

Anderson County Planning Commission
December 8, 2015- 6:00 PM
County Council Chambers – Historic Courthouse
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Approval of Minutes (from October 13th meeting)
5. Public Comments
During Public Comments, please state your name and address and limit speaking time to a maximum of five (5) minutes in order to allow for other comments. The Chairperson may, at his/her discretion and/or after consultation with other members of the Planning Commission, allow additional time to a speaker to complete his/her comments.
6. Preliminary Subdivision:
 - A. Carriage Run Subdivision
 - B. Race Track Subdivision
7. Public Hearing
 - A. Request to rezone +/- 4.17 acres at 750 Griffin Road from R-20 (Single-Family Residential with a minimum lot size of 20,000 sq ft) to S-1 (Service District)
 - B. Large-Scale Project: Agnew Poultry Farm
 - C. Large-Scale Project: Sandy Farm Broiler Facility
8. Old Business
9. New Business
 - A. Planning Commission By-Laws and Required Training Update
 - B. Rezoning Fee Schedule Clarification
10. Adjournment

Anderson County Planning Commission
Tuesday, October 13, 2015
6:00 PM
2nd Floor Conference Room
Second Floor – Historic 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 by the Planning Secretary.

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

Members Absent: None

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

Call to Order: Planning Commission Chairman David Cothran called the meeting to order at 6:00 PM, with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to be made to the agenda. The agenda was approved unanimously 5-0.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the May 12th regular Commission meeting. Hearing none, Mrs. Jones made a motion of approval; and Mr. Vickery seconded his motion. The minutes were unanimously approved.

Public Comments: Chairman Cothran called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Preliminary Subdivisions:

Rivermill Subdivision

Ms. Alesia Hunter presented the staff's findings and recommendation of approval with conditions for Rivermill. The intended development is residential (99 lots) on River Road in District #6 on +/- 35.5 acres. Mr. Vickery moved to approve the request; and Mr. Dutton seconded. The motion carried 6-0, with Mr. Murray abstaining.

Public Hearing:

Request to rezone +/- 3.22 acres from I-1 (Industrial) to R-A (Residential – Agricultural), located at 10000 Belton Honea Path Highway 76 in Council District #3

Dr. Jeff Parkey presented the staff's findings and recommendation of denial, due to inconsistency with the Future Land Use Map, for the rezoning request. Chairman Cothran opened the public hearing. Mr. George Haynie spoke in opposition to staff's recommendation and urged the Planning Commissioners to approve the request. Ms. Nancy Alley, the applicant, also requested a recommendation of approval. The public hearing was then closed. The Commissioners briefly discussed the aspects of this request. Mr. Vickery then moved to denied

staff's recommendation and granted the request a recommendation of approval; and Ms. Chapman seconded. The motion carried 6-0, with Mr. Dutton abstaining.

Request to rezone +/- 2.92 acres from C-1N (Neighborhood Commercial) to R-MHP (Residential - Manufactured Home Park) at 5502 Highway 24 in Council District #4

Dr. Jeff Parkey presented the staff's findings and recommendation of denial, due to inconsistency with the Future Land Use Map, for the rezoning request. Chairman Cothran opened the public hearing. Five residents from the area spoke in opposition to the rezoning request. The most cited concern was property value. When asked for a show of hands, ten individuals opposed the request. Ms. Chapman moved to accept staff's recommendation of denial; and Mr. Vickery seconded. The motion to deny the rezoning request was passed 7-0.

Request to rezone +/- 33.75 acres from R-20 (Single-Family Residential with a minimum lot square footage of 20,000) to R-A (Residential - Agriculture) at 5575 Highway 187 in Council District #4

Dr. Jeff Parkey presented the staff's findings and recommendation of approval for the rezoning request. Chairman Cothran opened the public hearing. No one from the public spoke. Mr. Murray questioned the environmental impact on Lake Hartwell. Mr. Murray moved to table the request until an Environmental Impact Study was completed, but died due to a lack of a second. Mr. Vickery then moved to accept staff's recommendation of approval; and Mr. Vickery seconded. The motion to deny the rezoning request was passed 7-0.

Request to rezone +/- 46.64 acres from R-A (Residential - Agriculture) to R-20 (Single-Family Residential with a minimum lot square footage of 20,000) at 1605 Breazeale Road in Council District #7

Dr. Jeff Parkey presented the staff's findings and recommendation of denial, due to inconsistency with the Future Land Use Map, for the rezoning request. Chairman Cothran opened the public hearing. Eleven residents from the area spoke in opposition to the rezoning request. The most cited concerns were property values, traffic and neighborhood character. A petition opposing the request was also presented to Commission. The applicant's representative, Tony Cirelli, addressed the concerns brought forth. Mr. Vickery moved to accept staff's recommendation of denial; and Mr. Murray seconded. The motion to deny the rezoning request was passed 6-0, with Mr. Burdette abstaining.

Old Business:

Chairman Cothran then called for any old business. No information was presented.

New Business:

Chairman Cothran welcomed Mr. Lonnie Murray, District #2 to the Planning Commission. He then called for any other new business. None was presented.

Hearing no further business, Chairman Cothran adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Celia Boyd Myers

Anderson County Planning Commission

December 8, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Carriage Run Subdivision
Intended Development:	Residential
Applicant:	Mark III Properties-John Beeson
Surveyor/Engineer:	Gray Engineering
Location:	River Road
County Council District:	Six
Surrounding Land Use:	North – Residential South – Undeveloped East – Commercial West – Residential
Zoning:	None
Tax Map Number:	188-00-08-014
Extension of Existing Dev:	No
Existing Access Road:	Colonel Johnson Road and Old Mill
Number of Acres:	70
Number of Lots:	147
Water Supplier:	Powdersville Water District
Sewer Supplier:	Easley Combined Utilities
Variance:	None Requested

Traffic Impact Analysis:

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

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

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



Subdivision Plat Application

10/07/15

Date of Application Completion

Carriage Run

Name of Project

Applicant's Information

Name: Mark III Properties Inc.
Mailing Address: 170 Camelot Dr. Spartanburg, SC 29301
Telephone and Fax: (864)595-1735 E-Mail: john@markiiiproperties.com

Owner's Information

(If Different from Applicant)

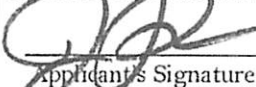
Name: Colonel Johnson LLC
Mailing Address: 500 Duvall Rd. Greenville, SC 29607
Telephone and Fax: N/A E-Mail: N/A

Project Information

Project Location: Colonel Johnson Road - Adjacent to Armistead Ln.
Parcel Number/TMS: 1880008014
County Council District: 6 School District: 01
Total Acreage: 70 AC Number of Lots: 147
Intended Development: Residential Subdivision Current Zoning: Un-zoned
Surrounding Land Uses: North: Residential South: Undeveloped East: Residential West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Easley Combined Utilities
Have any changes been made since this plat was last before the Planning Commission?: no
If so, please describe: _____

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

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


Applicant's Signature

Oct. 8, 2015

Date

Page 1 of 1

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



Anderson County

Roads and Bridges Department

735 Michelin Boulevard, Anderson, SC 29626 • (864) 260-4190 • Fax (864) 332-5474

November 4, 2015

Anderson County Development Standards
Attn: Alesia Hunter
P.O. Box 8002
Anderson, SC 29622

Re: Carriage Run Subdivision

Tommy Dunn
Chairman
Council District 5

Ken Waters
Vice-Chairman
Council District 6

Frances M. Crowder, Sr.
Council District 1

Gracie S. Floyd
Council District 2

J. Mitchell Cole
Council District 3

Thomas F. Allen
Council District 4

M. Cindy Wilson
Council District 7

Kimberly A. Poulin
Clerk to Council

Rusty Burns
County Administrator

Ms. Hunter,

I have reviewed the Traffic Impact Assessment for Carriage Run Subdivision. I agree that the traffic volume generated by the proposed 147 lot development will not cause the Average Daily Traffic (ADT) to exceed the maximum allowable of 1,600 vehicles per day on Colonel Johnson Road. I also agree that the existing intersections are adequate to accommodate the increased traffic volumes without causing significant delays.

The proposed entrance on Old Mill Road was shifted approximately 100 feet southwest to improve the sight distance. They also revised a couple of the intersections within the subdivision to meet all the sight distance requirements. The attached preliminary plat is acceptable to Anderson County Roads & Bridges.

Thank you,

A handwritten signature in cursive script that reads "Bill Rutledge".

Bill Rutledge, PE
Asst. Principal Engineer



Accredited by the
American Public
Works Association

Member of the Anderson County Public Works Division

The map displays a complex network of roads and land parcels. Key roads include Camperdown, Guilford, Creedmore, Davidson, Armistead, Porcher, Colonel Johnson, and Old Mill. Lot numbers are scattered across the map, often accompanied by small numerical identifiers. A large area in the center is labeled 'AE', and a specific lot is labeled '0043 E'. The map is oriented with North at the top.

Labels on the map include:

- Camperdown
- Guilford
- Creedmore
- Davidson
- Armistead
- Porcher
- Colonel Johnson
- Old Mill
- AE
- 0043 E
- BRUSHY CREEK RD
- CLAUDE DR
- OLD MILL RD
- MT AIRY CHURCH RD

Anderson County Planning Commission

December 8, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Race Track Subdivision
Intended Development:	Residential
Applicant:	Fortris Homebuilders LLC
Surveyor/Engineer:	Robinson Engineering Service
Location:	Off of Lullwater Drive
County Council District:	Two
Surrounding Land Use:	North – Residential South -Residential East – Residential West – Residential
Zoning:	None
Tax Map Number:	151-04-01-019,023,024
Extension of Existing Dev:	Yes
Existing Access Road:	Lullwater Drive
Number of Acres:	.31
Number of Lots:	4 (Lots existing) Applicant requesting to install new
	road to access 4 existing lots.
Water Supplier:	Homeland Park
Sewer Supplier:	Homeland Park
Variance:	None Requested

Traffic Impact Analysis:

This new addition of 4 lots is expected to generate 40 new trips per day. Lullwater Drive is a county maintained.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding to encroach onto Highway 28 and also with Anderson County Roads and Bridges Department for encroachment onto Lullwater Drive.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Floodplain Elevation Certificates are required for all for lots that are located within the 100 year floodplain. Elevation Certificates are required prior to the issuance of residential compliances and building permits are issued.
- Approval from Homeland Park Water District for potable water and sewer
- Approval from Roads and Bridges Department for road construction.



Subdivision Plat Application

6 OCT 15
Date of Application Completion

RACE TRACK Subdivision
Name of Project

Applicant's Information

Name: FORTRIS Homebuilders LLC
Mailing Address: 3162 Lullwater Dr
Telephone and Fax: 845-656-7363 E-Mail: greg@300@gmail.com
FAX: 702-944-4184

Owner's Information

(If Different from Applicant)

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

Project Information

Project Location: Between Beckman Dr. & Lullwater Dr.
Parcel Number/TMS: Right-of-way btwn 151-04-01-019; 151-04-01-023; 151-04-01-024
County Council District: two School District: Five
Total Acreage: .31 AC Number of Lots: 4
Intended Development: Access Rd Current Zoning: Residential
Surrounding Land Uses: North: Residential South: _____ East: _____ West: _____
Water Supplier: Home Land PK Sewer Supplier: Home Land PK
Have any changes been made since this plat was last before the Planning Commission?: No
If so, please describe: _____

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

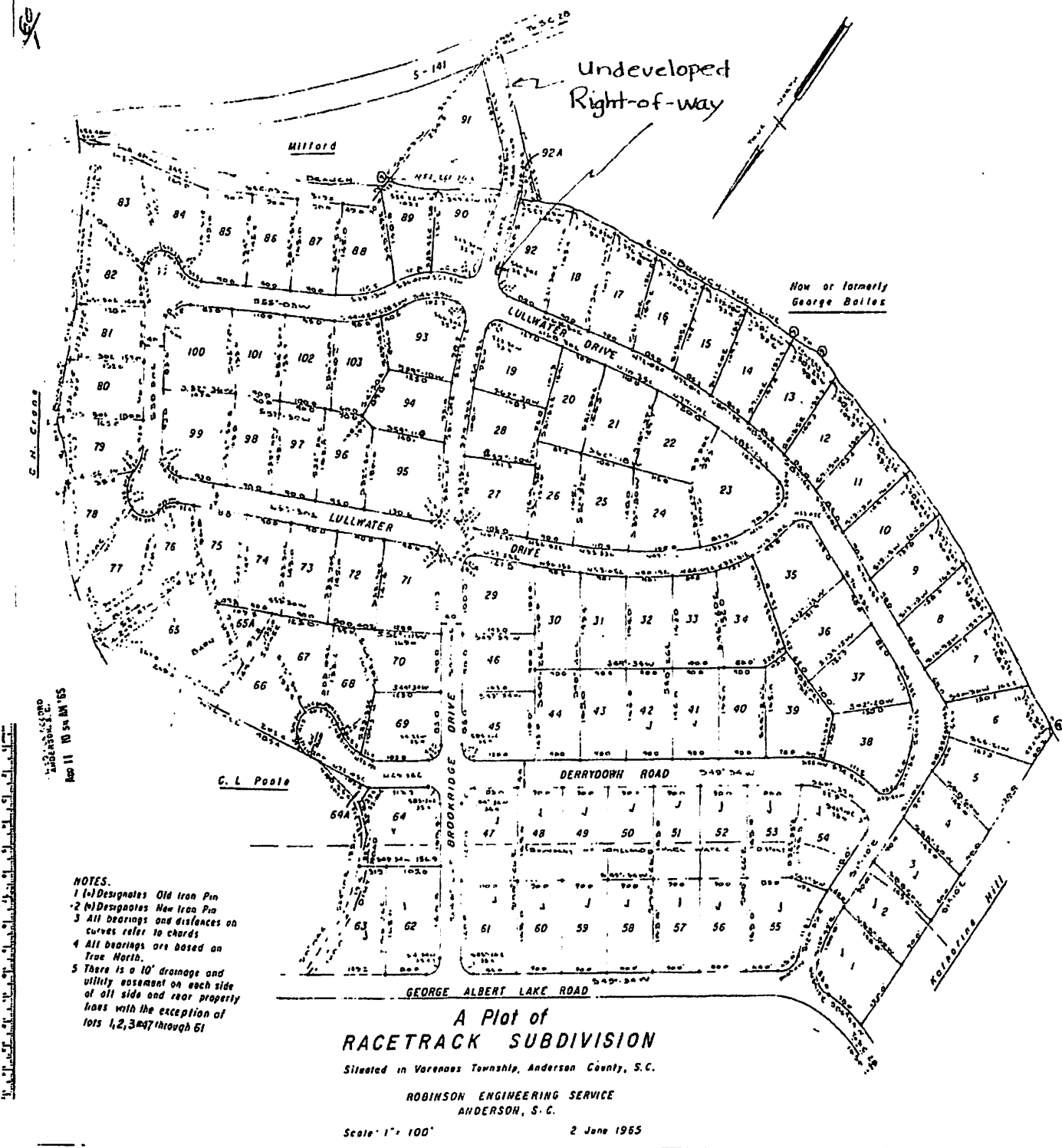
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Planning Department - Development Standards.

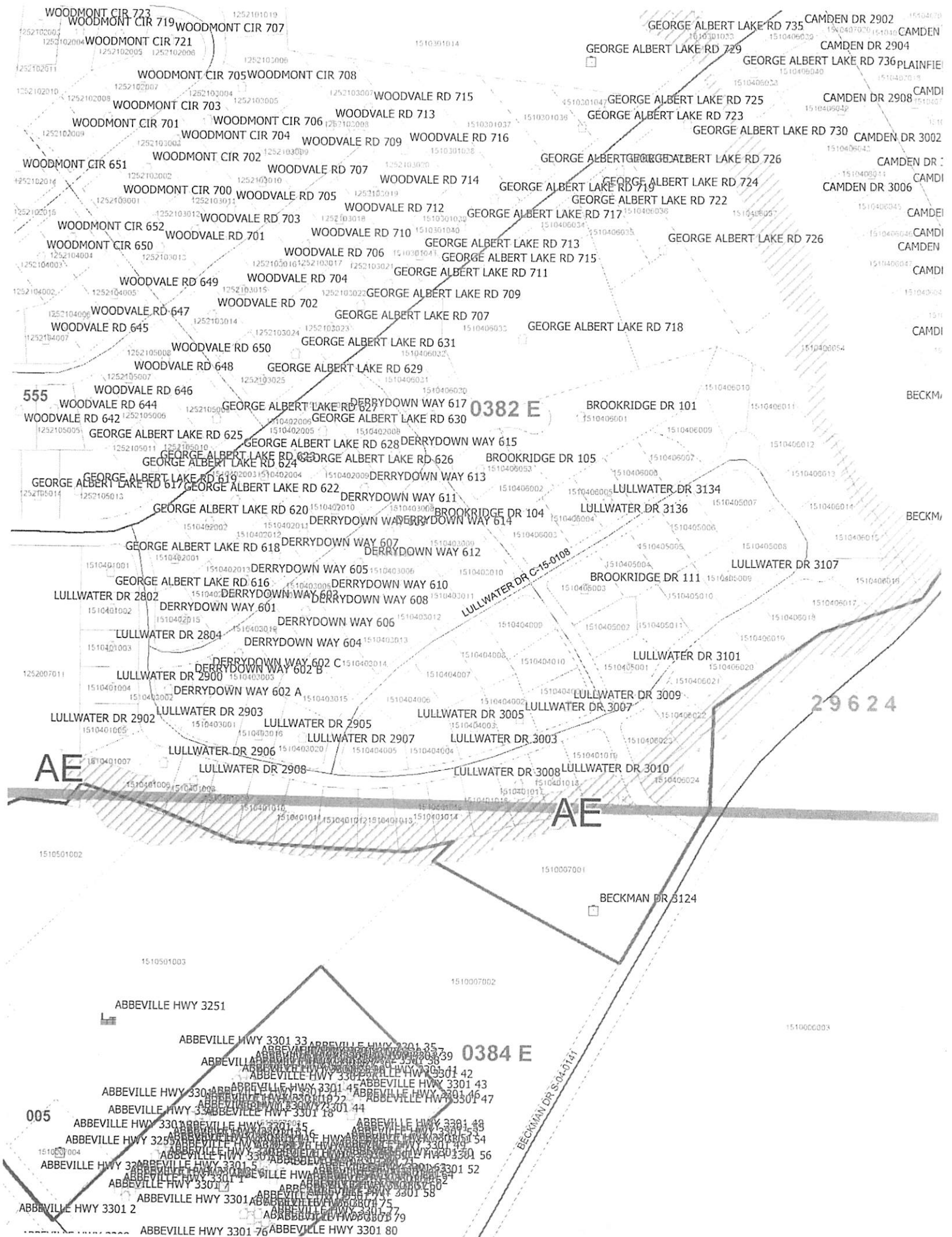
[Signature]
Applicant's Signature

6 OCT 15
Date

Page 1 of 1

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





**Anderson County Planning Commission
Staff Report
November 2015**

Applicant:	Charles Simmons
Current Owner:	D&S Sanitation, LLC
Property Address:	750 Griffin Road
Precinct:	Bowling Green, Zoned in 2001
Council District:	Seven
TMS #(s):	199-00-02-019
Acreage:	+/- 4.17
Current Zoning:	R-20
Requested Zoning:	S-1 (Service District)
Surrounding Zoning:	North: R-20 South: R-20 East: R-20 West: Right of Way for Griffin Road, then R-20
Evaluation:	<p>This request is to rezone the parcel of property described above from R-20 (Residential 20,000 square foot lots) to S-1 (Service District). The subject property is adjacent to vacant land on three sides, and is located across Griffin Road from single family residential uses. The subject property is described as low density residential by the Future Land Use map.</p> <p>The applicant's stated purpose for rezoning is to construct a metal building 40 X 60 X 16.</p>
Staff Recommendation:	Due to the incompatibility with the Future Land Use Map and adjacent uses, staff recommends denial of this request.

Zoning Advisory

Group Recommendation: The District 7 Zoning Advisory Group met on November 4, 2015; and recommended **DENIAL** of a request to rezone from R-20 to S-1. The vote was **3** in favor, **0** opposed, and **2** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on November 10, 2015, and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to S-1. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Charles Simmons

Mailing Address: 1328 Breazeale Rd Belton, SC 29627

Telephone and Fax: 847-4170 E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

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

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

Owner's Signature _____

Date _____

Project Information

Property Location: 750 GRIFFIN Rd

Parcel Number(s)/TMS: 199-00-02-019

County Council District: 001 7 School District: 01

Total Acreage: 4.17 Current Land Use: NA

Current Zoning: R-20 Requested Zoning: ~~Light commercial~~ - S-1

Purpose of Rezoning: To construct a metal building 40x60x16

For my personal use

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓
If you indicated no, your signature is required.

Charles Simmons
Applicant's Signature

10/6/2015
Date

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

Comments: _____

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

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

Please refer to the Anderson County Planning Division - Development Standards' Fee Schedule for amount due.

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

Charles Simmons
Applicant's Signature

10/6/2015
Date

Page 2 of 2

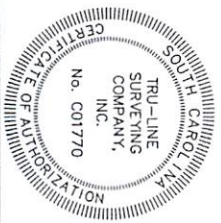
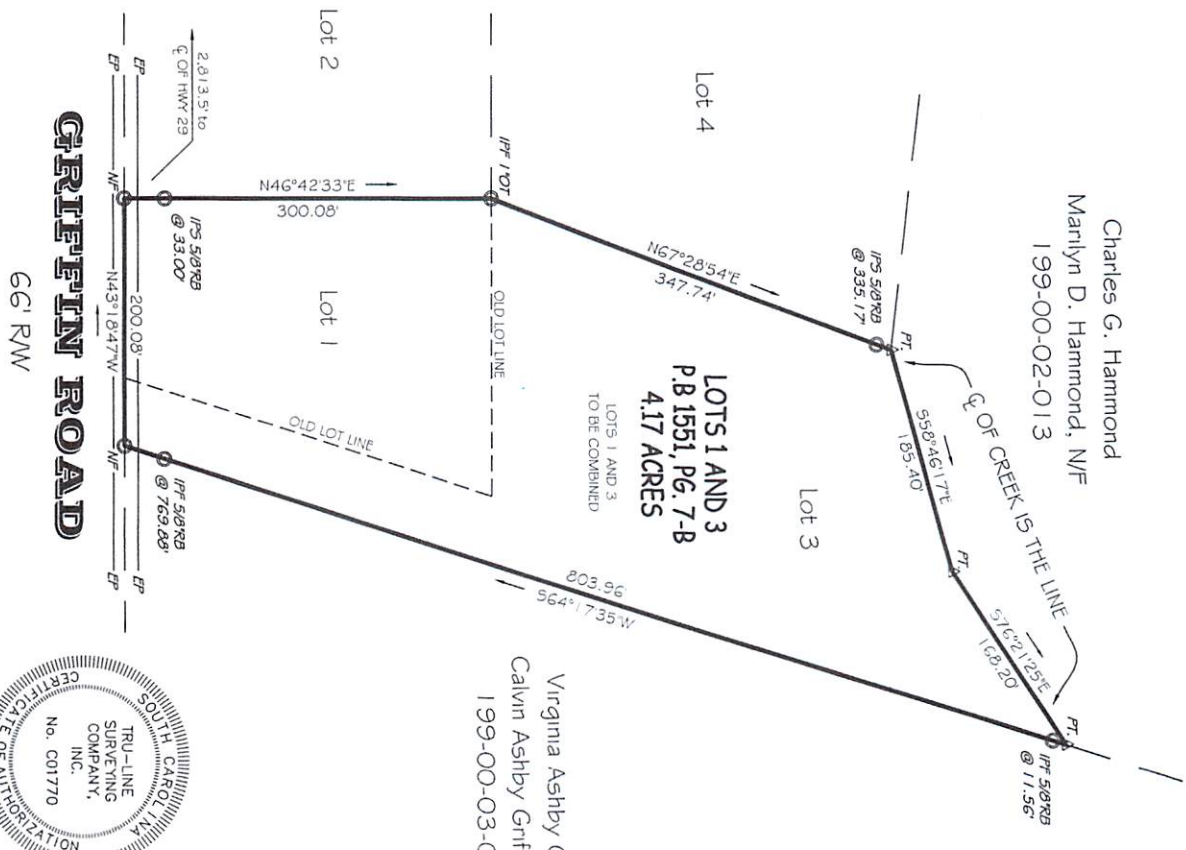
For Office Use Only:

Application Received By: adove Date Complete Application Received: 10/8/15
Application Fee Amount Paid: \$300 Check Number: 3282
Scheduled Advisory Public Hearing Date: 11/4/15 Citizens' Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: 11/10/15 Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

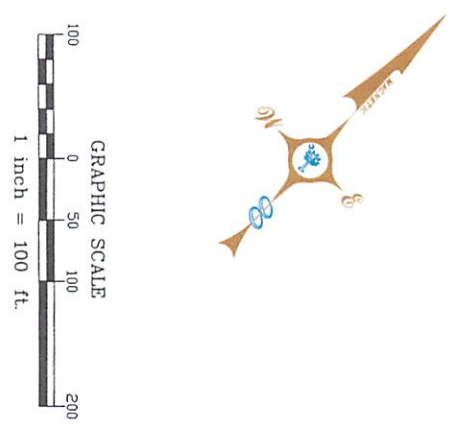
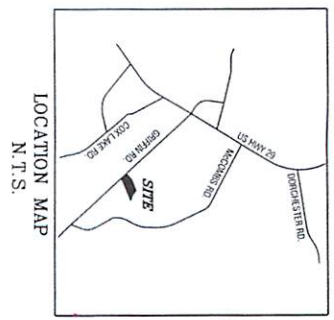
Charles G. Hammond
Marilyn D. Hammond, N/F
199-00-02-013

LOTS 1 AND 3
P.B. 1551, PG. 7-B
4.17 ACRES
LOTS 1 AND 3
TO BE COMBINED

Virginia Ashby Griffin
Calvin Ashby Griffin, N/F
199-00-03-011



- NOTES:
- 1) PROPERTY SHOWN HEREON IS KNOWN AS LOTS 1 AND 3 AS SHOWN ON A "DRAWING FOR JAMES T. ELLISON BY THIS FIRM. DRAWING WAS CREATED AS AN EXHIBIT FOR THE CLIENT AND WAS NEVER INTENDED TO BE RECORDED. DRAWING IS, HOWEVER, RECORDED ON PLAT SLIDE 1551, PG. 7-B.
 - 2) PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND OR RIGHTS OF WAY.



- LEGEND
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - NCF NAIL & CAP FOUND
 - NCS NAIL & CAP SET
 - PT POINT
 - CT CRIMPED TOP
 - OT OPEN TOP
 - RB REBAR
 - SR SOLID ROD
 - UG UNDERGROUND
 - CLF CHAIN LINK FENCE
 - CLF CHAIN LINK FENCE
 - LP LIGHT POLE
 - BL BUILDING LINE
 - PED PEDESTAL

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

TRU-LINE SURVEYING CO., INC. 500 WEST MAIN STREET WILLIAMSTON, SC 29697 (864)-847-7516	
DATE : 12/11/2013	TAX MAP NO. : 199-00-02-013 & 019
SCALE : 1" = 100'	FIELD BOOK : ENV
DRAWN BY : SLB	PROJECT NO. : 13081
PROPERTY ADDRESS: GRIFFIN ROAD	
ANDERSON COUNTY, SOUTH CAROLINA	

Section 5:3. - R-40, **R-20**, R-15, R-12, R-10, and R-8, **Single-Family Residential Districts.**

These 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.

5:3.1. Uses permitted.

Community recreational area.

Dwelling, single-family detached.

Dwelling, single-family detached—Manufactured multi-section home. (Subject to requirements of section 6:15.)

Home occupation. (Subject to requirements in section 6:11.)

A portable temporary school classroom.

Sign—Identification. (Subject to the provisions of the sign ordinance.)

Sign—Occupancy. (Subject to the provisions of sign ordinance.)

Sign—Temporary. (Pertaining to the lease or sale of a building or premises.)

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Uses and structures customarily accessory to the permitted uses.

5:3.2. Uses permitted by special exception.

Bed and breakfast homestays, host homes, and guest homes.

Cemetery. (Subject to the provisions of section 7:15.)

Church.

Church related childcare centers.

Communication towers. (Subject to the provisions of section 7:18.)

Fire station.

Golf course including a clubhouse and other improvements.

Horses/ponies in R-15 and R-20. (Subject to [section] 7:4.)

Police station.

Private recreation area. (Subject to the provisions of section 7:6.)

Public park and playground.

Public utility building and use.

Recycling drop box. (Subject to the provisions of section 7:13.)

School—Public, parochial, and private.

Transportation and utility easement and right-of-way.

Other public and semipublic uses which are considered to be compatible with the aforementioned uses.

Temporary accessory residential use. (Subject to the provisions of section 7:9.)

5:3.3. Accessory building setback.

Accessory buildings may be located in the rear yard, provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

5:3.4. Off-street parking.

Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:3.5. Minimum requirements—Residential lots.

	R-40	R-20	R-15	R-12	R-10	R-8
Lot Area (Sq. Ft.)	40,000 See No. 1	20,000 See No. 1	15,000 See No. 1	12,000 See No. 1	10,000 See No. 1	8,000 See No. 1
w/ Lot Area Averaging	30,000 See No. 4	15,000 See No. 4	11,250 See No. 4	9,000 See No. 4	7,500 See No. 4	6,000 See No. 4
Lot Width	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3
Rear Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

5:3.6. Minimum requirements—Nonresidential lots.

	R-40	R-20	R-15	R-12	R-10	R-8
Lot Area (Sq. Ft.)	50,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1
Lot Width	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3
Rear Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

No. 1

When calculating the minimum lot area within the R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts, the area adjacent to a lot designated as being county owned right-of-way may not be included in the computation and determination of the minimum lot area required under this section. In the case of multiple lot frontages, only the single lot frontage with the greatest length shall be used in computing the minimum lot area.

This provision does not diminish the county's rights and privileges to use the right-of-way nor does it confer any additional rights or privileges concerning the county owned right-of-way to any adjacent landowner.

No. 2

The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of ten feet.

No. 3

The minimum width of a residential side yard shall be ten percent of the total lot width but not to exceed 25 feet. The minimum width of a nonresidential side yard shall be 25 feet measured from the property

line. For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

No. 4

Lot area averaging may be utilized in new developments with no minimum acreage required. When calculating the minimum lot area within the R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts, the minimum square footage of individual lots may be reduced by up to 25 percent provided the average lot size for the entire subdivision meets the zoning classification's minimum lot area and is indicated on an approved preliminary or summary subdivision plat. A maximum lot credit will be used in calculating the minimum lot area for each district as depicted on the chart below. When using lot averaging, the adjoining county owned right-of-way may not be included in the minimum lot calculation.

25% LOT AVERAGING NO MINIMUM ACREAGE REQUIRED						
Anderson County Zoning Classifications	R-8	R-10	R-12	R-15	R-20	R-40
Maximum Lot Credit	16,000	20,000	24,000	30,000	40,000	80,000
Average Square Footage	8,000	10,000	12,000	15,000	20,000	40,000
Average Reduced by 25%	6,000	7,500	9,000	11,250	15,000	30,000
Typical Right-of-Way	0	0	0	0	0	0
Resulting Minimum Lot Size	6,000	7,500	9,000	11,250	15,000	30,000

(Ord. No. 99-004, § 5:3—5:3.6, 7-20-99; Ord. No. 00-040, §§ 1.b, 1.c, 10-17-00)

Section 5:19. - S-1, Services District.

This district is established to provide a transition between commercial and industrial districts by allowing: 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

5:19.1. Uses permitted.

Air conditioning equipment, sales and service.

Ambulance service.

Amusements—Commercial.

Animal shelters.

Auction house.

Automobile body shop.

Automobile garage.

Automobile parking.

Automobile painting.

Automobile parts or accessories.

Automobile rental.

Automobile repairing.

Automobile sales.

Automobile service station.

Automobile storage.

Automobile upholstery.

Automobile wash, automated.

Automobile wash, full-service.

Automobile wash, self-service.

Barber shop.

Baseball batting range.

Beauty shop.

Broadcasting studios, radio or television.

Building materials.

Cemeteries (30 acre minimum).

Communication towers. (Subject to the provisions of section 7:18.)

Continuing care retirement center.

Dental laboratories.

Diaper supply service.

Drive-in business. (Theatres, restaurants, etc.)

Eating establishments.

Electric motor repair.

Engravers.

Exhibition buildings, galleries, or showrooms.

Farm machinery sales.

Feed and seed store.

Funeral home.

Gas sales—Commercial and industrial (Oxygen and acetylene.)

Golf courses.

Golf courses—Par three.

Golf driving ranges.

Group industrial development. (Subject to the provisions of section 6:12.)

Gunsmith.

Horse show.

Household appliance repair.

Ice skating rink.

Laboratories—Analytical, experimental, testing, or industrial processes.

Landfills—Sanitary.

Laundries—Dry cleaning, or linen supply service

Linen or towel supply business.

Lithographing.

Lumber yards.

Manufacturing:

- A. Processing of: foodstuffs, beverages.
- B. Fabrication of: cloth, wood, leather, paper, plastic, or metal.

Mattress shop.

Medical clinic or laboratory.

Mimeographing service.

Manufactured home sales.

Monuments and tombstones sales.

Motel.

Motorcycle sales and service.

Newspaper establishment.

Nursery—Flower, plant, or tree.

Nursery supply.

Nursing care facility.

Offices .

Office supply and equipment.

Parking areas.

Parking structures, commercial.

Pest or insect control business.

Photo developing and refinishing.

Plumbing shop.

Printing or binding.

Radio or television broadcasting studio.

Radio or television repair.

Recording studio.

Recycling collection center. (Subject to the provisions of section 7:13.)

Recycling convenience center. (Subject to the provisions of section 7:13.)

Recycling drop box. (Subject to the provisions of section 7:13.)

Recycling drop-off trailer. (Subject to the provisions of section 7:13.)

Restaurant.

Riding stables.

Roller skating rink.

Safe and vault repair.

Service stations.

Sexually oriented businesses. (Subject to section 42-400 of the Anderson County Code of Ordinances.)

Sign painting.

Signs—Advertising. (Subject to the provisions of the sign ordinance.)

Signs—Business. (Subject to the provisions of the sign ordinance.)

Signs—Occupancy. (Subject to the provisions of the sign ordinance.)

Signs—Temporary. (Subject to the provisions of the sign ordinance.)

Sporting goods sales.

Swimming pool—Commercial

Taxi business.

Taxidermist.

Telephone exchange.

Tire shop.

Truck terminals.

Utility easement or right-of-way.

Utilities—Public or private.

Venetian blinds—Laundry, servicing, and repairing.

Veterinary clinics.

Veterinary hospitals.

Veterinary offices.

Welding.

Wholesaling and warehousing.

Other uses that are considered to be compatible with the aforementioned uses.

5:19.2. Uses permitted by special exception.

Auditorium.

Baseball park.

Church.

Correctional institution.

Dwelling unit accessory. (Subject to the provisions of section 7:10.)

Fairgrounds.

Fire station.

Football stadium.

Hospital.

Police station.

Recycling processing center. (Subject to the provisions of section 7:13.)

Station—Bus or railway.

Certain retail sales establishments which are customarily accessory and clearly incidental and subordinate to permitted principal office uses, such as, but not limited to the following:

Apothecary.

Barber shop.

Beauty shop.

Cafeteria.

Florist shop.

Newsstand.

Optician.

Restaurant.

Sales or rental of medical supplies and prosthetic devices.

Sandwich shop.

Similar retail uses which are designed primarily to serve the convenience of persons working or receiving services in the building in which the accessory use is located, provided that such accessory use is clearly incidental and subordinate to principal permitted uses.

5:19.3. Height limitation. No building or structure shall exceed 45 feet in height except as provided in section 6:7. No building or structure on a lot in the Services District which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district, unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

5:19.4. Dimensional requirements.

5:19.4-1. Front setback. All buildings shall be set back from street right-of-way lines not less than 45 feet.

5:19.4-2. Side setback. No building shall be located closer than 25 feet to a side lot line, except when the property is adjacent to a railroad right-of-way, and written approval from the railroad authorities has been obtained, to utilize a railroad spur for loading and unloading.

5:19.4-3. Rear setback. No building shall be located closer than 25 feet to a rear lot line, except when the property is adjacent to a railroad right-of-way, and written approval from the Railroad authorities has been obtained, to utilize a railroad spur for loading and unloading.

5:19.5. Screening. A combination of a wall or fence and dense evergreen hedge or other type of evergreen foliage at least six feet in height shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district for the purpose of screening commercial activities from view.

5:19.6. Off-street parking. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:19.7. Off-street loading. Off-street loading shall be provided in accordance with the provisions set forth in section 6:10.



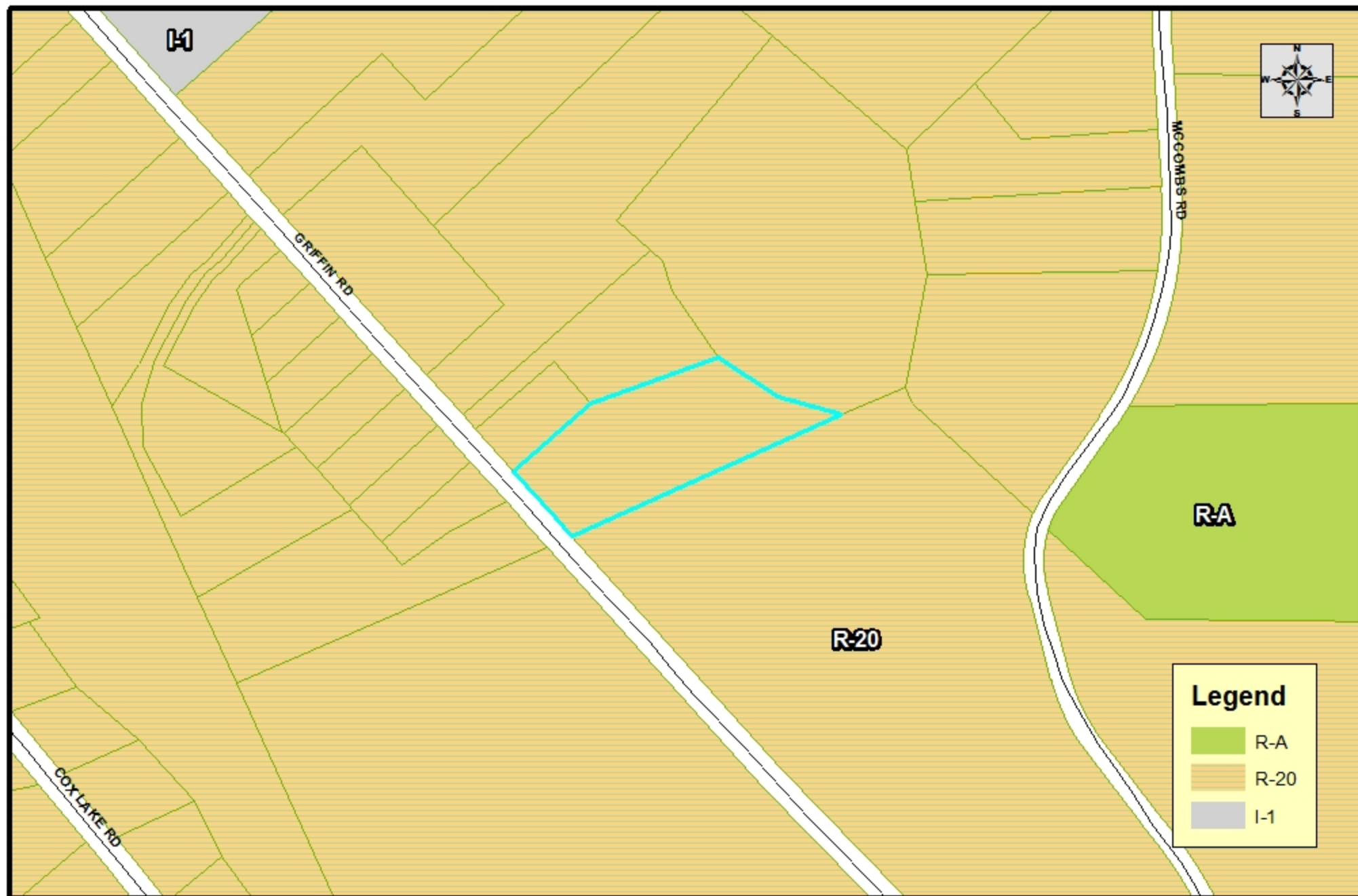
**Rezoning Request
750 Griffin Road
R-20 to S-1**

0 187.5 375 Feet



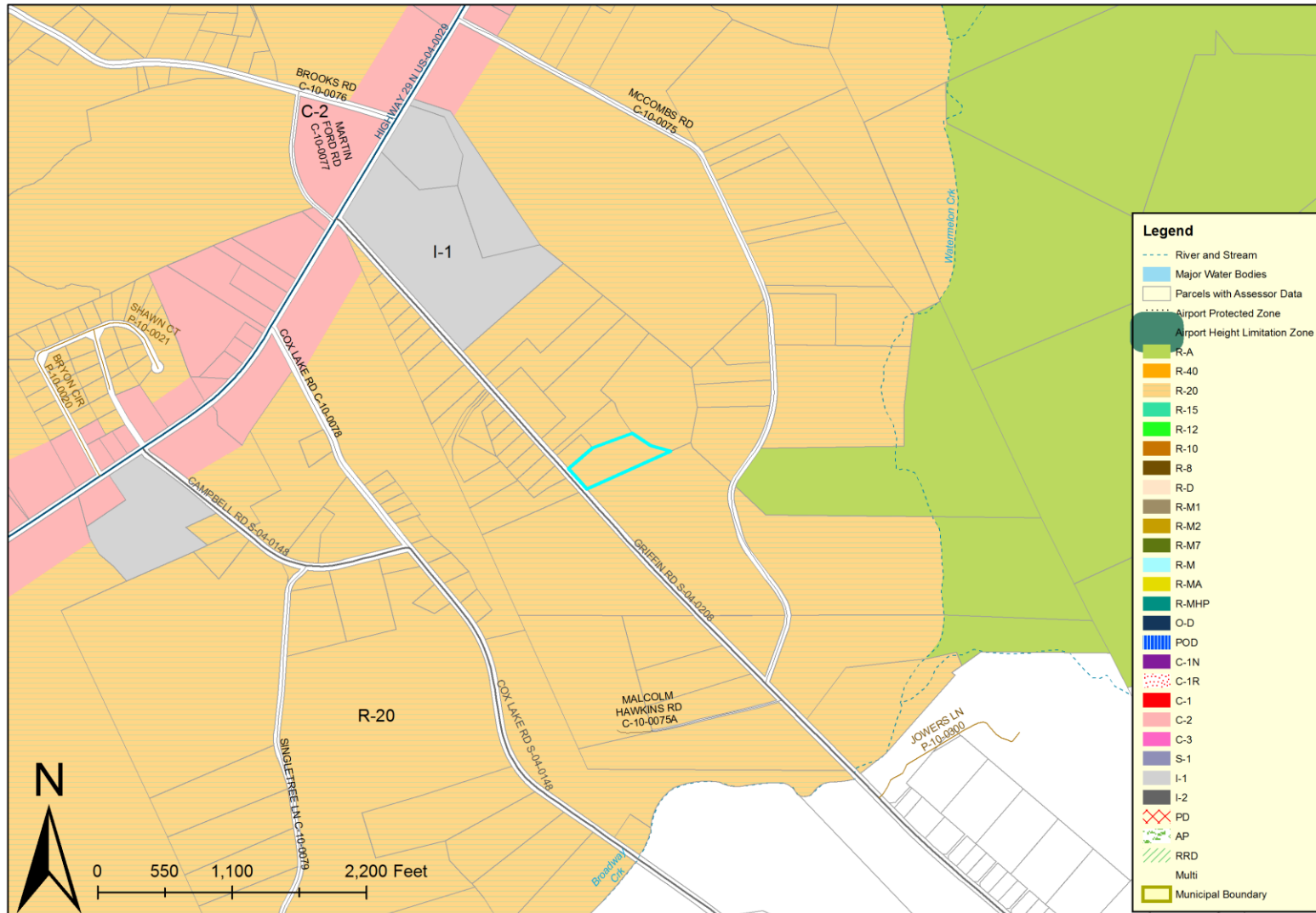
**Rezoning Request
750 Griffin Road
R-20 to S-1**

0 900 1,800 Feet

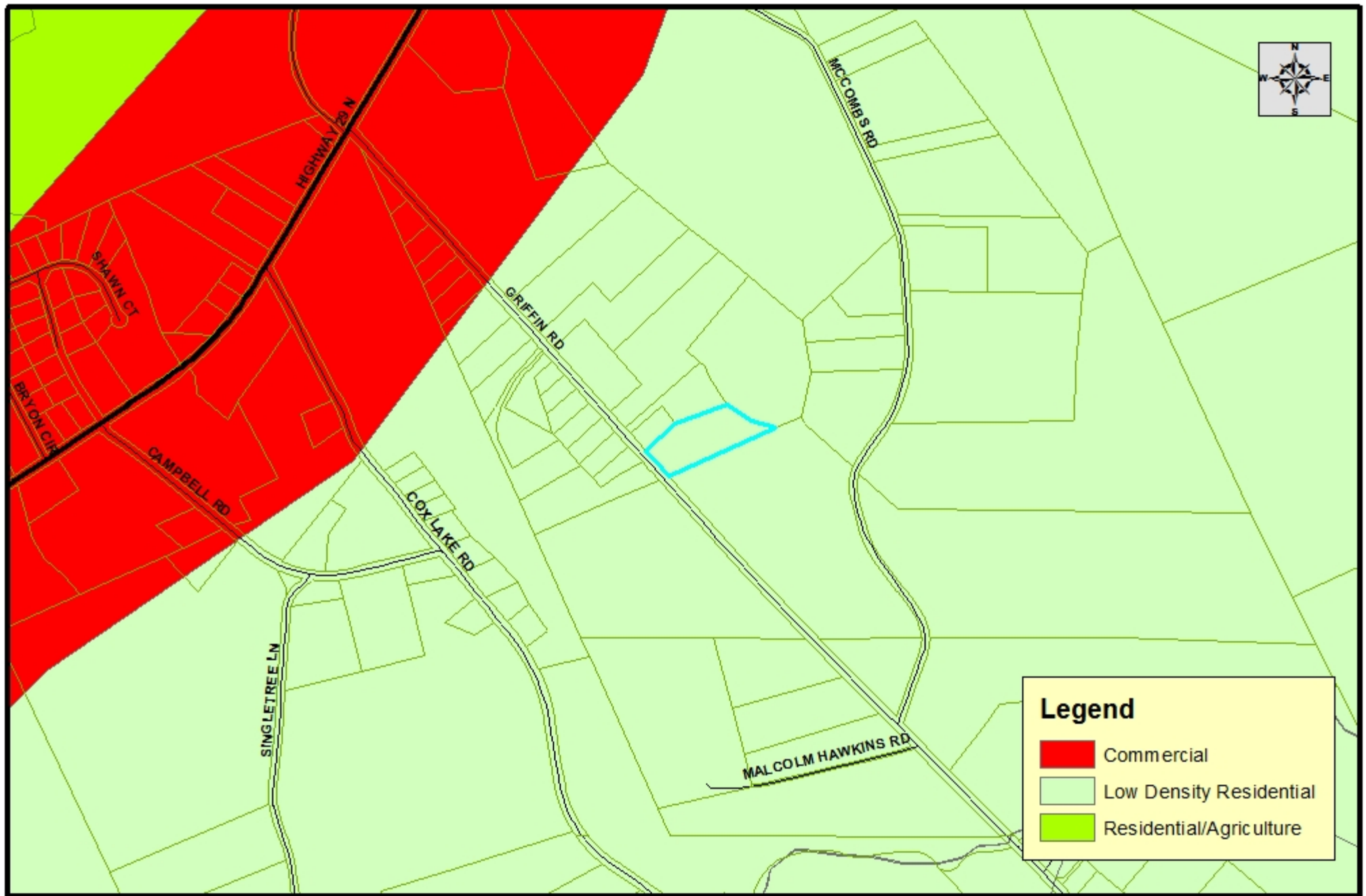


Rezoning Request
750 Griffin Road
R-20 to S-1

0 375 750 Feet



Rezoning Request - 750 Griffin Rd R-20 to S-1



FUTURE LAND USE MAP

Rezoning Request
750 Griffin Road
R-20 to S-1





Person in purple shirt

WARNING: AHEAD
ROADWORK
AHEAD



REMOVING PUBLIC
HEARING NOTICE



AFFORDABLE ENTERPRISES
864-933-4657
GRADING
CONCRETE
& MORE
Licensed & Insured

Anderson County Planning Commission
December 10, 2015
6:00 PM

Staff Report – Supplemental Development Standards for Certain Uses
(Section 38.179 of the Land Use Ordinance)

Preliminary Project Name:	Agnew Poultry Farm
Property Owner of Record:	Tom Agnew
Authorized Representative:	Tom Agnew
Intended Development:	Poultry Farm
Location:	Williford Road off Agnew Road in Starr
Details of Development:	This application involves the location of a poultry raising operation featuring 6 buildings, each 50 feet by 600 feet. No parking spaces are proposed on the submitted plan. The facility will accommodate approximately 920,000 birds per year. South Carolina DHEC has already approved a construction permit for this activity. A copy of the permit is attached.
Surrounding Land Use:	North – Unzoned Residential South – Unzoned residential/agricultural East – Unzoned Residential/agricultural West – Unzoned Residential agricultural
Total Site Area:	376 Acres
County Council District:	Three
School District:	Three
Zoning:	Not Zoned
Tax Map Number:	75-00-06-003
Extension of Existing Dev:	No

Existing Access Roads:	Williford Road
Sewer Supplier:	N/A
Power Supplier:	Duke Power
Variance:	None requested

Traffic Impact Analysis:

Williford Road is a minor rural collector with no maximum AVT (Average Vehicle Trips per day) Access will be limited to a small group of employees and the occasional transfer truck coming on site for loading and delivery.

Staff Recommendation:

Staff recommends APPROVAL of the overall development plan for this project, with the following conditions:

- Permits from all necessary agencies for storm water, road encroachment, Anderson County Roads and Bridges, and Development Standards must be obtained before Land Use and Building permits are issued. This will include buffer elements contained in in the Land Use Ordinance.
- Development will meet all land use and engineering standards without variances
- The preliminary plan indicates that the poultry houses will be located at least one thousand feet from any residential use on adjoining property. This should be clearly delineated on a complete development site plan.
- The Division 6 Performance Standards contained in Section 38-196 of the Land Use Ordinance must be met.
- Bufferyard and landscaping requirements must be delineated on the complete development site plan and implemented.



Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Tom Agnew

Business Name (if applicable): _____

Mailing Address: PO Box 648 STARR, SC 29684

Telephone and Fax: 864-760-7692 E-Mail: 0212mule@gmail.com

Authorized Representative's Information

Name: Tom Agnew

Company Name: _____

Mailing Address: PO Box 648 STARR SC 29684

Telephone and Fax: 864-760-7692 E-Mail: 0212mule@gmail.com

Project Information

Property Location: 1321 Agnew Road (Actually off Williford Rd.)
STARR, SC 29684

Parcel Number(s)/TMS: 75-00-06-003

County Council District: 3 School District: 3

Total Acreage: 3.76 Current Zoning: NOT ZONED

Proposed Land Use: _____ Current Land Use: _____

Water Supplier: STARR Water Sewer Supplier: N/A Power Supplier: Duke

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

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.

Comments: _____

**A processing fee of \$200 is required for applications within zoned areas and due at the time of application submittal. **

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Development Standards.

Thomas A. Brown
Applicant's Signature

11/4/15
Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

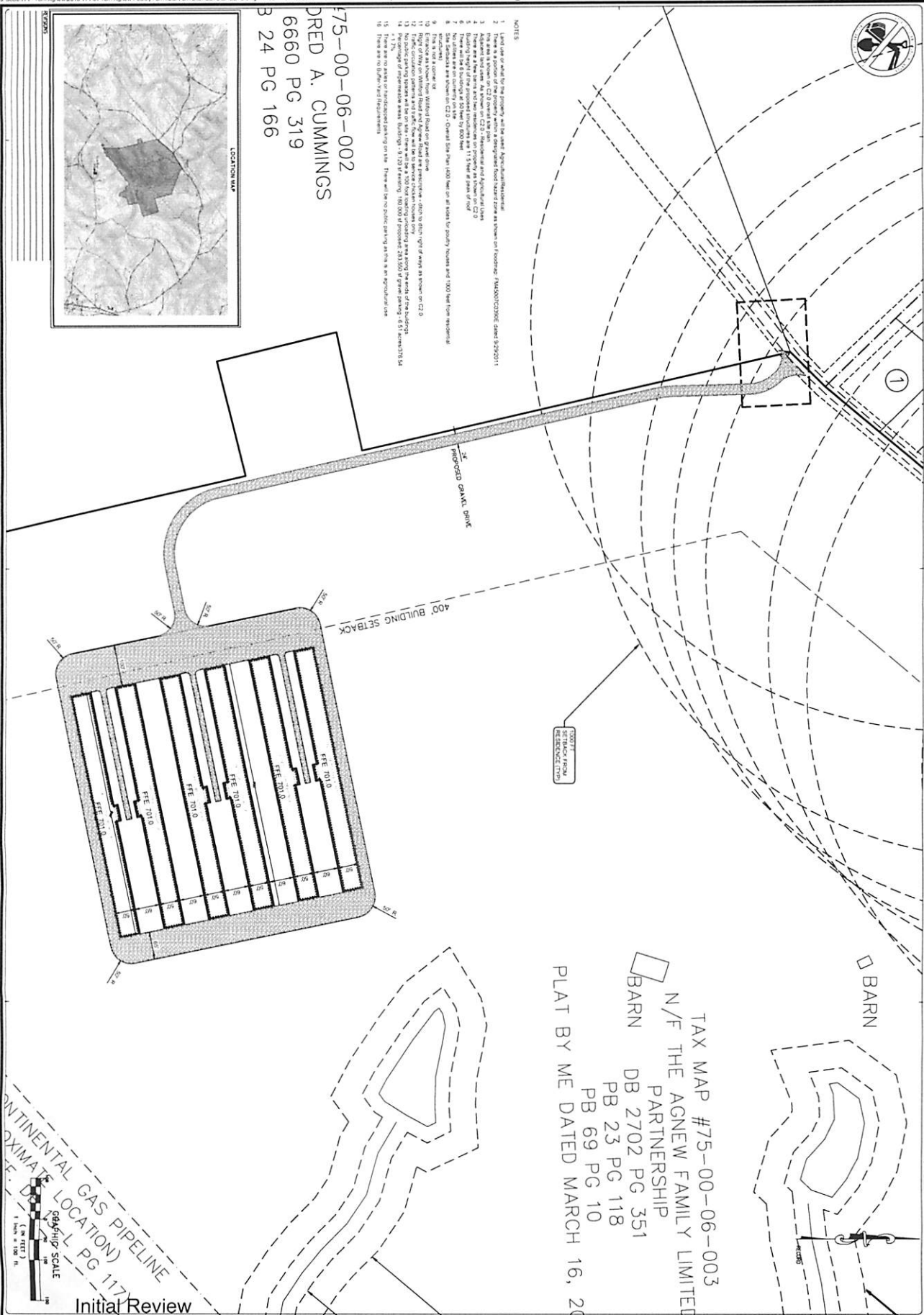
Application Received By: ADOVE

Scheduled Public Hearing Date: _____

Date Complete Application Received: 11/4/2015

Application Fee Amount Paid: \$200/ 11/4/15 Check Number: 6892

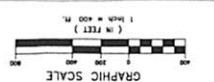
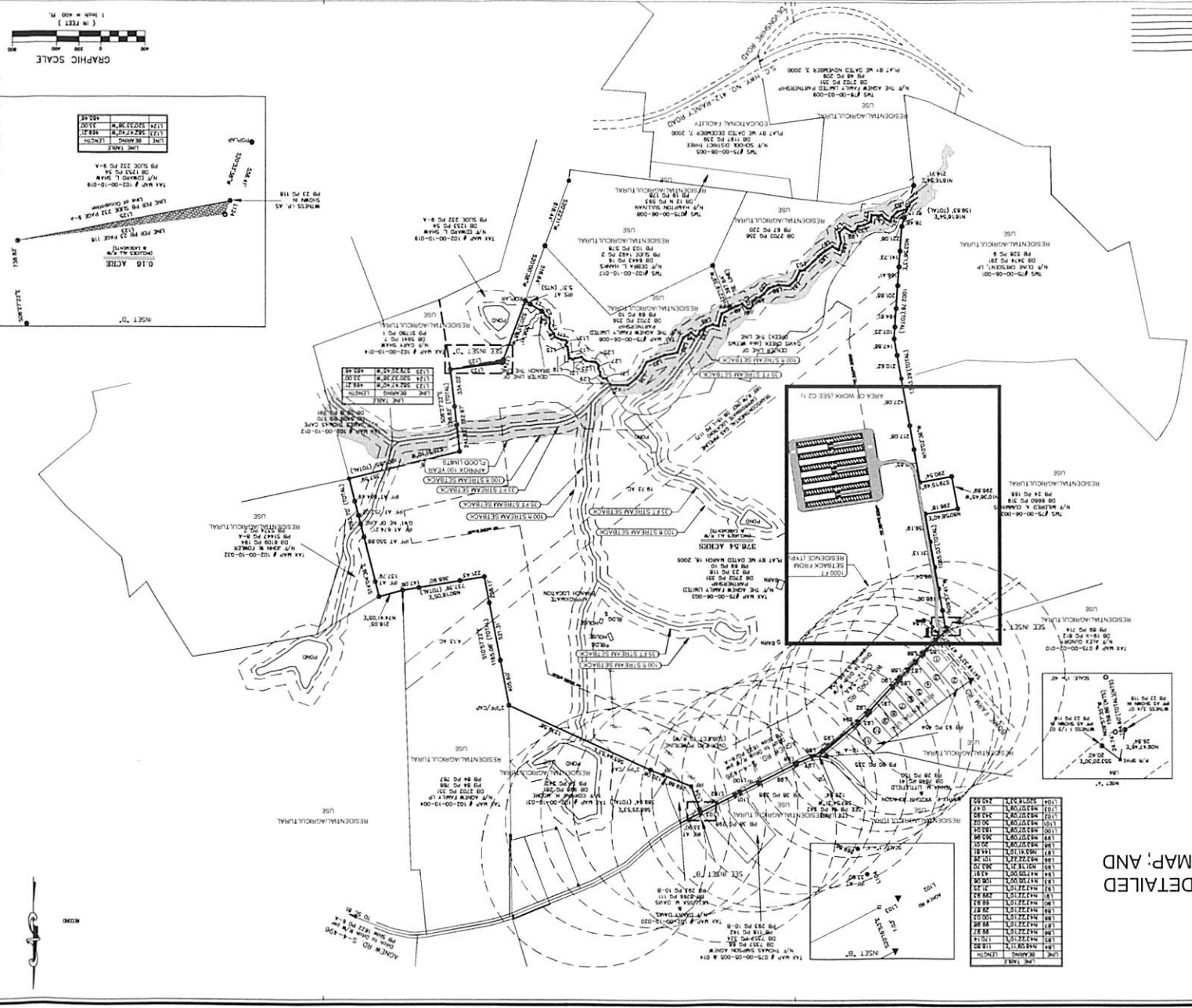
Staff Recommendation: _____ Planning Commission Decision: _____





NOTE:
SEE SHEET C2.1 FOR DETAILED
SITE PLAN, LOCATION MAP, AND
SITE PLAN NOTES

LINE	LINE NAME	LINE NUMBER	LINE TYPE	LINE STATUS
1	1/2" WIDE	100	100	100
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C2.0

Agnew's Poultry Farm
Agnew's Poultry Farm
Tom Agnew
Overall Site Plan

J M Smith Engineering LLC

ENGINEERS AND CONSULTANTS

1000 S. 10th Street
Tulsa, Oklahoma 74106
918.591.1234
www.jmsmithengineering.com

Professional Engineer

Professional Engineer

Professional Engineer

Agnew's Poultry Farm Aerial Map

N



Barns are 50 ft by 600 ft with 60 ft spacing

Lowndesville Ortho



0 800 1,600 3,200 Feet

- Property Lines
- Poultry Barns
- Residences

- 100 ft Waters of the State Setback
- 400 ft Property Line Setback
- 1000 foot Residence Setback

29626

Airport Height Limitation Zone

AE

0370 E

MARTIN RD C-12-0011

031

AE

CARL BAKER RD S-04-0157

AE

MOUNTAIN CREEK CHURCH RD S-04-0104

PIERGREEN CHURCH RD S-04-0158

AGNEW RD S-04-0158

AGNEW RD S-04-0496

0390 E

BOWIE FARM RD S-04-0195

CEDAR LAKE DR P-12-0081

ANSEL FOWLER DR S-04-0107

29684

003

WILLIFORD RD C-12-0054A

AE

AE

LENOX DR C-12-0048

CHINQUAPIN HL C-12-0039

SHIRBILL RD C-12-0054C

412

RAINEY RD SC-04-0412

AE

SMITH RD C-12-0054

DEVONSHIRE RD C-12-0030

0505 E

Starr 030

SMITH MOORE RD SC-04-0181
ERWIN



Catherine B. Templeton, Director

Promoting and protecting the health of the public and the environment

June 20, 2014

Thomas S. Agnew
Po Box 648
Starr, SC 29684

RE: Permit No. 19,712-AG, Agnew Poultry Farms, ND0088617 - Anderson County

Dear Mr. Agnew,

Enclosed is a State Agricultural Permit for the above-referenced facility. Construction and operation is to be performed in accordance with this permit and the supporting agricultural facility management plan approved by this Office.

Upon completion of construction, a letter must be submitted to the EQC Region office from the agricultural facility management plan preparer certifying that the construction has been completed in accordance with the approved plan. A final inspection may then be scheduled. The EQC Region office will grant authorization to begin operation upon successful completion of the project. **In addition, Regulation 61-43 requires an operator of an animal facility or manure utilization area to attend CAMM training and obtain certification, created by Clemson University, on the operation of animal manure management systems. As the operator of this facility you are required to attend this training program within one year from effective date of this permit. Please contact Bryan Smith with the Clemson Extension Service to inquire about future CAMM training classes for manure handling at (864)-984-2514.**

If you have any questions regarding the permit, please contact William Chaplin at (803) 898-3532. Please note that this system cannot be placed into operation until final approval is granted by the appropriate Environmental Quality Control (EQC) Region office. Your region contact is Mike Simpson, 220 McGee Road, Anderson, SC 29621, (864-260-5585) or simpsomt@dhec.sc.gov. The EQC Region office should be notified when construction begins.

Sincerely,

Ann R. Clark, Director
Stormwater, Construction & Agricultural Permitting Division
Bureau of Water

ARC/WPC/rj

Enclosures

cc: Mike Simpson, Anderson EQC, Upstate Region
Joy S. Shealy, P.E., Shealy Engineering, LLC, Lexington



South Carolina Department of Health
and Environmental Control

BUREAU OF WATER

Agricultural Permit

ND0088617
Corrected Copy

Permission is hereby granted to:

Thomas S. Agnew
PO Box 648
Starr, SC 29684

for construction and operation of a **NO-DISCHARGE** agricultural manure and animal by-products treatment and storage system in accordance with the construction plans, specifications, engineering report, animal facility management plan and construction permit application prepared by Joy S. Shealy, P.E., TSP for USDA/NRCS.

COUNTY: Anderson

Project Description:

1. Construction of six (6) new poultry broiler houses.
2. Housed broilers raised on compacted clay floor - topped with wood shavings.
3. Contract disposal of the manure with a permitted manure broker per plans and specifications.
4. Other conditions as stated in animal facility management plan.
5. Treat 1172 tons of manure generated as follows:

6 houses X 32,000 birds/house X 4.5 flocks/year	= 864,000 birds per year
192,000 broilers X 4.375 lbs. Av. Live Wt.	= 840,000 lbs normal live weight
192,000 broilers X 6.1 tons/year/1000 bird spaces	= 1172 tons/year waste production

Special Conditions: (See attachments).

Permit Number: 19,712-AG

Date of Issue: June 20, 2014

Effective Date: July 5, 2014

Expiration Dates: Unless construction begins prior to July 3, 2016, and is completed prior to July 2, 2017, this permit will expire. In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

Treatment Plant Classification: Group 0

WRITTEN AUTHORIZATION TO PLACE THIS SYSTEM INTO OPERATION MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO PLACING ANIMALS IN THE FACILITY.

Ann R. Clark, Director
Bureau of Water

ARC/WPC/rj

cc: Mike Simpson, Anderson EQC, Upstate Region
Joy S. Shealy, P.E., Shealy Engineering, LLC, Lexington

SPECIAL CONDITIONS
(Poultry)

1. Operate and maintain the waste system, including all special conditions in accordance with Comprehensive Nutrient Management Plan developed by Joy S. Shealy, P.E., TSP for USDA/NRCS. Operate and maintain this waste management system in accordance with State and Federal law so as to prevent discharges to the environment. Should this waste management plan fail to function as intended, additional control or treatment of the wastes may be required.
2. Disposal of daily mortality will be a combination of a DHEC approved incinerator and in a DHEC approved burial site. Emergency mortality will utilize the DHEC approved burial site, unless an alternate method is selected and approved by the Department. If a massive die-off occurs, notify your local inspector immediately, Mike Simpson at (864) 260-5585. If you are calling after-hours, please call the Department's twenty four hour number (888) 481-0125 or (803) 253-6488. If you plan to bury the dead animals from a massive die-off, a DHEC representative must approve the site prior to burial. The Department recommends that you develop an emergency plan for a massive die-off situation prior to the occurrence and submit this plan to your local inspector for approval. If a plan and/or site are pre-approved, then you would only be required to notify the Department of the massive die-off, and then implement the pre-approved plan for disposal.
3. If you have mortality on the farm that may be attributed to disease or toxin exposure, please contact Dr. Julie Helm of the State Veterinarian office at (803) 788-2260 for additional assistance in the handling and disposal of infected birds. The State Veterinarian office recommends that the diagnostic lab evaluate samples for deaths in excess of 1% of a house population. This action can help identify disease outbreaks on the farm. The State Veterinarian Office can also provide guidance in preventing the spread of diseases.
4. You are responsible for obtaining any other local permits that may be required for this project, including a building permit and stormwater permit in some counties. Please contact your local county offices to inquire about required permits.
5. Drinking water wells installed on this site to provide water for animal or human consumption must be installed with at least the following minimum setbacks required in regulation 61-71 (Well Standards & Regulations):
 - (a) Sewer lines 20 feet
 - (b) Lakes, streams, surface-water bodies 50 feet
 - (c) Septic tanks/tile fields 50 feet
 - (d) Animal feedlots, barns, stables 50 feet
 - (e) Waste disposal - land application sites 100 feet
 - (f) Waste treatment lagoons 100 feet
 - (g) Herbicide, pesticide & petroleum handling/storage sites 100 feet

A permit for private wells must be obtained from the Department prior to installation. Enclosed is a copy of the application for a well permit. If you have any questions on well permitting, please contact Well Permitting at (803) 898-4174.

SPECIAL CONDITIONS (continued)
(Poultry)

6. An annual report is due by July 1 of each year (starting in 2015) and must include the following:
- (a) Waste sampling results for the last year, if applicable, and the latest rolling average.
 - (b) Soil monitoring results, if applicable.
 - (c) Groundwater monitoring results, if applicable.
 - (d) Calculated application rates for all waste utilization areas, if applicable.
 - (e) The adjusted application rates, if applicable, based on the most recent animal waste sampling and soil samples. The application rate change could also be due to a change in field use, crop grown or other factors.

*Annual Reports should be sent to the following address:

SC Department of Health & Environmental Control
Bureau of Water
Compliance Assurance Division
2600 Bull Street
Columbia, SC 29201

7. **CAMM Certification is required one year after the execution of this construction permit.**
8. **A vegetative barrier will be required as per the Vegetative Barrier Job Sheet. This barrier shall be installed and maintained as instructed in the Vegetative Barrier Job Sheet and Vegetative Buffer Maintenance Plan.**

VEGETATIVE BUFFER MANAGEMENT PLAN

ANDERSON COUNTY, SC

Agnew's Poultry Farm

The vegetative buffer plan includes plans for planting two rows of seedling trees including Red Cedar trees and Leland Cypress trees. The planting and site preparation for the trees are outlined in the vegetative buffer plan. The following operation and maintenance guidelines should be followed in order to properly maintain the vegetative buffer:

- The riparian vegetative buffer will be inspected weekly until fully established and protected from adverse impacts such as excessive vehicular and pedestrian traffic, pest infestations, concentrated flows, pesticides, livestock or wildlife damage and fire.
- Replacement of dead trees or shrubs and control of undesirable vegetative competition will be continued until the buffer is, or will progress to, a fully functional condition.
- If needed, competing vegetation will be controlled until the trees are established. Any manipulation of species composition, stand structure and stocking by cutting or killing selected trees and understory vegetation shall sustain the intended purpose(s). The use of tree mats around individual seedlings will help reduce the amount of competing vegetation if needed.
- Control or exclusion of livestock and harmful wildlife shall continue. Installation of tree tubes or tree shelters around seedlings can block access by deer and rodents. The tube must be staked, with the bottom partially imbedded into the soil.
- Fertilizers, pesticides and other chemicals used to maintain buffer function shall not impact water quality.
- Supplemental watering will be provided as needed to ensure adequate survival of the trees.
- Damaging pests (insects and disease) will be monitored and controlled.
- Periodic applications of nutrients (annually or seasonally) may be needed to maintain plant vigor. Soils tests can be taken in this area and analyzed by Clemson University Extension Service for recommended nutrient applications for these trees.

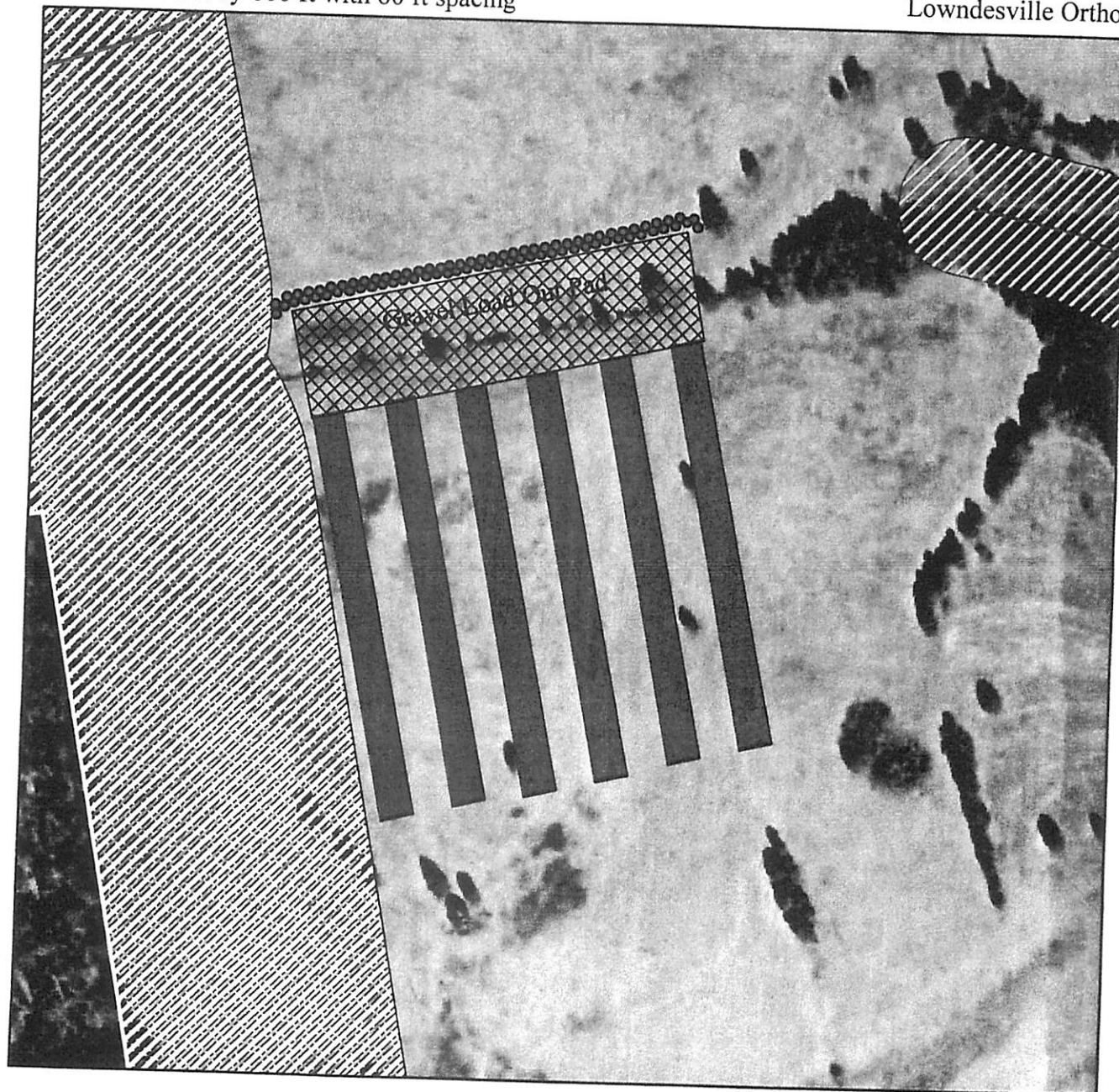
Agnew's Poultry Farm Vegetative Buffer Map

N



Barns are 50 ft by 600 ft with 60 ft spacing

Lowndesville Ortho



- | | | |
|-------------------------------|--|------------------------------------|
| Property Lines | | 100 ft Waters of the State Setback |
| Poultry Barns | | 400 ft Property Line Setback |
| Residences | | 1000 foot Residence Setback |
| Residences owned by Applicant | | Planted Vegetative Buffer |

Vegetative Barrier – Job Sheet

Landowner Agnew's Poultry Farm (Tom Agnew) Field
number _____

Purpose (check all that apply)

<input type="checkbox"/> Reduce sheet and rill erosion <input type="checkbox"/> Reduce ephemeral gully erosion <input type="checkbox"/> Manage water flow	<input type="checkbox"/> Stabilize steep slopes <input type="checkbox"/> Trap sediment <input checked="" type="checkbox"/> OTHER: Provide visual buffer for poultry barn
---	--

Layout, Soil Amendments, Fertilization

	Barrier 1	Barrier 2	Barrier 3	Barrier 4
Barrier width (feet)	30 feet			
Rows per barrier	2 rows			
Barrier length (feet)	650 feet			
Barriers area (total acres)	0.5 acres			
Field slope (%)	5 %			
Lime (tons/acre)				
N (lbs/acre)				
P ₂ O ₅ (lbs/acre)				
K ₂ O (lbs/acre)				

Plant Materials (species/cultivars)

	Planting Rate (pure live trees)	Planting Date
Barrier 1: (10-12 ft space between each row of trees - each row is staggered)		
1 Leland Cypress Trees (9 ft trees)	1 tree every 12 feet	Fall
2 Red Cedar Trees (9 ft high trees)	1 tree every 12 feet	Fall
3		
Barrier 2:		
1		
2		
3		
Barrier 3:		
1		
2		
3		
Barrier 4:		
1		
2		
3		

Site Preparation

Prepare a planting bed by tilling the soil and preparing a hole 2 times the size of the container. Plant no deeper than pot depth. Apply lime and fertilizer as recommended by soil testing.

Planting Method

Loosen the root ball of the tree and place tree in hole adding soil around tree. Water the trees thoroughly. Mulch around the tree if possible to hold in moisture.

Operation and Maintenance

Vegetative barriers must be inspected periodically to assure no voids develop in the protective strips of vegetation. Shape and replant washouts and rills as necessary to maintain plant density. Control weeds and fertilize to maintain plant vigor. Control grazing and equipment traffic as necessary to protect barriers. Additional requirements:

Vegetative Barrier – Job Sheet

If needed, an aerial view or a side view of the practice can be shown below. Other relevant information, complementary practices and measures, and additional specifications may be included.

Scale 1"= 30 ft. (NA indicates sketch not to scale: grid size=1/2" by 1/2")

See attached Aerial Map with vegetative tree buffer drawn to scale. Trees are staggered to ensure no gaps for full coverage filtration.												● Red Cedar Trees
												● Leland Cypress Trees
●	●	●	●	●	●	●	●	●	●	●	●	
	●	●	●	●	●	●	●	●	●	●	●	

Additional Specifications and Notes:

See attached buffer management plan.

The United States Department of Agriculture (USDA) prohibits discrimination in its programs on the basis of race, color, national origin, sex, religion, age, disability, political beliefs and marital or familial status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication program information (Braille, large print, audiotape, etc.) should contact the USDA Office of Communications (202) 720-2791.

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Anderson County Planning Commission
December 10, 2015
6:00 PM

Staff Report – Supplemental Development Standards for Certain Uses
(Section 38-179 of the Land Use Ordinance)

Preliminary Project Name:	Sandy Farm
Property Owner of Record:	Richard Thrasher
Authorized Representative:	Richard Thrasher
Intended Development:	Poultry Farm
Location:	Royster Road, Fred Dobbins Road and Gaines Road
Details of Development:	<p>This application involves the location of a poultry raising operation featuring 6 buildings, each 50 feet by 600 feet. Gravel parking is proposed. Percentage of impermeable area is 10.8 percent. South Carolina DHEC has already approved a State permit for this project. The facility will accommodate approximately 904,000 birds annually. Each building houses 33,500 birds, and 4.5 flocks per year are anticipated.</p>
Surrounding Land Use:	<p>North – Unzoned Residential South – Unzoned residential/agricultural East – Unzoned Residential/agricultural West – Unzoned Residential agricultural</p>
Total Site Area:	92.58 Acres
County Council District:	Three
School District:	Four
Zoning:	Not Zoned
Tax Map Number:	15-00-05-005
Extension of Existing Dev:	No

Existing Access Roads:	Royster Road, Fred Dobbins Road and Gaines Road
Sewer Supplier:	No Sewer
Power Supplier:	Duke Power
Variance:	None requested

Traffic Impact Analysis:

Fred Dobbins Road is a rural collector road. Gaines Road and Royster Road are local roads. Therefore there is no maximum AVT (Average Vehicle Trips per day). Access will be limited to a small group of employees and the occasional transfer truck coming on site for loading and delivery. The preliminary site plan shows 271,550 feet of gravel parking area.

Staff Recommendation:

Staff recommends APPROVAL of the overall development plan for this project, with the following conditions:

- Development will meet all land use and engineering standards without variances
- The preliminary plan indicates that the poultry houses will be located at least one thousand feet from any residential use on adjoining property. This should be clearly delineated on a complete development site plan.
- Permits from all necessary agencies for storm water, road encroachment, Anderson County Roads and Bridges, and Development Standards must be obtained before Land Use and Building permits are issued.
- The Division 6 Performance Standards contained in Section 38-196 of the Land Use Ordinance must be met.
- Bufferyard and landscaping requirements must be delineated on the complete development site plan and implemented.



Land Use Permit Application

11-7-15
Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Richard Thrasher
Business Name (if applicable): Sandy Farms
Mailing Address: 100 Woods Way Anderson SC 29625
Telephone and Fax: 864-245-7071 E-Mail: Sandyfarms4@gmail.com

Authorized Representative's Information

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

Project Information

Property Location: Royster Rd Townville SC 29689
Parcel Number(s)/TMS: 150005005
County Council District: 4 School District: 4
Total Acreage: 92.58 Current Zoning: None
Proposed Land Use: Poultry Current Land Use: Pine
Water Supplier: Well Sewer Supplier: Septic tank Power Supplier: _____
Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no, your signature is required.

Richard Thrasher
Applicant's Signature

11-7-15
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.

Comments: _____

**A processing fee of \$200 is required for applications within zoned areas and due at the time of application submittal. **

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division - Development Standards.

Richard Thraeton
Applicant's Signature

11-7-15
Date

Applicant's Signature

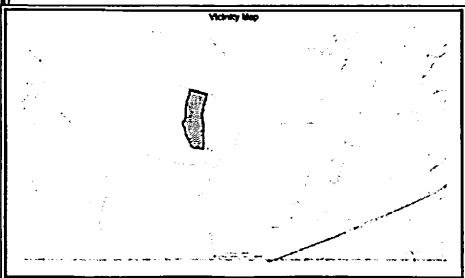
Date

Page 2 of 2

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

NOTES

2. Land use of the property will be used Agriculture/Residential
3. There is a portion of the property where a designated Road hazard zone as shown on Floodplain Hazard Map is located.
4. Adjacent land uses. As shown on C12 - Residential and Agricultural Uses
5. There are no buildings on property
6. Building height of the proposed structure is 11.5 feet per roof
7. There will be buildings 50 feet by 800 feet
8. The building is for use as a residence
9. Site setbacks are as follows: North 400' East - 75' Frontage: West - 200' (revised) South - 200' (revised) setbacks are for poultry houses and are required to be 1000 feet from the road
10. There is a corner lot adjacent to Royalty Road, Fire Department Road and General Road
11. Right of Way for Royalty Road, Fire Department Road and General Road is prescriptive - eight to eight 1/2' of easement on C12
12. There are no other structures on the lot and no lot to service chicken houses
13. No public parking spaces will be on site, and will be at 1000 feet landing area along the road
14. Percentage of impervious areas: Buildings - 180,000 sq ft; 271,550 of general parking
15. There are no access or handicapped parking on site. There will be no public parking area on the site
16. There is no Sub-Tier 1 Requirements



N/F
ALAN HEYWARD SWIFT
TMS# 15-00-05-007
DEED 11297 311
RESIDENTIAL AGRICULTURAL

N/F
ALAN HEYWARD SWIFT
TMS/ 15-00-05-006
DEED 11297 311
RESIDENTIAL AGRICULTURAL

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Initial Review



J M Smith Engineering LLC
ENGINEERS AND CONSULTANTS
111 W. 79th St., 8th Floor
New York, NY 10019-6619
Tel: 212-692-2119
Fax: 212-692-2119
www.jmsmitheng.com

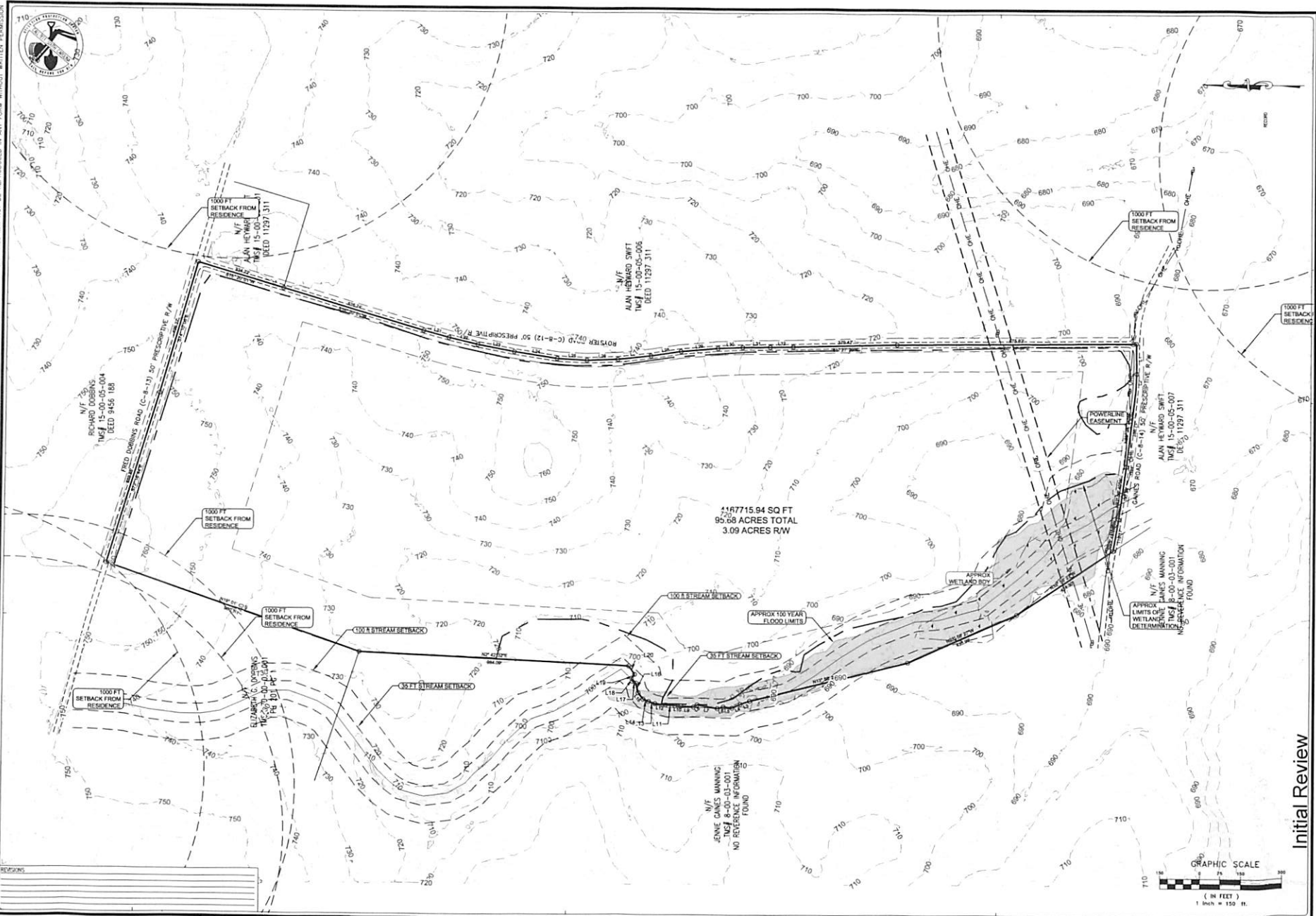
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Sandy Farms Poultry
Royal Road
Townville, DC 20009
Anderson County
POB

Rick Thrasher

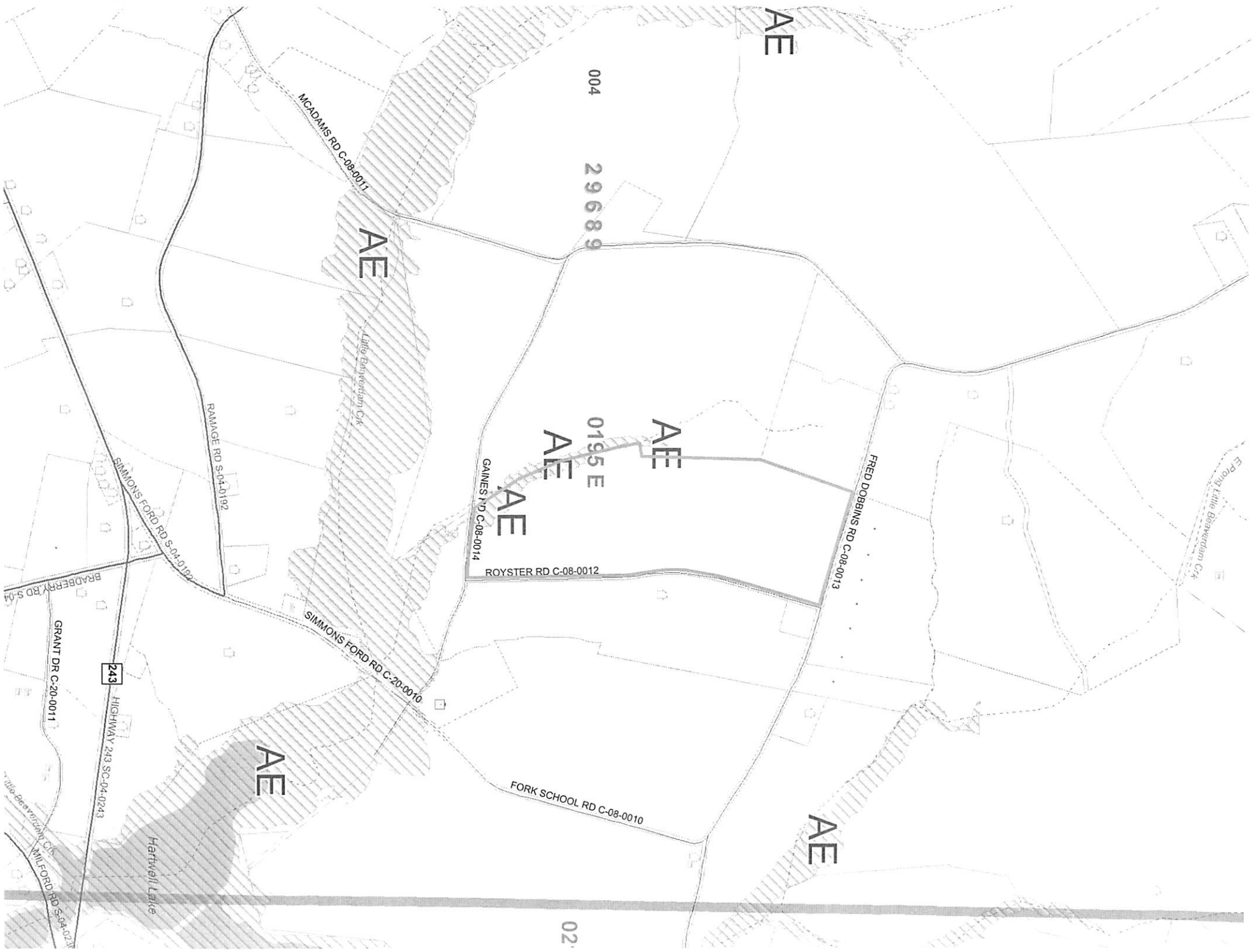
SHEET NUMBER
C2.0

J:\Junk\03 Rick Thresher\2015\100-01 Rick Thresher Poultry Farm\CONV\DWG\SETBACKS.DWG Date: Nov 02, 2015 1:00pm
COPYRIGHT © 2015 ALL RIGHTS RESERVED. DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION



Initial Review

J M Smith Engineering LLC ENGINEERS AND CONSULTANTS 1100 LAKESIDE DRIVE, SUITE 100 CORNELIA, GEORGIA 30531 TEL: (770) 341-3400 FAX: (770) 341-3100 www.jm-smith-engineering.com	
PROJECT NO:	100-01
DATE: 10/02/2015	
DESIGNED BY:	RT
CHECKED BY:	RT
DATE: 10/02/2015	
PROJECT NAME:	POULTRY FARM
Sandy Farms Poultry Township, SC 29569 Rick Thresher BOUNDARY AND TOPO SURVEY	
SHEET NUMBER	C1.2



AE

004

29689

AE

MCADAMS RD C-08-0011

Little Beaverdam Ck

RAMAGE RD S-04-0192

SIMMONS FORD RD S-04-0192

BRADBERRY RD S-04

GRANT DR C-20-0011

243

HIGHWAY 243 SC-04-0243

Little Bearwood Ck
MILFORD RD S-04-0021

Hartwell Lake

AE

SIMMONS FORD RD C-20-0010

GAINES RD C-08-0014

ROYSTER RD C-08-0012

AE
0195 E
AE
AE

FORK SCHOOL RD C-08-0010

FRED DOBBINS RD C-08-0013

E Prong Little Beaverdam Ck

AE

0.2



Catherine E. Heigel, Director

Promoting and protecting the health of the public and the environment

June 18, 2015

CONCERNED CITIZENS

RE: Sandy Farm, (Broiler Facility) – Re-Issue (failed to run in newspaper)

Dear Concerned Citizens:

The Department is sending this letter in response to your concerns in reference to the above-mentioned facility. After due consideration of the facts applicable to the above-named facility and the requirements and policies expressed in the Pollution Control Act of South Carolina and appropriate regulations, the Department of Health and Environmental Control has determined that the construction permit should be issued.

The concerns of the citizens in your community raised in the letters sent to the Department and brought up at the public meeting were carefully considered during this application review process. Issues such as property values and possible future use of one's property are definitely valid concerns for any property owner, but these are issues that the Department's regulations do not address and therefore cannot be considered as factors in determining whether to issue or deny a permit.

Concerns over odors, flies, and possible ground and surface water contamination from burial of dead animals are concerns that the regulations do address. The applicant's animal facility management plan that was prepared by Joy Shealy, PE, has plans for controlling odors as well as flies, and other vectors.

This permit will be issued on June 18, 2015 and become effective July 3, 2015 provided that no request for a board review is filed. Once the construction permit is issued, any person(s) can request a review of the issuance of that permit, as outlined in the "Guide for Board Review" enclosed with this mailing.

If you have any further questions regarding the review procedures, you may contact the Legal Office, Department of Health and Environmental Control, 2600 Bull Street, Columbia, SC 29201 or by calling (803) 898-3350. If you have questions regarding the permit decision, please contact me at (803) 898-3532.

Sincerely,

William Chaplin
SC DHEC – Bureau of Water
Agricultural Permitting Section

cc: Josh McDowell, Anderson BEHS, Upstate Region, SCDHEC
Richard & Sandy Thrasher, applicants
"Guide for Board Review" enclosure



Catherine E. Heigel, Director

Promoting and protecting the health of the public and the environment

June 18, 2015

Richard & Sandy Thrasher
100 Woods Way
Anderson, SC 29625

RE: Permit No. 19,773-AG, Sandy Farms, ND0088994 - Anderson County

Dear Mr. & Mrs. Thrasher,

Enclosed is a State Agricultural Permit for the above-referenced facility. Construction and operation is to be performed in accordance with this permit and the supporting agricultural facility management plan approved by this Office. Once the construction permit is issued, any person(s) can request a review of the issuance of that permit, as outlined in the enclosed document "Request for Board Review." If you have any questions regarding these review procedures, you may contact the Legal Office, Department of Health and Environmental Control, 2600 Bull Street, Columbia, SC 29201 or by calling (803)-898-3350.

Upon completion of construction, a letter must be submitted to the EQC Region office from the agricultural facility management plan preparer certifying that the construction has been completed in accordance with the approved plan. A final inspection may then be scheduled. The EQC Region office will grant authorization to begin operation upon successful completion of the project. **In addition, Regulation 61-43 requires an operator of an animal facility or manure utilization area to attend CAMM training and obtain certification, created by Clemson University, on the operation of animal manure management systems. As the operator of this facility you are required to complete this training program within one year from effective date of this permit. Please contact Bryan Smith with the Clemson Extension Service to inquire about future CAMM training classes for manure handling at (864)-984-2514.**

If you have any questions regarding the permit, please contact William Chaplin at (803) 898-3532. Please note that this system cannot be placed into operation until final approval is granted by the appropriate Environmental Quality Control (EQC) Region office. Your region contact is Josh McDowell, 220 McGee Road, Anderson, SC 29621, (864-260-5585) or mcdowejm@dhec.sc.gov. The EQC Region office should be notified when construction begins.

Sincerely,

Ann R. Clark, Director
Stormwater, Construction & Agricultural Permitting Division
Bureau of Water

ARC/WPC/rj

Enclosures

cc: Josh McDowell, BEHS, Anderson, Upstate Region
Joy S. Riley, P.E., Shealy Consulting, LLC, Lexington



South Carolina Department of Health
and Environmental Control

BUREAU OF WATER

Agricultural Permit

ND0088994

Corrected Copy

Permission is hereby granted to:

Richard & Sandy Thrasher
100 Woods Way
Anderson, SC 29625

for construction and operation of a **NO-DISCHARGE** agricultural manure and animal by-products treatment and storage system in accordance with the construction plans, specifications, engineering report, animal facility management plan and construction permit application prepared by Joy S. Riley, P.E., Shealy Consulting, LLC.

COUNTY: Anderson

Project Description:

1. Construction of six (6) new poultry broiler houses.
2. Housed broilers raised on earthen floor - topped with wood shavings.
3. Contract disposal of the manure with a permitted manure broker per plans and specifications.
4. Other conditions as stated in animal facility management plan.
5. Treat 1227 tons of manure generated as follows:

6 houses X 33,500 birds/house X 4.5 flocks/year	= 904,500 birds per year
201,000 broilers X 4.8 lbs. Av. Live Wt.	= 964,800 lbs normal live weight
201,000 broilers X 6.1 tons/year/1000 bird spaces	= 1227 tons/year waste production

Special Conditions: (See attachments).

Permit Number: 19,773-AG

Date of Issue: June 18, 2015

Effective Date: July 3, 2015

Expiration Dates: Unless construction begins prior to July 1, 2017, and is completed prior to June 30, 2018, this permit will expire. In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

Treatment Plant Classification: Group 0

WRITTEN AUTHORIZATION TO PLACE THIS SYSTEM INTO OPERATION MUST BE OBTAINED FROM THE DEPARTMENT PRIOR TO PLACING ANIMALS IN THE FACILITY.

Ann R. Clark, Director
Bureau of Water

ARC/WPC/rj

cc: Josh McDowell, BEHS Anderson, Upstate Region
Joy S. Riley, P.E., Shealy Consulting, LLC, Lexington

SPECIAL CONDITIONS
(Poultry)

- 1. Operate and maintain the waste system, including all special conditions in accordance with Comprehensive Nutrient Management Plan developed by Joy S. Riley, P.E., Shealy Consulting, LLC. Operate and maintain this waste management system in accordance with State and Federal law so as to prevent discharges to the environment. Should this waste management plan fail to function as intended, additional control or treatment of the wastes may be required.

- 2. Disposal of daily mortality will be a in the DHEC approved burial site. Emergency mortality will utilize the DHEC approved burial site, unless an alternate method is selected and approved by the Department. If a massive die-off occurs, notify your local inspector immediately, Josh McDowell at (864) 260-5585. If you are calling after-hours, please call the Department's twenty four hour number (888) 481-0125 or (803) 253-6488. If you plan to bury the dead animals from a massive die-off, a DHEC representative must approve the site prior to burial. The Department recommends that you develop an emergency plan for a massive die-off situation prior to the occurrence and submit this plan to your local inspector for approval. If a plan and/or site are pre-approved, then you would only be required to notify the Department of the massive die-off, and then implement the pre-approved plan for disposal.

- 3. If you have mortality on the farm that may be attributed to disease or toxin exposure, please contact Dr. Julie Helm of the State Veterinarian office at (803) 788-2260 for additional assistance in the handling and disposal of infected birds. The State Veterinarian office recommends that the diagnostic lab evaluate samples for deaths in excess of 1% of a house population. This action can help identify disease outbreaks on the farm. The State Veterinarian Office can also provide guidance in preventing the spread of diseases.

- 4. You are responsible for obtaining any other local permits that may be required for this project, including a building permit and stormwater permit in some counties. Please contact your local county offices to inquire about required permits.

- 5. Drinking water wells installed on this site to provide water for animal or human consumption must be installed with at least the following minimum setbacks required in regulation 61-71 (Well Standards & Regulations):
 - (a) Sewer lines 20 feet
 - (b) Lakes, streams, surface-water bodies 50 feet
 - (c) Septic tanks/tile fields 50 feet
 - (d) Animal feedlots, barns, stables 50 feet
 - (e) Waste disposal - land application sites 100 feet
 - (f) Waste treatment lagoons 100 feet
 - (g) Herbicide, pesticide & petroleum handling/storage sites 100 feet

A permit for private wells must be obtained from the Department prior to installation. Enclosed is a copy of the application for a well permit. If you have any questions on well permitting, please contact Well Permitting at (803) 898-4174.

SPECIAL CONDITIONS (continued)
(Poultry)

6. CAMM Certification is required one year after the execution of this construction permit.

I own property tract number 150005006. I consent to the reduction of the required 400 foot setback from the poultry broiler barns and composters and stacking shed to my property line. I understand that the poultry broiler barns, stacking shed and composters will be located approximately 75 feet from my property line.

ALAN Hayward Swift

Printed Name



Signature

June 24, 2015

Date Signed

Dobbins

I own property tract number 80003001. I consent to the reduction of the required 400 foot setback from the poultry broiler barns and composters and stacking shed to my property line. I understand that the poultry broiler barns, stacking shed and composters will be located approximately 75 feet from my property line.

Jennie G Manning by
Richard G Dobbins POA

Printed Name

Jennie G Manning by
Richard G Dobbins POA

Signature

June 24 2015

Date Signed



Natural Resources Conservation Service
1555 Richland Avenue East
Aiken, SC 29801

VIA CERTIFIED MAIL- DELIVERY CONFIRMATION REQUESTED

April 15, 2015

Richard Thrasher
100 Woods Way
Anderson, SC 29625

Dear Mr. Thrasher,

This is to notify you that as of the date of this letter, the Natural Resources Conservation Service (NRCS) has made a **Preliminary Technical Determination** for field 3 on Tract 9548.

In addition, the Preliminary Wetland Determination has revealed that there are no wetlands are present within the area covered by the determination, and therefore wetland conservation provisions do not apply. **Those areas have been labeled as Non-Wetlands (NW) on the enclosed map and CPA-026e.** In accordance with the regulation at 7 CFR 12.2, wetlands are defined as lands that have all of the following characteristics:

In accordance with the regulation at 7 CFR 12.2, wetlands are defined as lands that have all of the following characteristics:

- i. A predominance of hydric soils.
- ii. Are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.
- iii. Under normal circumstances support a prevalence of hydrophytic vegetation.

In addition, The Food Security Act of 1985, as amended, requires any person who produces an annually tilled agricultural commodity crop on highly erodible land (HEL) to be actively applying an approved conservation plan or system in order to be eligible for certain U.S. Department of Agriculture program benefits, as set forth in the USDA regulations, 7 CFR 12.4. This letter serves to notify you that as of the date of this letter, the Natural Resources Conservation Service (NRCS) has made a Preliminary Technical Determination that **Field 3 is highly erodible (HEL)**. Please contact your local NRCS field office if you plan to plant any of this field for technical assistance in development of a conservation plan.

IF YOU AGREE with the NRCS determination, it will be considered Final in 30 days.

IF YOU DISAGREE with the NRCS determination, you can exercise appeal rights within the next 30 days while the wetland determination is still PRELIMINARY. You may request one of the following three ways to appeal the **NRCS Preliminary Technical Determination**:

1. **Request reconsideration with a field visit** – NRCS will meet you at the site to review the data we gathered to make our wetland determination. This field visit will be your opportunity to ask questions about the specifics of your wetland determination. NRCS will allow you to provide any additional technical information to our findings, and will consider if it provides a basis for NRCS to change its preliminary determination. If the technical determination remains adverse to you, as a USDA participant, the preliminary determination and the entire case record will be forwarded to the State Conservationist for review to ensure that the wetland determination has been completed in accordance with the findings and the regulation. Following the review, the State Conservationist will issue a Final Technical Wetland Determination. You may request reconsideration with a field visit in accordance with 7CFR 614.7(b) by contacting the local NRCS office in writing, no later than 30 days from the date that you received this notification at:

Helping People Help the Land

An Equal Opportunity Provider and Employer

Karen Brady, Resource Conservationist
USDA Natural Resources Conservation Service
Suite 400, 1555 Richland Avenue East
Aiken, SC 29801

2. **Request mediation** – Mediation is a process in which a trained, impartial person helps us look at mutual concerns, consider options, and determine if we can agree on a solution. The mediator has no decision making authority, but may be able to help us reach a mutually agreeable decision. There is a fee for mediation. You may request mediation of the preliminary technical determination in accordance with 7 CFR 614.7(a)(2) by contacting the local NRCS office in writing no later than 30 days from the date that you received this notification at:

Karen Brady, Resource Conservationist
USDA Natural Resources Conservation Service
Suite 400, 1555 Richland Avenue East
Aiken, SC 29801

3. **Request expedited finality** – You may request a waiver of your rights to this preliminary review and reconsideration or mediation in accordance with 7CFR 614.7(d), to achieve an immediately final technical determination, by writing the State Conservationist at:

State Conservationist, USDA-NRCS
1835 Assembly Street, Room 950
Columbia, South Carolina 29201

If you do not select any of your preliminary appeal rights, this preliminary technical determination will become both a **Final Technical Determination** in accordance with 7 CFR 614.8(a)(1) and a **Certified Wetland Determination** in accordance with 7 CFR 12.30(c) within 30 days of receipt of this letter.

The appeal of the Final Technical Determination must be made within **30 Days** of the determination becoming final. There are two ways you may appeal the **NRCS Final Technical Determination**:

1. **Appeal to the County Farm Service Agency (FSA) Committee** - You may request an informal appeal hearing with the FSA County Committee, in conformance with the regulation at 7 CFR 614.8(b)(1) by providing a written request, to include this notice, to the address below including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. The Committee can uphold the final technical determination, or request a review by the NRCS State Conservationist. You may contact the FSA at the following address:

Anderson County FSA Committee
County Executive Director
1521 Pearman Dairy Road
Anderson, SC 29625

2. **Appeal to the National Appeals Division (NAD)** - You may request a formal appeal, in conformance with the regulation at 7 CFR 614.8(b)(2) from NAD, by providing a written request, to include this notice, to their regional office including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. You may contact the NAD regional office at the following address:

USDA National Appeals Division
Post Office Box 1508
Cordova, Tennessee 38088

Phone: 1-800-552-5377
(901) 544-0359
TTY: 1-800-627-8332
Fax: (901) 544-0363

Again, as of the date of this letter, NRCS has made a **Preliminary Technical Determination**. The preliminary determination will become final in 30 days. If you failed to exercise your preliminary determination appeal rights outlined above, you must be provided a field review prior to any appeal of the final technical determination. Therefore, prior to any appeal hearing by either the FSA County Committee or the National Appeals Division, NRCS must, by statute at 16 U.S.C. 3822(a)(5) and regulation at 7 CFR 12.30(c)(3) and (4), make a field review of the certified wetland technical determination "to certify the accuracy of the mapping and to ensure that the subject land has been delineated accurately." Only Final Technical Determinations may be appealed to the FSA County Committee or NAD. If you wish to appeal immediately to the FSA County Committee or NAD, you may request **Expedited Finality** as explained above.

NRCS conducted this technical determination to determine if your land is managed in compliance with the Food Security Act of 1985, as amended, wetland conservation provisions. The NRCS determination was prompted by our receipt of form AD 1026 received from the Farm Service Agency on 3/11/2015. The NRCS determination only indicates whether or not the activity you proposed will affect your eligibility for USDA program benefits.


This wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of Clean Water Act jurisdiction for this site. This wetland determination may include "other waters of the United States" as defined by the U. S. Army Corp of Engineers (COE). Other waters may include but are not limited to tidal waters, lakes, rivers, streams, mud flats and intermittent and perennial streams that are regulated under the Clean Water Act. If you intend to conduct any activities that constitute a discharge of dredged or fill material into wetlands or other waters of the U.S., you should request a jurisdictional determination from the local office of the COE prior to starting work. **It is your responsibility to ensure your activity meets the regulatory requirements of other agencies. The NRCS certified wetland determination is not a permit to manipulate wetlands and does not imply any endorsement of the activity by NRCS.** In South Carolina the U.S. Army Corps of Engineers has offices in Columbia (Phone number: 803-253-3444), Conway (Phone number: 843-365-4239) and Charleston (Phone number: 843-329-8000).

NRCS has included the following language to this disclaimer at the request of the U. S. Environmental Protection Agency and the U. S. Army Corp of Engineers. "If you plan to establish annual or woody fruit/nut bearing production in regulated wetlands or other waters, be advised that the Corps and the EPA consider any unauthorized conversion of jurisdictional forested wetlands to an agricultural activity, accompanied by a discharge of dredge or fill material, to be a potential violation of the Clean Water Act. Forested wetlands are typically subject to regulation under Section 404 of the Clean Water Act, regardless of USDA classification."

The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.

I encourage you to carefully review all of the documentation within this package. If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying determination information with your tenant. Likewise, if you are the tenant of this tract, I urge you to discuss this letter with your landlord. If you have any questions, please feel free to contact me at my office 803/649-422100, ext. 129.

Sincerely,


Karen Brady
Designated Conservationist

Attachments: Wetland Determination Map, Soils maps, Form CPA-026e
cc: FSA County Executive Director, Farm Service Agency, Anderson, SC: Anderson County NRCS field office



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026e
1/2011

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Richard Thrasher 100 Woods Way Anderson, SC 29625	Request Date: 03/12/2015	County: Oconee
		Tract No: 9548	Farm No.: 4111
		Agency/Person Requesting Determination:	FSA Loan

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust (Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
3	Yes	No	78.5	04/15/2015

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

Are there hydric soils on this farm?	No
--------------------------------------	----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Preliminary Determination Date</u>	<u>Final Certification Date</u>
3	NW		78.5	04/15/2015	

The Preliminary Wetland Determination was completed in the office.

It was

Remarks: Landowner is building poultry farms.

I certify that the above determinations are correct and were conducted in accordance with regulations and procedures contained in 7 CFR Part 12 and the National Food Security Act Manual.

Signature: Designated Conservationist	Date
<i>Karen Brady</i>	04/15/2015

I certify the above determinations as Final. Preliminary Appeal Rights have been either concluded or not utilized in accordance with regulations and procedures contained in 7 CFR Part 614 and the National Food Security Act Manual.

Signature:	Date

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (braille, large print, audio-tape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 177-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

DEFINITIONS OF WETLAND LABELS

AW	<u>Artificial Wetland:</u> An area that was formerly a non-wetland area under natural conditions but now exhibit wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.
CC	<u>Commenced Conversion:</u> A wetland, farmed wetland, farmed wetland pasture, or converted wetland on which the conversion began but was not completed before December 23, 1985, was approved by FSA to continue, and the conversion was completed by January 1, 1995.
CPD	<u>COE Permit with Mitigation:</u> A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act. Production of agricultural commodities is allowed subject to conditions of the permit.
CWE	<u>Categorical Minimal Effect:</u> A wetland that meets specific categories of conversion activities that have been determined by NRCS to have minimal effect, individually and cumulatively, on the function and values of the wetland and the wetlands in the watershed.
CW	<u>Converted Wetland:</u> A wetland converted between December 23, 1985 and November 28, 1990. Production of an agricultural commodity or additional manipulation of these areas will yield USDA benefit ineligibility. Also, these areas are wetlands converted after December 23, 1985 by a county, drainage district or similar entity. For these instances, production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.
CW+year	<u>Converted Wetland +(year the conversion occurred):</u> A wetland converted after November 28, 1990 where the USDA program participant is ineligible for benefits until the wetland is restored or mitigated unless an exemption applies.
CWNA*	<u>Converted Wetland Non-Agricultural Use:</u> A wetland converted after November 28, 1990 to a use other than agricultural commodity production.
CWTE	<u>Converted Wetland Technical Error:</u> A wetland converted or commenced after December 23, 1985 based on an incorrect NRCS determination. This label does not apply to obvious wetlands as defined in the National Food Security Act Manual.
FW	<u>Farmed Wetland:</u> A wetland that is farmed under natural conditions, was manipulated and planted before December 23, 1985 but still meets wetland criteria, and addresses either of the pothole, playa or pocosin criterions. These areas may be farmed and maintained as documented before December 23, 1985 as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for five consecutive years).
FWP	<u>Farmed Wetland Pasture or Hayland:</u> A wetland that is used for pasture or haying under natural conditions, was manipulated and planted before December 23, 1985, meets the inundation or saturation criteria, but still meets wetland criteria. These areas may be farmed and maintained as documented before December 23, 1985 as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for five consecutive years).
MIW	<u>Mitigation Exemption:</u> A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS approved mitigation plan.
MW	<u>Minimal Effect Exemption:</u> A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
MWM	<u>Mitigation Site:</u> The site of wetland restoration, enhancement, or creation serving as mitigation for the mitigation exemption (MIW) site.
NI*	<u>Not Inventoried:</u> An area where no wetland determination has been conducted.
NW	<u>Non-Wetland:</u> An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria. The area has not been abandoned.
PC	<u>Prior Converted Cropland:</u> A wetland converted to cropland before December 23, 1985, and as of December 23, 1985 was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
TP	<u>Third Party Exemption:</u> A wetland converted after December 23, 1985 by a third party who is not associated with the participant, and without the participant's collusion, fraud, scheme or device. A third party does not include predecessors in interest on the tract, drainage districts, or other local government entities.
W	<u>Wetland:</u> An area meeting wetland criteria that was not converted after December 23, 1985. These areas include farmed wetlands and farmed wetland pasture that have been abandoned.
WX	<u>Manipulated Wetlands:</u> A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and production was not made possible. These areas include wetlands manipulated by drainage maintenance agreements.

*These labels are no longer used for certified wetland determinations completed after posting of the revised National Food Security Act Manual Part 514-516 (February 8, 2008).

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HIGHLY ERODIBLE LAND CONSERVATION (HELIC) AND
WETLAND CONSERVATION (WC) CERTIFICATION

Read attached AD-1026 Appendix before completing form.

1. Name of Producer <u>Richard A. Thresher</u>	
2. Tax Identification Number (Last 4 digits) <u>6541</u>	3. Crop Year <u>2013</u>

4. Names of affiliated persons with farming interests. Enter "None," if applicable.

None

5. Check one of these boxes if the statement applies; otherwise continue to Part B.

- ☐ A. The producer in Part A does not have interest in land devoted to agriculture. Examples include bee keepers who place their hives on another person's land, producers of crops grown in greenhouses, and producers of aquaculture AND these producers do not own/lease any agricultural land themselves. Note: Do not check this box if the producer shares in a crop.
- ☐ B. The producer in Part A meets all three of the following:
- does not participate in any USDA program that is subject to HELIC and WC compliance except Federal Crop Insurance.
 - only has interest in land devoted to agriculture which is exclusively used for perennial crops, except sugarcane, and
 - has not converted a wetland after February 7, 2014.

Perennial crops include, but are not limited to, tree fruit, tree nuts, grapes, olives, native pasture and perennial forage. A producer that produces alfalfa should contact the Natural Resources Conservation Service at the nearest USDA Service Center to determine whether such production qualifies as production of a perennial crop.

Note: If either box is checked, and the producer in Part A does not participate in Farm Service Agency (FSA) or Natural Resources Conservation Service (NRCS) programs, the full tax identification number of the producer must be provided, but establishment of detailed farm records with FSA is not required. Go to Part D and sign and date.

PART B - HELIC/WC COMPLIANCE QUESTIONS

Indicate YES or NO to each question.

If you are unsure of whether a HELIC determination, wetland determination, or NRCS evaluation has been completed, contact your local USDA Service Center.

6. During the crop year entered in Part A or the term of a requested USDA loan, did or will the producer in Part A plant or produce an agricultural commodity (including sugarcane) on land for which an HELIC determination has not been made?
7. Has anyone performed (since December 23, 1985), or will anyone perform any activities to:
- A. Create new drainage systems, conduct land leveling, filling, dredging, land clearing, or excavation that has NOT been evaluated by NRCS? If "YES", indicate the year(s): 2015
- B. Improve or modify an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): 2015

- C. Maintain an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): 2015
- Note: Maintenance is the repair, rehabilitation, or replacement of the capacity of existing drainage systems to allow for the continued use of wetlands currently in agricultural production and the continued management of other areas as they were used before December 23, 1985. This allows a person to reconstruct or maintain the capacity of the original system or install a replacement system that is more durable or will realize lower maintenance or costs.
- Note: If "YES" is checked for item 7A or 7B, then Part C must be completed to authorize NRCS to make an HELIC/WC and/or certified wetland determination on the identified land. If "YES" is checked for item 7C, NRCS does not have to conduct a certified wetland determination.

8. Check one or both boxes, if applicable; otherwise, continue to Part C or D.

- ☐ A. Check this box only if the producer in Part A has FCI/C insured crop insurance and filing this form represents the first time the producer in Part A, including any affiliated person, has been subject to HELIC and WC provisions.
- ☐ B. Check this box if either of the following applies to the producer and crop year entered in Part A:

- is a tenant on a farm that is/will not be in compliance with HELIC and WC provisions because the landlord refuses to allow compliance, but all other farms not associated with that landlord are in compliance. (AD-1026B, Tenant Exemption Request, must be completed)
- is a landlord of a farm that is/will not be in compliance with HELIC and WC provisions because of a violation by the tenant on that farm, but all other farms not associated with that tenant are in compliance. (AD-1026C, Landlord or Landowner Exemption Request, must be completed)

PART C - ADDITIONAL INFORMATION

9. If "YES" was checked in item 6 or 7, provide the following information for the land to which the answer applies:

- A. Farm and/or tract/field number: Tract 9548 Field # 3
- B. Activity: Grading area to build chicken houses
- C. Current land use (specify crops): Pine trees
- D. County: Anderson

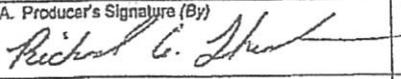
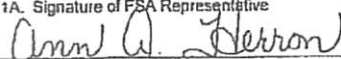
PART D - CERTIFICATION OF COMPLIANCE

I have received and read the AD-1026 Appendix and understand and agree to the terms and conditions therein on all land in which I (or the producer in Part A if different) and any affiliated person have or will have an interest. I understand that eligibility for certain USDA program benefits is contingent upon this certification of compliance with HELC and WC provisions and I am responsible for any non-compliance. I understand and agree that this certification of compliance is considered continuous and will remain in effect unless revoked or a violation is determined. I further understand and agree that:

- all applicable payments must be refunded if a determination of ineligibility is made for a violation of HELC or WC provisions
- NRCS may verify whether a HELC violation or WC has occurred.
- a revised Form AD-1026 must be filed if there are any operation changes or activities that may affect compliance with the HELC and WC provisions. I understand that failure to revise Form AD-1026 for such changes may result in ineligibility for certain USDA program benefits or other consequences.
- affiliated persons are also subject to compliance with HELC and WC provisions and their failure to comply or file Form AD-1026 will result in loss of eligibility for applicable benefits to any individuals or entities with whom they are considered affiliated.

Producer's Certification:

I hereby certify that the information on this form is true and correct to the best of my knowledge.

10A. Producer's Signature (By) 	10B. Title/Relationship (If Signing in Representative Capacity)	10C. Date (MM-DD-YYYY) 03-11-2015
FOR FSA USE ONLY (for referral to NRCS) Sign and date if NRCS determination is needed.	11A. Signature of FSA Representative 	11B. Date (MM-DD-YYYY) 03-12-2015

IMPORTANT: If you are unsure about the applicability of HELC and WC provisions to your land, contact your local USDA Service Center for details concerning the location of any highly erodible land or wetland and any restrictions applying to your land according to NRCS determinations before planting an agricultural commodity or performing any drama or manipulation. Failure to certify and properly revise your compliance certification when applicable may: (1) affect your eligibility for USDA program benefits, including whether you qualify for reinstatement of benefits through the Good Faith process; and (2) result in other consequences.



NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 12, the Food Security Act of 1985 (Pub. L. 99-198), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to certify compliance with HELC and WC provisions and to determine producer eligibility to participate in and receive benefits under programs administered by USDA agencies. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of producer ineligibility to participate in and receive benefits under programs administered by USDA agencies.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title II, Subtitle G, Funding and Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM AD-1026 TO YOUR COUNTY FARM SERVICE AGENCY (FSA) OFFICE.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.aseer.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Richard A. Thrasher
Wetland Determination
April 15, 2015

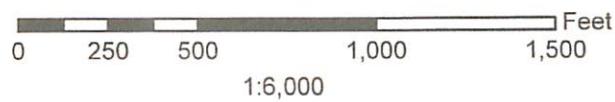


2013 NAIP

Legend



Determination_T9548



Checklist for a Level 1, (Onsite Inspection Unnecessary) Preliminary Wetland Determination for USDA Wetland Conservation Compliance

Background Information

Participant Name: Richard A. Thrasher County: Anderson Date of Evaluation: 4/15/15

Farm # 4111 Tract # 9548 Field #: 3 Sampling Unit: _____

Section 2.1 – Developing a Base Map & Determination of Normal Circumstances

(Identify the sources of data that are available.)

Available	Source:	Comments:
<input checked="" type="checkbox"/>	USGS Quad Maps	Fair Play
<input checked="" type="checkbox"/>	NWI Maps	PEM1Cb, PFO1Cb, PEM1Fb – These were labeled as being in the field, but the wetlands were actually just west of the field boundary.
<input checked="" type="checkbox"/>	Soil Survey	
<input checked="" type="checkbox"/>	FSA Photography	Available Years: 2009, 2013 Significant Findings: No wetland signatures
<input checked="" type="checkbox"/>	DEM/LiDAR	2-foot contours and hillshade showed no wetland signatures
<input type="checkbox"/>	Stream Gauge Data	
<input checked="" type="checkbox"/>	Color infra-red photography	Available Years: 1999, 2006 Significant Findings: No wetland signatures
<input checked="" type="checkbox"/>	Other Sources Google Earth Pro	List: Google Earth Pro
	In General:	Do wetlands exist adjacent to area of interest? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Normal Circumstances (NC) Present*** (Describe):	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Area clearly identified as Upland*** (Describe): Stream and wetland west of field boundary.	

Wetlands Potentially Present <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Describe: Using all the sources listed above, no wetland signatures were seen.
Has Manipulation Occurred <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Year of Manipulation: <i>(Onsite required if after 12/23/85 unless Upland)</i> Type of Manipulation:
Pocosin Landform <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Scope & Effect Equations Used (describe results): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Off site Appropriate <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Describe why: Using all the sources listed above, no wetland signatures were seen.

Section 2.2 – Hydrophytic Vegetation

Trees listed in the Rangeland and Forest Vegetation, Classification, Productivity, and Plant Composition Table in the Web Soil Survey for the Soil Map Units:	(list here) American holly (facu), American plum (facu), American witchhazel (facu), Black cherry (facu), Pawpaw (fac), Persimmon (fac), Eastern hophornbeam (facu), Farkleberry (facu), Flowering dogwood (facu), Sourwood (upl), Eastern Redcedar (facu), Black willow (obl), Hackberry (facu), River birch (facw), Sassafras (facu), Winged elm (facu)
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are >50% of the species listed OBL, FACW or FAC
Native Vegetation listed the Rangeland and Forest Vegetation, Classification, Productivity, and Plant Composition Table in the Web Soil Survey for the Soil Map Units:	(list here) Blackberry (fac), Muscadine (fac), Redpurple beebalm (upl), Sumac (facu), Trumpet creeper (fac), Little bluestem (facu), Honeysuckle (fac), Switchcane (facw), Tall oatgrass (facu), Ticktrefoil (upl), Greenbrier (facu), Elliott's bluestem (obl), Splitbeard bluestem (facu)
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are >50% of the species listed OBL, FACW or FAC
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Aerial Photography indicates that plants are growing in standing water in multiple years.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Land based photography indicates that plants are growing in water under NC.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	NWI mapping indicates vegetation is Emergent, Shrub Vegetation, Forested or Aquatic Bed.

Section 2.3 – Hydric Soil

Soil Map Unit(s): Apb, Ca, CdB, CdC	Soil(s) on County Hydric Soils List: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Comments: Ca has hydric inclusions
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Section 2.4 – Wetland Hydrology

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	All species listed in Section 2.2 above are OBL
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project area contains two or more plant communities, all of which are dominated by OBL and/or FACW species, and the wetland-non-wetland boundary is abrupt.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Multiple years of photography indicate wetness signatures during the growing season.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Scope and Effect equations used (describe results):

Section 3.7 - Making Wetland Determination

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are wetlands present
<input type="checkbox"/> W <input type="checkbox"/> WX <input checked="" type="checkbox"/> NW <input type="checkbox"/> PC <input type="checkbox"/> CW <input type="checkbox"/> CW +yr	Utilize the current version of the NFSAM Parts 514 to assign appropriate label.

For additional information, refer to:

National Food Security Act Manual, Part 527 Appendix - Circular No. 6, Subpart B

1987 Corps of Engineers Wetland Delineation Manual, Part IV, Section D, Subsection 1: Onsite Inspection Unnecessary

Additional Remarks:

Documentation Prepared by: Emory Holsonback Date: 4/15/15

Documentation Approved by: Emory Holsonback Date: 4/15/15

Richard A. Thrasher
Wetland Determination
April 15, 2015



Legend

 Soils_T9548

0 250 500 1,000 1,500 Feet
1:6,000

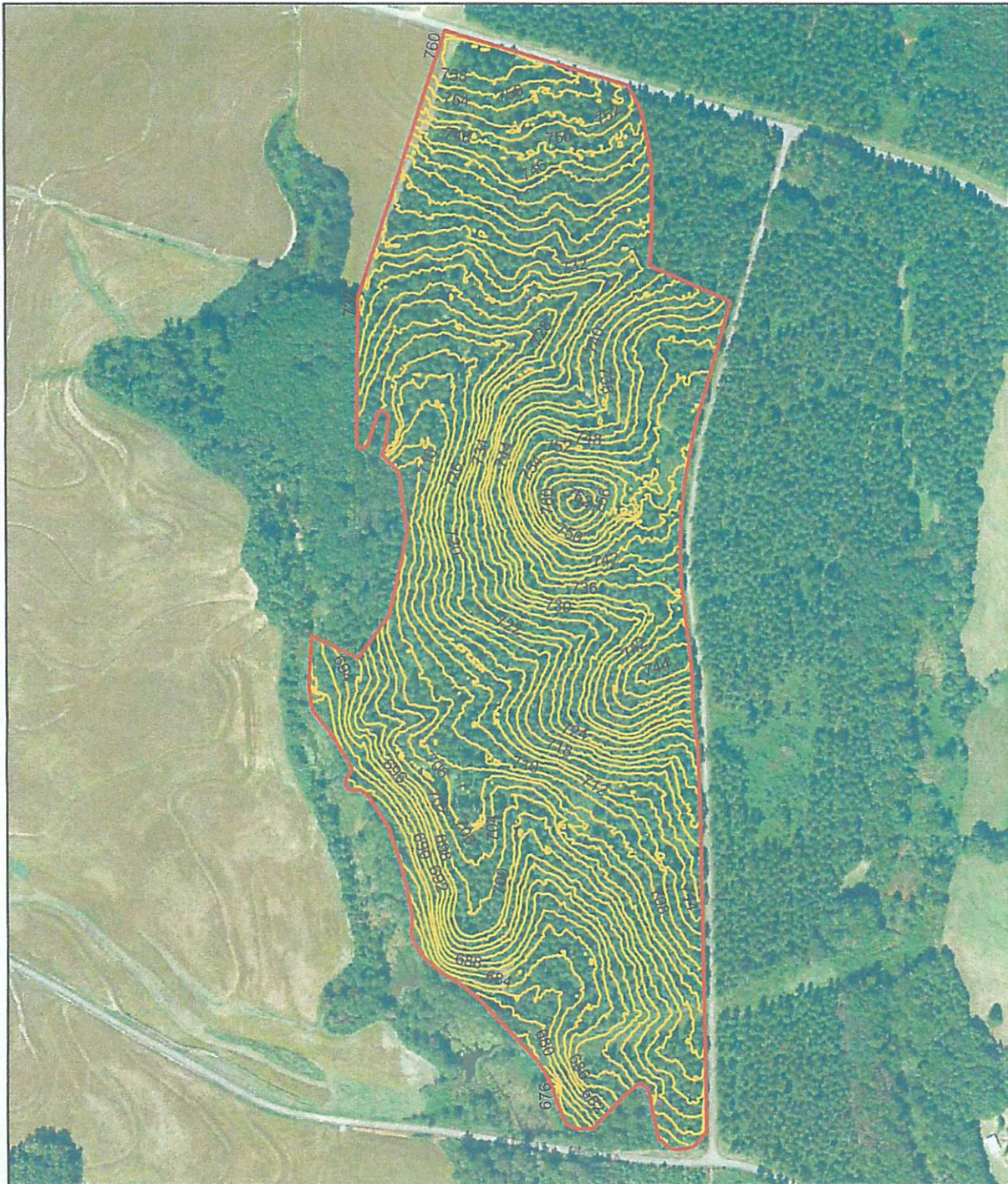
2013 NAIP

Map Unit Legend

Anderson County, South Carolina

Map symbol	Map unit name
ApB	Appling sandy loam, 2 to 6 percent slopes
ApC	Appling sandy loam, 6 to 10 percent slopes
Bp	Borrow pits
Ca	Cartecay-Chewacla complex
CbB	Cataula sandy loam, 2 to 6 percent slopes
CbC	Cataula sandy loam, 6 to 10 percent slopes
CcC2	Cataula clay loam, 6 to 10 percent slopes, eroded
CdB	Cecil sandy loam, 2 to 6 percent slopes
CdC	Cecil sandy loam, 6 to 10 percent slopes
CdD	Cecil sandy loam, 10 to 15 percent slopes
CeB2	Cecil clay loam, 2 to 6 percent slopes, eroded
CeC2	Cecil clay loam, 6 to 10 percent slopes, eroded
CmB	Cecil-Urban land complex, 2 to 6 percent slopes
CmC	Cecil-Urban land complex, 6 to 10 percent slopes
DuB	Durham sandy loam, 2 to 6 percent slopes
GlE	Gwinnett sandy loam, 15 to 25 percent slopes
GlF	Gwinnett sandy loam, 25 to 40 percent slopes
HaB	Hiwassee sandy loam, 2 to 6 percent slopes
HaC	Hiwassee sandy loam, 6 to 10 percent slopes
HaD	Hiwassee sandy loam, 10 to 15 percent slopes
HwC2	Hiwassee clay loam, 6 to 10 percent slopes, eroded
HwD2	Hiwassee clay loam, 10 to 15 percent slopes, eroded
MaB	Madison sandy loam, 2 to 6 percent slopes
MaC	Madison sandy loam, 6 to 10 percent slopes
MaD	Madison sandy loam, 10 to 15 percent slopes
MaE	Madison sandy loam, 15 to 25 percent slopes
MdC2	Madison clay loam, 6 to 10 percent slopes, eroded
PaE	Pacolet sandy loam, 15 to 25 percent slopes
PaF	Pacolet sandy loam, 25 to 40 percent slopes
PcD2	Pacolet clay loam, 10 to 15 percent slopes, eroded
Qu	Quarries
Tc	Toccoa-Cartecay complex
W	Water

Richard A. Thrasher
Wetland Determination
April 15, 2015



Legend

— 2_ft_T9548



2013 NAIP

**BY-LAWS
ANDERSON COUNTY PLANNING COMMISSION**

ARTICLE I—AUTHORIZATION

1. This Commission is established pursuant to and in conformance with Chapter 7 and Title 6 of the South Carolina Code, 1976, as amended, and Ordinance #370 adopted by the Anderson County Council after three readings of same, the third and final reading being January 19, 1993.
2. The official title of the commission shall be the "Planning Commission", hereinafter referred to as the "Commission".

ARTICLE II—PURPOSE

The Commission shall specifically perform all those functions assigned to it by Ordinance #370, and Anderson County Ordinance #336 and Chapter 7 of Title 6 of South Carolina Code, which are effected by Ordinance #370, including but not limited to the following specific duties:

1. Create regulations and ordinances regarding existing and future proposed development and land use in Anderson County and make recommendations concerning the same to County Council;
2. Be responsible for the development of the Comprehensive Plan;
3. Propose and or make recommendations pertaining to Zoning; and
4. Assist County Council and various other agencies in general matters such as studies, reports, capital improvement programs, and other documents for consideration by County Council.

ARTICLE III—MEMBERSHIP

1. The Commission shall consist of seven (7) members appointed by County Council. Members shall be selected based upon their knowledge and expertise in regards to growth and development.
2. Members shall have staggered terms. *Initial appointments shall be as follows: three members shall have terms of two years, and two members shall have terms of three years, and two members shall have terms of four years. After the initial terms of appointment, each newly appointed member shall serve a term of three years, but no member may serve more than two successive terms. Terms of office shall run from January 1 through December 31 of the respective term. (*Anderson County Code of Laws Chapter 2 Section 351)
3. The Commission shall annually elect a Chairperson and Vice-Chairperson, from among the regular members and a Secretary, who may be a member or may be a County employee.

ARTICLE IV—DUTIES OF OFFICERS

1. The Chairperson shall preside at all meetings of the Commission and at other meetings and public hearings called by the Commission. She/he shall call special meetings of the Commission when required and shall transmit reports, plans, and recommendations of the Commission to the appropriate governing authority, and in general, shall act as spokesperson for the Commission. She/he shall appoint all committees, rule on all procedural questions (subject to a reversal by majority vote of members present). She/he shall certify all official documents involving the authority of the Commission and certify all minutes as true and correct copies.
2. The Vice-Chairperson shall serve as Chairperson, in the absence of the Chairperson, and perform the duties of the Chairperson as outlined above. In the event of some misfortune or resignation of the Chairperson, the Vice-Chairperson shall perform the latter's duties until such time as the Commission shall elect a new Chairperson.
3. The Secretary shall record or supervise the recording of all minutes of the Commission meetings; assist the Chairperson in the preparation of the agenda; shall make all postings and notifications to comply with Article VI.4; shall prepare and distribute minutes of the Commission meetings; if the Secretary is a member, she/he may delegate any or all of these duties to County staff.

ARTICLE V—COMMITTEES

1. The Chairperson of this Commission may create special committees, not to exceed three (3) members, to study matters which in his/her judgment would best be handled by a committee as opposed to the general Commission. She/he shall designate one member of each special committee as its chairperson.
2. Any committee shall meet at the call of its Chairperson, subject to the provisions of Article VI.4.
3. A majority of its members shall constitute a quorum of any committee. There shall be no Committee meeting without a quorum.
4. The Chairperson shall be an ex officio member of every committee.

ARTICLE VI—MEETINGS

1. Regular meetings of the Commission shall be held on the second Tuesday of each month at 6:00 P.M. Special meetings shall be called as needed. When a meeting date falls on a legal holiday as recognized by the State of South Carolina, the meeting shall be held the following business day, unless otherwise designated by the Commission.
2. Special meetings may be called at any time upon the written request of the Chairperson or acting Chairperson or any three members of the Commission.
3. The Commission shall conduct its members in accordance with procedure set forth in Robert's Rule of Order except where amended by the Commission's By-Laws.
4. The Commission and each of its committees shall comply with the provisions of the South Carolina Freedom of Information Act and the requirements set forth in Anderson County Ordinance #342 and subsequent ordinances concerning freedom of information and the conduct of public meetings.
5. The Commission shall function by making recommendations in its area of responsibility to County Council. Recommendations of the Commission shall be submitted in writing to County Council or formally presented at Council meetings by a meeting of the Commission designated by the Chairperson. The Commission or any of its members may seek information and assistance from and work with any County staff in accomplishing its purpose.
6. The Commission may hold public hearings on any matter which it deems to be in the public interest, in addition to those required by law or County Council. An accurate, written record shall be made of the proceedings and maintained as a part of the Commission's files.
7. All records of the Commission shall be a public record.

ARTICLE VII—NOTICE OF MEETINGS

1. All members shall be given notice in writing or by telephone, telegraph, or other positive means at least twenty-four hours in advance of the date, time and place.

ARTICLE VIII—QUORUM

1. Four members shall constitute a quorum of the Commission for transacting business and taking official action. There shall be no meeting without a quorum.

ARTICLE IX—VOTING

1. Unless otherwise provided in these By-Laws, voting at all meetings of the Commission shall be by raising of hands and abstentions shall be recorded by name. No proxy votes shall be accepted.
2. No members shall vote or participate in discussion on any issue in which he/she has a direct professional or financial interest. Any member who is unsure whether a particular issue that comes before the Commission poses a conflict of interest may seek a legal opinion from the appropriate author.
3. No member shall miss three consecutive meetings without due cause. Absence from three consecutive meetings shall be considered appropriate cause for dismissal of the member from the Board by County Council, upon the recommendation of the Board. A new member shall then be appointed by County Council.

ARTICLE X—ORDER OF BUSINESS

1. The order of business at all regular meetings shall be as follows:
 - a. Determination of a quorum
 - b. Approval of minutes
 - c. Conduct public hearings
 - d. Report of standing committees
 - e. Report of special committees
 - f. Old Business
 - g. New Business
 - h. Other Business
 - i. Adjournment

ARTICLE XI—FISCAL YEAR

1. The fiscal year of the Commission shall begin on the first day of January and will terminate on the thirtieth day of December of each year.

ARTICLE XII—AMENDMENTS

1. These By-Laws may be amended by a majority vote of the entire majority of the entire membership after thirty days prior notice.
2. By-Law changes must be kept in accord with Ordinance #370 whereby County Council established the Anderson County Planning Commission.

ARTICLE XIII—EFFECTIVE DATE

1. These By-Laws shall take effect and be in full force from and after their adoption by the Commission.

ARTICLE XIV—ADOPTION

1. Adoption by the Planning Commission at a meeting held in Anderson County, South Carolina on the 23rd day of March, 1993 and amended on April 9, 2002.



CHAIRPERSON

ATTEST:



SECRETARY