location decisions. Another factor is the existence of both long-term industry as well as companies that have chosen to locate to the immediate area in recent years.

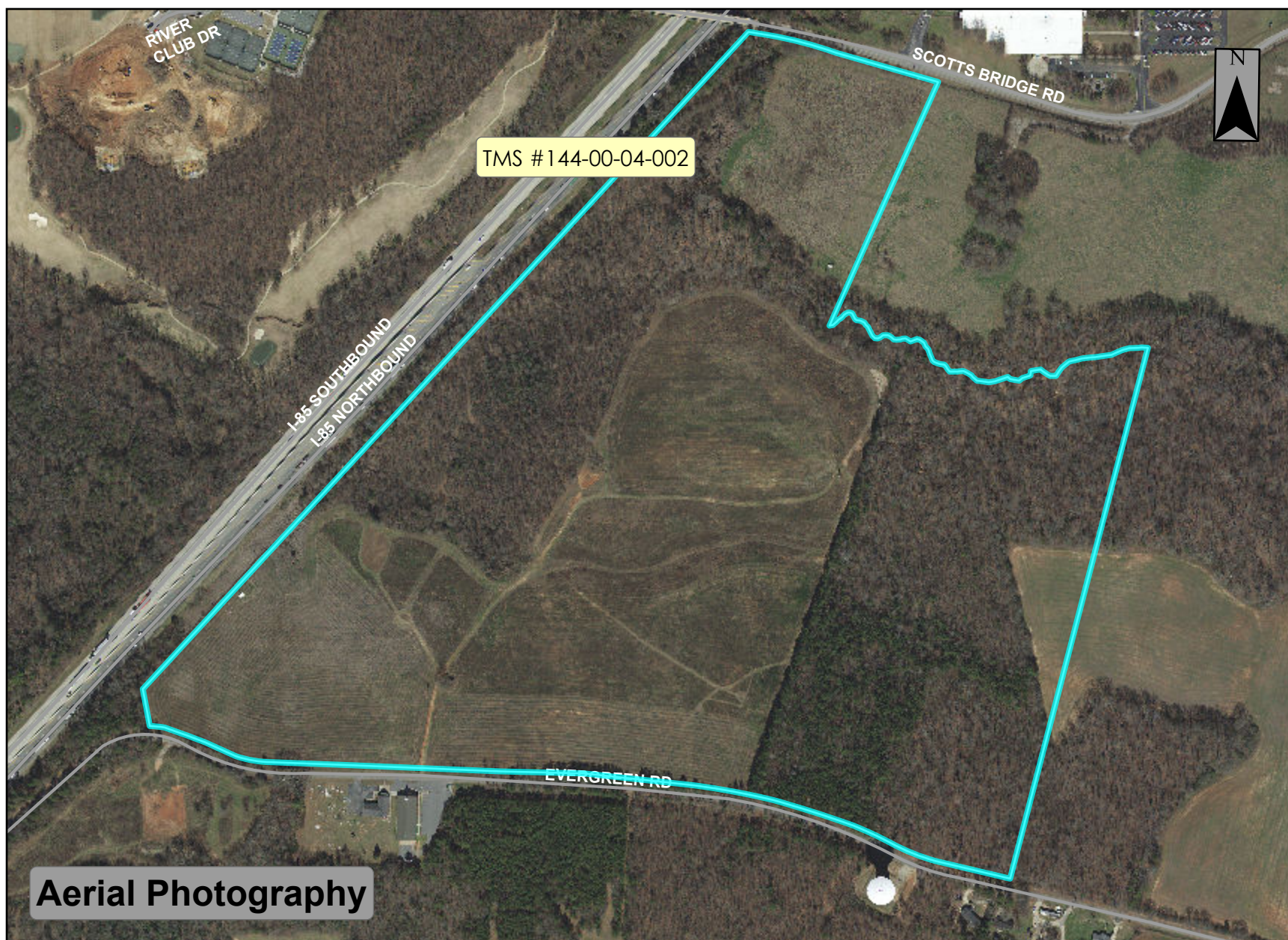
The intent of our development will be to create a business park type setting with visually appealing buildings designed and built to hold long term value and appearance. The projected uses will be a mix of warehousing/distribution, light industrial and light manufacturing. Quality materials will be utilized in the construction of the buildings along with well landscaped building grounds and common areas. Rezoning to the I-1 classification is being requested to allow for the flexibility of potential businesses and uses not as a relief from the quality envisioned for the I-2 zoning. The appearance and uses will be very similar to or improved relative to those businesses in the immediate area. However, in order to compete with other industrial/logistics facilities in the region for businesses and jobs, some flexibility is needed the existing I-2 zoning cannot provide. One example is while we don't anticipate a widespread need, some companies will need minor outside storage, something that is explicitly prohibited in I-2. Buildings will be situated in such a way to minimize impact on surrounding properties and will meet or exceed the setback and buffer requirements established by Anderson County.

2. There is a 12" Hammond Water main along Evergreen Road adjacent to the site, and gravity sewer available at the intersection of Hwy 81 and Evergreen Road. A wastewater pump station to serve the site would be built to Anderson County Wastewater standards and connect to the gravity sewer line at the intersection of Hwy 81 and Evergreen Road.

3. Buildings will be situated in such a way to minimize impact on surrounding properties and will meet or exceed the setback and buffer requirements established by Anderson County.

4. Please see the attached rendering for an example of the buildings to be constructed.

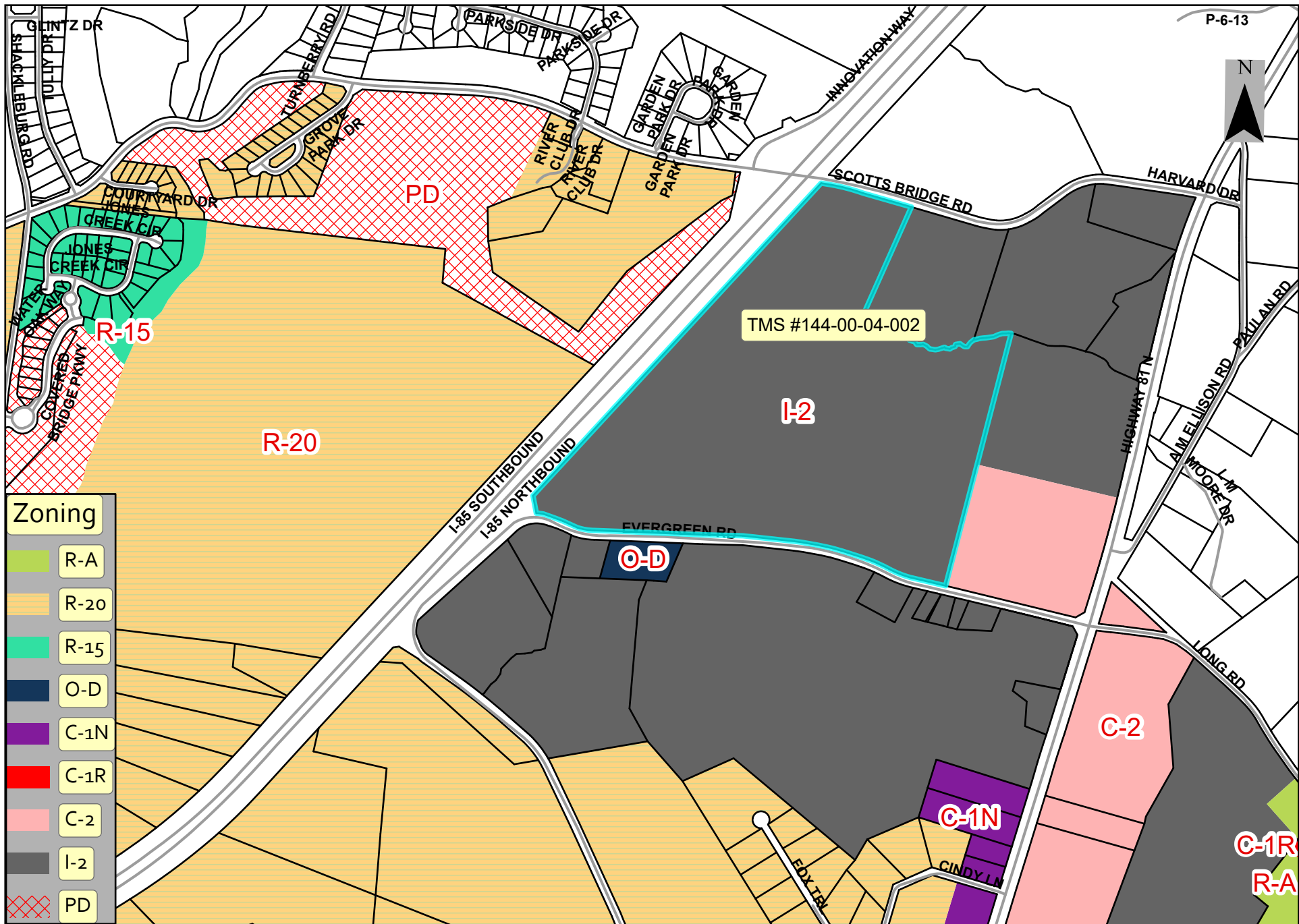


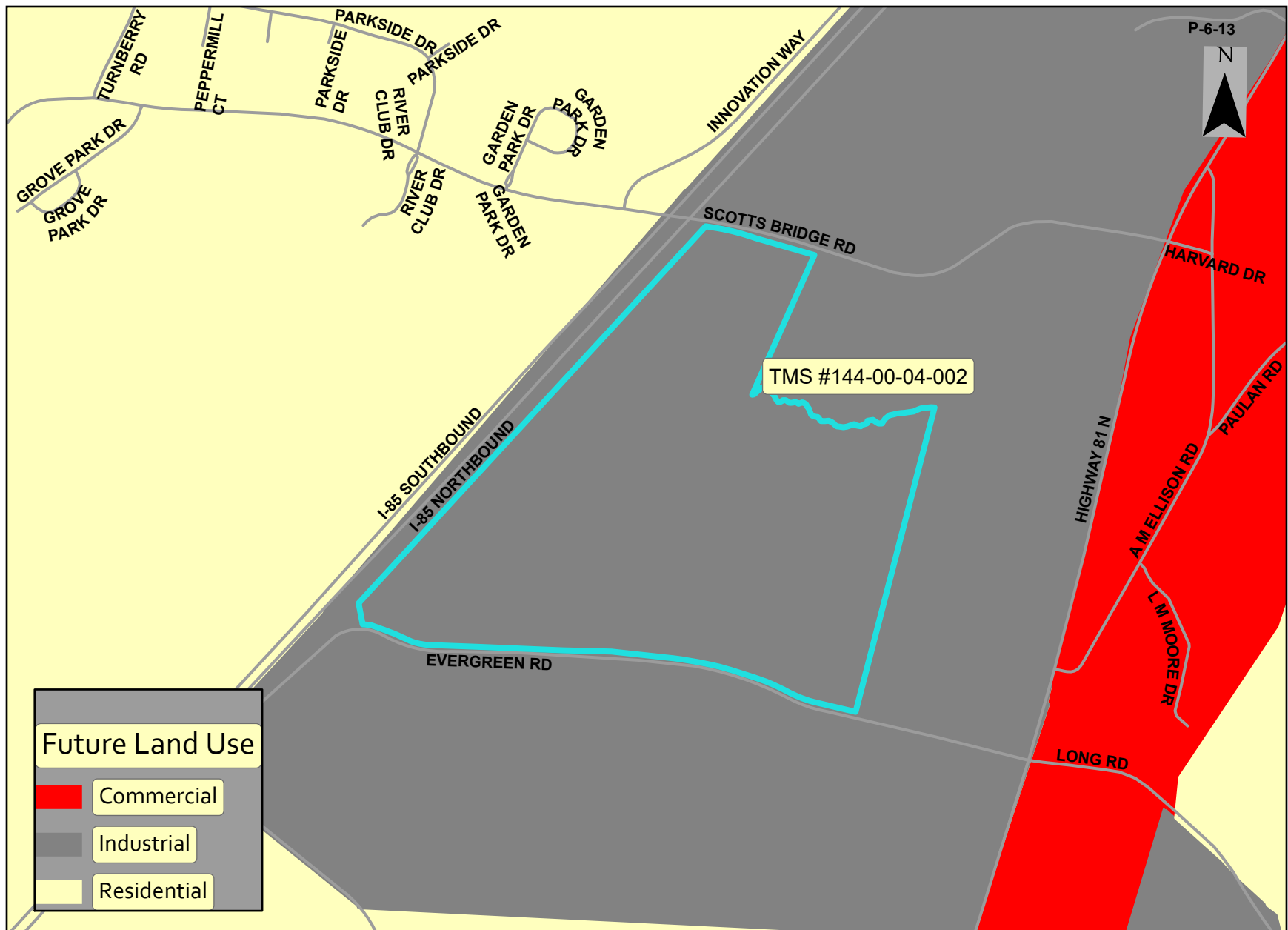


Aerial Photography

**Rezoning Request
Evergreen Rd & Scotts Bridge Rd
I-2 to I-1**

0 500 1,000 2,000 Feet





Rezoning Request
Evergreen Rd & Scotts Bridge Rd
I-2 to I-1

0 500 1,000 2,000 Feet

















**Anderson County Planning Commission
Staff Report
November 24, 2020**

Applicant:	John Andrae & Susan Duckett
Current Owner:	John Andrae & Susan Duckett
Property Address:	340 Fants Grove Road
Precinct:	Mt. Tabor
Council District:	4
TMS #(s):	25-00-01-016
Acreage:	+/- 30.00
Current Zoning:	R-20 (Single Family Residential)
Requested Zoning:	R-A (Residential Agricultural)
Surrounding Zoning:	North: R-20 (Single Family Residential) and R-A (Residential Agricultural) South: I-2 (Industrial Park District) East: R-20 (Single Family Residential) West: R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the R-A district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.</p> <p>This request is to rezone the above parcel from R-20 (Single Family Residential) to R-A (Residential Agricultural). The applicant wants the zoning to reflect the current use. The applicant purchased the property in 2005 and has maintained a sheep farm as well as a horse and small flock of chickens for the past 15 years.</p> <p>Mt. Tabor precinct was zoned in August 2000. The proposed zoning map at the time of the initiation of the zoning displays the property as R-20 (Single Family Residential). Prior to zoning the property was a vacant parcel. However, according to the Assessor's office, the property has been in agricultural use going back at least to 2007.</p>

The Anderson County Green Infrastructure Plan adopted by County Council November 2016 is a document aimed at assisting landowners to preserve their land, while supporting the growth that is vital to our economy. Green infrastructure includes man-made environments, as well as natural assets.

Reviewing the document indicates that a portion of the property is located within a core habitat area which means these areas contain plant or animal species of concern that significant levels of activity would impact the core. In addition, USDA classifies the area as prime farmland and farmland of statewide importance. There are five properties zoned residential-agricultural within a mile radius of the subject property which includes the Fant's Grove Wildlife Management Area.

Sewer is available at this site. Fants Grove Road is classified as a collector road with no maximum average vehicle trips per day.

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

Public Outreach:

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

- November 6: Rezoning notification postcards sent to 74 property owners within 2,000' of the subject property;
- November 5: Rezoning notification signs posted on subject property;
- November 6: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

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

Staff Recommendation:

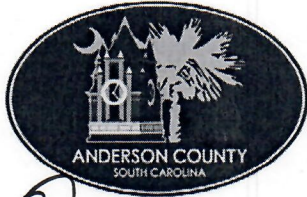
At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Ordinance 2020-xxx
Page 3 of 3
Planning Commission
Recommendation:

The Anderson County Planning Commission met on November 24, 2020 and after a duly noted public hearing recommended **approval** of a request to rezone from R-20 to R-A. The vote was **6** in favor, **0** opposed and **0** absent.

County Council:

The Anderson County Council will meet on December 15, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to R-A. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

October 13, 2020
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: John Andrae and Susan Duckett jandrae@clemson.edu
Mailing Address: 340 Fants Grove Rd Anderson SC 29625
Telephone: 864-933-5987
Email: _____

Owner's Information (If Different from Applicant)

Owner Name: Same
Mailing Address: _____
Telephone: _____
Email: _____

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

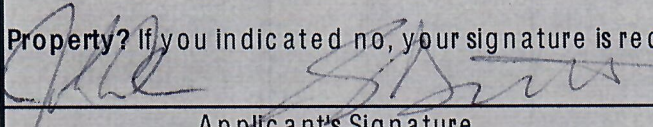
Property Location:	340 Fants Grove Rd Anderson Sc 29625		
Parcel Number(s)/TMS:	250001016		
County Council District:	4	School District:	4
Total Acreage:	30	Current Land Use:	Agriculture
Requested Zoning:	RA	Current Zoning:	R-20
Purpose of Rezoning:	Land has been in agriculture/livestock/hay for well over 20 years under ag exemption		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

 10/12/2020

Applicant's Signature

Date

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

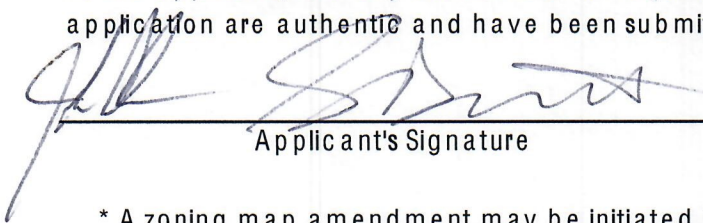
Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

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

 10/12/2020

Applicant's Signature

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____

401 East River Street * Anderson, South Carolina 29624 Phone: 864.260.4720

Email: planning@andersoncountysc.org

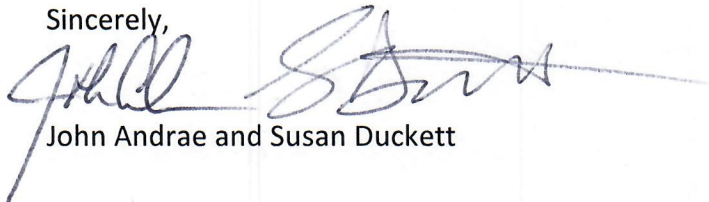
Dear Planning and Development Committee and County Councilmembers;

Attached find a form requesting a zoning map amendment for property 250001016 on the Anderson County Tax Map Sheet. My wife and I purchased this small farm in 2005 and have raised approximately 30 sheep on these 30 acres for the past 15 years without complaint. We have claimed an ag tax exemption as well as have filed a federal Schedule F with our taxes on this property. Unbeknownst to us this property (and all the properties in the area) were zoned R-20 in the early 2000s which permits only horses.

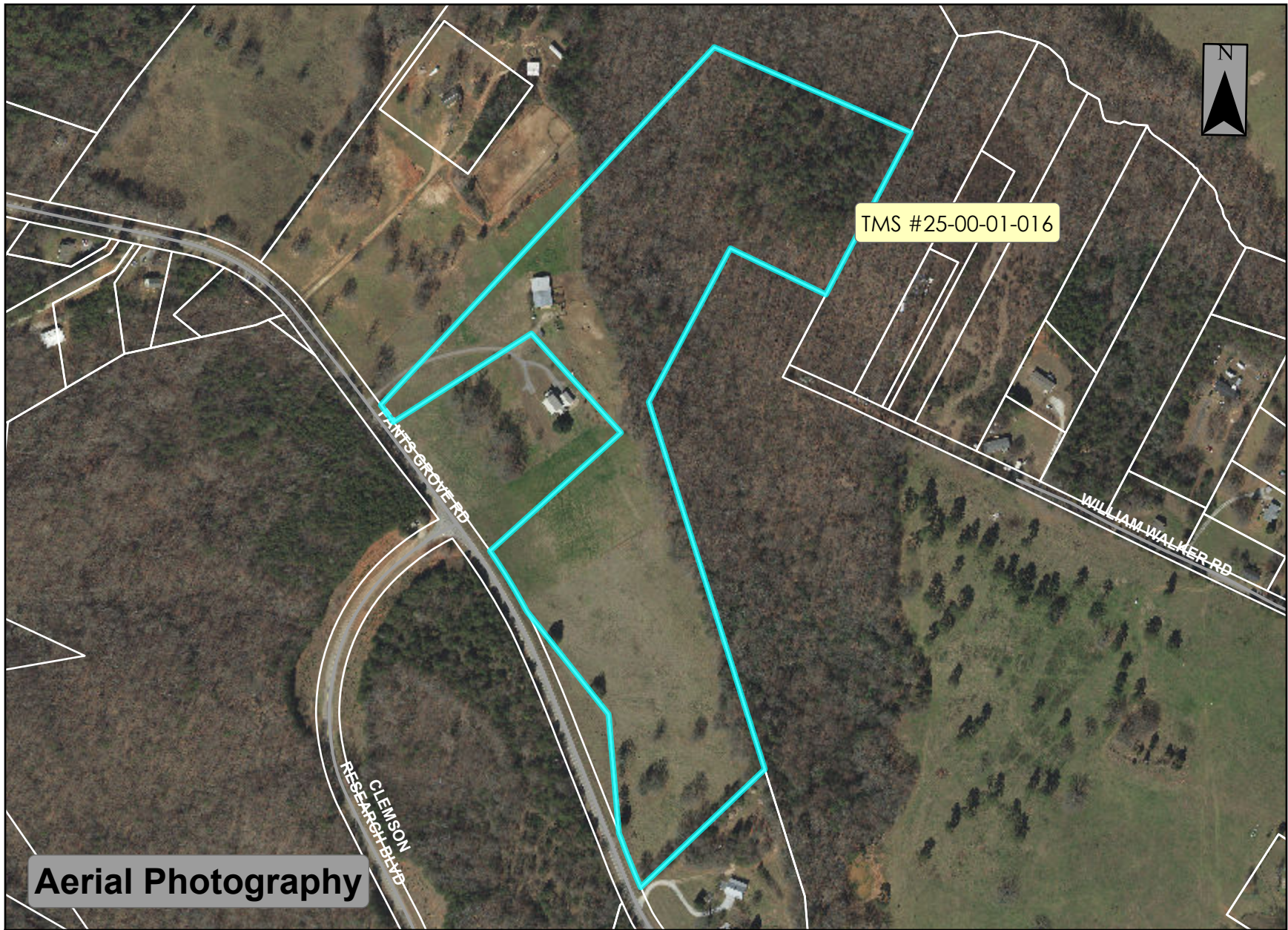
We are requesting a rezone to RA status to allow us to maintain our sheep farm as well as our horse and small flock of chickens. Apparently, the adjacent absentee property owner who attempted to rezone his agricultural operation to a Planned Development is upset that we opposed that rezone request and now finds our sheep operation disruptive after 8 years.

There is a 30 day requirement for us to reach compliance with the current R-20 zoning. I have filed my rezone request which the manual states will take approximately 90 days to proceed through the Planning Committee as well as the three required readings at County Council. I am requesting an approximate variance of 90 days allowing us to maintain our flock of sheep (which has resided here for 15 years already) while we seek rezoning to RA status. Thanks for your consideration.

Sincerely,

Handwritten signatures of John Andrae and Susan Duckett in blue ink. The signature of John Andrae is on the left, and the signature of Susan Duckett is on the right, overlapping slightly.

John Andrae and Susan Duckett



Aerial Photography

**Rezoning Request
340 Fants Grove Rd
R-20 to R-A**

0 425 850 1,700 Feet





Rezoning Request
340 Fants Grove Rd
R-20 to R-A

0 500 1,000 2,000 Feet









**Anderson County Planning Commission
Staff Report
November 24, 2020**

Applicant:	John R. G. Harrison
Current Owner:	John R. G. & Elizabeth Harrison
Property Address:	200 Fants Grove Road
Precinct:	Mt. Tabor
Council District:	4
TMS #(s):	p/o 25-00-01-004
Acreage:	+/- 6.36
Current Zoning:	R-20 (Single Family Residential)/I-2 (Industrial Park District)
Requested Zoning:	R-A (Residential Agricultural)
Surrounding Zoning:	North: R-20 (Single Family Residential) and R-A (Residential Agricultural) South: I-2 (Industrial Park District) East: R-20 (Single Family Residential) West: R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the R-A district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.</p> <p>This request is to rezone a portion of the 6.36 acres to R-A (Residential Agriculture). The property is currently dual zone. 4.58 acres is zoned R-20 (Single Family Residential) and 1.78 acres is zoned I-2 (Industrial Park District). This portion of the parcel is located in the Clemson Research Park. The applicant purchased the property in 1994. The applicant wants to rezone the portion of his property from R-20 to R-A primarily for rural land conservation. In the future, the applicant would like to start up a gunsmithing and finishing business and potential agribusiness to raise vegetables and livestock. Currently, the applicant has no livestock.</p> <p>Mt. Tabor precinct was zoned in August 2000. The proposed zoning map at the time of the initiation of zoning displays the property as R-20 (Single Family Residential). However,</p>

according to the Assessor's office, the property does not appear to have been in any agricultural use going back to at least 1988.

The Anderson County Green Infrastructure Plan adopted by County Council November 2016 is a document aimed at assisting landowners to preserve their land, while supporting the growth that is vital to our economy. Green infrastructure includes man-made environments, as well as natural assets. USDA classifies the area as prime farmland and farmland of statewide importance. There are five properties zoned residential-agricultural within a mile radius of the subject property which includes the Fant's Grove Wildlife Management Area.

Sewer is available at this site. Fants Grove Road is classified as a collector road with no maximum average vehicle trips per day.

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

Public Outreach:

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

- November 6: Rezoning notification postcards sent to 70 property owners within 2,000' of the subject property;
- November 5: Rezoning notification signs posted on subject property;
- November 6: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

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

Staff Recommendation:

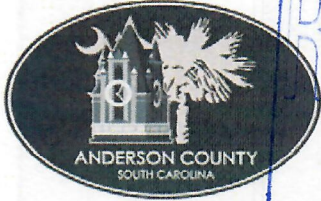
At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on November 24, 2020 and after a duly noted public hearing recommended **approval** of a request to rezone from R-20 to R-A. The vote was **6** in favor, **0** opposed and **0** absent.

County Council:

The Anderson County Council will meet on December 15, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to R-A. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

John R.G. Harrison

Mailing Address:

200 Fant's Grove Rd. Anderson, SC 29625

Telephone:

(864) 982-2923

Email:

HarrisonR@DNR.SC.Gov

Owner's Information

(If Different from Applicant)

Owner Name:

Mailing Address:

Telephone:

Email:

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location:

200 Fant's Grove Rd.

Parcel Number(s)/TMS:

0250001004

County Council District:

4

School District:

Total Acreage:

5.42 (4.58)

Current Land Use:

Res.

Requested Zoning:

RA

Current Zoning:

R-20

Purpose of Rezoning:

Agribusiness / small farming / wildlife conservation

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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


Applicant's Signature

10/29/20
Date

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

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

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


Applicant's Signature

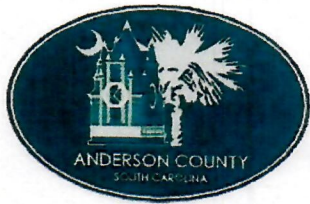
10/29/20
Date

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

For Office Use Only:

Application Received By: _____
Commission Public Hearing: _____

Complete Submission Date: _____
Council Public Hearing: _____

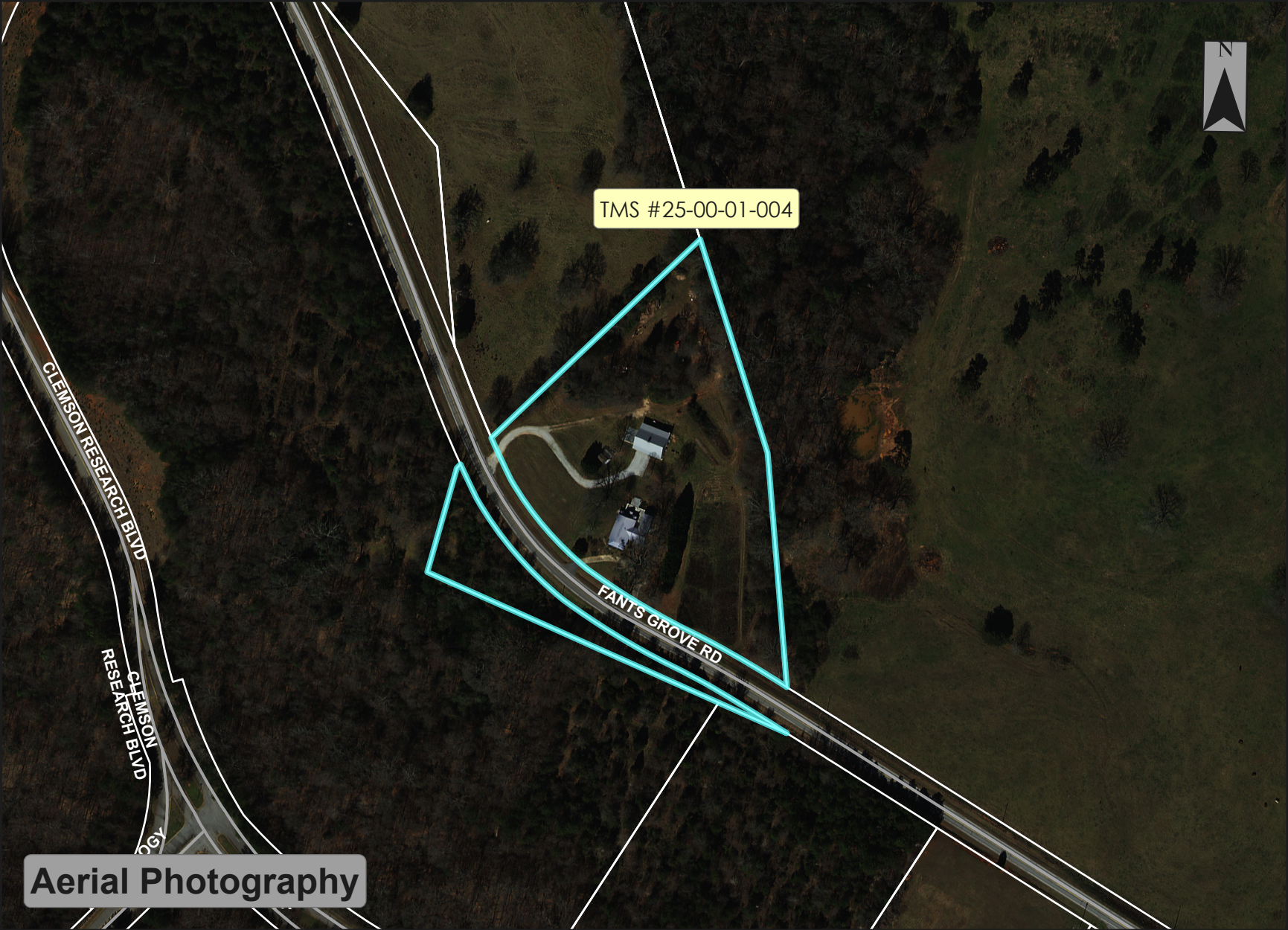


ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

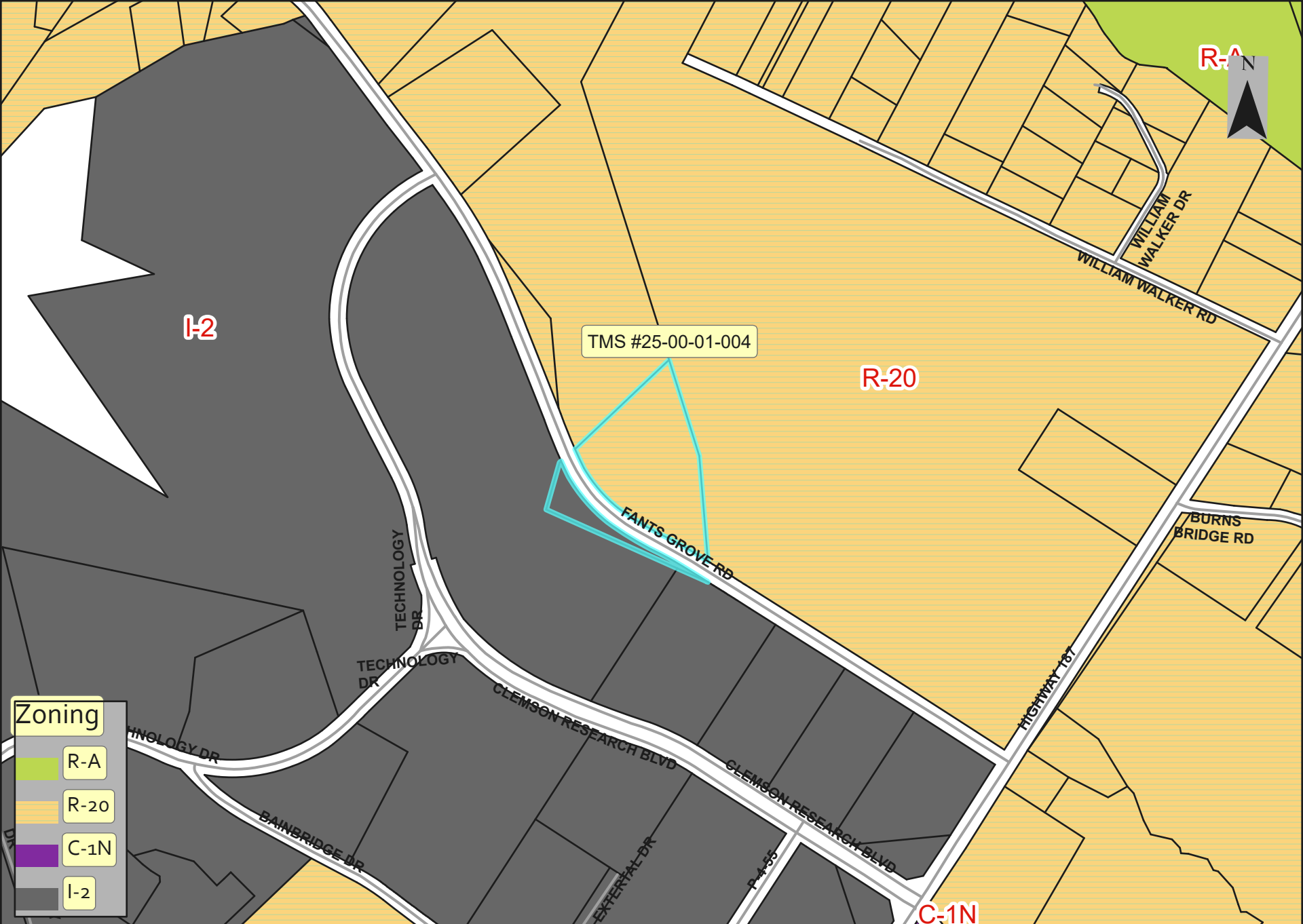
We Want to Rezone From R-20 to RA primarily for rural land conservation, so I'm able to have a gunsmithing+finishing business upon retirement, and potential agri business such as greenhouse raised vegetables and livestock.



Aerial Photography

**Rezoning Request
200 Fants Grove Rd
R-20 to R-A**





Rezoning Request
200 Fants Grove Rd
R-20 to R-A

0 500 1,000 2,000 Feet









Anderson County Planning Commission

November 24, 2020

6:00 PM

Staff Report – Certain Land Uses- Tattoo Facilities- require a Public Hearing and a distance requirement of 1000’ from a church, school, or playground

Preliminary Project Name:	Sweet and Sour Tattoo
Intended Development:	Tattoo Facility
Applicant:	Joshua D. Bovender
Property Owner:	Youngblood Development/ 1719 East Main LLC
Location:	3401 Highway 153, Suite B, Piedmont
Total Site Area:	+/- .79 acre parcel, 1346 square feet facility in a strip mall
Surrounding Land Use:	North – Commercial South – Vacant East – Commercial West – Commercial
County Council District:	6
Zoning:	Property Unzoned
Tax Map Number:	236-00-11-002
Extension of Existing Dev:	No
Existing Access Road:	Highway 153 (State Maintained)
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Highway 153, a state road, is classified as an urban principal arterial road. There are no maximum average vehicle trips per day requirement. No encroachment permit is required as the driveway is already installed and currently in use.

Staff Information:

Based upon the site plan, staff has verified that the applicant meets the distance requirements of 1000 feet of a church, school, or playground, as defined in Section 38-183(2).

If approved, applicant must obtain all necessary permits from SCDHEC for the operation of the tattoo facility and submit the final permit to Anderson County Planning and Development prior to opening and providing services to customers.

Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

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



Development Standards

APPLICATION FOR: Land Use

Anderson County Staff Review Case #: 20-259

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant JOSHUA D. BOVENDER
Mailing Address 841 LAURENS VIEW RD. GREENVILLE, SC 29607
Telephone N/A Cell 864-704-0141

Applicant is the: Owner's Agent _____ Property Owner _____

Property Owner(s) of Record YOUNGBLOOD DEVELOPEMENT
Mailing Address 2909 EAST MAIN STREET GASLEY, SC 29640
Telephone 864-417-4200 Cell N/A

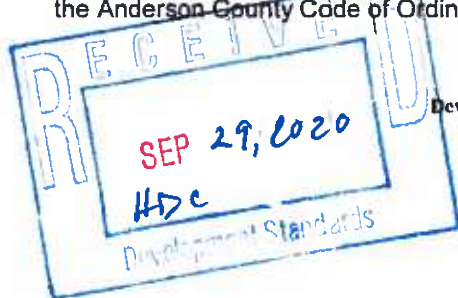
Authorized Representative THE BURGESS COMPANY
Mailing Address 37 VILLA RD #200 GREENVILLE, SC 29615
Telephone 864-672-6080 Cell N/A

Address/Location of Property 3401 HWY 153 SUITE B PIEDMONT, SC
Existing Land Use COMMERCIAL
Proposed Land Use COMMERCIAL
Tax Map Number(s) 2360011002
Total Size of Project (acres) N/A

Utility Agreement Services Letter of Approval, Please attach to application.

Proposed Water Source ☐ Wells ☒ Public Water Water District _____
Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District _____
Power Company DUKE ENERGY

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 traffic study must be submitted with the application.



REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
- ☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

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

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


Signature of Applicant

9/29/2020
Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.


Signature of Owner(s)

9/29/2020
Date

ANDERSON COUNTY STAFF USE ONLYDate Received 9-29-2020Received BY HDCopelandPlanning Commission Hearing Date Nov. 24, 2020

Pre-Application meeting held with _____ on _____

Deadline for Notice to Paper _____ to run _____

Application Forwarded to (date): _____

Letter of Hearing Sent to Applicant _____

Application Processing

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Hearing and Action

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial

Modifications _____

Notice of Action to Applicant _____

Fee Paid \$300.00 Yes ☒ No ☐ Credit Card/Check# CC

Site Plan Revision Fee \$100.00



Anderson County, South Carolina
LAND USE REVIEW
Application Process and Requirements

Division 5
38-171-173

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$650.00**
 2. Motorsports facilities and testing track Fee **\$650.00**
 3. Mining and Extraction Operation Fee **\$650.00**
 4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$650.00**
 5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$650.00**
 6. Certain Public Service Uses Fee **\$650.00**
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
 7. Large Scale Projects Fee **\$300.00**
 - a. Any project that is capable of generating 100 average daily vehicle trips or more.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
 8. Tattoo Facilities Fee **\$300.00**
 9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$300.00**
 10. Sexually Oriented Business Fee **\$650.00**
 11. Salvage, junk, and scrap yards Fee **\$650.00**
-

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$300.00** legal advertisement & posting. **Site plan revision Fee \$100.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
 - 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
 - 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
 - 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
 - 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
 - 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
 - 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.
-

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
 1. A statement as to what the property is to be used for;
 2. The acreage or size of the tract;
 3. The land use requested;
 4. The number of lots and number of dwelling units or number of buildings proposed;
 5. Building size(s) proposed;
 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
 - a) Existing streets and names (with ROW shown)
 - b) City and County boundary lines
 - c) Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5) ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

- Attachment A – “Standards For Land Use Approval Consideration”
- Attachment B – “Application Checklist”



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

YES, IT IS A COMMERCIAL BUSINESS LOCATED WITH OTHER COMMERCIAL BUSINESSES.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

PROPOSED USE WILL NOT AFFECT ANY NEARBY PROPERTY WHATSOEVER.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

PROPOSED USE WILL NOT AFFECT PUBLIC FACILITIES OR SERVICES. WE FOLLOW STRICT STATE AND LOCAL GUIDELINES.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

YES, WE MEET OR EXCEED ALL DEVELOPMENT REQUIREMENTS.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

PROPOSED USE WILL NOT AFFECT PUBLIC SAFETY OR USE OF PROPERTY WHATSOEVER.



Anderson County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**





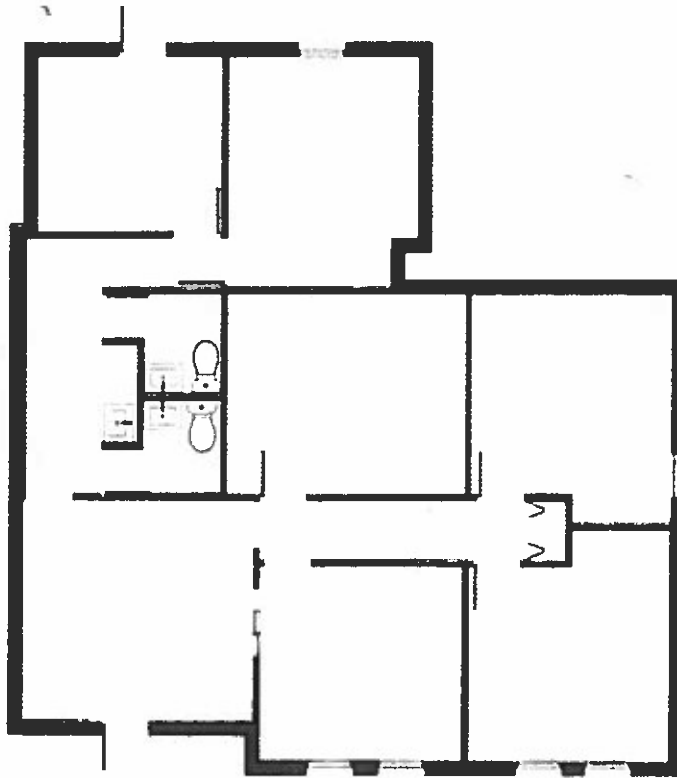
- | | |
|--|-------------------------------------|
| 
_____ | Completed application form |
| 
_____ | Letter of intent |
| 
_____ | Sketch Plan one (1) copy 8 ½" x 11" |
| 
_____ | Attachment "A" |

EXHIBIT A
PREMISES





PALMETTO
BAPTIST CHURCH

To whom it may concern,

Palmetto Baptist Church currently owns property located at 125 Cely Lane in Piedmont, SC. That land is currently for sale and we are entertaining offers to sell the land. We have no intention of building a church building on that property.

We would be happy for Josh Bovender to open a tattoo business in proximity to that land.

Jonathan Clater
Pastoral Assistant
Palmetto Baptist Church
E: jclater@pbcpowdersville.org

T: 864 6311043
E: info@pbcpowdersville.org
W: pbcpowdersville.org

620 Powdersville Main, Easley, SC 29642

COME.
GROW.
CONNECT.
GO.



Anderson County Planning Commission

November 24, 2020

6:00 PM

Staff Report – Certain Land Uses - Whitehall Road Cabins (Private Development) require a Public Hearing

Preliminary Subdivision Name:	Whitehall Road Cabins
Property Owner:	Margaret Getsinger Life Estate
Applicant:	Thomas & Charlene Fitch
Authorized Agent/ Engineer:	Pan Carolina
Location:	Whitehall Rd. (State Maintained)
Details of Development:	Owner plans to build a single family residential barn house and live onsite at all times. This will be there retirement home with seven cabins on site. One cabin will be for their elderly mother, one cabin for their son, one cabin will serve as a chapel and the other four will be rentals. Size of cabins are 14' x 28'.
County Council District:	Met with County Council and Planning Commission Representatives from District Five for proposed project.
Surrounding Land Use:	North – Residential/Vacant South – Commercial/Residential East – Agriculture/Commercial West – Residential
Zoning:	Property Unzoned
Tax Map Number:	69-00-05-009
Extension of Existing Dev:	No
Existing Access Road:	Whitehall Rd. (State Maintained)
Number of Acres:	+/- 9.03

Water Supplier: West Anderson

Sewer Supplier: Septic

Power Supplier: Duke Energy

Variance: Yes

Requesting the internal road to be gravel, 20 feet wide to keep the natural landscape that this land has afforded for many years. Gravel is often recommended as an environmentally friendly material because it will allow water to flow through it and shed water.

We know with the proper care and maintenance, a gravel road can last up to 100 years and the beauty of a gravel is that it can be repaired and replenished on an ongoing basis.

Traffic Impact Analysis:

This new development is expected to generate 38 new trips per day. Whitehall Road is classified as an arterial road with no maximum average vehicle trips per day.

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)



Development Standards

APPLICATION FOR: **Land Use**

Anderson County Staff Review Case #: _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Thomas - Charlene Fitch

Mailing Address 715 West Marion Street Shelby NC 28150

Telephone Charlene 704-692-2372 Cell Thomas 704-472-8019

Applicant is the: Owner's Agent _____ Property Owner ☒

Property Owner(s) of Record Margaret Getinger, Life Estate / Charlene Fitch

Mailing Address 431 Lakewood Lane Anderson SC 29625 / 715 W. Marion St. Shelby

Telephone 864-933-3163 Cell 704-692-2372

Authorized Representative Pan Carolina

Mailing Address 110 Miracle Mile Road - Anderson SC 29621

Telephone 864-225-9707 Cell 864-982-0724

Address/Location of Property TR 1

Existing Land Use Agriculture

Proposed Land Use Agriculture / Residential

Tax Map Number(s) 690005009

Total Size of Project (acres) 1.20 of 9.03 Parcel

Utility Agreement Services Letter of Approval, Please attach to application.

Proposed Water Source ☐ Wells ☒ Public Water Water District West Anderson Water

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District N/A

Power Company Duke Power

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 traffic study must be submitted with the application.

Application for Land Use Review

Anderson County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☒ Yes☐ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ IS subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ IS subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
- ☒ IS NOT subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

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

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Charles Ditch
Signature of Applicant

10/23/2020
Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Margaret G. Dainoff
Signature of Owner(s)

10/25/2020
Date

ANDERSON COUNTY STAFF USE ONLY

Date Received _____ Received BY _____		Planning Commission Hearing Date _____	
Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____	
Application Forwarded to (date): _____		Letter of Hearing Sent to Applicant _____	
Application Processing	DHEC _____ <input type="checkbox"/> N/A	Hearing and Action	Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action (date) _____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____

• Fee Paid \$300.00 Yes ☐ No ☒ Credit Card/Check# _____ Site Plan Revision Fee \$100.00



Anderson County, South Carolina
LAND USE REVIEW
Application Process and Requirements

Division 5
38-171-173

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee \$650.00
 2. Motorsports facilities and testing track Fee \$650.00
 3. Mining and Extraction Operation Fee \$650.00
 4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee \$650.00
 5. Stockyards, Slaughterhouses, Animal Auction House Fee \$650.00
 6. Certain Public Service Uses Fee \$650.00
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
 7. Large Scale Projects Fee \$300.00
 - a. Any project that is capable of generating 100 average daily vehicle trips or more.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
 8. Tattoo Facilities Fee \$300.00
 9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee \$300.00
 10. Sexually Oriented Business Fee \$650.00
 11. Salvage, junk, and scrap yards Fee \$650.00
-

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, \$300.00 legal advertisement & posting. Site plan revision Fee \$100.00.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
 1. A statement as to what the property is to be used for;
 2. The acreage or size of the tract;
 3. The land use requested;
 4. The number of lots and number of dwelling units or number of buildings proposed;
 5. Building size(s) proposed;
 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) **SKETCH PLAN (multi-family and non-residential):** Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:
 1. Proposed name of the development
 2. Acreage of the entire development
 3. Location map
 4. Proposed building(s) location(s)
 5. Anticipated property density stated as a FAR (Floor to Area Ratio)
 6. Setbacks, with front setbacks shown, side and rear may be stated
 7. Proposed parking areas
 8. Proposed property access locations
 9. Natural features located on the property
 10. Man-made features both within and adjacent to the property including:
 - a) Existing streets and names (with ROW shown)
 - b) City and County boundary lines
 - c) Existing buildings to remain
 11. Required and proposed buffers and landscaping
 12. Flood Plains and areas prone to flooding
 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). **ATTACHEMENTS**

All attachments must be included in order for the application to be considered complete

- Attachment A – "Standards For Land Use Approval Consideration"
- Attachment B – "Application Checklist"



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes. Our land is surrounded by residential housing on all boundaries except for one side there is a bar house and small store with restaurant.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

Correct. It will not.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed use will not cause any further burdens.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

Yes.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes



Anderson County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline may be delayed.

- | | |
|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | Completed application form |
| <input type="checkbox"/> | Letter of intent |
| <input checked="" type="checkbox"/> | Sketch Plan one (1) copy 8 1/2" x 11" |
| <input type="checkbox"/> | Attachment "A" |

WHITEHALL ROAD CABINS

REVISIONS		
NO.	DATE	COMMENTS
1		ISSUED FOR PERMITS



VICINITY MAP

TMS# 640005004

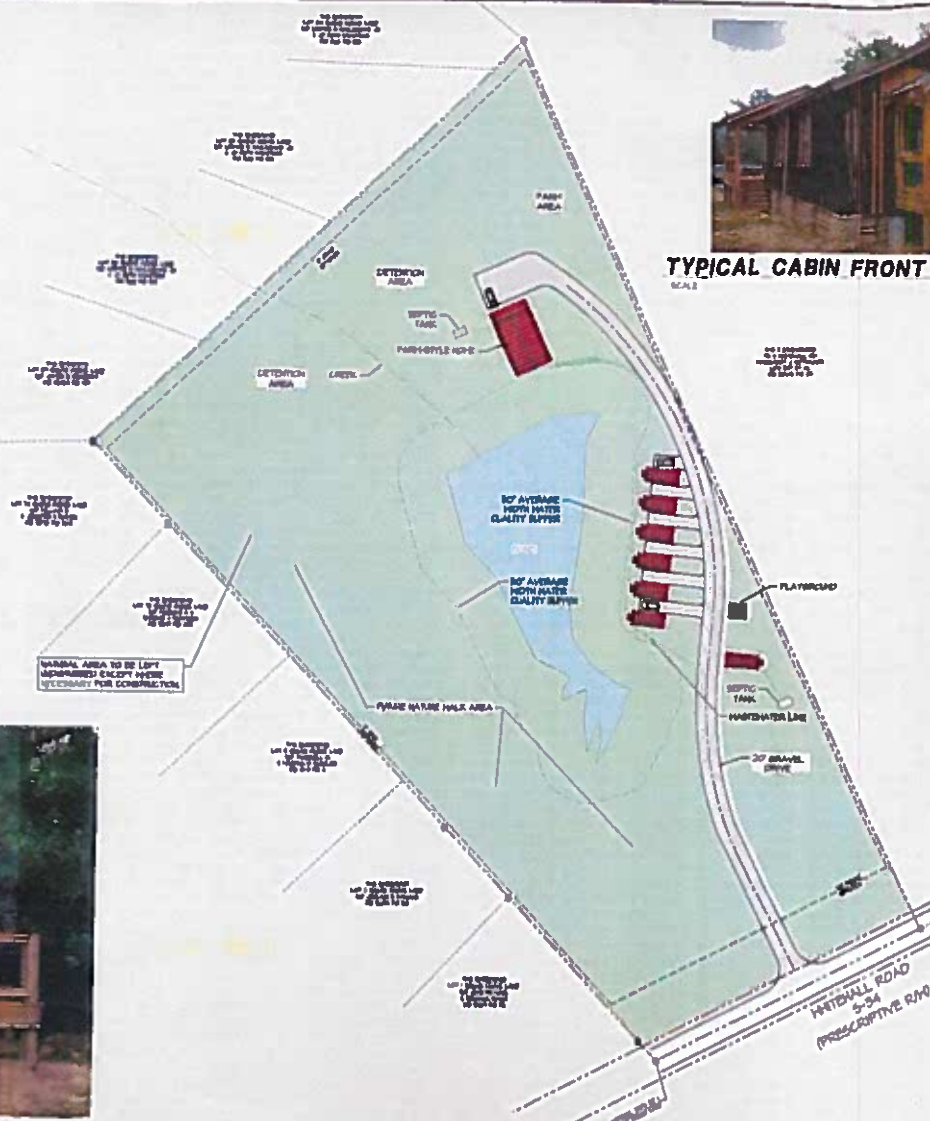
PROPERTY LINE
SETBACK LINE



TYPICAL CABIN REAR - IN PROGRESS

David M. Simpson
Architect

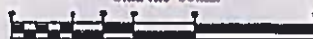
303 Brighton Drive
Durham, NC 27604
919-286-0000
www.dmsimpson.com



SITE PLAN

SCALE: 1" = 40' - 0"

GRAPHIC SCALE



1" = 40' - 0"

ANDERSON



TYPICAL CABIN FRONT - IN PROGRESS

SCALE

NO. 1
20' AVERAGE
HIGH WATER
QUALITY BUFFER
30' AVERAGE
HIGH WATER
QUALITY BUFFER



TYPICAL INTERIOR - IN PROGRESS

SCALE



TYPICAL PORCH ROOF IN PROGRESS

SCALE



JOHN HIPSHER

REGISTERED PROFESSIONAL ENGINEER
LICENSED IN NORTH CAROLINA

303 BRIGHTON DRIVE
DURHAM, NC 27604

919-286-0000

www.johnhipsher.com

Anderson County Planning Commission
401 East River Street
Anderson, SC 29624
Attn: Tim Cartee

October 27, 2020

Re: Request for Variance

To Whom It May Concern:

This letter serves as the Request for Variance for the Trac-1 parcel located on Whitehall Road in Anderson County. We are requesting to install a gravel driveway/road as opposed to a solid road surface. We are requesting this variance mainly because we would like to keep a more natural landscape that this land has afforded for many years. With that being the primary reason, we also know that gravel is much less expensive for long driveways than most other driveway materials and can last for generations with regular maintenance.

Gravel is often recommended as an environmentally friendly material because it will allow water to flow through it and shed water. We know that with proper care and maintenance, a gravel driveway can last up to 100 years and the beauty of gravel is that it can be repaired and replenished on an ongoing basis. By contrast, wear and damage to asphalt and concrete driveways are difficult to remedy, and replacement is often more cost-effective than extensive repairs to these type of surfaces. Gravel is also less vulnerable to destruction from seasonal freeze-thaw cycles or frost heave, causing significant cracking and settling in solid driveway materials.

If you have any questions, suggestions, or concerns, please feel free to contact me.

Sincerely,

Charlene Getsinger Fitch
704-692-2372

Anderson County Planning Commission
401 East River Street
Anderson, SC 29624
Attn: Tim Cartee

October 27, 2020

Re: Letter of Intent

To Whom It May Concern:

This letter serves as the required Letter of Intent for the use of Trac-1 located on Whitehall Road in Anderson County. Currently, the 9.03-acre parcel is zoned as agriculture. This parcel and three others were part of a large agricultural farm over 20 years ago. In 2006, my husband and I, along with my parents, purchased this parcel, thinking we would resell to make a profit.

Reselling for a profit has not been feasible since we paid so much for it. Therefore, we plan to construct a barn house on the backside of the parcel. Our family has a love for the land and we have always wanted to raise chickens, goats, and possibly a cow or two. The property would continue to serve as the intended use for agriculture as well as residential. There is also a pond there that we would like to maintain, placing a fountain for oxygen and aeration and possibly add fish.

We are finding that my mother needs assistance in her daily activities, and she currently resides just across from the land. Both of my brothers also live near the property as well. Residing on the property will be beneficial in overseeing the activities and allow us to continue with the agriculture land designation for livestock, herb and vegetable growing, and bee farming, as well as bring us closer to family, one of our long overdue goals to achieve.

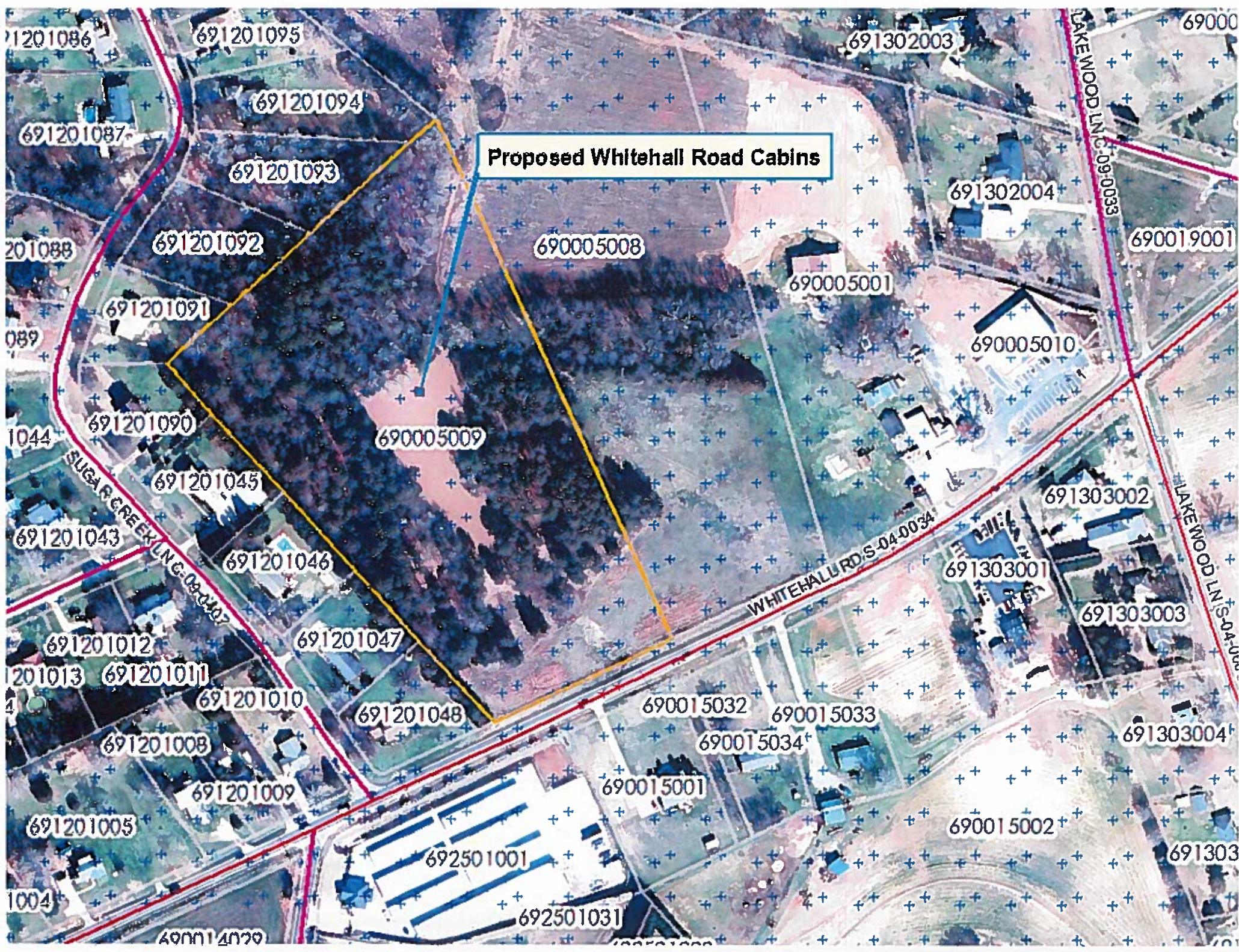
I have always loved historic cabins and dreamed of living in one as my home. I discovered six 1950's cabins 14'X28' located on a North Carolina Agriculture Center Test Farm. North Carolina sold them due to lack of use. The current owner, who purchased all 12 of them, relocated 6 to Cashiers, NC, and designed a residential community on 0.8 acres. He has patiently waited for me to buy the remaining 6 to create a sister model on our land. We want to place them on this parcel facing the pond and repurpose and restore them to their original beauty and bring them up to code. The cabins would serve as a place for friends, family, or out of town guests looking for lodging when Anderson is holding events. To generate some income from the residential short term stays would assist in maintaining the upkeep of the property. And they may also serve to house my Mom one day or our adult children. There is one additional cabin that was not sold, designated as a Chapel, that we would pursue to purchase, once project approval is granted.

This letter is lengthy, but I wanted to share my heart and story along with the intended land use. I am ready to come home to Anderson, and owning this property affords my family to do everything we are trying to achieve. Thank you for your consideration in approving a permit for the intended use of our land.

If you have any questions, suggestions, or concerns, please feel free to contact me.

Sincerely,

Charlene Getsinger Fitch
704-692-2372



Proposed Whitehall Road Cabins

691201086 691201095 691302003 69000
691201087 691201094 691201093 690005008 691302004 690019001
201088 691201092 690005001 690005010
089 691201091 690005009 691303002
1044 691201090 691201045 691303001 691303003
691201043 691201046 691303004
691201012 691201047 690015032 690015033
1201013 691201011 690015034 690015001 690015002 691303
4 691201010 691201048 692501001 692501031
691201008 691201009 690014020
691201005 1004