

# Anderson County Planning Commission

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

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

November 7, 2016  
Regularly Scheduled  
Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from October 11<sup>th</sup> meeting)
4. Public Hearings
  - A. Zoning Map Amendment Request: 808 Reed Road from R-M7 to O-D
5. Old Business
6. New Business
  - A. Preliminary Plat: Woodland Hills
7. Other Business
  - A. Distribution of Commissioner's Contact Information
8. Adjournment

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

**Anderson County Planning Commission**  
**Tuesday, October 11, 2016**  
**6:00 PM**  
**Administrator's Conference Room**  
**Second Floor – Old Courthouse**  
**Anderson, South Carolina**

**Minutes**

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

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

Members Absent: Debbie Chapman

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

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

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

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the September 13<sup>th</sup> regular Commission meeting. Hearing none, the minutes were unanimously approved.

Public Hearings:

**Request to rezone +/- 4.63 acres from R-15 to R-A at 123 Appian Way (TMS 093-01-03-010)**

Dr. Jeff Parkey presented the request by Tony Cirelli along with staff's recommendation of approval. Mr. Dutton asked for clarification of Chapter 70, Section 7:4. Mr. Forman complied. Chairman Cothran opened the Public Hearing and invited public comments. Ms. Susan Lasley of Leeward Road expressed concern over the maintenance of the property but added she was not against horses. Mr. Cirelli stated that his niece and nephew (property owners) owned a home across the street and wished to house their horses at the next door property. He added that the back side of the property would remain wooded to provide a buffer. Hearing no other comments, Chairman Cothran then closed the Public Hearing. Mr. Murray questioned the distance from the property to the lake for runoff purposes. This was shown on a map. Mr. Vickery moved to recommend approval of the rezoning request, as presented. Mr. Dutton seconded the motion. The motion was approved 6-0.

**Request to rezone +/- 3.00 acres from R-20 to C-1 at the northern corner of the intersection of Whitehall Road and Centerville Road (TMS p/o 095-00-02-002)**

Dr. Parkey presented the request by Thomas Burris along with staff's recommendation of approval. Chairman Cothran opened the Public Hearing and invited public comments. Mr. Burris stated that he was assisting his sister (property owner) Ann Osbourne with this proposal to help with her care. Ms. Diane Swinger from the Drakesfield Subdivision questioned the property lines and how close the zoning change was to the houses. Mr. Dennis Simmons spoke in opposition to the request. He stated that businesses were already at the intersection and no more commercial was needed. Chairman Cothran and staff explained the rezoning process to the citizens present. Hearing no further comments, Chairman Cothran then closed the Public Hearing. Mr. Vickery moved to recommend approval of the rezoning request, as presented. Mr. Dutton seconded the motion. The motion was approved 6-0.

New Business:

**203 Sherwood Drive, Variance Request**

Ms. Alesia Hunter presented the variance request for Autry's Mobile Home Park. The applicant wishes to abandon a mobile home park, created in 1974 and reestablish the property as two parcels. One parcel would have two manufactured homes on site. Staff recommended approval based on the fact that the property is no longer a Mobile Home Park per Code. Mr. Vickery moved to approve the variance request with conditions, as presented by the Development Standards office; and Mr. Dutton seconded. The motion was carried 6-0.

Chairman Cothran called for any other business. Mr. Forman reminded the Commission that the second Tuesday of November is Election Day; therefore the regular Planning Commission meeting will be held on Monday, November 7<sup>th</sup> at 6:00PM. Mr. Forman then informed the Commission that requests have been made by the public and applicants for contact information for the Commissioners. Past protocol has been that without explicit permission from the commissioner, such information was not distributed. Mr. Forman requested that the Commission determine one policy for staff to adhere to. It was decided to make this decision at the November 7<sup>th</sup> meeting. Hearing no further business, Chairman Cothran adjourned the meeting at 6:30 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

**Anderson County Planning Commission  
Staff Report  
November 2016**

|                       |  |
|-----------------------|--|
| Applicant:            | Robinson West, Ryan Robinson, Jay West   |
| Current Owner:        | Cardinal Racquet Club  |
| Property Address:     | 808 Reed Road, Anderson  |
| Precinct:             | Hammond Annex  |
| Council District:     | One  |
| TMS #(s):             | 147-08-01-001  |
| Acreage:              | +/- 1.15   |
| Current Zoning:       | R-M7 (2001)  |
| Requested Zoning:     | O-D  |
| Surrounding Zoning:   | North: R-M7 (Cardinal Racquet Club)<br>South: Right of Way for Reed Road, then Unzoned<br>East: City of Anderson (Wal-Mart)<br>West: Right of Way for Cardinal Circle, then R-M7 (Cardinal Park)   |
| Evaluation:           | <p>This request is to rezone the parcel of property described above from R-M7 (Residential Multifamily) to OD (Office). The applicant's stated purpose for rezoning is for office use.</p> <p>Reed Road is classified as an urban collector, which allows for unlimited trip capacity.</p> |
| Staff Recommendation: | It is staff's opinion the requested use of the property is compatible with nearby uses which were not anticipated in the comprehensive plan, therefore staff recommends approval of this request.  |

Zoning Advisory

Group Recommendation: The District 1 Zoning Advisory Group met on November 2, 2016; and recommended **Approval** of a request to rezone from R-M7 to O-D. The vote was 2 in favor, 0 opposed, and 0 absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on November 7, 2016, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-M7 to O-D. The vote was \_ in favor, \_ opposed, and \_ absent.



## Rezoning Application

September 12, 2016  
Date of Application Completion

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

### Applicant's Information

Name: Robinson + West, ctc. Ryan Robinson, Jay West  
Mailing Address: 808 N. Murray Ave.  
Telephone and Fax: (864) 224-7653 E-Mail: ryanrobinson500@gmail.com  
221-2089

### Owner's Information

*(If Different from Applicant)*

Name: Cardinal Racquet Club  
Mailing Address: 808 Reed Rd., Anderson, SC 29621  
Telephone and Fax: (864) 222-1192 E-Mail: \_\_\_\_\_

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

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

[Signature]  
Cardinal Racquet Club  
Owner's Signature

Sept. 11, 2016  
Date

### Project Information

Property Location: 808 Reed Rd., Anderson, SC 29621  
Parcel Number(s)/TMS: 147-08-01-001  
County Council District: One School District: Five  
Total Acreage: 1.15 ac. (see plat) Current Land Use: Vacant  
Current Zoning: R-M7 Requested Zoning: OD - Office District  
Purpose of Rezoning: To change intended use of parcel to office, in line with adjacent properties.

Private Covenants or Deed Restrictions on the Property: Yes

☐

No

☒

If you indicated no, your signature is required.

C. By Robt  
Applicant's Signature

Sept - 11, 2016  
Date

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

C. By Robt  
Applicant's Signature

Sept. 11, 2016  
Date

Page 2 of 2

For Office Use Only:

Application Received By: H. Copeland / Cmyers Date Complete Application Received: 9-16-16

Application Fee Amount Paid: \$200 Check Number: 1115

Scheduled Advisory Public Hearing Date: 11-2-16 Citizens' Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: 11-7-16 Planning Commission Recommendation: \_\_\_\_\_

Scheduled Council Public Hearing Date: 12-6-16 County Council Decision: \_\_\_\_\_



## Rezoning Application Supplement Planning Commission Review Criteria

September 12, 2016  
Date of Application Completion

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

### Project Information

Property Location: 808 Reed Rd. (outparcel)

County Council District: One School District: Five

Total Acreage: 1.15 ac. Current Land Use: Vacant

Current Zoning: R-M7 Requested Zoning: OD

Purpose of Rezoning: To change intended use of parcel to office, in line with adjacent properties.

How will this proposal be compatible with surrounding properties? The adjacent properties are both used for office and/or are zoned for office.

How will this proposal affect the use and value of the surrounding properties? The use of adjacent properties should maintain the current trajectory. The property values will be enhanced due to the high value medical + related properties in the area.

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

At present, the multi-family use is not financially feasible due to the limited demand and high costs associated with development.

What would be the increase to population and traffic, if the proposal were approved? There should be no change in population, and a very small increase in traffic.

What would be the impact to schools and utilities, if the proposal were approved? There  
should be no impact on existing schools  
and utilities.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? This proposal will further aid development  
of professional and medical facilities around  
Highway 81 North. It is also consistent with the  
adjacent properties.

Are there existing or changing conditions which affect the development of the property and support the proposed request? The presence of Wal-Mart and other  
surrounding commercial uses has lent support  
to a change in "highest and best use" from  
residential to office or other commercial use.

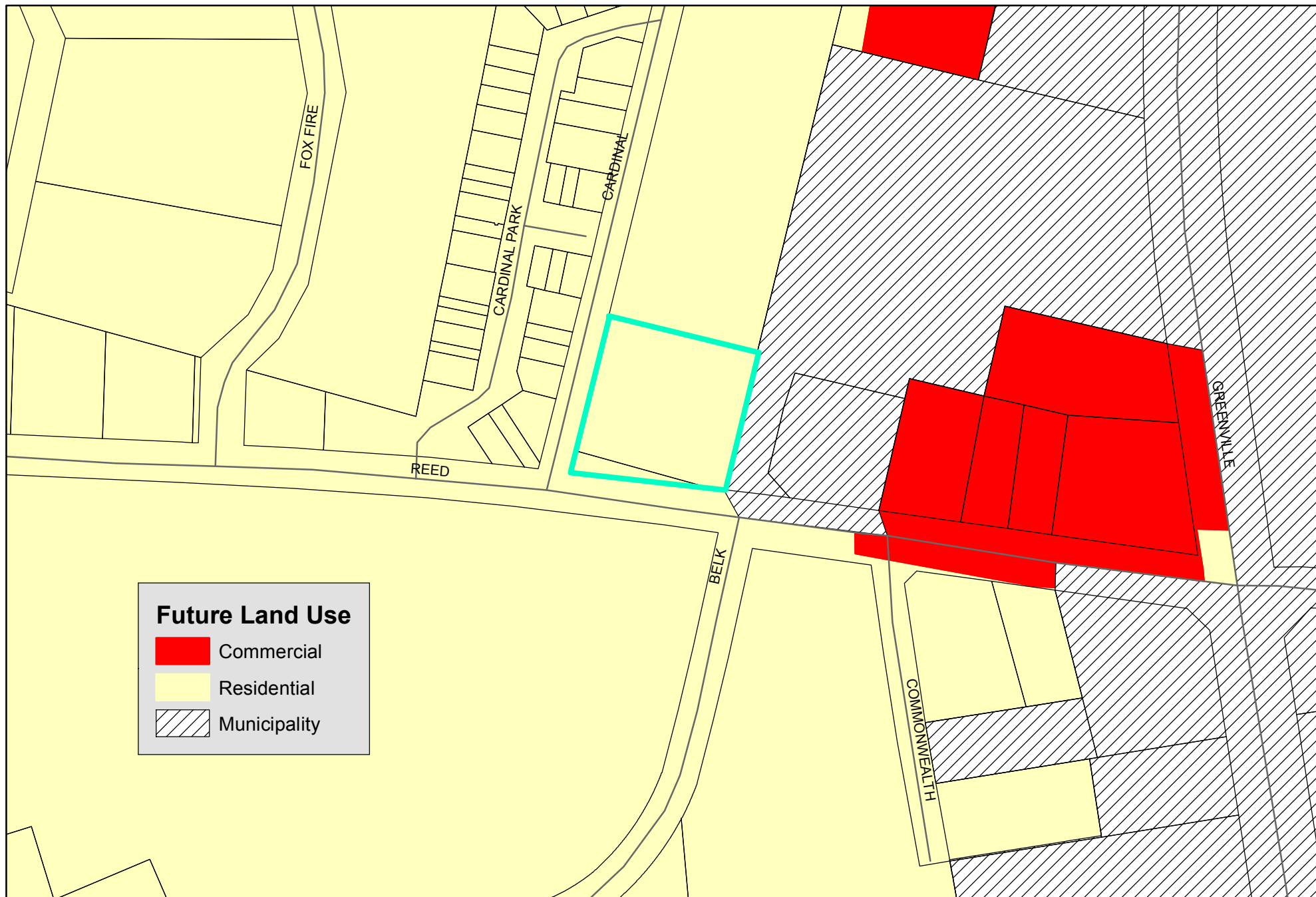
Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Page 2 of 2

For Office Use Only:

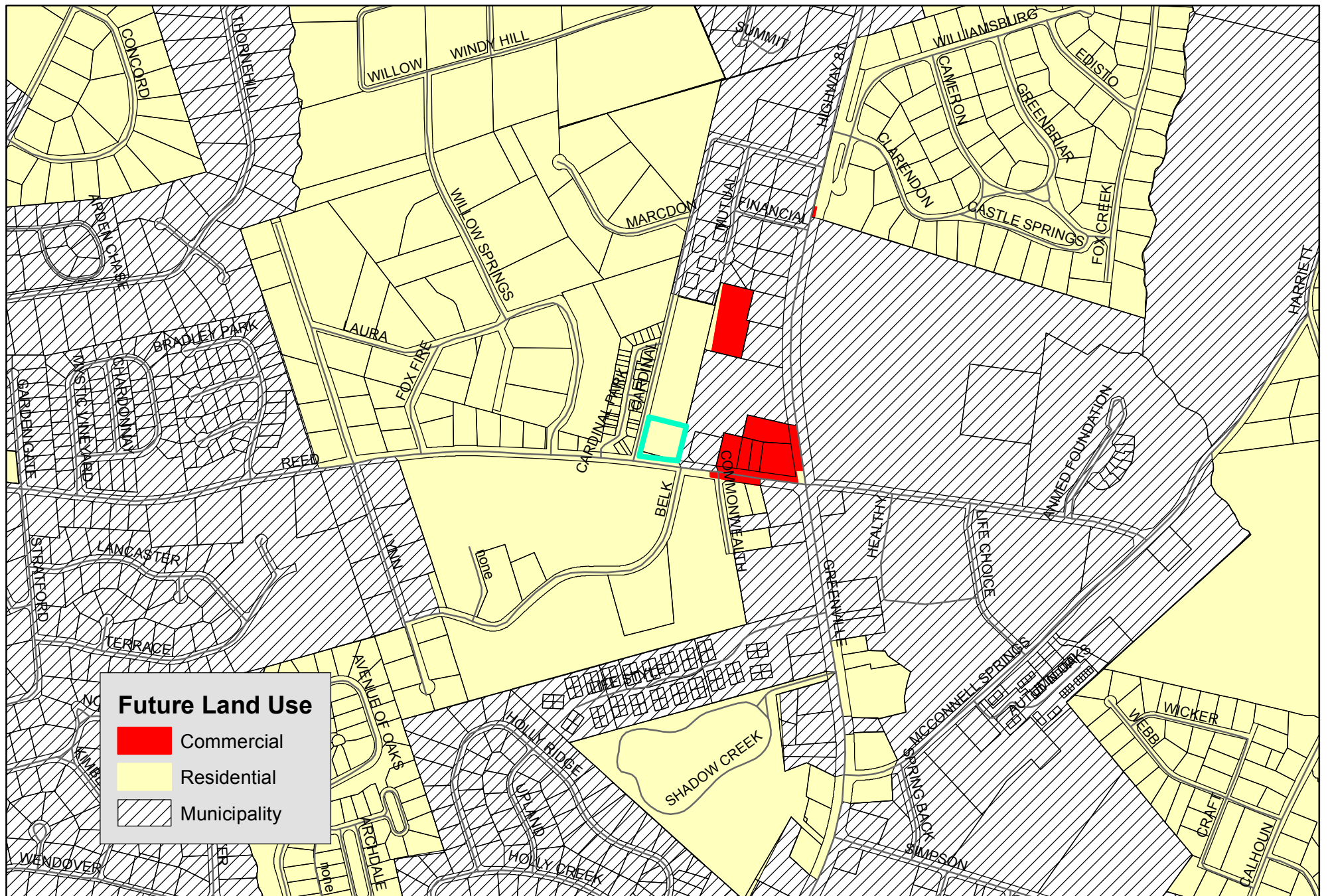
Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_  
Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_  
Scheduled Advisory Public Hearing Date: \_\_\_\_\_ Citizens' Advisory Recommendation: \_\_\_\_\_  
Scheduled Commission Public Hearing Date: \_\_\_\_\_ Planning Commission Recommendation: \_\_\_\_\_  
Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



**Rezoning Request  
Cardinal Racquet Club  
R-M7 to O-D**



0 395 790 Feet



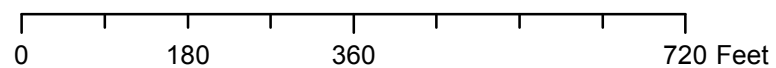
**Rezoning Request**  
**Cardinal Racquet Club**  
**R-M7 to O-D**



0 395 790 Feet



**Rezoning Request  
Cardinal Racquet Club  
RM-7 to O-D**

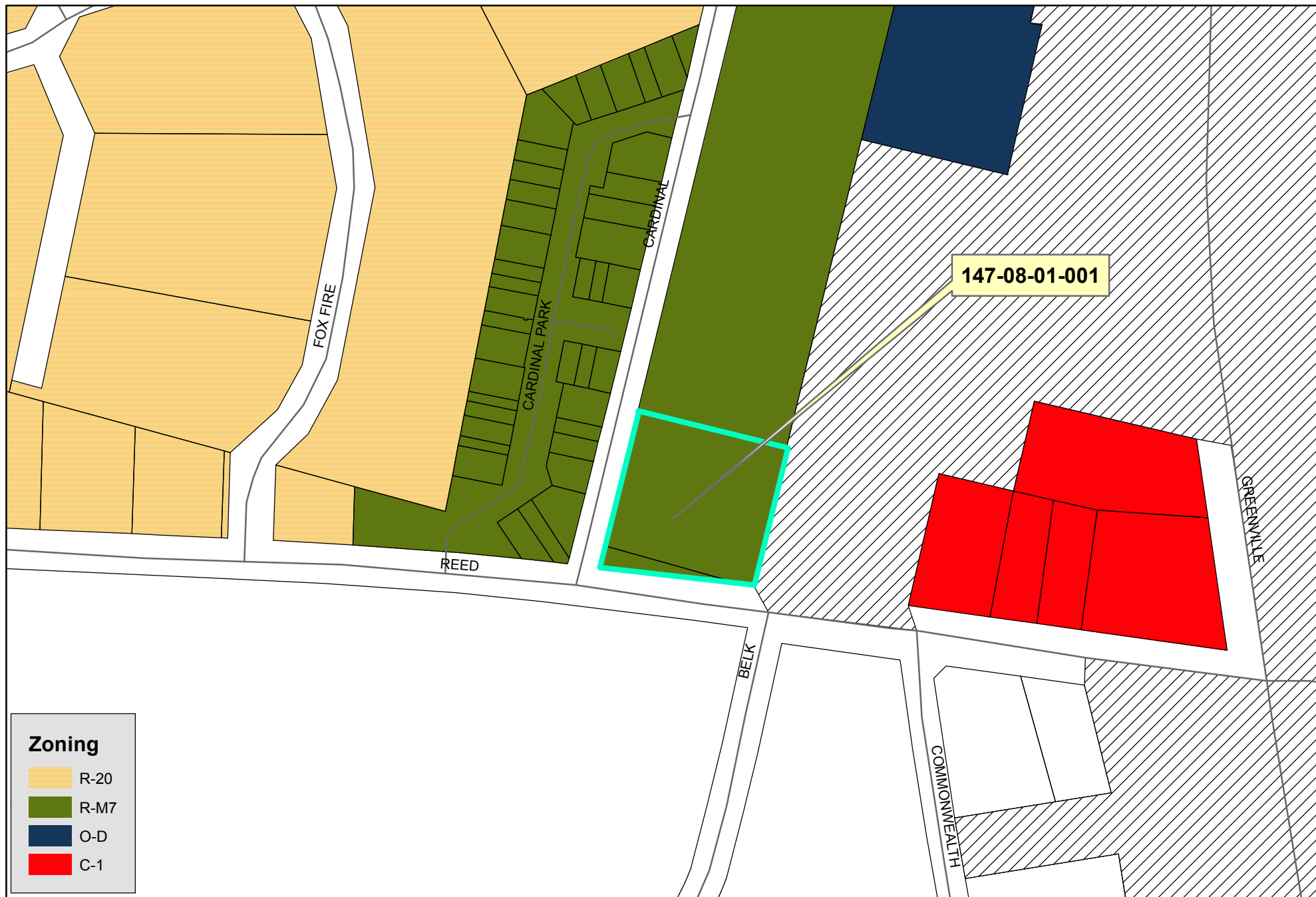




**Rezoning Request**  
**Cardinal Racquet Club**  
**RM-7 to O-D**



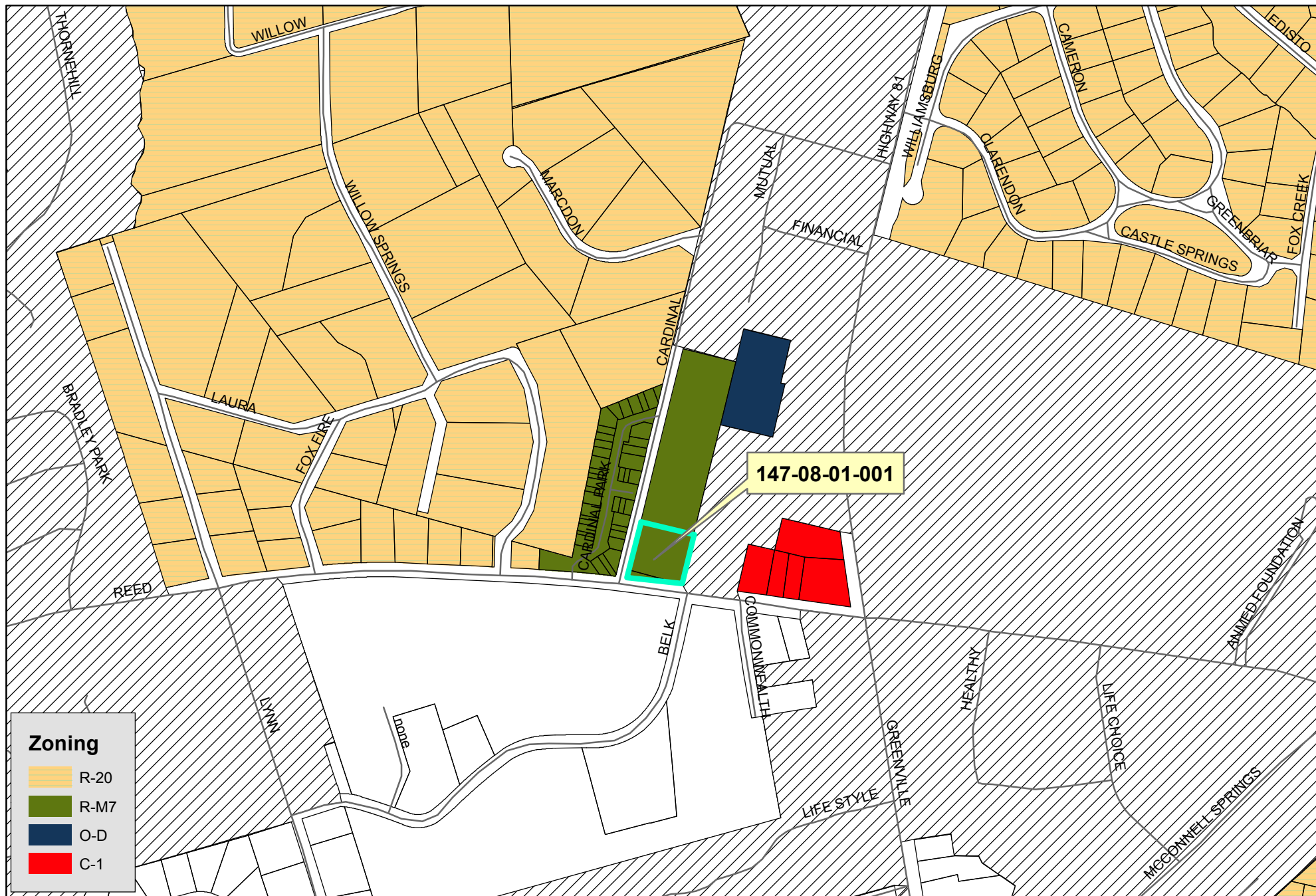
0 390 780 1,560 Feet



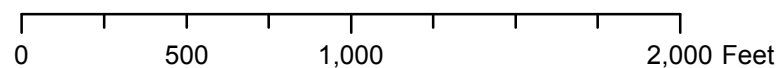
# **Rezoning Request Cardinal Racquet Club RM-7 to O-D**



0 180 360 720 Feet



# **Rezoning Request** **Cardinal Racquet Club** **RM-7 to O-D**





10/24/16



10/24/16

10/24/16



10/24/16



10/24/16

Anderson County Planning Commission  
November 8, 2016  
6:00 PM

Staff Report – Preliminary Subdivision

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|                                      |   |
|--------------------------------------|---|
| <b>Preliminary Subdivision Name:</b> | Woodland Hills  |
| <b>Intended Development:</b>         | Single Family Residential                                     |
| <b>Applicant:</b>                    | J. Dubonn Builders, LLC                                       |
| <b>Surveyor/Engineer:</b>            | Civil Insights, Inc.  |
| <b>Location:</b>                     | Cooper Road, west of Highway 153                              |
| <b>County Council District:</b>      | 6   |
| <b>Surrounding Land Use:</b>         | North and West -- Undeveloped<br>East and South - Residential |
| <b>Zoning:</b>                       | Un-Zoned  |
| <b>Tax Map Number:</b>               | 237-00-07-014   |
| <b>Extension of Existing Dev:</b>    | New Residential   |
| <b>Existing Access Road:</b>         | Cooper Road   |
| <b>Number of Acres:</b>              | 34.28 acres (26.28 acres in subdivision)                      |
| <b>Number of Lots:</b>               | 6 lots  |
| <b>Water Supplier:</b>               | Powdersville Water  |
| <b>Sewer Supplier:</b>               | Individual On-site Wastewater                                 |
| <b>Variance:</b>                     | None Requested  |

**Traffic Impact Analysis:**

This six lot subdivision is expected to generate a total of 60 trips per day. Cooper Road is classified as a rural collector road and is maintained by SCDOT. There is not a maximum average vehicle trips per day requirement for this roadway.

Currently the property owner has an encroachment permit for a single residence. As per SCDOT, any changes in development from single residential to multiple residential (sub-division) or commercial business shall require property owner or his agent to submit a new SCDOT Encroachment Permit in accordance with current Access & Roadside Management Standards.

**Staff Recommendation:**

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

1. Subdivision and road name must be approved by the Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. Developer must obtain the following permits prior to proceeding with development to include;
  5. Anderson County Roads and Bridges for road construction.
  6. An approval letter for encroachment(s) from SCDOT.
  7. Approval from Powdersville Water District for services.
  8. Applications must be filed through Anderson County with SCDHEC for individual on-site wastewater permits.
  9. SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
  10. Setbacks are required to be shown on the Final Plat.
  11. If a Jurisdictional Determination is completed by the US Army Corps of Engineers, and if a permit is required for construction of the road crossing, a copy of each shall be provided to Anderson County Development Standards.



# Subdivision Plat Application

Date of Application Completion

Woodland Hills S/P

Name of Project

## Applicant's Information

Name: J. Dubonn Builders, LLC

Mailing Address: Po Box 51311 Piedmont, SC 29673

Telephone and Fax: 864 304-8176 P E-Mail: john.ejdubonnbuilders.com  
864 640-8890 F

## Owner's Information

*(If Different from Applicant)*

Name: CAN Enterprises, Inc.

Mailing Address: 224 Swann Rd Washington, GA 30673

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

## Project Information

Project Location: Cooper Rd

Parcel Number/TMS: 2370007014

County Council District: 6 School District: 01

Total Acreage: 34.28 Ac Number of Lots: 6

Intended Development: Residential Current Zoning: Unzoned

Surrounding Land Uses: North: Undev. South: Residential East: Residential West: Undev.

Water Supplier: Powdersville Water Dist Sewer Supplier: NA (Septic)

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

If so, please describe: NA

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

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



Applicant's Signature

10/12/2006

Date

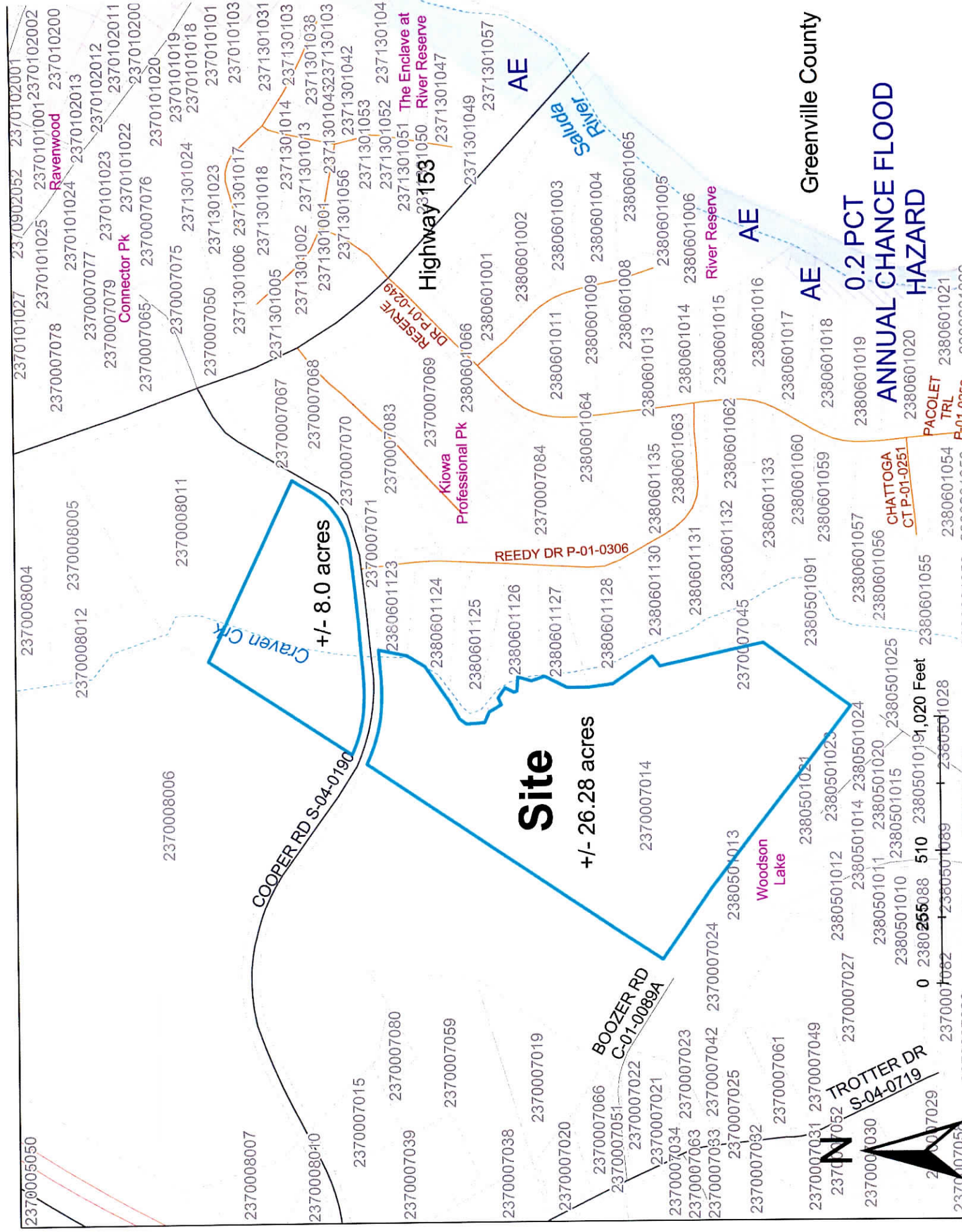
Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: \_\_\_\_\_

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Amount of Fee Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_



Greenville County

**0.2 PCT  
ANNUAL CHANCE FLOOD  
HAZARD**

**Site**

**+/- 26.28 acres**

**+/- 8.0 acres**

COOPER RD S-04-0190

BOOZER RD  
C-01-0089A

TROTTER DR  
S-04-0719





