

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

Memorandum

To: Anderson County Planning Commission
From: Rhonda Sloan
Date: September 1, 2020
Cc: County Council
Re: September 8, 2020 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, September 8, 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, September 8, 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 - the minutes will be forthcoming from a transcript and will be distributed via email
4. Public Hearings
 - A. Rezoning Request: +/- 10.01 acres, located at Highway 81 N and Scenic Road from C-2 to R-M1 [\[Council District 4\]](#)
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Suter Estates - [\[Council District 6\]](#)
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - B. Preliminary Subdivision: Cooper Ridge Cottages - [\[Council District 6\]](#)
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - C. Planning & Development App
 - D. Planning & Development website
 - E. Notification / Community meetings
 - F. Training for Planning Officials
7. Public Comments, non-agenda items - 3 minute limit per speaker
8. Other Business
9. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM at the Civic Center, located at 3027 Martin Luther King, Jr. Blvd., Anderson. However, subject to change due to COVID-19.

**Anderson County Planning Commission
Staff Report
September 8, 2020**

Applicant:	Lakeside Acquisition LLC
Current Owner:	Lakeside Acquisition LLC
Property Address:	Hwy. 81 N and 227, 231 and 235 Scenic Road
Precinct:	Town Creek
Council District:	4
TMS #(s):	146-00-08-003; 146-00-08-027; 146-00-08-028; 146-00-08-029
Acreage:	+/- 10.01
Current Zoning:	C-2 (Highway Commercial)
Requested Zoning:	R-M1 (Mixed Residential District)
Surrounding Zoning:	North: C-2 (Highway Commercial) South: R-M1 (Mixed Residential) East: C-2 (Highway Commercial) West: R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the R-M1 district is established to provide for medium population density. The principal use of the land is for one-family and two-family dwellings and recreational, religious, and educational facilities normally associated with residential development. Multiple family dwellings shall not be permitted. This district also allows a mixture of residential and professional offices provided design and review conditions are met. Potential office development should be limited to properties which have direct access to collector or arterial streets.</p> <p>The proposed development is located within The Gateway to Anderson Overlay District. Established to promote a positive visual appearance along Highway 81. April 2015 the Planning Commission recommended approval of the draft overlay. County Council approved The Gateway to Anderson Overlay June 2015. If approved, the developer must adhere to the standards set forth in the overlay document.</p> <p>This request is to rezone four parcels from C-2 (Highway Commercial) to R-M1 (Mixed Residential). The applicant's intent is to construct 64 townhomes.</p>

The developer will be required to connect to sewer if approved. Highway 81 N is classified as an arterial road with no maximum average vehicle trips per day. The developer will need to contact SCDOT to determine the need for an encroachment permit based on their design and/or a traffic study if required at a future date.

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

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

- July 24: Rezoning notification postcards sent to 112 property owners within 2,000' of the subject property;
- July 24: Rezoning notification signs posted on subject property;
- July 24: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received seven 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 September 8, 2020 and after a duly noted public hearing recommended **approval** of a request to rezone from C-2 to R-M1. The vote was **5** in favor, **0** opposed and **2** absent.

County Council: The Anderson County Council will meet on October 6, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from C-2 to R-M1. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Community Development

July 1, 2020

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Lakeside Acquisitions LLC.
Mailing Address: 521 North McDuffie Street, Anderson, S.C. 29621
Telephone: (864) 225 - 0025 - Office
Email: energyconversion@bellsouth.net / eddiekinsey@hotmail.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:	Highway 81 North		
Parcel Number(s)/TMS:	146-00-08-003 / 146-00-08-027 / 146-00-08-028 / 146-00-09-029		
County Council District:	4	School District:	5
Total Acreage:	10.01	Current Land Use:	Commercial
Requested Zoning:	R - M1	Current Zoning:	C 2
Purpose of Rezoning:	Construct Townhomes		

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.

Ros D. Applicant

Applicant's Signature

July 1, 2020

Date

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

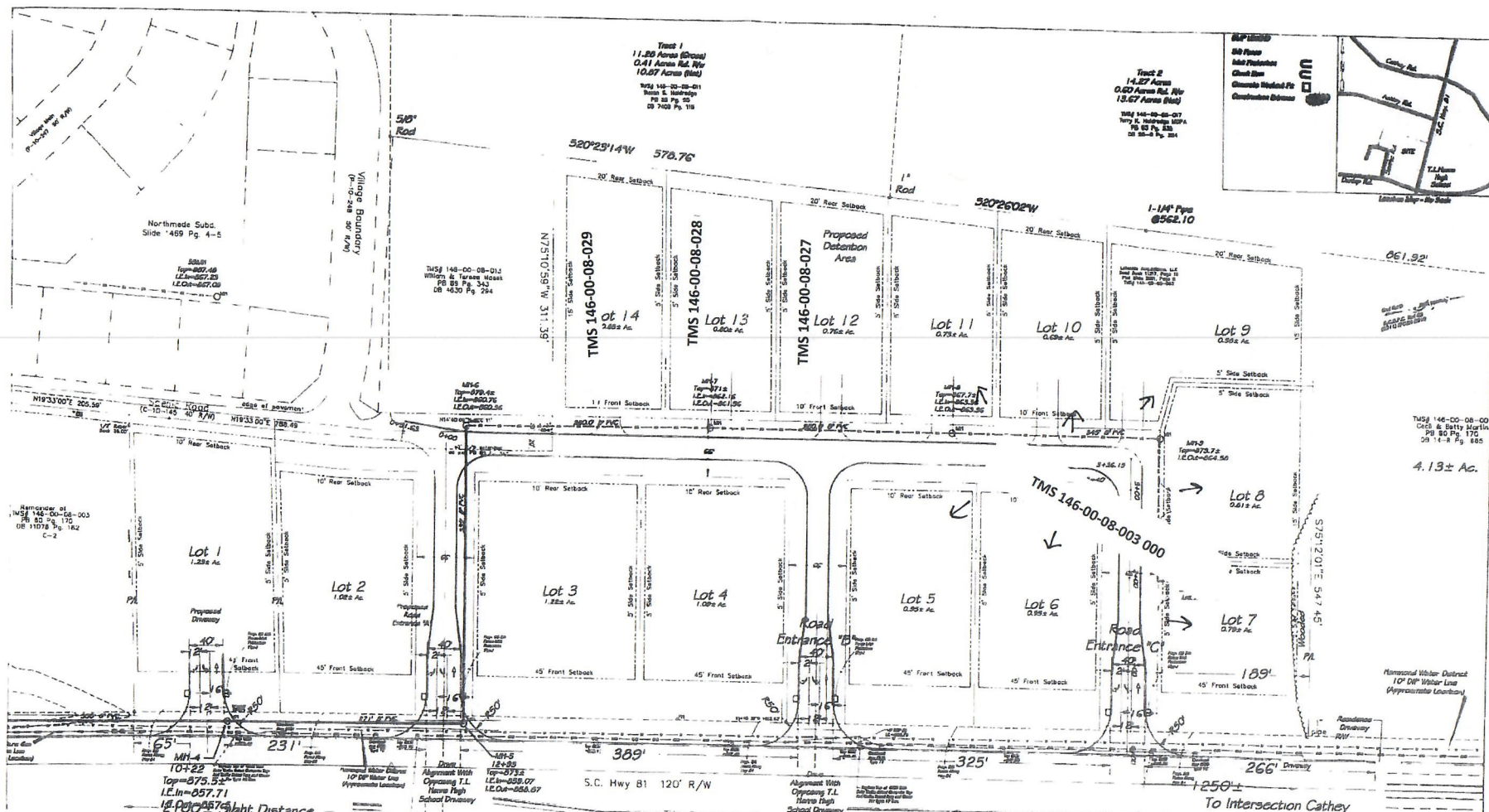
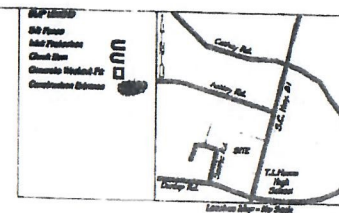
For Office Use Only:

Application Received By:

Complete Submission Date:

Commission Public Hearing:

Council Public Hearing:



CONSTRUCTION SEQUENCE

NOTE: Items in this sequence CANNOT occur concurrently. Each item must be complete before the next item can begin.

17. Clear-cut of detention basins that will be used as sediment control structures and re-grading of detention pond bottoms and convert "bury construction" detention ponds.
18. Removal of temporary sediment & erosion control measures after entry into draining to the pond structures are fully stabilized (The Department recommends that the Project Owner/Developer have the State Engineer or registration equivalent approve the removal of temporary structures.)
19. Submit 307 to Anderson County Stormwater for project termination.

WATER SLOPE PROTECTION

Direct stormwater to each a channel that carries it to a storm drain or suitable constructed flow of stormwater near the basin slopes. Consult Anderson County Stormwater Dept Manual or Engineer at Record for approved methods and/or devices.

Property line information by permission from digital provide by Mr. South Surveying, Inc.
Property is a Zoned C-2, Highway Commercial.



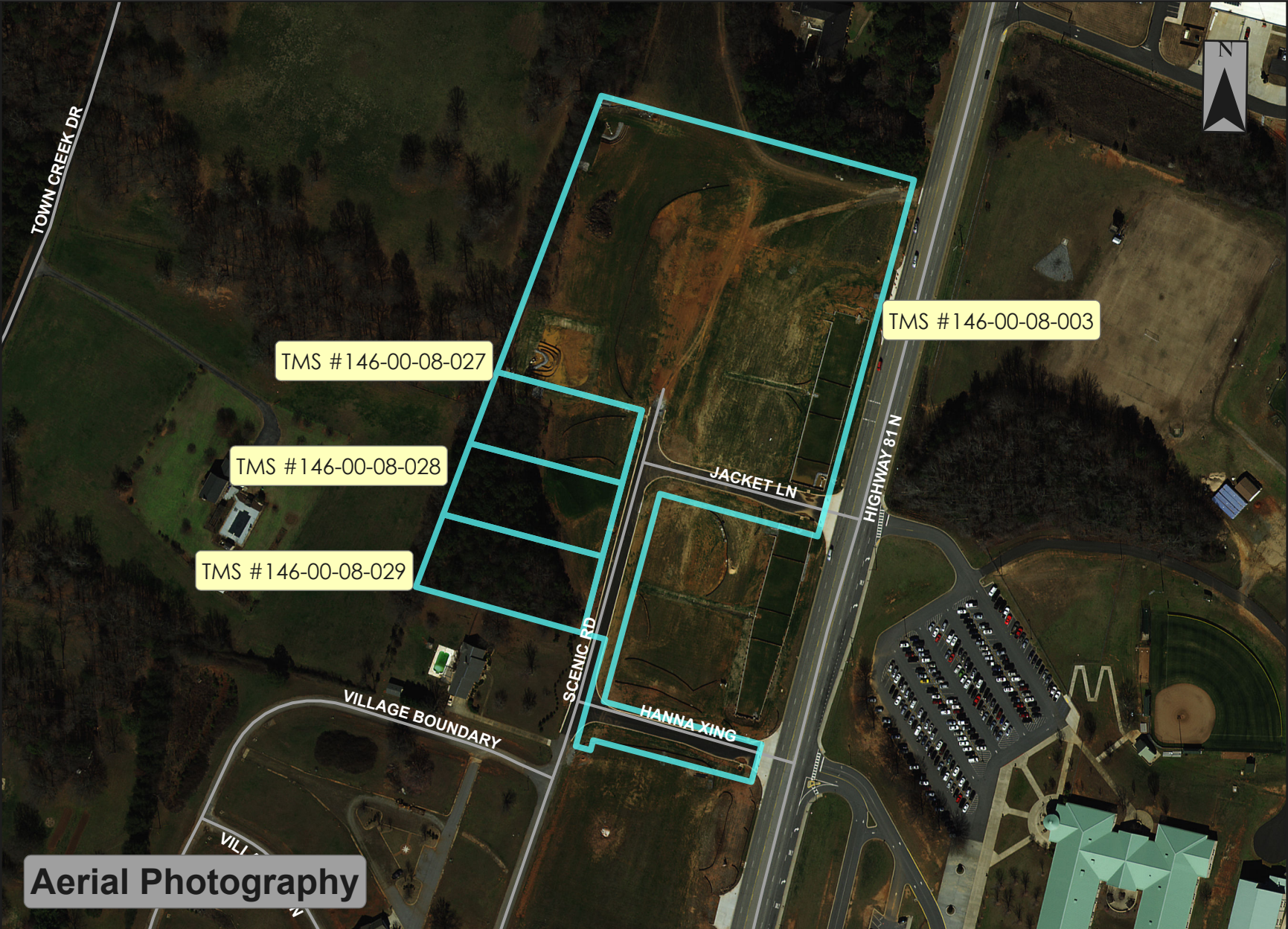
Stormwater for Preliminary Design - Phase 5
15.6 Acres-Drainage 0.1 North
Shown as the Request of
Landmark Engineering, LLC

Surveyors
Mr. South Surveying, Inc.
211 South Main Street
Anderson, SC 29621
(864) 795-1000

Engineer
Mr. South Surveying, Inc.
211 South Main Street
Anderson, SC 29621
(864) 795-1000

Scale: 1"=50'

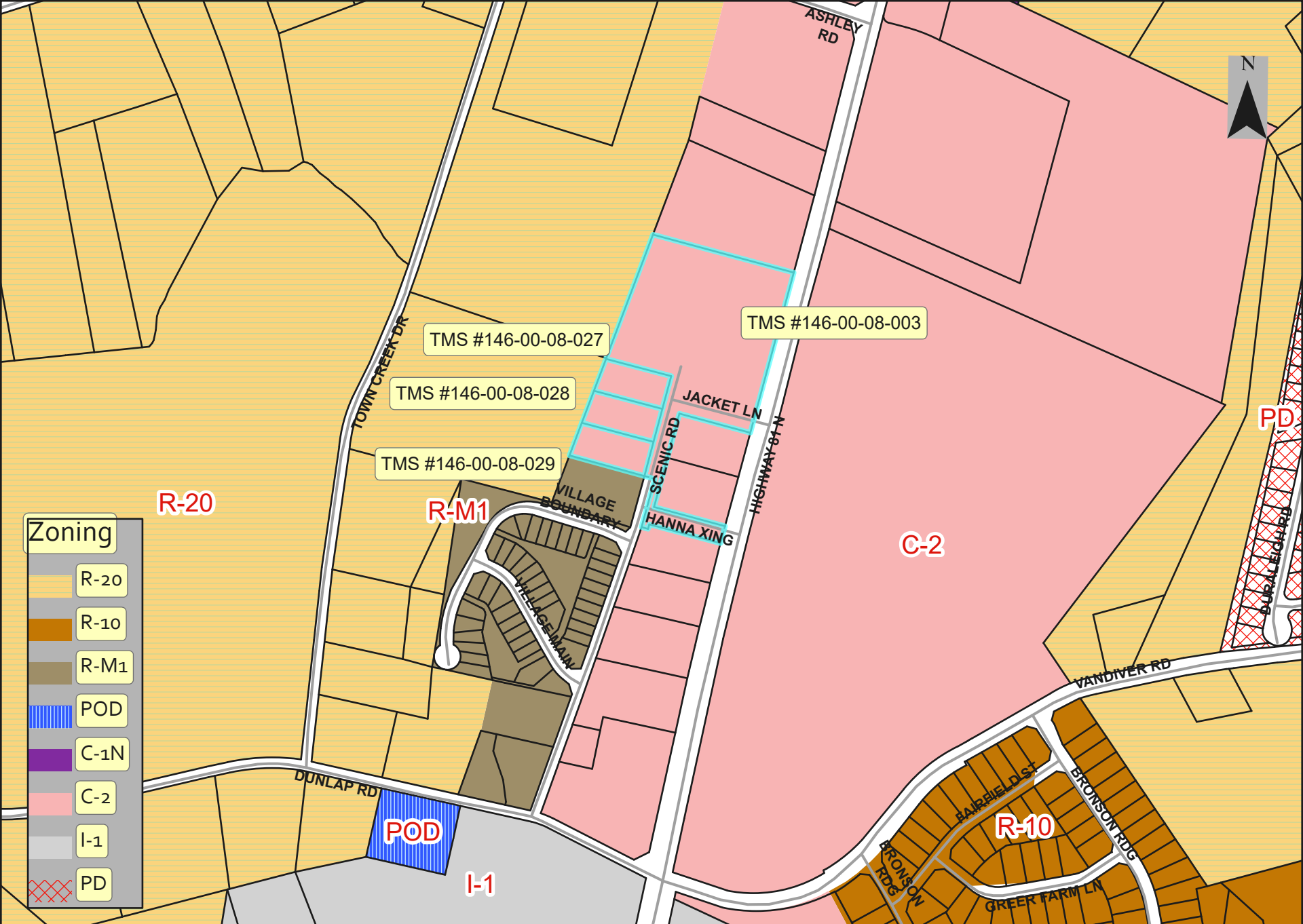
September 18, 2014



Aerial Photography

Rezoning Request
Highway 81 N and Scenic Rd.
C-2 to R-M1

0 250 500 1,000 Feet



Rezoning Request
Highway 81 N and Scenic Rd.
C-2 to R-M1

0 500 1,000 2,000 Feet



Rezoning Request
Highway 81 N and Scenic Rd.
C-2 to R-M1

0 500 1,000 2,000 Feet



MISSISSIPPI PUBLIC
HEALTH NOTICE
866-224-4729



Anderson County Planning Commission

September 8, 2020

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Suter Estates
Intended Development:	Single Family Detached
Applicant:	Austin Allen
Surveyor/Engineer:	Arbor Engineering
Location:	Cely Rd (County Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Undeveloped West – Undeveloped
Zoning:	Property Unzoned
Tax Map Number:	213-00-07-003
Extension of Existing Dev:	No
Existing Access Road:	Cely Rd (County Maintained)
Number of Acres:	+/- 31.14
Number of Lots:	53
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 530 new trips per day. Cely Rd is classified as a collector with no maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Staff Recommendation: Sec.**38-311.**

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

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: August 11, 2020

Application Received By: BDM

Date Application Received: 7/1/2020

Amount of Fee Paid: \$420 Check # 22186

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

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

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



DEVELOPMENT STANDARDS REVIEW APPLICATION

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

Date of Application 6/30/20

DS Number _____

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: SUTER ESTATES

1. Name of Applicant AUSTIN ALLEN
 Address of Applicant 10 WILLIAMS ST GREENVILLE, SC 29601
 Telephone Number(s) 864-235-3589 Email AUSTIN.ALLEN@PARSONS-ENGINEERING.COM

2. Property Owner(s) ARK MANAGEMENT ONE
 Owner(s) Address 201 CAROLINA POINT PKWY UNIT 10B GREENVILLE, SC 29607
 Telephone Number(s) 631-871-7630 Email ARKMANAGEMENTONE@GMAIL.COM

Project Information

3. Project Location: 701 LEW ROAD EASLEY, SC 29642
 Parcel Number/TMS: 2130007003 County Council District: 6 School District: ANDERSON DISTRICT 1
 Total Acreage: 31.14 Number of Lots: 53 Intended Development: SF-DETACHED RESIDENTIAL
 Current Zoning: UN-ZONED Surrounding Land Uses: North: RES. South: RES. East: UN-DEVELOPED West: UNDEVELOPED

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

Water Supplier: POWDERVILLE WATER Sewer Supplier: REWA Septic: N/A
 Electric Company: DUKE ENERGY Gas Company: FORT HILL NATURAL GAS Telecommunication Company: AT&T

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

If so, please describe: _____

6. Is there a request for a variance? N/A if so, please attach the description to this application. (Variance Fee \$200.00)

7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.

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

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

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

Sec. 38-93. - Floodplain requirements.

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

Sec. 38-94. - Soils analysis.

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

Sec. 38-95. - Wetlands requirements.

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

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

11. Are there any current Covenants in effect for this proposed development? Yes ☐ No ☒ If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

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

(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates. (**Performance Bond Renewal or Extension Fee \$100.00**)

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

Sec. 38-332. - Final plat.

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

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

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 38-312](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 38-312](#), the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public; **(Appeals Fee \$200.00)**
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Austin Allen

Date

6/30/20

Signature of Owner

JH Smith

Date

6/30/20

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by NEW FORDHAM, RLS, and dated 4/15/2020; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: JAMES D MARTIN III

Signed: [Signature]

Registered Professional No. PLA SC-664

Address: 10 NW 14th St, Citrus Springs

Telephone Number: (904) 444-1894

Date: 6/30/2020

OWNER'S CERTIFICATION

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

Date: 6/30/20

[Owner][Agent] [Name]: JOHN SUTER

Signed: [Signature]

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

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



PROPOSED PHASE LINE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/26/20	SUBMITTED TO ANDERSON COUNTY	JMS

PRELIMINARY PLAN

SUTER ESTATES

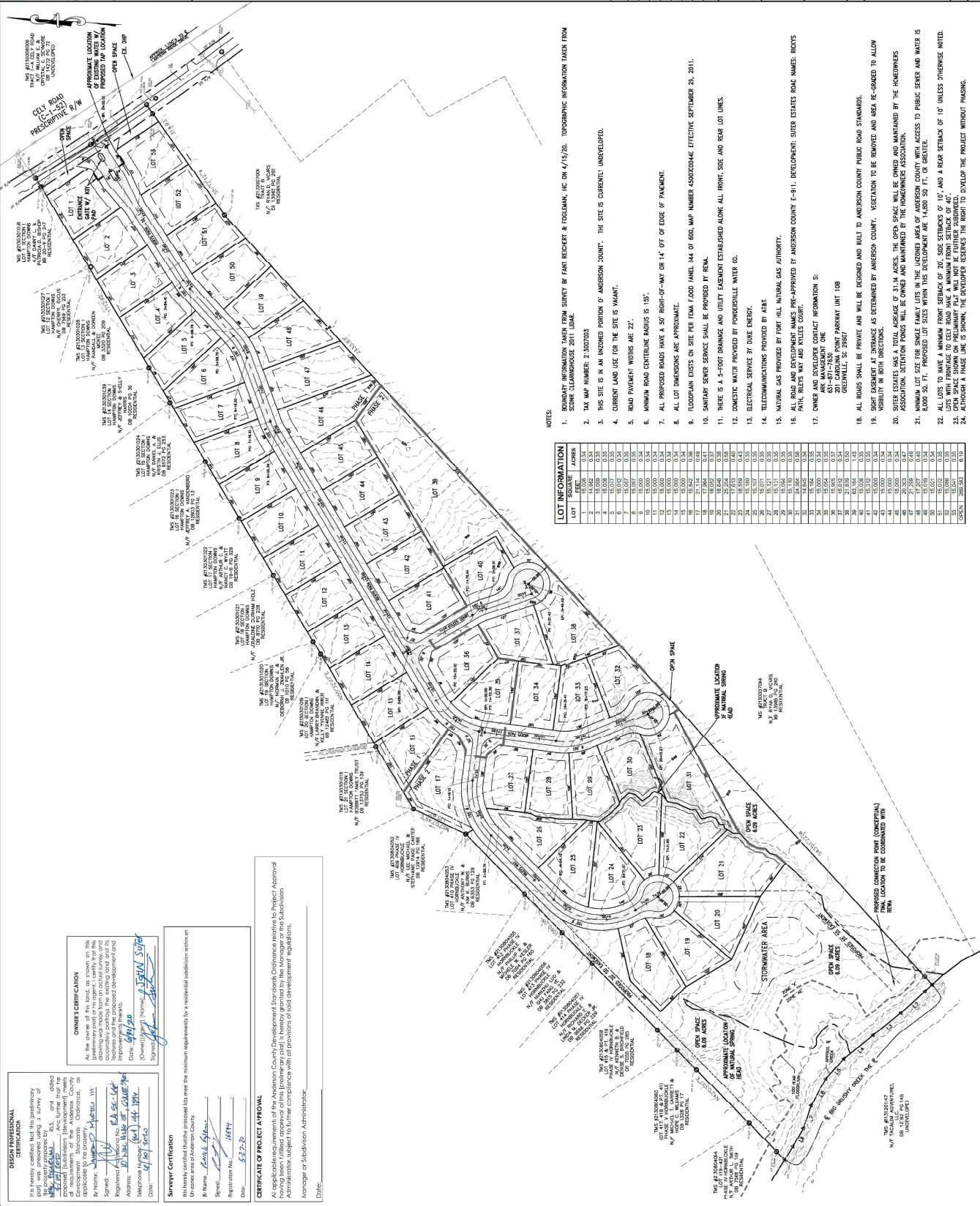
OWNER	JOHN SUTER	ENGINEER	ARBOR ENGINEERING, INC.
NO. OF LOTS	3114	MILES OF HIGHWAY	0.59
NO. OF LOTS	53		

Arbor Engineering, Inc.
Box 288 Greenville, S.C. 29602
Tel: 864.233.4729
Fax: 864.233.4729
Email: arbor@arborengineering.com

LANDSCAPE ARCHITECTS: OUTLINE ENGINEERS - LAND SURVEYORS
RECREATION PLANNERS - LAND PLANNERS

COUNTY: AMA PREPARED: JMS DATE: JUNE 28, 2020

FILE: 200808 PLDING 200808



- NOTES:
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY FANN RECHERT & TOLLMAN, INC. ON 4/15/20. TOPOGRAHIC INFORMATION TAKEN FROM SOME CLEARINGHOUSE 2011 LINAL.
 - TAX MAP NUMBER: 2.3070703
 - THIS SITE IS IN AN UNINCORPORATED PORTION OF ANDERSON COUNTY. THE SITE IS CURRENTLY UNDEVELOPED.
 - CURRENT LAND USE FOR THE SITE IS VACANT.
 - ROAD PAVEMENT WIDTHS ARE 22'.
 - MINIMUM ROAD CENTERLINE RADIUS IS 15'.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - FLOODPLAIN EXISTS ON SITE PER FEMA 1:000 PANEL 144 OF 600, MAP NUMBER 450020044E EFFECTIVE SEPTEMBER 26, 2011.
 - SANITARY SERVICES SHALL BE PROVIDED BY REVA.
 - THERE IS A 3-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL FRONT, SIDE AND REAR LOT LINES.
 - ELECTRICAL SERVICE BY DUKE ENERGY.
 - TELECOMMUNICATIONS PROVIDED BY AZEK.
 - NATURAL GAS PROVIDED BY FORT HILL NATURAL GAS AUTHORITY.
 - ALL ROAD AND DEVELOPMENT NAMES PRE-APPROVED BY ANDERSON COUNTY E-911. DEVELOPMENT: SUTER ESTATES ROAD NAMES: ROOTS PAUL, KELLY, NAT AND KYLE'S COURT.
 - OWNER AND DEVELOPER CONTACT INFORMATION:
631-871-7630
631-871-7630
GREENSBORO, NC 27409
 - ALL LOTS SHALL BE PRIVATE AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
 - RIGHT OF WAY EASEMENTS AS DETERMINED BY ANDERSON COUNTY. VEGETATION TO BE REMOVED AND AREA RE-SEEDING TO ALLOW FOR FUTURE DEVELOPMENT.
 - SUTER ESTATES HAS A TOTAL AREA OF 31.14 ACRES. THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DETENTION POND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE UNINCORPORATED AREA OF ANDERSON COUNTY WITH ACCESS TO PUBLIC SEWER AND WATER IS 8,000 SQ. FT. PROPOSED LOT SIZES WITHIN THE DEVELOPMENT ARE 14,000 SQ. FT. OR GREATER.
 - ALL LOTS TO HAVE A MINIMUM FRONT SETBACK OF 20'. SIDE SETBACKS OF 10' AND REAR SETBACK OF 10' UNLESS OTHERWISE NOTED.
 - OPEN SPACE SHOWN ON PRELIMINARY PLAN WILL NOT BE FURTHER SUBDIVIDED.
 - APPROXIMATE 1/4 ACRES ARE SHOWN. THE DEVELOPER AGREES TO TURN TO DEVELOP THE PROJECT WITHOUT FINANCING.

LOT	ACRES
1	15.000
2	15.000
3	15.000
4	15.000
5	15.000
6	15.000
7	15.000
8	15.000
9	15.000
10	15.000
11	15.000
12	15.000
13	15.000
14	15.000
15	15.000
16	15.000
17	15.000
18	15.000
19	15.000
20	15.000
21	15.000
22	15.000
23	15.000
24	15.000
25	15.000
26	15.000
27	15.000
28	15.000
29	15.000
30	15.000
31	15.000
32	15.000
33	15.000
34	15.000
35	15.000
36	15.000
37	15.000
38	15.000
39	15.000
40	15.000
41	15.000
42	15.000
43	15.000
44	15.000
45	15.000
46	15.000
47	15.000
48	15.000
49	15.000
50	15.000
51	15.000
52	15.000
53	15.000
TOTAL	286.582

DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, certify that this preliminary plan has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina. I further certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any false or misleading information contained herein.

Signature: John Suter
Date: 6/1/20

OWNER'S CERTIFICATION

As the owner, I hereby certify that this preliminary plan has been prepared by a duly licensed Professional Engineer in the State of South Carolina. I further certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any false or misleading information contained herein.

Signature: John Suter
Date: 6/1/20

REGISTERED PROFESSIONAL ENGINEER

Registration No.: 1674
Expiration Date: 12/31/2020
Address: 1014 W. 14th St. Greenville, SC 29602
Telephone: 864.233.4729
Date: 6/1/20

Surveyor Certification

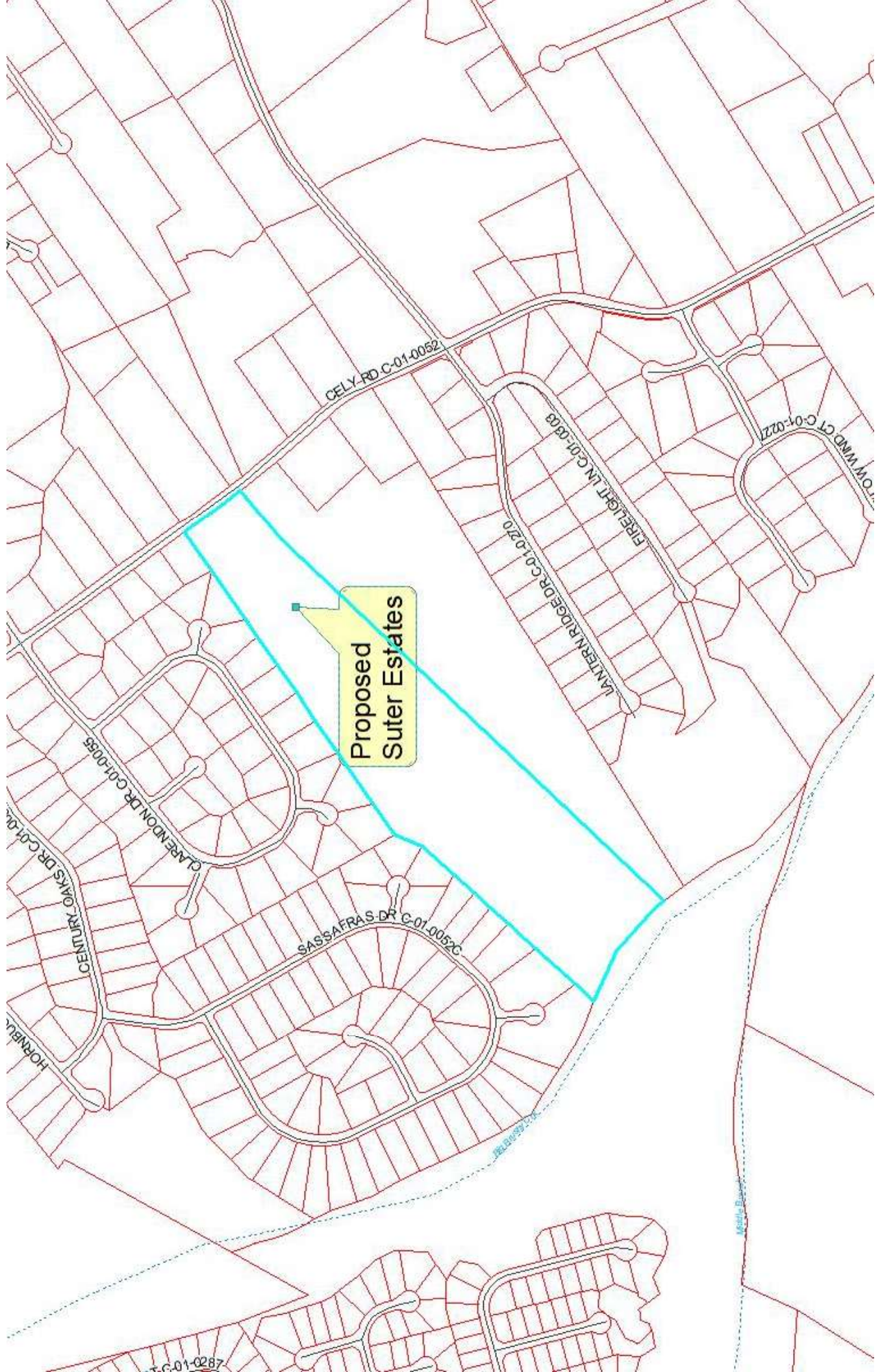
I, the undersigned, certify that this preliminary plan has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina. I further certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any false or misleading information contained herein.

Signature: John Suter
Date: 6/1/20

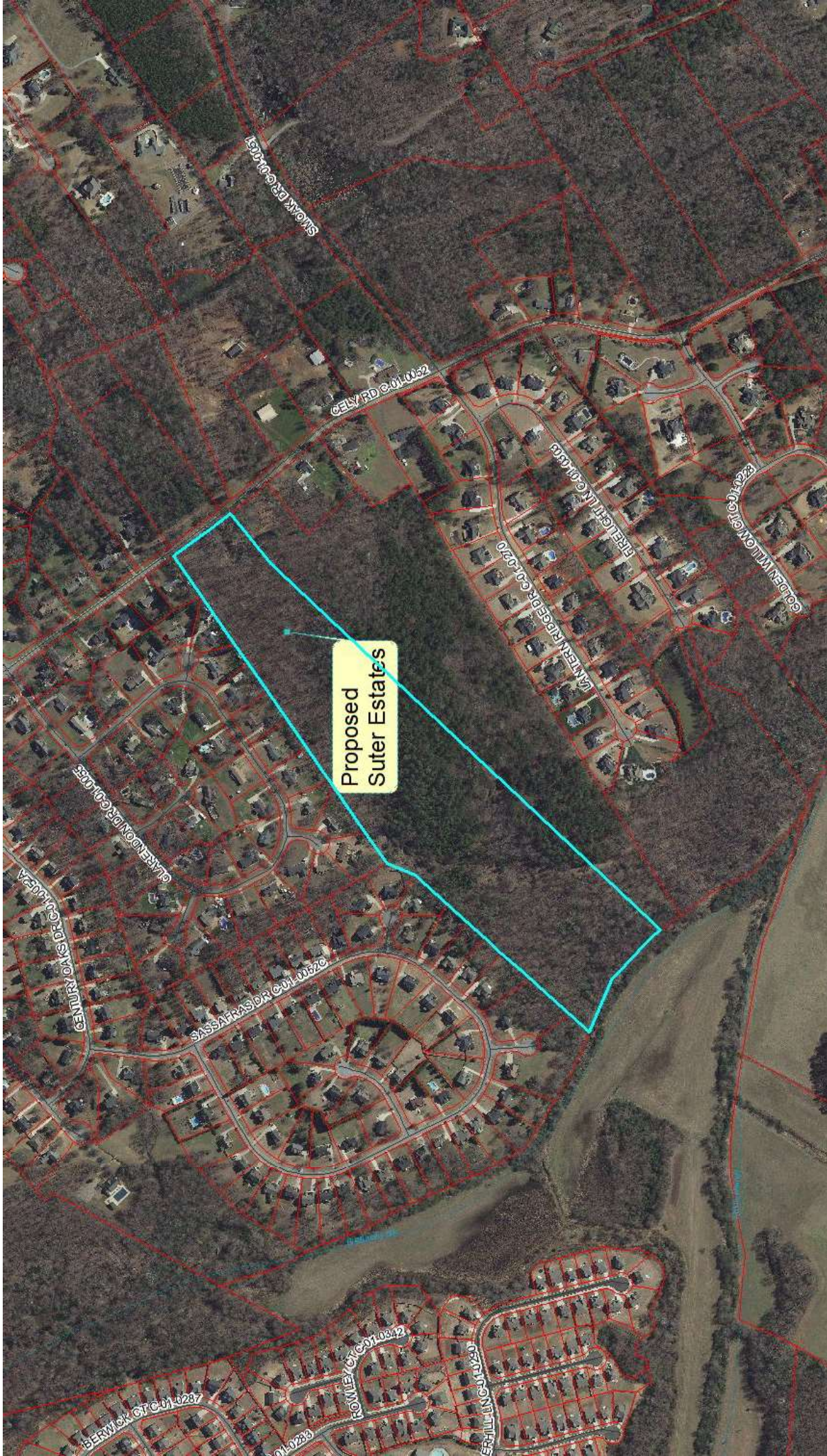
CERTIFICATE OF PROJECT APPROVAL

As the undersigned, I hereby certify that this preliminary plan has been prepared by a duly licensed Professional Engineer in the State of South Carolina. I further certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any false or misleading information contained herein.

Signature: John Suter
Date: 6/1/20



Proposed
Suter Estates



Anderson County Planning Commission

September 8, 2020

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Cooper Ridge Cottages
Intended Development:	Single Family Detached
Applicant:	Mark Nyblom
Surveyor/Engineer:	Bluewater Civil Design
Location:	Cooper Lane (County Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	Property Unzoned
Tax Map Number:	236-00-15-002
Extension of Existing Dev:	No
Existing Access Road:	Cooper Lane (County Maintained)
Number of Acres:	+/- 20.96
Number of Lots:	40
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 400 new trips per day. Cooper Lane is classified as a minor rural local with 500 maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: September 8, 2020

Application Received By: Brittany McAbbee

Date Application Received: 8/21/20

Amount of Fee Paid: revision 1200 Check # 4531

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

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

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



DEVELOPMENT STANDARDS REVIEW APPLICATION

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

Date of Application 07/01/2020

DS Number _____

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Cooper Ridge Cottages1. Name of Applicant Mark NyblomAddress of Applicant 109-D Regency Commons Drive, Greer, SC 29650Telephone Number(s) 864-430-4365Email mnyblom@gmail.com2. Property Owner(s) Linda Roper ThompsonOwner(s) Address 6 Bromwell Way, Easley, SC 29642

Telephone Number(s) _____ Email _____

Project Information3. Project Location: Cooper Lane & Powdersville Main, Easley, SC 29642Parcel Number/TMS: 2360015002 County Council District: Six School District: 01Total Acreage: 20.96 Number of Lots: 40 Intended Development: Single Family ResidentialCurrent Zoning: Unzoned Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Powdersville Water Sewer Supplier: ReWa Septic: N/AElectric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? No

If so, please describe: _____

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 01 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.

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

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

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

Sec. 38-93. - Floodplain requirements.

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

Sec. 38-94. - Soils analysis.

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

Sec. 38-95. - Wetlands requirements.

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

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

11. Are there any current Covenants in effect for this proposed development? Yes____ No X If Yes, please attach document.

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

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

(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

Sec.38-111. - Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- I. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public; (Appeals Fee \$200.00)
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Date 6-30-2020

Signature of Owner

Date 6-30-20

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

DHEC approval letter for stormwater and erosion control

Anderson County approval letter for stormwater and erosion control

DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**

Form from E-911/Addressing Office verifying the subdivision and road names have been approved

Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

A performance Bond, letter of credit or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates. (**Performance Bond Renewal or Extension Fee \$100.00**)

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

Sec. 38-332. - Final plat.

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

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

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by KEVIN E. GAINES, RLS, and dated 10/04/2018; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: PAUL J. HARRISON, PE

Signed: 

Registered Professional No. 24224

Address: 718 LOWNDES HILL ROAD, GREENVILLE,
SC 29607

Telephone Number: 864-326-5624

Date: 7/24/2020

OWNER'S CERTIFICATION

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

Date: 7/24/2020

[Owner] [Agent] (Name): Mark Nyblom

Signed: 

1D52643FED8C4AD

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

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

