

Anderson County Planning Commission

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

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

Tuesday, September 10, 2019
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. August 13, 2019 Regular Meeting
4. Public Hearings
 - A. Request to rezone +/- 0.97 acres from R-A (Residential-Agriculture) to R-20 (Single-Family Residential) at 350 Maxcy Drive - **WITHDRAWN BY APPLICANT**
 - B. Request to rezone +/- 49.44 acres from R-20 (Single-Family Residential) to R-A (Residential-Agriculture) on Garrison Road
 - C. Request to rezone +/- 5.72 acres from R-20 (Single-Family Residential) to R-A (Residential-Agriculture) at 1150 Garrison Road
 - D. Request to rezone +/- 5 acres from R-20 (Single-Family Residential) to R-A (Residential-Agriculture) at 1140 Garrison Road
 - E. Large-Scale Project: Pelzer Pointe Industrial Warehousing/Manufacturing
 - F. Large-Scale Project: Barn at Edgewood Farms (Wedding Venue)
5. Old Business
6. New Business
 - A. Shadow Creek, LLC
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business
 - A. Small Cell Towers
 - B. Conservation Subdivisions
 - C. Planning Commission Workshop
9. Adjournment

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

Anderson County Planning Commission
Tuesday, August 13, 2019
6:00 PM
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

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

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

Members Absent: Brad Burdette and Debbie Chapman

Staff Present: Alesia Hunter, Jeff Parkey, Tim Cartee, Rhonda Sloan and Kris Gilmer

Call to Order: Chairman Cothran called the meeting to order at 6PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by ? and a second by ?.

Approval of Minutes: Chairman called for any changes to the minutes from the July 9th regular Commission meeting. Hearing no amendments, the minutes were approved, as presented unanimously, with a motion by ? and a second by ?.

Public Hearings:

Large Scale Project: Enterprise Logistics Park at I-85.

Ms. Alesia Hunter presented the staff's report and recommendation for a request by representative Seamon Whiteside. The intended development is for an Industrial Warehouse. The property is located at SC Highway 86 approximately 0.35 miles east of Interstate 85. The development will consist of 74 acres to provide an Industrial Park which will consist of several phases. The site plan details the future phase expansion which the developer is requesting approval of their entire master plan for development so he does not have to come back to the Planning Commission each time a building is proposed. Utility confirmation letters were included in the Commissioner's packet and no variance requested. A traffic impact analysis was submitted by the developer. SC Highway 86 is an arterial road with no maximum average vehicle trips per day. SCDOT concur with the traffic study and have requested two items be address. The first item is to widen SC Highway 86 to accommodate for a left turn into the site. Due to time constraints, SCDOT will work with the developer on the preliminary approval process because of the time it will take to widen two lanes. Therefore, the construction permit will come at later date before the building is occupied. The second item requested is the developer must obtain an encroachment permit. Staff recommends approval of the large scale project due to the following: the project has met the requirements of the ordinance in terms of siting and the traffic study concurs with external relationships as it pertains to the ordinance. If approved, the following items will be required: standard National Pollution Discharge Elimination permit which is the DHEC/Stormwater permit, Re-Wa and SCDHEC approval to operate sewerage system, SCDOT encroachment permit, Greenville Water District for water and fire protection, and detailed site plan must be submitted which obtains the

Division 6 performance standards in addition to the normal requirements. Chairman Cotharn called for any questions from the Commission. Mr. Dutton an audible. Ms. Hunter responded that it would be at the second phase because it is done at staff level and the developer does not sign until the Commission approves. Ms. Jones asked about the subdivision that is abutting the property and was wondering if the buffering between the properties is included in the paperwork provided. Ms. Hunter said the buffer is listed on the site plan, however, the details will come after the submittal if approved by the Commission. Ms. Jones asked if sewer was already there or apart of Re-Wa new lines? She asked who pays for the widening. Ms. Hunter responded the developer has work that out with SCDOT. Chairman Cothran opened the floor for public hearing. No one came forward and the hearing was closed. A motion to approve by Mr. Dutton and seconded by Mr. Murray. The motion to approve was unanimous.

Large Scale Project: First Fleet, Inc.

Ms. Alesia Hunter presented the staff's report and recommendation for a request by Pam Kamp. The intended development is for a trucking terminal. The property is located at 3206 S. Main Street, Anderson. This is a 1.5 acre project which will be used for parking and dispatch of 30 to 40 tractor trailers that will move less than once per day. Traffic impact analysis, South Main Street is an arterial road with no maximum average vehicle trips per day. The representative was required to speak to SCDOT about ingress/egress. The applicant is not required to make any major modifications to South Main Street and will not require an encroachment permit. Comments from SCDOT states no trucks can be parked close to the right of way or to the nearest road which is South Main Street. Staff recommends approval of the large scale project on the following conditions; a commercial land use permit will be required, appropriate bufferyard must be installed, the business must adhere to assurances regarding noise, glare, lighting and other disturbance to avoid a nuisance, and obtain a building permit from Building and Codes for a change in occupancy from a commercial food kitchen to a truck dispatch yard. Chairman Cothran called for questions from the Commission. Hearing none, Chairman Cothran opened the floor for public hearing. No one came forward and the hearing was closed. Mr. Murray asked a question about the letter of intent as it pertains to the fence. Ms. Hunter responded that is a separate fence from required bufferyard and that is more for security purposes. Mr. Murray asked is that part of the project. Ms. Hunter said yes but the fence required by ordinance will be a stockade fence adjacent to the residential area so they want have to look over into the site and see those vehicles park there. We don't require a security fence but will require fencing for landscape buffering, this is extra. Cothran chimed in and said she is talking about a separate secondary fence. A motion to approve by Mr. Vickery and seconded by Mr. Dutton. The motion to approve was unanimous.

Old Business: None

New Business: None

Public Comments, non-agenda:

Chairman Cothran opened the floor for non-agenda public comments, hearing none the floor was closed.

Other Business:

Dr. Parkey made the Commission aware of handouts from the District 6 Visioning process and thanked Ms. Jones for her participation in the process. He also made the Commission aware of a possible

workshop in September but will make contact later in regards to a meeting date. Lastly, he reminded everyone of the upcoming SCAPA Fall Conference to be held in Columbia, October 2-4.

Meeting adjourned at 6:17 p.m.

Respectfully Submitted,

Rhonda Sloan

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

**Anderson County Planning Commission
Staff Report
September 2019**

Applicant: Sam and Dianne Lollis

Current Owner: Sam and Dianne Lollis

Property Address: 350 Maxcy Drive

Precinct: Cedar Grove

Council District: 7

TMS #(s): p/o 223-00-04-010

Acreage: +/- 0.97

Current Zoning: R-A (Residential-Agriculture)

Requested Zoning: R-20 (Single-Family Residential)

Surrounding Zoning: North: R-A
South: R-A
East: R-A
West: R-A

Evaluation: This request is to rezone the parcel of property described above from R-A (Residential-Agriculture) to R-20 (Single-Family Residential). The applicant's stated purpose is to "divide the land with purpose of having 1-acre lot open for mobile home".

Single-family residential districts are established as areas in which the principal use of land is for single- family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Residential and agricultural uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agriculture.

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

- August 21: Rezoning notification signs posted on subject property;
- August 22: Rezoning notification postcards sent to 65 property owners within 2,000' of the subject property;
- August 24: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

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

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

Planning Commission Recommendation: The Anderson County Planning Commission met on September 10, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from R-A to R-20. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Sam Willie & Dianne Lollis
Mailing Address: 320 Maxcy Dr, Belton, SC 29627
Telephone: Home: 847-5743 Her Cell: 864-378-6807 His Cell: 318-4105
Email: Missetta68@gmail.com

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: 350 Maxcy Dr, Belton, SC
Parcel Number(s)/TMS: 2230004010
County Council District: 7 School District: 1
Total Acreage: 1.97 Current Land Use: Rental & open land
Requested Zoning: R-20 Current Zoning: R-A
Purpose of Rezoning: Divide land with purpose of having 1 acre lot open for mobile home

Are there any Private Covenants or Deed Restrictions on the ☐ Yes ☒ No

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

Applicant's Signature _____ Date _____

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

Diane C. Lollis
Applicant's Signature

8-4-2019

Date

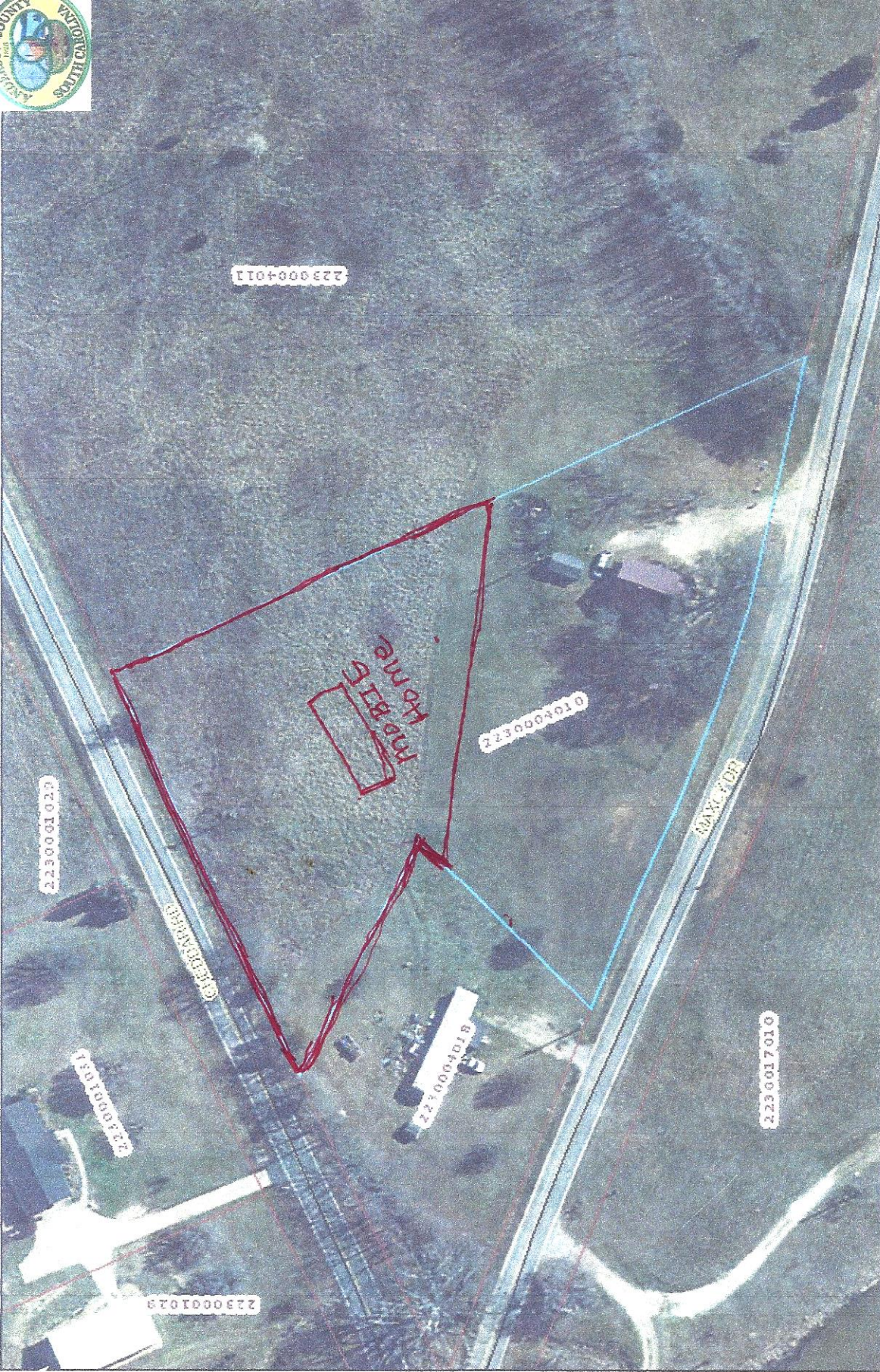
* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____ Complete Submission Date: _____

Commission Public Hearing: _____ Council Public Hearing: _____

401 East River Street/Post Office Box 8002 * Anderson, South Carolina 29622
Phone: 864.260.4720 * Email: planning@andersoncountysc.org



July 8, 2019 Disclaimer accepted.

TMS:

2230004010

Owner: LOLLIS SAM WILLIE + DIANE C

Owner Address: 320 MAXCY DR

City/State: BELTON SC

Deed Book: 2217

Tax District: 1

Zip Code: 29627

Deed Page: 142

Description: TR 4 MAXCY DR 1.97 AC



1 in = 84 ft

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

ESRI, Highland Mapping, and Anderson County GIS



Rezoning Request
350 Maxcy Drive
R-A to R-20

0 255 510 1,020 Feet



Rezoning Request
350 Maxcy Drive
R-A to R-20

0 250 500 1,000 Feet



Aerial Photography

**Rezoning Request
350 Maxcy Drive
R-A to R-20**

0 500 1,000 2,000 Feet



Rezoning Request
350 Maxcy Drive
R-A to R-20

0 500 1,000 2,000 Feet

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

8/21/19



ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT

**REZONING PUBLIC
HEARING NOTICE**

 864-260-4720

8/21/19



8/21/19



8/21/19

**Anderson County Planning Commission
Staff Report
September 2019**

Applicant:	Matt Thrasher
Current Owner:	Hudgens Street Properties
Property Address:	Garrison Road
Precinct:	Five Forks
Council District:	4
TMS #(s):	066-00-11-017 and 066-00-11-005
Acreage:	+/- 49.44
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	R-A (Residential-Agriculture)
Surrounding Zoning:	North: R-20/R-A South: R-20 East: R-A West: R-20
Evaluation:	<p>This request is to rezone the parcel of property described above from R-20 (Single-Family Residential) to R-A (Residential-Agriculture). The applicant's stated purpose is to use the property as residential/agriculture.</p> <p>The residential agricultural district provides 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 denser urban uses that should be confined to areas planned for efficient extension of public services</p> <p>Residential and agricultural uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agriculture and residential.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- August 21: Rezoning notification signs posted on subject property;

- August 23: Rezoning notification postcards sent to 124 property owners within 2,000' of the subject property;
- August 24: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received eleven phone calls for more information.

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

Planning Commission Recommendation: The Anderson County Planning Commission met on September 10, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Hudgens Street Properties
Mailing Address: PO Box 5829 Anderson SC 29623
Telephone: 864-375-9792
Email: mthrasher@skinshotdogs.com

Owner's Information

(If Different from Applicant)

Owner Name: Matthew Thrasher (partner)
Mailing Address: _____
Telephone: 864-940-4943
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:

Matthew Thrasher Digitally signed by Matthew Thrasher
Date: 2019.07.27 12:54:08 -04'00' 7/27/19

Owner's Signature

Date

Project Information

Property Location:	<u>Garrison Road</u>		
Parcel Number(s)/TMS:	<u>660011017 & 660011005</u>		
County Council District:	<u>4</u>	School District:	<u>4</u>
Total Acreage:	<u>45 acres</u>	Current Land Use:	_____
Requested Zoning:	<u>RA</u>	Current Zoning:	_____
Purpose of Rezoning:	<u>Residential agriculture</u>		

Are there any Private Covenants or Deed Restrictions on the

☒ Yes

☐ No

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

Matthew Thrasher

Digitally signed by Matthew Thrasher
Date: 2019.07.27 12:52:44 -04'00'

7/27/19

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: SEARCHED FOR COVENANTS BUT COULD
NOT FIND IN DEED RECORDS

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.

Matthew Thrasher

Digitally signed by Matthew Thrasher
Date: 2019.07.27 12:52:05 -04'00'

7/27/19

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:

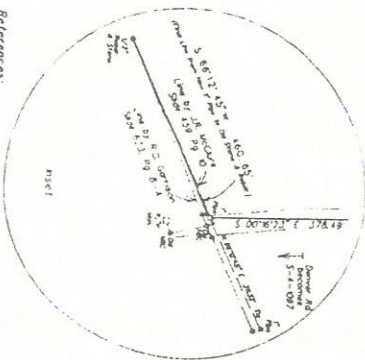
Application Received By: _____

Complete Submission Date: _____

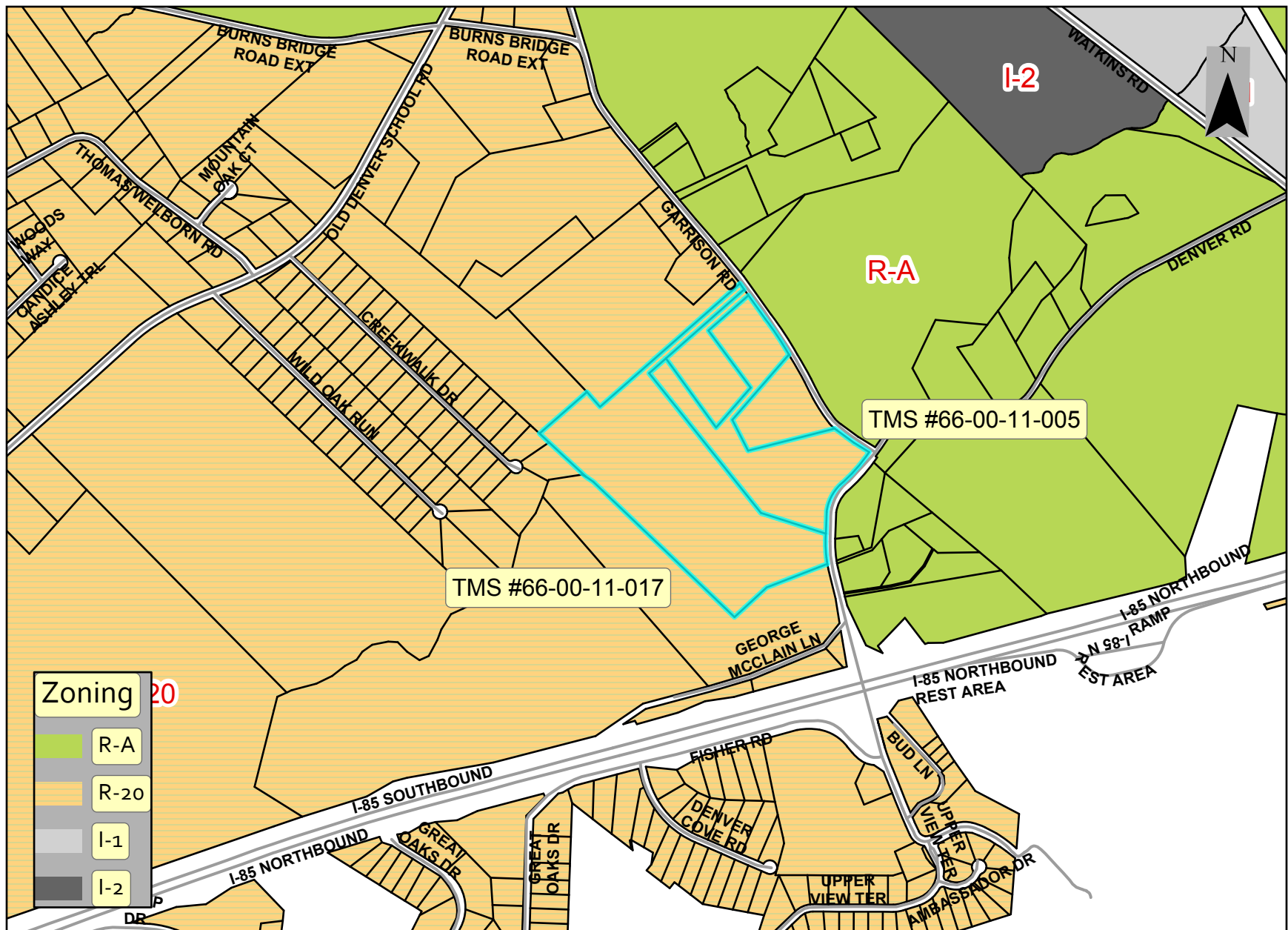
Commission Public Hearing: _____

Council Public Hearing: _____

Hm E. Wald
 6-13-97

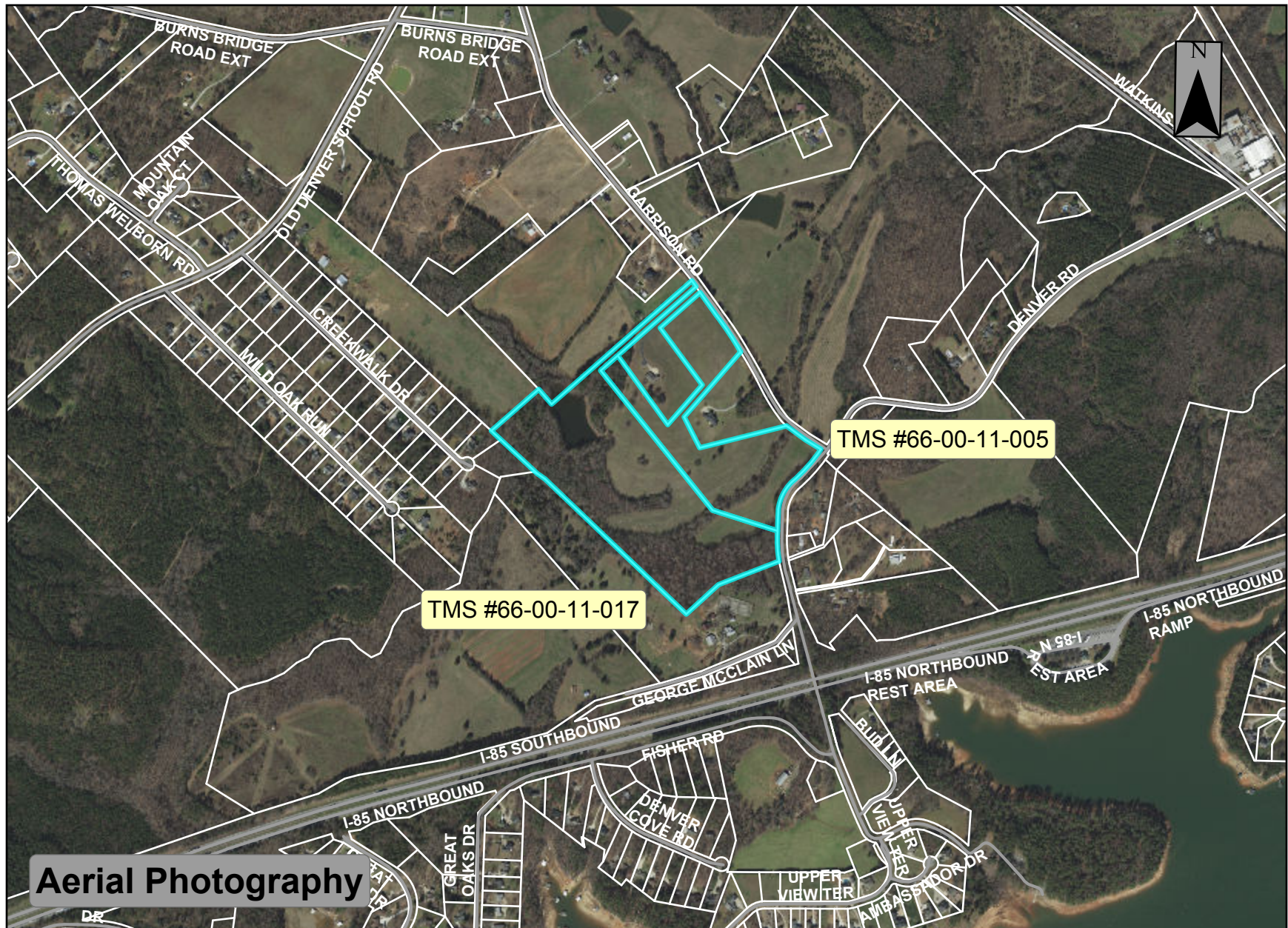


A REDUCED COPY OF PLAT



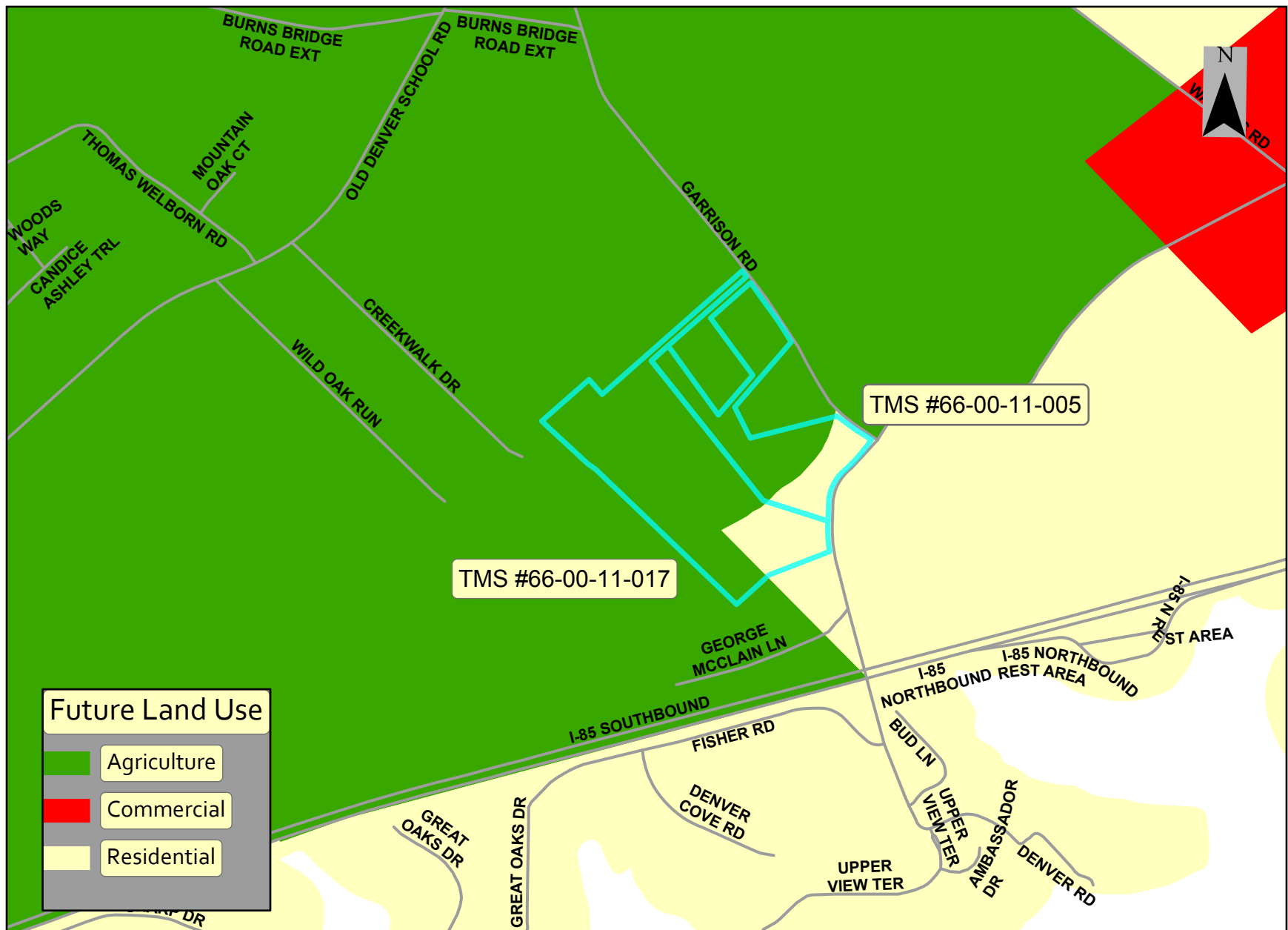


Rezoning Request Garrison Road R-20 to R-A



Rezoning Request
Garrison Road
R-20 to R-A

0 1,000 2,000 4,000 Feet





STOP

NO PARKING
ANYTIME
FIRE DEPARTMENT



8/21/19



RECORDING PUBLIC
HEARING NOTICE
866.560.6790

8/21/19



SEE
TOWN CODE
4-107-5009

WARNING OF HAZARD
AHEAD

8/21/19



8/21/19



8/21/19

**Anderson County Planning Commission
Staff Report
September 2019**

Applicant:	Robert and Rebecca Harbin
Current Owner:	Robert and Rebecca Harbin
Property Address:	1150 Garrison Road
Precinct:	Five Forks
Council District:	4
TMS #(s):	066-00-11-020
Acreage:	+/- 5.72
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	R-A (Residential-Agriculture)
Surrounding Zoning:	North: R-20/R-A South: R-20 East: R-A West: R-20
Evaluation:	<p>This request is to rezone the parcel of property described above from R-20 (Single-Family Residential) to R-A (Residential-Agriculture). The applicant's stated purpose is to use the property as residential/agriculture.</p> <p>The residential agricultural district provides 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 denser urban uses that should be confined to areas planned for efficient extension of public services</p> <p>Residential and agricultural uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agriculture.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- August 21: Rezoning notification signs posted on subject property;- August 23: Rezoning notification postcards sent to 124 property owners within 2,000' of the subject property;

- August 24: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received eleven phone calls for more information.

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

Planning Commission Recommendation: The Anderson County Planning Commission met on September 10, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Robert Wayne Harbin & Rebecca T. Harbin
Mailing Address: 1150 Gsarrison Road Anderson ,S.C. 29625
Telephone: 864-940-4946
Email: wharbin@skinshotdogs.com

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:	1150 Garrison Road		
Parcel Number(s)/TMS:	660011020		
County Council District:	Dist. #4	School District:	Dist. #4
Total Acreage:	5.72	Current Land Use:	Residential/ Agriculture
Requested Zoning:	Residential / Agriculture	Current Zoning:	R 20
Purpose of Rezoning:	Residential/Agriculture		

Are there any Private Covenants or Deed Restrictions on the

☒ Yes

☐ No

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

Applicant's Signature

Date

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

Additional Information or Comments: Searched for covenants in the deed but could not find them.

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.

Robert Wayne Latta

Applicant's Signature

8/6/2019

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: _____

LEADS

- on file, etc found
- on file, new, placed
- on file & Bottle Cap
- (New unless noted)
- serve as lead
- confirmed answer or Tel. Check
- (P = Power, T = Tel)

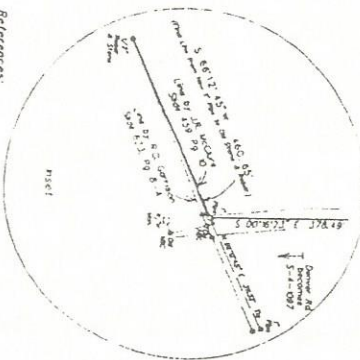
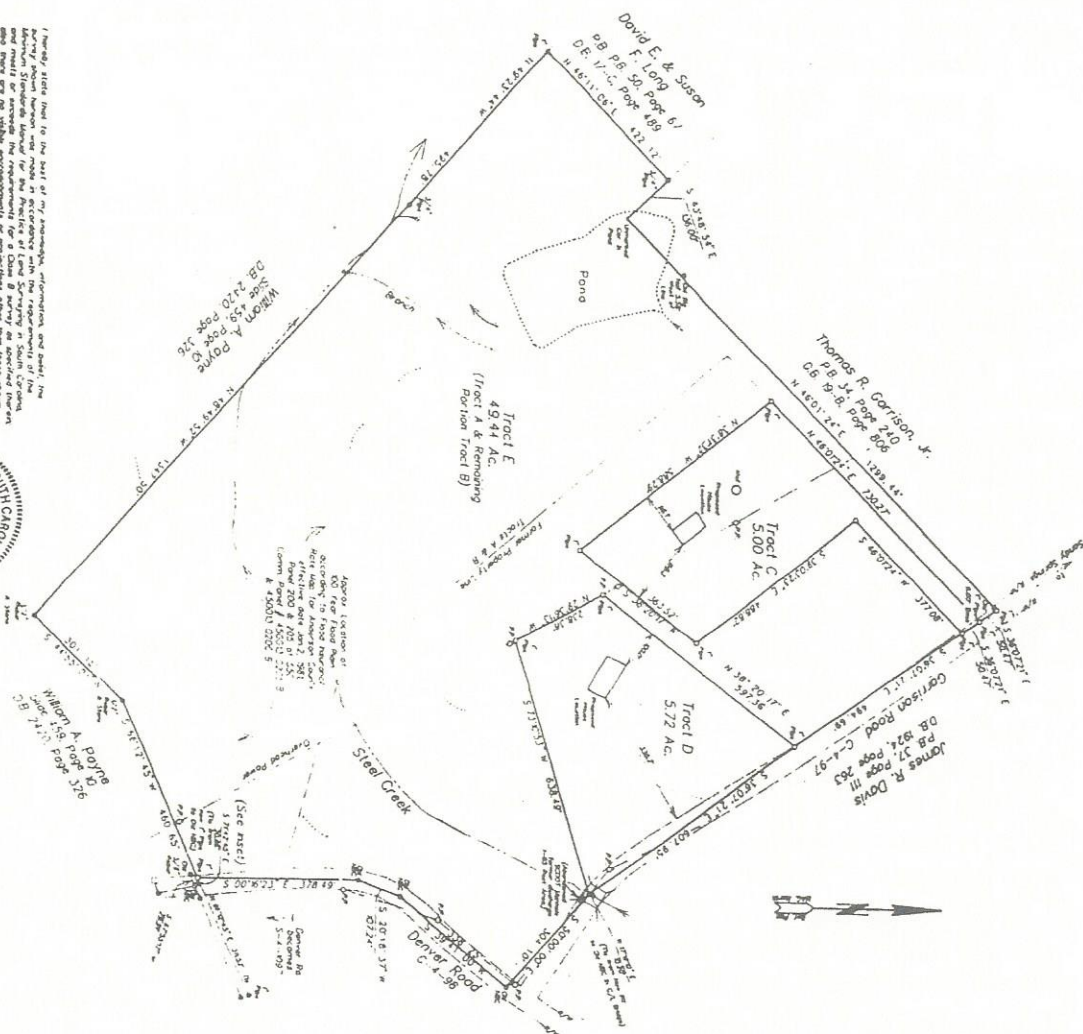
Wm E. Ward
6-13-97

The survey is subject to the rights of any owner or owners of records and any third party who may be affected by a sale and encumbers this report as a portion of the property sale when the \$20 year flood plain according to the National Flood Insurance Study effective date 2011. Flood 201 of 250 Corns House on 58501 6783 S and 165001 0280 N

The proposed house on Parcel A is on not in the \$20 year flood plain

Thomas E. Cook
November 16, 2011

Thomas E. Wals 25 Ma 2574



References:
 *US No. 066-03-11-005 & 066-00-11-017
 Plot Box 50, Page 67
 Plot Slide 62J, Page 5-A & Plot Slide 62S, Page 3-B
 Seed Room 2218, Page 109 & Seed Room 2225, Page 15

State of South Carolina
County of Anderson
Pendleton Township

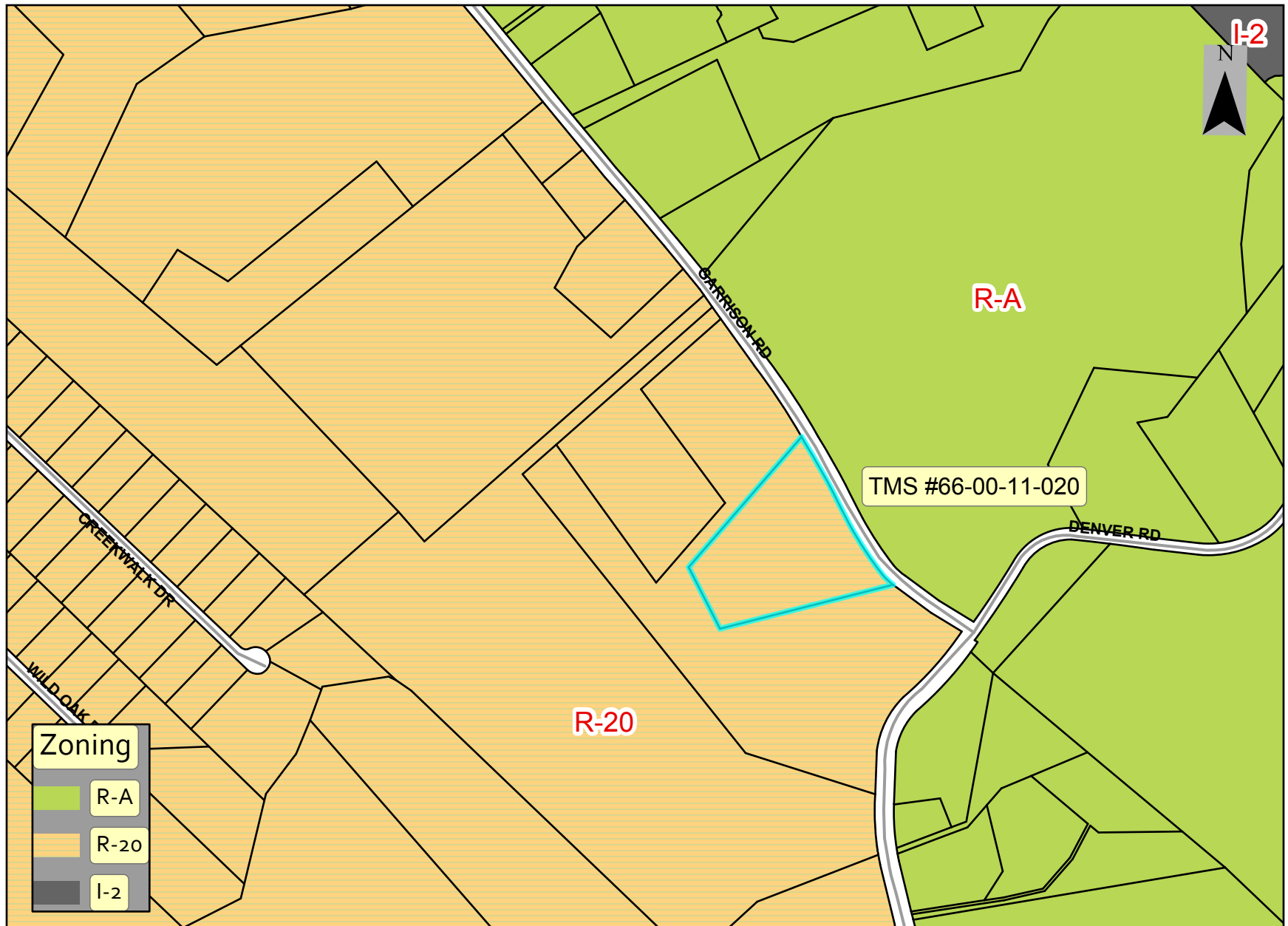
This Part is a revision of former Tracts A & E
Tract C to be deeded to:
John M. & Martha E. Thrasher
Tract D to be deeded to:

Farmer & Simpson Engineers

Andereson, S.C. 29621
Tel 864-226-0980

Sample 1^a = 200° Annealed 11

A REDUCED COPY OF PLAT



Rezoning Request
1150 Garrison Road
R-20 to R-A

0 500 1,000 2,000 Feet



Aerial Photography

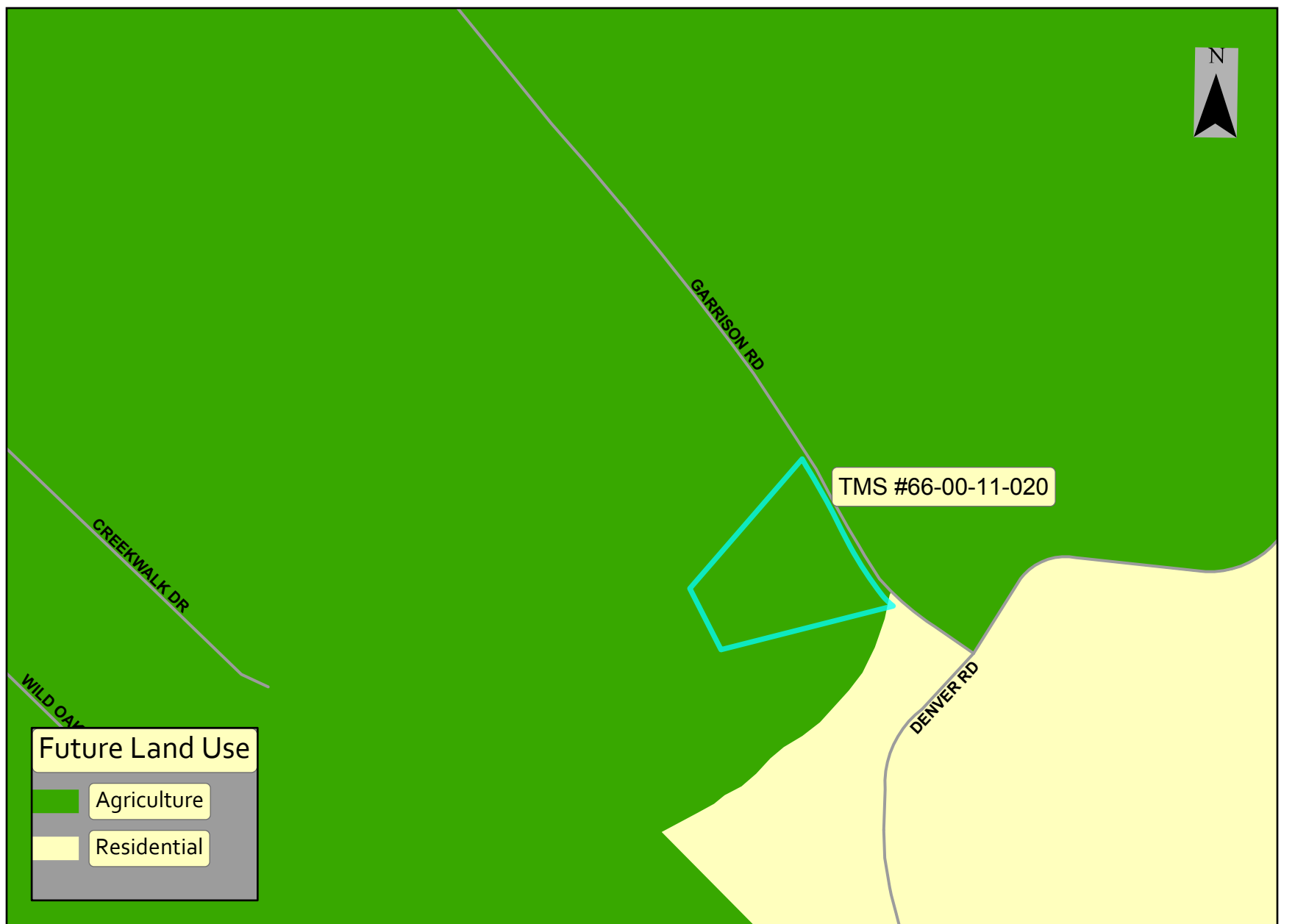
**Rezoning Request
1150 Garrison Road
R-20 to R-A**

0 250 500 1,000 Feet



**Rezoning Request
1150 Garrison Road
R-20 to R-A**

0 500 1,000 2,000 Feet



Rezoning Request
1150 Garrison Road
R-20 to R-A



FOR SALE
NATIONAL
LAND
REALTY
888-334-LAND
LANDSCAPE PHOTO BOOK
CALL MOBILE: 888-775-8763

FOR SALE
NATIONAL
LAND
REALTY
888-334-LAND
LANDSCAPE PHOTO BOOK
CALL MOBILE: 888-775-8763

8/21/19



8/21/19

**Anderson County Planning Commission
Staff Report
September 2019**

Applicant:	John Thrasher
Current Owner:	John Thrasher
Property Address:	1140 Garrison Road
Precinct:	Five Forks
Council District:	4
TMS #(s):	066-00-11-021
Acreage:	+/- 5.00
Current Zoning:	R-20 (Single-Family Residential)
Requested Zoning:	R-A (Residential-Agriculture)
Surrounding Zoning:	North: R-20/R-A South: R-20 East: R-A West: R-20
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Public Feedback: To date, staff has received eleven phone calls for more information.

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

Planning Commission Recommendation: The Anderson County Planning Commission met on September 10, 2019 and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-A. The vote was **X** in favor, **X** opposed, and **X** absent.



Rezoning Application

Anderson County Planning & Community Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

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: _____

Parcel Number(s)/TMS: _____

County Council District: _____

School District: _____

Total Acreage: _____

Current Land Use: _____

Requested Zoning: _____

Current Zoning: _____

Purpose of Rezoning: _____

Are there any Private Covenants or Deed Restrictions on the	Yes	No
Property? If you indicated no, your signature is required.		
Applicant's Signature	Date	
If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. 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 (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.

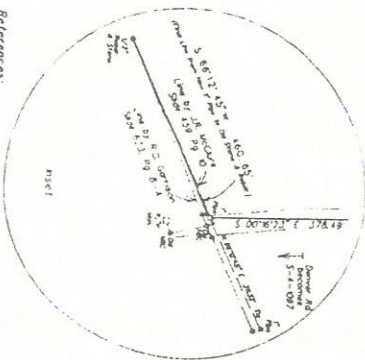
As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

Applicant's Signature	Date
-----------------------	------

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

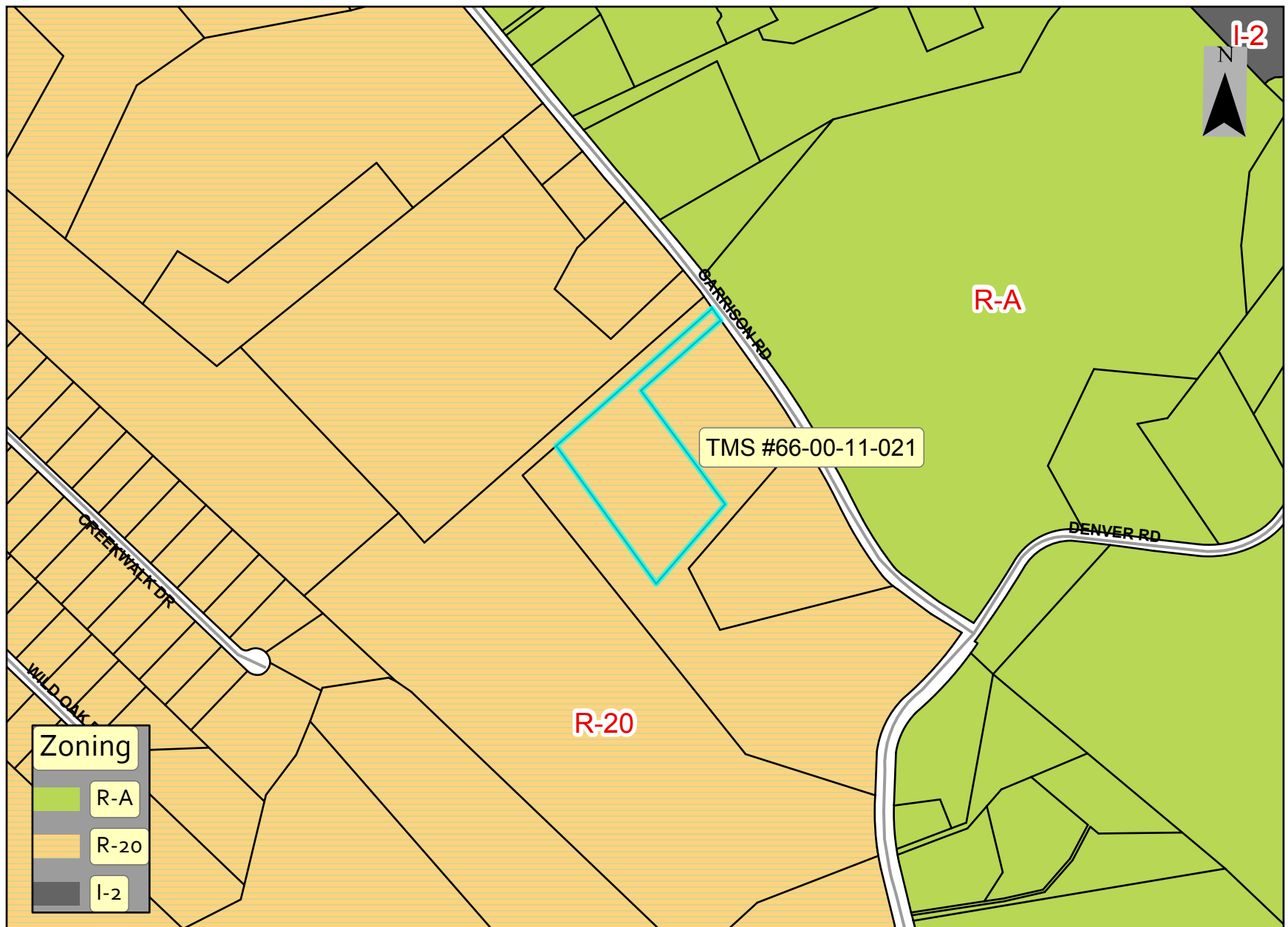
For Office Use Only:	
Application Received By: _____	Complete Submission Date: _____
Commission Public Hearing: _____	Council Public Hearing: _____

Hm E. Wald
 6-13-97



Andereson, S.C. 29621
Tel 864-226-0980

A REDUCED COPY OF PLAT



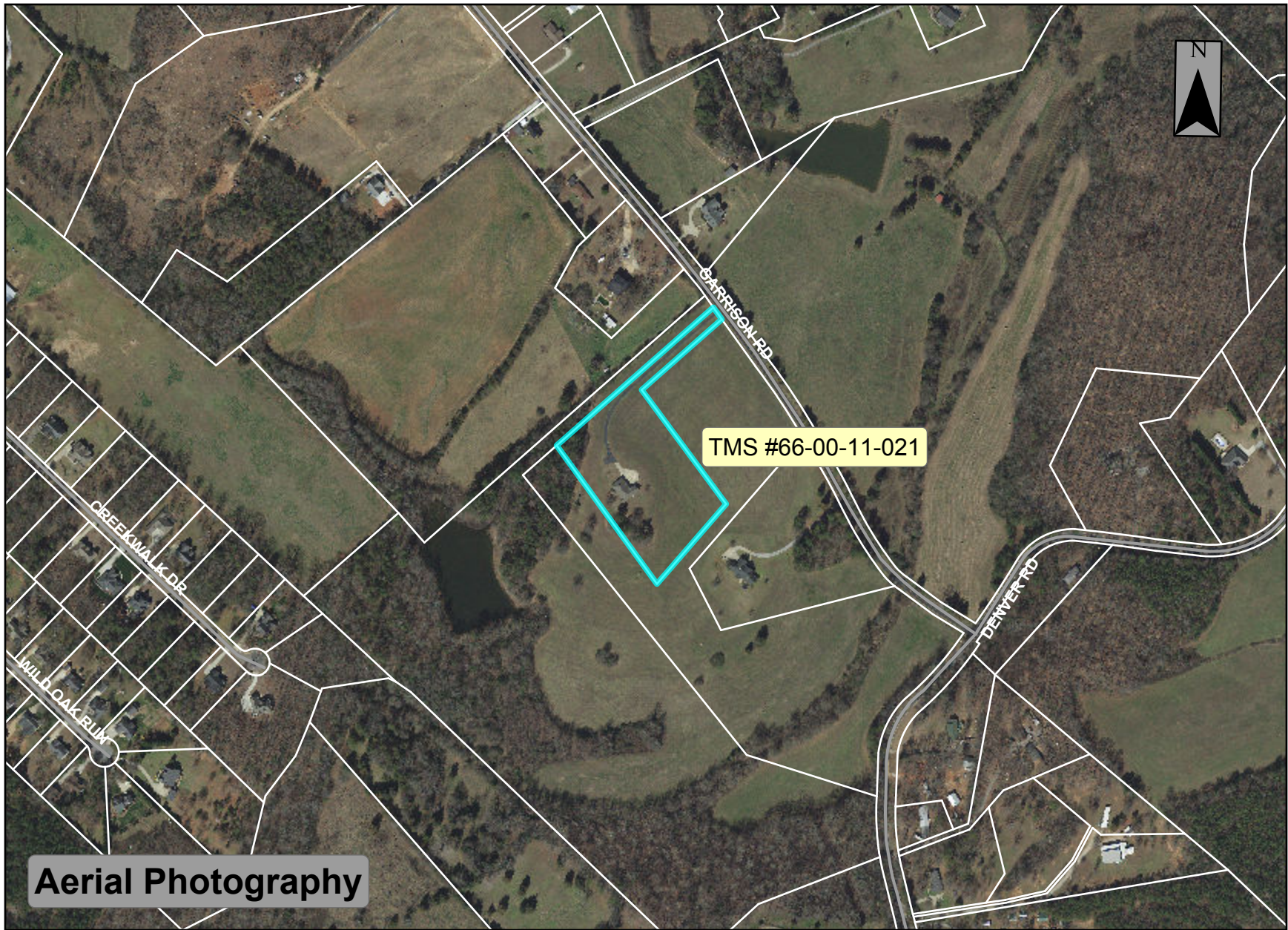
Rezoning Request
1140 Garrison Road
R-20 to R-A

0 500 1,000 2,000 Feet



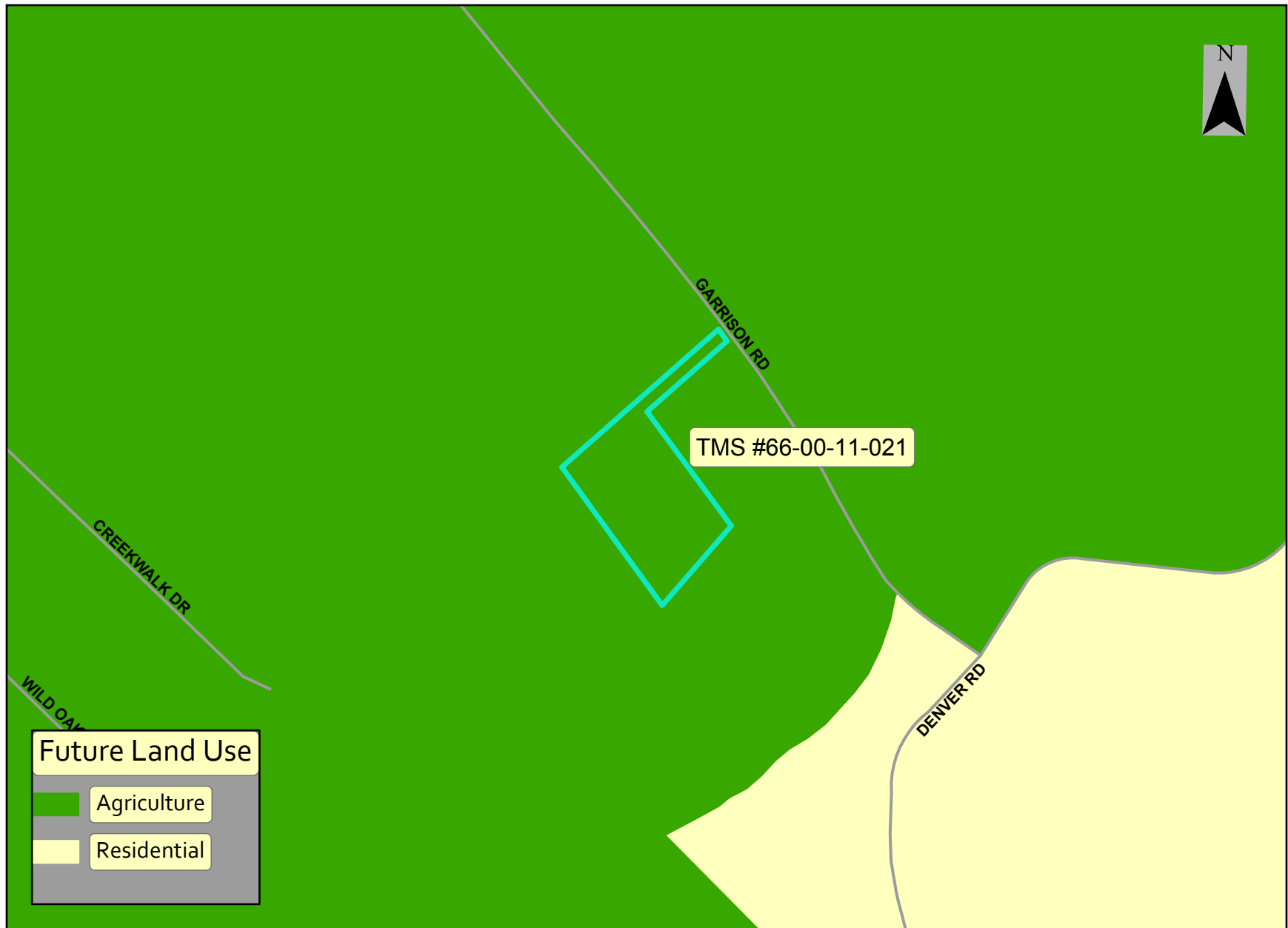
Rezoning Request
1140 Garrison Road
R-20 to R-A

0 250 500 1,000 Feet



Rezoning Request
1140 Garrison Road
R-20 to R-A

0 500 1,000 2,000 Feet



Rezoning Request
1140 Garrison Road
R-20 to R-A



8/21/19



8/21/19



8/21/19



REDAKING PUBLIC
REDAKING REPORT

8/21/19

Anderson County Planning Commission Meeting

September 10, 2019

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing. (Pelzer Pointe Industrial Site)

Preliminary Project Name:	Pelzer Pointe Industrial Warehousing/ Manufacturing
Property Owner of Record:	1998 Augustus Partners, L.P.
Authorized Representative:	Lynn A. Solesbee, Blue Water Civil Design, LLC
Intended Development: Location:	Industrial and or Warehouse 1618 Easley Highway, Pelzer
Details of Development:	<p>This application involves a large scale warehouse industrial manufacturing development. Project - The development will consist of two phases of development all will occur and at the discretion of the developer.</p> <p>Phase I-212,500 square foot of speculative warehouse space with associated parking, public road, landscaping, buffers, and storm water management.</p> <p>Phase II-Warehouse/Industrial 187,200 square foot speculative warehouse space.</p> <p>The application details that the developer is requesting that the entire Master Group Industrial Development Plan be approved to include all present and future phases.</p>
Surrounding Land Use:	Commercial
Total Site Area:	31.3 Acres
County Council District:	Six
Zoning:	Un-Zoned
Tax Map Number:	218-00-01-001
Extension of Existing Dev:	No

Existing Access Roads:	Highway 8
Sewer Supplier:	ReWa
Power Supplier:	Duke Energy
Water Supplier:	Big Creek Water
Variance:	None requested

Traffic Impact Analysis:

Highway 8 is classified as an arterial road with no maximum average trips per day requirement. The traffic study submitted to SCDOT indicates that a separate access drive for trucks to the proposed facility is warranted. This moves the truck turning movements further from the signalized intersection with Midway Road which should minimize the impact with that intersection. Given this, and the complexity of the intersection and driveways, widening for a left turn lane will not be required by SCDOT based on current conditions. Detail as to the driveway width, radii, tapers, and all other requirements will be worked out during the SCDOT Encroachment Permitting Process. The applicant is required to obtain an encroachment permit from SCDOT for Highway 8 and meet any SCDOT required improvements for ingress and egress prior to commencing with construction.



Anderson County

www.andersoncountysc.org



Development Standards

APPLICATION FOR:

Land Use _____ 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. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant Bluewater Civil Design, LLC (Lynn A. Solesbee)

Mailing Address 718 Lowndes Hill Road Greenville, SC 29607

Telephone 864-326-4207 Cell 864-735-5453

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

Property Owner(s) of Record 1998 Augustus Partners, L.P.

Mailing Address 445 Bishop Street NW Suite 200 Atlanta, GA 30318

Telephone 470-235-3530 Cell 404-579-2098

Authorized Representative Bluewater Civil Design, LLC (Lynn A. Solesbee)

Mailing Address 718 Lowndes Hill Road Greenville, SC 29607

Telephone 864-326-4207 Cell 864-735-5453

Address/Location of Property Approximately 1618 Easley Hwy Pelzer, SC 29669.

Existing Land Use Undeveloped

Proposed Land Use Warehousing/Industrial

Tax Map Number(s) 2180001001

Total Size of Project (acres) +/-31.3 acres

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Big Creek Water

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Anderson County Wastewater / Re-W:

Power Company Duke Energy



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?

The proposed use is consistent with the existing warehousing, heavy equipment auction, truckstop, and other businesses in the area. Also, warehousing/industrial is a reasonable use for this site because of the proximity to interstate highway interchange.

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

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property. The proposed use is reasonably consistent with surrounding uses and will be properly buffered from any dissimilar adjacent uses.

- (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 an excessive or burdensome use of public facilities or services. A traffic study is being prepared and will have to obtain SCDOT permits to develop our site. We will have zero impact on schools and minimal impact on water, sewer, police, and fire.

- (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?

The proposed use will meet the County requirements for parking, setbacks, buffers, and access.

- (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?

The proposed use should not have a negative impact on promotion of the public health, safety, morality, or general welfare and is a reasonable use of private property.

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 APPLICANT(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.

Russ A. Solcher
Signature of Applicant

07/30/2019
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.

My [Signature]
Signature of Owner(s)

7-30-19
Date

ANDERSON COUNTY STAFF USE ONLY

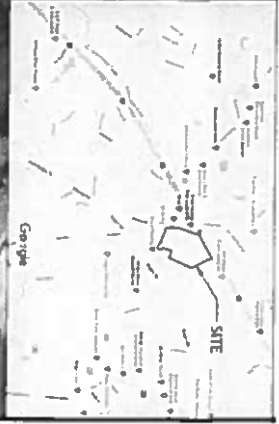
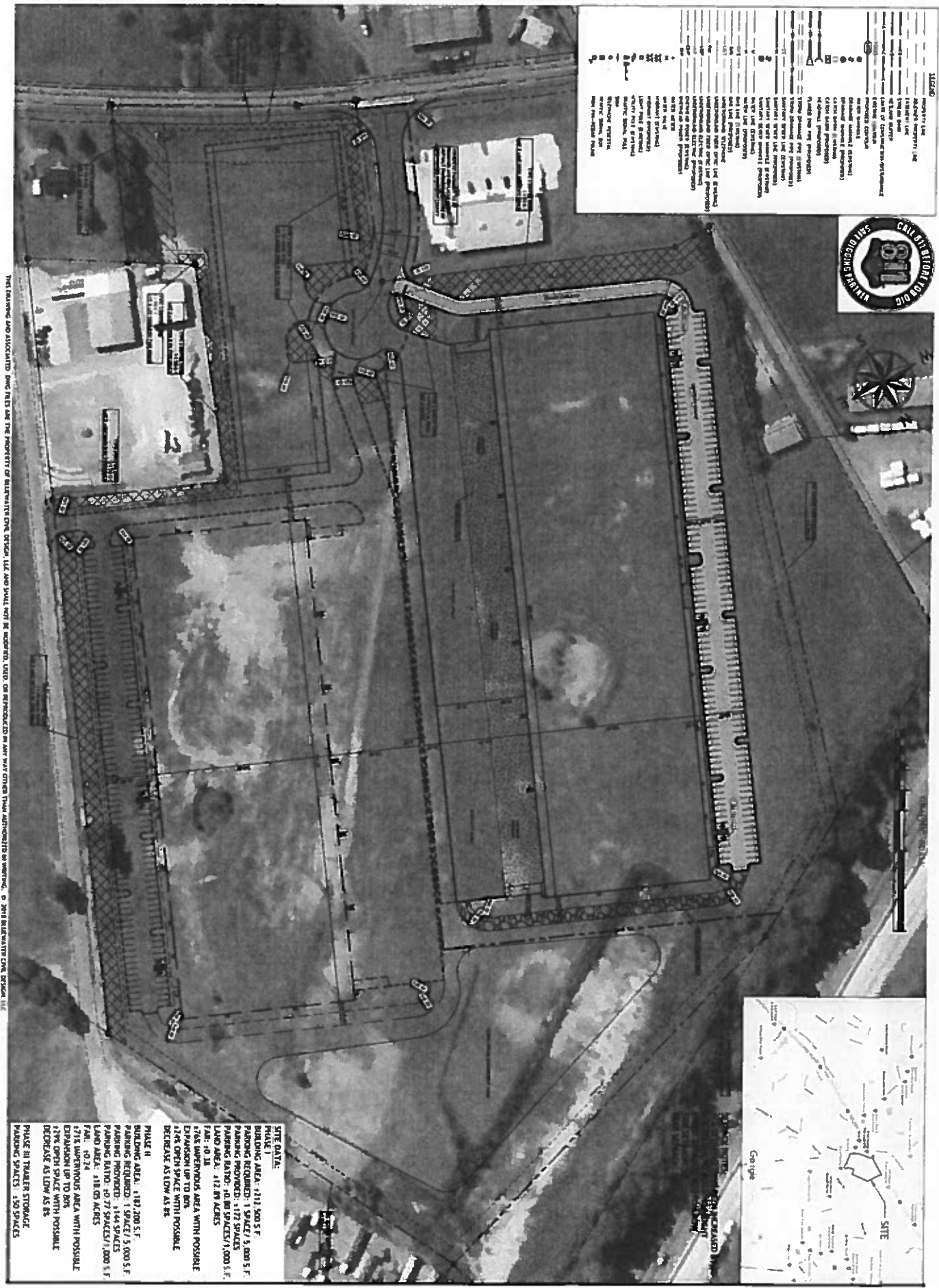
Date Received _____ Received By _____		Planning Commission Hearing Date _____	
Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____	
Application Forwarded to (date): _____		Letter of Hearing Sent to Applicant _____	
Application Processing	DHEC _____ <input 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# 3849 Site Plan Revision Fee \$100.00



NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION SPECIFICATIONS.
2. THE SITE PLAN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
3. THE SITE PLAN SHALL BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
4. THE SITE PLAN SHALL BE SUBMITTED TO THE LOCAL PLANNING COMMISSION FOR REVIEW AND APPROVAL.
5. THE SITE PLAN SHALL BE SUBMITTED TO THE LOCAL ZONING COMMISSION FOR REVIEW AND APPROVAL.
6. THE SITE PLAN SHALL BE SUBMITTED TO THE LOCAL BOARD OF ZONING ADJUSTMENTS FOR REVIEW AND APPROVAL.
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SITE DATA:

PHASE I:

- BUILDING AREA: 211,000 S.F.
- PARKING REQUIRED: 1 SPACE/5,000 S.F.
- PARKING PROVIDED: 1172 SPACES
- PARKING RATIO: 40.80 SPACES/1,000 S.F.
- LAND AREA: 112.89 ACRES
- FAR: 0.18
- 70% IMPERVIOUS AREA WITH POSSIBLE EXPANSION UP TO 80%
- 12% OPEN SPACE WITH POSSIBLE DECREASE AS LOW AS 8%

PHASE II:

- BUILDING AREA: 182,000 S.F.
- PARKING REQUIRED: 1 SPACE/5,000 S.F.
- PARKING PROVIDED: 1164 SPACES
- PARKING RATIO: 40.77 SPACES/1,000 S.F.
- LAND AREA: 118.00 ACRES
- FAR: 0.24
- 71% IMPERVIOUS AREA WITH POSSIBLE EXPANSION UP TO 80%
- 11% OPEN SPACE WITH POSSIBLE DECREASE AS LOW AS 8%

PHASE III: TRUCK STORAGE

- PARKING SPACES: 150 SPACES

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C101

Site Plan



PELZER POINTE INDUSTRIAL SITE
 Easley Highway
 Pelzer, SC 29669

blueWATER
 civil design
 bluewater civil design, llc
 718 Lomax Road • Greenville, SC 29607
 864.606.0000 • www.bluewatercivil.com

Chris L. Brown, P.E.
 License No. 118
 State of South Carolina
 Date: 10/1/2018
 Project: Pelzer Pointe Industrial Site
 Drawing: C101



250 Mitchell Road
Belton, SC 29627
Phone: 847-4957 Fax: 847-4463

5 August 2019

Lynn Solesbee, P.E.
718 Lowndes Hill Road
Greenville, SC 29607

RE: 1618 Easley Highway, Pelzer SC 29669. TMS #218-00-01-001. Big Creek Water District Water District Availability Letter

Dear Mr. Solesbee,

Big Creek Water District is the potable water provider for this area. We currently have an existing 10-inch water main on S.C. 8 that has the ability to serve the subject parcel.

Please understand that there may be offsite water main extensions that could be required in order to provide adequate fire protection availability to this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Cortez", is written over a horizontal line. The signature is fluid and cursive.


Chuck Cortez

Manager, Big Creek Water District.



**Public Main Extension Preliminary
Capacity Request Form**
Form Revision Date: 4/13/2016

Project Information

Project Name: Pelzer Pointe Industrial Site Date: 08/01/2019
Engineer (Company): Bluewater Civil Design, LLC Phone: 864-326-4207
Engineer (Contact): Lynn Solesbee Signature: 
Engineer Address: 718 Lowdes Hill Road Greenville, SC 29607 Email: lynn@bluewatercivil.com
Developer (Company): 1998 Augustus Partners, L.P. Phone: 470-235-3530
Developer (Contact): Cason Bufe Email: casonbufe@rookerco.com
Developer Address: 445 Bishop Street NW Suite 200 Atlanta, GA 30318
Tax Map Numbers for Project: Anderson County 2180001001

Proposed Water Resource Recovery Facility: Piedmont Regional WRRF

Estimated Total Sewer Flow: 6,004 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☒ Gravity ☐ Force Main Connection Point - ☐ Satellite Sewer MH ☒ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer.

Are Multiple Collection Agencies involved? ☐ Yes ☒ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: ReWa

Will there be a new Pump Station associated with this development? ☐ Yes ☒ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: _____

Does capacity appear to be available to serve this project? ☐ Yes ☐ No Approved Connection Point? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____

Date: _____

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: _____

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____

Date: _____

ReWa Preliminary Approval

☒ ReWa has verified all affected agencies have completed review form.

ReWa Project No: PME2019-144

Does ReWa capacity appear to be available to serve this project? ☒ Yes ☐ No Approved Connection Point? ☒ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☒ Yes ☐ No ReWa Pretreatment form attached? ☐ Yes ☒ N/A

Comments: _____

ReWa Representative:  Date: 8/7/19

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2). Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.

29673

29669

Propose Site Pelzer Pointe Industrial

55555

29673

1018

Anderson County Planning Commission Meeting

September 10, 2019

6:00 PM

Staff Report – Large Scale Project-Any project that generates a need for 100 or more off street parking spaces requires a public hearing. Land Use Application-Any application that has the potential to impact adjacent property owners requires a public hearing.
(Wedding Venue-Barn at Edgewood Farms)

Preliminary Project Name: Barn at Edgewood Farms

Property Owner of Record: Cranky Yankee Properties, LLC

Authorized Representative: Keith R. Herringshaw

Intended Development: Weddings and Events Venue & Residential Cottages

Location: Slaton Road & Highway 243 Townville

Details of Development: This application involves a plan to host outdoor and indoor wedding and other related special events and rental cottages. The site plan shows the proposed new 6,000 square foot barn, a new 2,500 square foot equipment shed which will store maintenance equipment, and two (2) 920 square foot cottages that will host special events, weddings, receptions that will be rented to the event participant. The events will be scheduled on a monthly basis from 4 to 6 hours and the remaining property will be continued to be cultivated and hay harvested. Parking, large gravel area that will support the wedding, cottages and other related events will be adequate.

Surrounding Land Use: Residential

Total Site Area: 27.59Acres (12 acres will be used for wedding & events)

County Council District: Four

Zoning: Not Zoned

Tax Map Number: 016-00-11-006

Extension of Existing Dev: No

Existing Access Roads: Slaton Road & Highway 243

Sewer Supplier: Septic

Water Supplies: Pioneer Rural

Power Supplier: Duke Energy

Variance: None requested

Traffic Impact Analysis:

Slaton Road is classified as a collector road and Highway 243 is classified as an arterial road. There is no maximum average vehicle trip per day requirement. Applicant will be required to obtain an encroachment permit from SCDOT for requested driveway access and any improvements required by SCDOT.



Development Standards

APPLICATION FOR:

Land Use

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. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant Keith R. Herringshaw

Mailing Address Cranky Yankee Properties, LLC, P.O. Box 369, Taylors, South Carolina 29687

Telephone 864-469-7766 Cell 864-293-9147

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

Property Owner(s) of Record Cranky Yankee Properties, LLC

Mailing Address P.O. Box 369, Taylors, South Carolina 29687

Telephone 864-469-7766 Cell 864-293-9147

Authorized Representative Brian F. Murphree, P.E.

Mailing Address 3 Linwa Boulevard, Anderson, South Carolina, 29621

Telephone 864-226-6111 Ext. 135 Cell 843-743-3995

Address/Location of Property TMS # 016-00-11-006

Existing Land Use Agricultural – Hay Farm

Proposed Land Use C-1R, Rural Commercial District – Special Events Barn and Rental Cottages

Tax Map Number(s) 160011006

Total Size of Project (acres) 12

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Pioneer Rural

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District _____

Power Company Duke Energy



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?

The proposed use is consistent with the rural character and land uses in the area. The development of this property will include the construction of a new barn, equipment shed, and two (2) rental cabins. The barn will be used to host special events (e.g., weddings, receptions, etc.), and the cabins will be rented to event participants. Also, the owners will continue to cultivate and to harvest hay from this property.

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

The proposed land use will not adversely affect the existing uses or usability of nearby properties. The location of the event barn, shed, and rental cabins on this property will provide buffering from the adjacent uses that meet the requirements of the land use ordinance.

- (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 should not cause an excessive burden on public infrastructure. Events hosted at the proposed barn will be short-duration activities (4-6 hrs.) with a maximum occupancy of 250 persons. Fire protection will consist of a hydrant to be installed at the closest street intersection. Water demands will be for bathrooms and for drinking; no cooking or other water demands are anticipated at this site. Wastewater disposal will be handled on-site with a DHEC approved septic tank and disposal field. There are no permanent occupancy or long-term rentals planned for this property.

- (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?

The property is well suited for the proposed land use. There is adequate area for the new buildings, parking, and additional utilities. The proposed event barn will be 6,000-square feet, wood framed, structure and the two (2) cabins will both be less than a 1,000-SF each. Based on the preliminary sketch plan, the residual area available for buffers, setbacks, and for parking conform to the County ordinance.

- (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?

The proposed event barn should be considered an asset to the local community. It provides a local venue for events and community activities. There may be potential business opportunities for neighboring residents as well. The proposed use strikes a good balance between the rights of the property owner and the interests of the surrounding community.

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

Date

8/7/19

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)

Date

8/7/19

ANDERSON COUNTY STAFF USE

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 _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Hearing and Action

Sign Placement Deadline _____

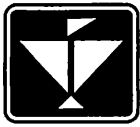
Planning Commission Action (date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial

Modifications _____

Notice of Action to Applicant _____

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



DESIGN SOUTH PROFESSIONALS, LLC

engineers architects planners

'29 YEARS OF RESPONSIVE SERVICE'

August 7, 2019

Anderson County Planning Commission
Land Use Review Hearing
Anderson County
401 East River Street
Anderson, South Carolina 29624

Re: ***The Barn at Edgewood Farms (TMS 160011006)***
Cranky Yankee Properties, LLC
DSP Project No. 1928

To whom it may concern:

Cranky Yankee Properties, LLC, (hereinafter Owner), intends to develop the above referenced property for use as a special events venue. The property is located at the intersection of Slaton Road and Highway 243, in an unincorporated area of Anderson County. The proposed development of this property will include the construction of a new 6,000-square foot (SF) barn; a new 2,500-SF equipment shed; and two (2), 920-SF, rental cottages. The barn will be used as the main venue for hosting special events, such as weddings, receptions, etc.; and the cottages will be rented to event participants. The new shed will be used for storage of maintenance equipment as well as other items (e.g., chairs and tables), used for various events. In addition, the owners will continue to cultivate and harvest hay from this property.

The total area of the parent tract is 27.59-acres and the area being utilized for this development is approximately 12-acres. This area not only includes the proposed buildings, but also includes areas designated for parking and for the access drive to the barn. The development will be constructed within the existing pasture area and will not require extensive clearing or land disturbing activities. The following table summarizes the proposed buildings, the intended use of each, and the building areas.

Building Description	Intended Use	Floor Area (SF)
Event Barn	Special events venue; host weddings, receptions, etc.	6,000
Equipment Shed	Storage of maintenance equipment; tractor; tables and chairs for events.	2,500
Cottage 1	Two (2) bedroom rental cottage for event participants	924
Cottage 2	Two (2) bedroom rental cottage for event participants	924

It is requested that the proposed land use be designated as a **Rural Commercial District (C-1R)**. The proposed land use is a low intensity commercial activity. Events will be scheduled on a monthly basis and will likely have a duration of 4 to 6 hours. Also, the development will be screened from adjoining residential properties with a Type 5 Bufferyard; which includes landscaping and a minimum 5-foot high, privacy fence.

We appreciate your consideration of this proposed land use request and look forward to working with the Commission on this project. Should you have questions or need more information, please call or email at brianm@dsouth.com.

Sincerely yours,

Design South Professionals. LLC



Brian F. Murphree, P. E.
Senior Project Manager

BFM:psh

c: Keith Herringshaw



SURVEYOR REFERENCES:
P.B. CP 5 1696 PG. 4
D.B. 12019 PG. 173
ANDERSON COUNTY GIS

TYPE 1, 20-FT. BUFFERYARD
PER 100-FT OF BUFFERYARD INSTALL
1 CANOPY TREE
2 UNDERSTORY TREES
2 EVERGREENS/CONIFER TREES
2 SHRUBS

SC HWY 243
75' R/W

EXISTING
8" WATERLINE

PROPOSED FIRE
HYDRANT

EXISTING
DRIVEWAY

TYPE 1, 20-FT. BUFFERYARD
PER 100-FT OF BUFFERYARD INSTALL
1 CANOPY TREE
2 UNDERSTORY TREES
2 EVERGREENS/CONIFER TREES
2 SHRUBS

TM #160011006
27.59 Acres

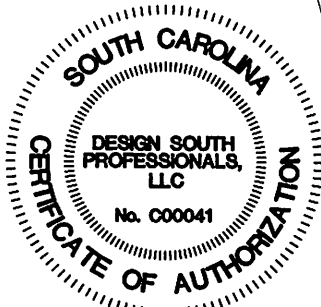
HERRINGSHAW BARN AT EDGEWOOD FARMS

PARENT TRACT (TM 160011006) = 27.59 ACRES
PROPOSED AREA OF DEVELOPMENT = 12.0 ACRES (522,720 SF)

FLOOR TO AREA RATIO

EVENT BARN = 6,000 SF
PATIOS = 2,370 SF
EQUIPMENT SHED = 2,500 SF
COTTAGES = 1,848 SF
TOTAL FLOOR AREA = 12,718 SF
FLOOR TO AREA RATIO = 12,718 / 522,720 = 2.43%

US CORP OF ENGINEERS



COTTAGE 1
22' X 42'

COTTAGE 2
22' X 42'

PATIO SPACE
1,440-SF

PATIO SPACE
900-SF

6000-SF
EVENT BARN

HANDICAP
PARKING

2500-SF
EQUIPMENT SHED

TYPE 5, 25-FT. BUFFERYARD
PER 100-FT OF BUFFERYARD INSTALL
6 CANOPY TREES
12 UNDERSTORY TREES
12 EVERGREENS/CONIFER TREES
16 SHRUBS
5 FT HIGH FENCE - LENGTH OF BUFFER

NOTE

1. REFERENCE FEMA FIRM PANEL 45007C0215F
2. AREA OF DEVELOPMENT LIES WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD

SCALE: 1" = 200'



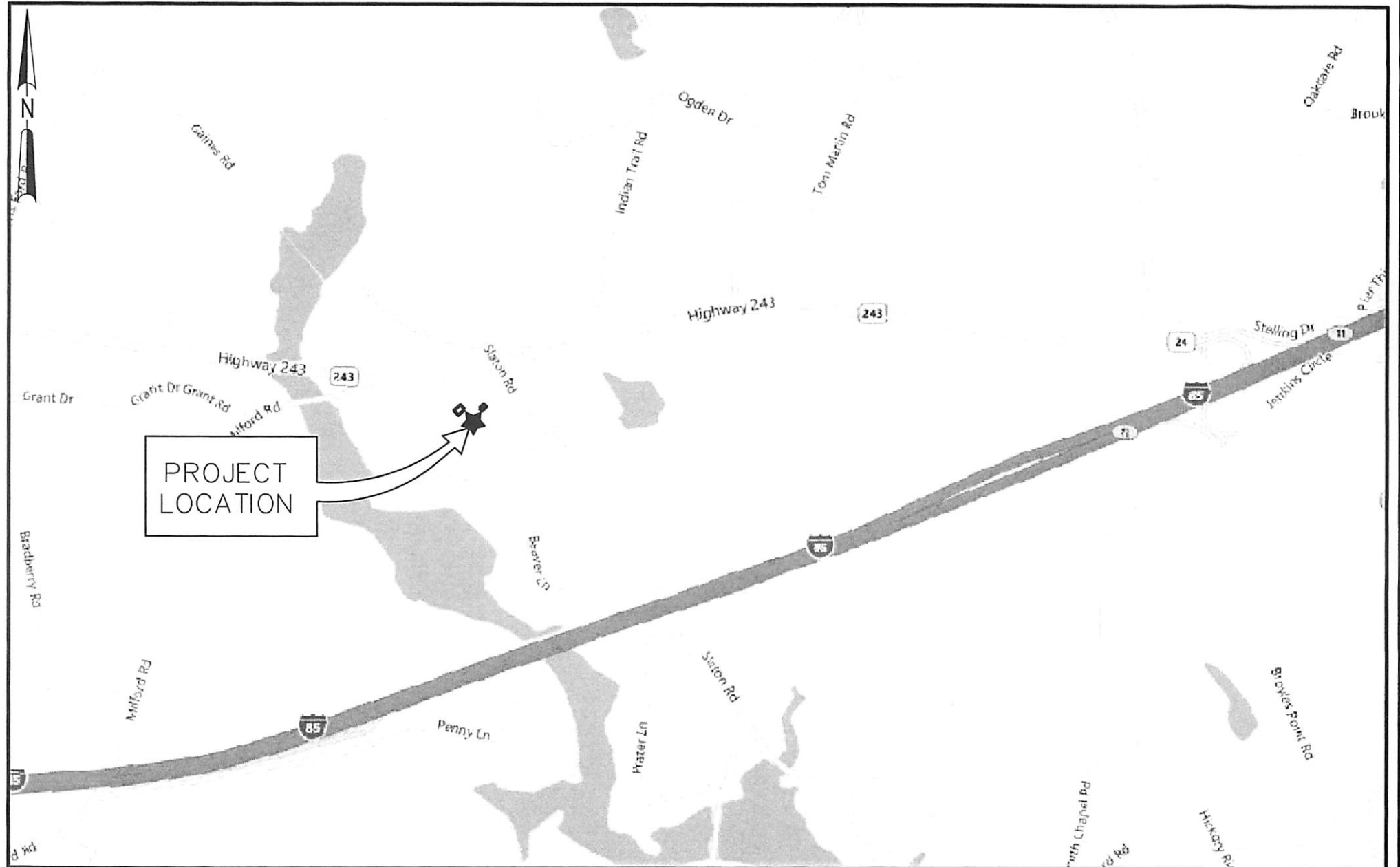
DESIGN SOUTH
PROFESSIONALS, LLC
engineers architects planners

CONCEPTUAL SITE PLAN
THE BARN AT EDGEWOOD FARMS
CRANKY YANKEE PROPERTIES, LLC
TAYLORS, SOUTH CAROLINA

PROJ. NO. 1928

FIGURE 2

AUGUST 2019



SCALE: N.T.S.



DESIGN SOUTH
PROFESSIONALS, LLC
 engineers architects planners

LOCATION MAP
 THE BARN AT EDGEWOOD FARMS
 CRANKY YANKEE PROPERTIES, LLC
 TAYLORS, SOUTH CAROLINA

PROJ. NO. 1928

FIGURE 1

AUGUST 2019

Anderson County Planning Commission

September 10, 2019

6:00 PM

Staff Report – Subdivide Parcel Change in Apartment Complex Layout – Original Approved by Planning Commission in 1998 to leave Large Parcel Undisturbed

Applicant: Shadow Creek, LLC – Will Pouch, Asset Manager

Owner of Property: Shadow Creek, LLC Bryson G. Thomason, Managing Member

Property Location: 100 Shadow Creek Lane, Anderson

Council District: 1

Tax Map Number: 148-00-01-005

Acreage of Property: Tract B-6.5. (Tract-A 20.00 Existing Apartments)

Current Zoning: None

Land Use: Multi-Family (Apartments)

Existing Land Use: Undeveloped (Tract-B)

Proposed Land Use: Undetermined (Tract-B)

Application Request: Subdivide into two parcels. Placing a long-term Agency Loan on Shadow Creek Apartments (Tract-A), and does not want the undeveloped land Tract-B to be encumbered by the loan.

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)



Anderson County

www.andersoncountysc.org



Development Standards

APPLICATION FOR:

Land Use _____ Review Case #: 98- 300

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant Shadow Creek, LL C WillPouch, Asset Manager

Mailing Address 753 Rabon Rd, Laurens, SC 29360

Telephone _____ Cell 864/915-1235 wil @deltainterests.com

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

Property Owner(s) of Record Shadow Creek, LLC Bryson G Thom ason, Managing Member

Mailing Address 753 Rabon Rd, Laurens, SC 29360

Telephone _____ Cell 864/380- 8444 bryson@deltainterests.com

Authorized Representative Same

Mailing Address _____

Telephone _____ Cell _____

Address/Location of Property 100 Shadow Creek Lane, Anderson SC

Existing Land Use Undeveloped

Proposed Land Use Undetermined

Tax Map Number(s) 148-00-01-005

Total Size of Project (acres) 26.356 existing Proposed Tract A 20.006 Proposed Tract B 6.530

Utilities:

Proposed Water Source ☐ Wells ☒ Public Water Water District Electric City Utilities

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Electric City Utilities

Power Company Duke Energy

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

7/19/19

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)

7/19/19

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**



The Delta Interests, LLC
A South Carolina Limited Liability Company

Mailing Address:

Post Office Box 1806
Greenville, South Carolina 29602

Telephone: 864.626.3371

7/19/2019

Attn: Tim Cartee, Subdivision Administrator
Anderson County Development Standards
401 East River Street
Anderson, SC 29624

The Delta Interests, LLC (Delta), is the sole owner of Shadow Creek Apartments, LLC, located at 100 Shadow Creek Lane, Anderson, SC. The parcel consists of approximately 26 acres, with approximately 6.5 acres undeveloped on the southern area of the property. Attachment B shows the proposed subdivision with the property line along a creek bed and a sewer line easement, and the proposed parcels identified as Tract A, and Tract B. Both parcels have access to SC Highway 81 (Greenville Street).

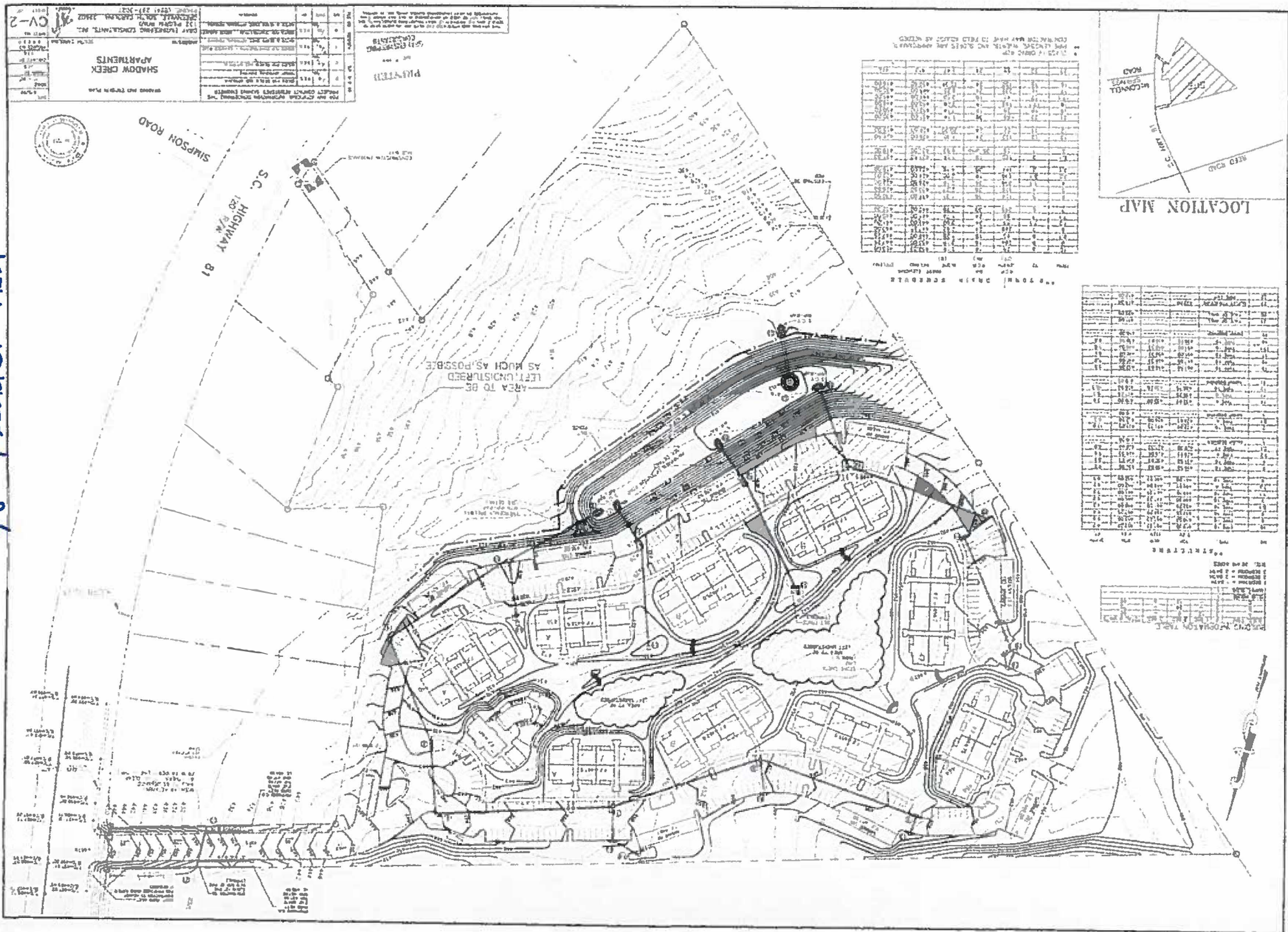
Currently there are no development plans for Tract B, however Delta desires this subdivision for financing and estate planning purposes. Delta is in the process of placing a long-term Agency loan (Fannie Mae or Freddie Mac) on Shadow Creek Apartments, and does not want the undeveloped land Tract B to be encumbered by the loan.

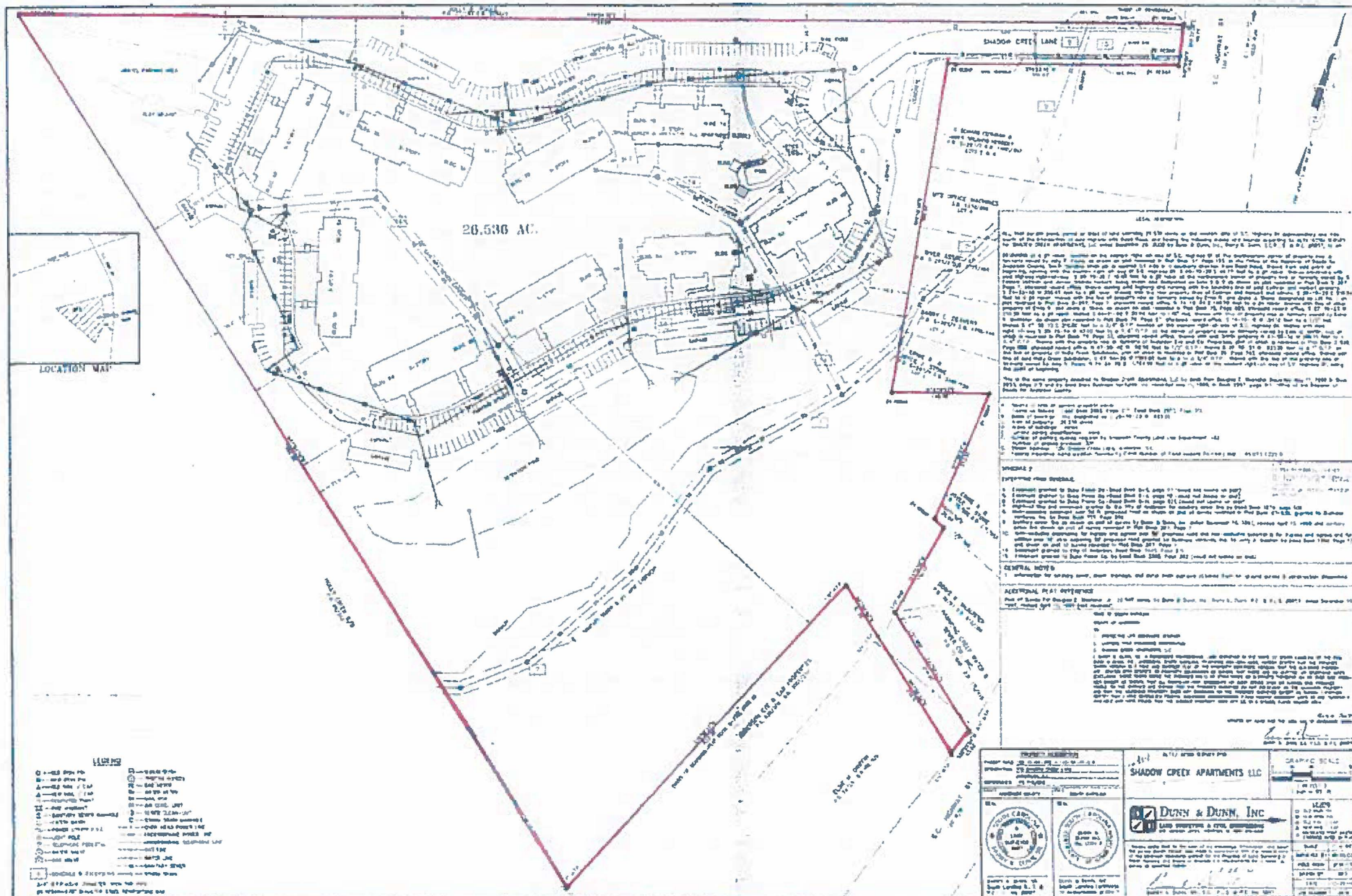
Respectively submitted,

Will Pouch

Will Pouch, Asset Manager
The Delta Interests, LLC
864/915-1235

48 Recorded Plan





Sketch 76m

