

Anderson County Planning Commission
January 13, 2015- 6:00 PM
County Council Chambers
2nd Floor – Historic Courthouse
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Election of Officers
4. Approval of Agenda
5. Approval of Minutes (from December 9th meeting)
6. 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.
7. Public Hearing
 - A. Request to rezone +/-8.73 acres at 1220 Oakhill Drive from R-20 (Single Family Residential) to R-15 (Single Family Residential) (TMS #147-00-04-002 and a portion of 147-00-04-008)
8. Subdivisions:
 - A. Preliminary Commercial Subdivision: Holliday Commercial
 - B. Preliminary Subdivision: Barr Circle Estates
9. Old Business
10. New Business
11. Adjournment

Anderson County Planning Commission
Monday, December 9, 2014
6:00 PM
Council Chambers
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, Brad Burdette and Jerry Vickery

Members Absent: Debra Chapman

Staff Present: Michael Forman, Celia Myers and Rhonda Sloan

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. Hearing none, Chairman Cothran called for a motion of approval. Mr. Dutton moved to approve the agenda; and Mrs. Jones seconded the motion. The motion to approve was carried unanimously.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the November 10th regular Commission meeting. Hearing none, Mr. Vickery made a motion of approval; and Mr. Dutton 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.

Public Hearing:

Request by Midway Road Properties, LLC to make major changes to the Midway Ridge Subdivision's Statement of Intent (TMS#147-00-07-005):

Mr. Forman presented the staff report with recommendation of approval to the Planning Commission. The three changes to the statement of intent included (1) to change the range of allowable house square footage from 1,800 - 2,100 sq ft to 1,560 - 3,994 sq ft; (2) to change the housing materials from brick/stone fronts and vinyl rears and sides to vinyl with brick/stone accents; and (3) to add a monument sign at the subdivision's entrance. Chairman Cothran opened the Public Hearing for comments. Two speakers approached. The first, requested staff reshew the location map to see exactly where this subdivision was in relation to her property. She gave no further comments. The second stated that she lived across the street. She questioned the floorplans and price range to ensure property values remain stable. Mr. Paul Harrison, civil engineer and applicant representative, answered questions from the lady and the Commission. He explained that most floor plans were within the 2,400-2,500 sq ft range, but there was one footprint less than 1,800 sq ft. (1,560 sq ft). He stated that price range would fall around \$250,000. Chairman Cothran closed the Public Hearing after hearing no further comments. He then called for a motion. Mr. Dutton moved to accept staff's recommendation; and Mr. Vickery seconded. The motion carried 5-0.

Old Business:

Chairman Cothran called for any old business to be heard. None was presented.

New Business:

Chairman Cothran called for any new business. Mr. Forman gave a status update on the Airport Height and Land Use Ordinance rewrite and made the Commission aware of a request by Council to update the sign ordinance in order to combat violators along Highway 81, as well as other areas throughout the County.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:35 pm.

Respectfully Submitted,

Celia Boyd Myers
Planning Commission Secretary

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

Applicant: R.D. Garrett
Current Owner: Frances Webber
Property Location: 1220 Oakhill Drive
Precinct: Town Creek
Council District: One
TMS #(s): 147-00-04-002 and a portion of 147-00-04-008
Acreage: ~8.73 acres
Current Zoning: R-20
Surrounding Zoning: North: R-20
South: R-20
East: R-20
West: R-20 and C-2

Evaluation: This request is to rezone from R-20 (Single-Family Residential with 20,000 sq.ft. lots) to R-15 (Single-Family Residential with 15,000 sq.ft. lots). The stated intent is for a single family residential development.

The subject properties are currently surrounded by single family residences and vacant commercially zoned land. Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommends approval of this request.

Staff Recommendation: **APPROVAL**

District 1 Zoning Advisory
Group Recommendation:

The District 1 Zoning Advisory Group met on January 7, 2015 and recommended **APPROVAL** of a request to rezone this parcel from R-20 to R-15. The vote was _ in favor, _ opposed and _ absent.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on _____, and after a duly noted public hearing recommended _____ of a request to rezone this parcel from R-20 to R-15. The vote was _ in favor, _ opposed, and _ absent.

Anderson County Council
Recommendation:

The Anderson County Council met on _____ and after a duly noted public hearing voted _____ of a request to rezone this parcel from R-20 to R-15. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: R. D. Garrett

Mailing Address: 3508 Hopewell Rd.

Telephone and Fax: 864 224-7524 E-Mail: rdgarrett@rdgarrett.com

Owner's Information

(If Different from Applicant)

Name: Frances E. Webber

Mailing Address: 1220 Oakhill Dr

Telephone and Fax: (864) 226-0647 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.

Frances Webber
Owner's Signature

11-13-14
Date

Project Information

Property Location: 8.5 Ac +/- on Oakhill Dr.

Parcel Number(s)/TMS: 147-00-04-002/008 (portion of TMS# "008")

County Council District: 1 School District: 5

Total Acreage: ~~8.5 Ac +/-~~ 10.64 Ac +/- Current Land Use: R-20

Current Zoning: ~~PD/R-20~~ Requested Zoning: RM-T R-15 mt

Purpose of Rezoning: ~~55+ Retirement Community Development mt~~



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

[Signature]
Applicant's Signature

Nov 13, 2014
Date

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

Comments: _____

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

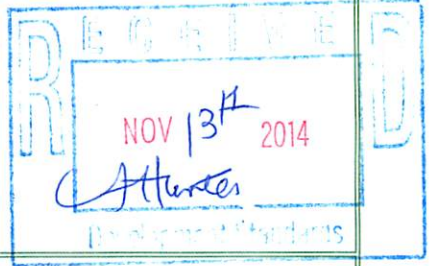
A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council.

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

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

[Signature]
Applicant's Signature

Nov 13, 2014
Date

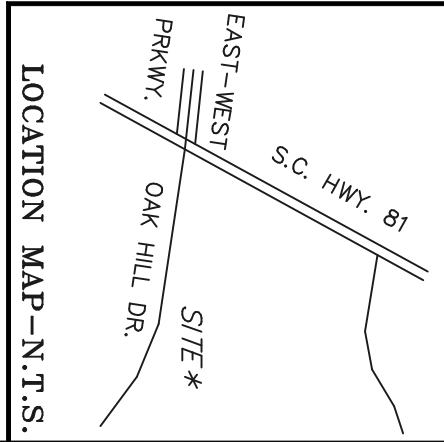


For Office Use Only:
Application Received By: mf 11/11/14 Date Complete Application Received: _____
Application Fee Amount Paid: _____ Check Number: _____
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

TMS 147-09-03-002
ELIZABETH MC PEACE
D.B. 12B/394
P.B. 43/1

TMS 147-00-04-003
JANELLE W. & DEBORAH H. HANKS
DOD 02007
P.B. 86/182

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°35'55"W	7.58'
L2	N33°41'54"E	23.40'
L3	N84°52'05"E	5.99'
L4	N47°44'52"W	3.97'



TMS 147-00-04-010
JOHN FRANK, JR. & FRAN S. WEBBER
D.B. 2063/1
P.S. 559/8B

TRACT A (COMBINED)
8.73 AC. (COMBINED)
(A-1=7.15 AC. + A-2=1.58 AC.)

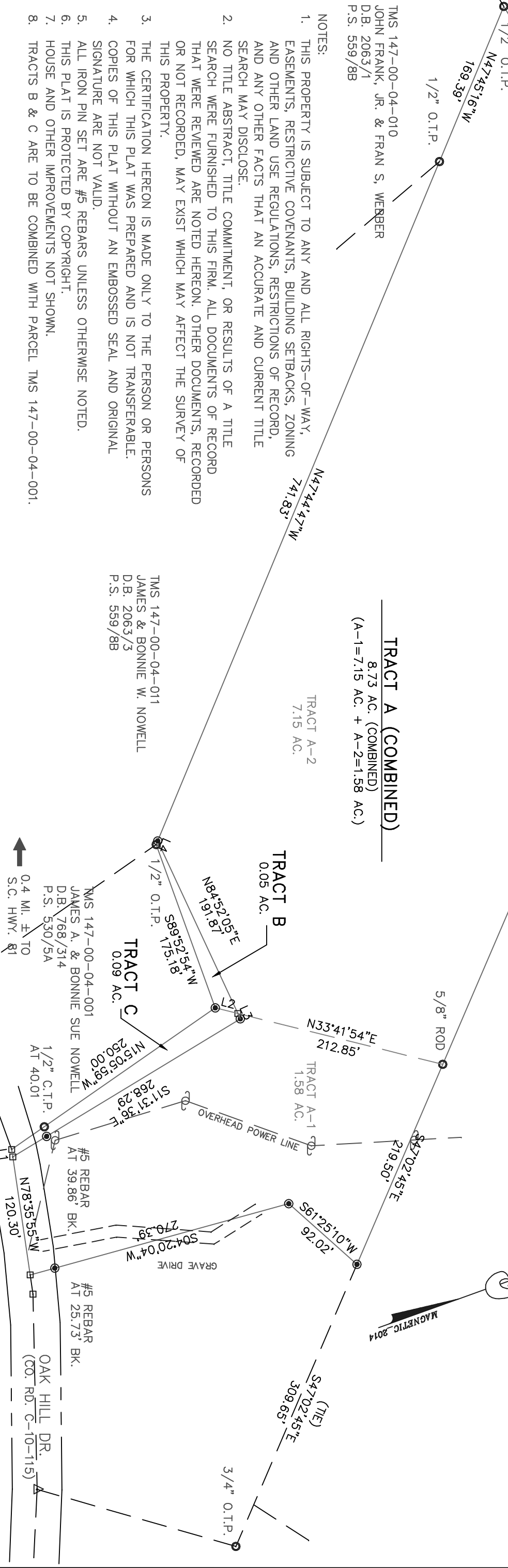
TRACT A-2
7.15 AC.

TRACT B
0.05 AC.

TMS 147-00-04-011
JAMES & BONNIE W. NOWELL
D.B. 2063/3
P.S. 559/8B

TRACT C
0.09 AC.

- NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 2. NO TITLE ABSTRACT, TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THIS FIRM. ALL DOCUMENTS OF RECORD THAT WERE REVIEWED ARE NOTED HEREON. OTHER DOCUMENTS, RECORDED OR NOT RECORDED, MAY EXIST WHICH MAY AFFECT THE SURVEY OF THIS PROPERTY.
 3. THE CERTIFICATION HEREON IS MADE ONLY TO THE PERSON OR PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 4. COPIES OF THIS PLAT WITHOUT AN EMBOSSED SEAL AND ORIGINAL SIGNATURE ARE NOT VALID.
 5. ALL IRON PIN SET ARE #5 REBARS UNLESS OTHERWISE NOTED.
 6. THIS PLAT IS PROTECTED BY COPYRIGHT.
 7. HOUSE AND OTHER IMPROVEMENTS NOT SHOWN.
 8. TRACTS B & C ARE TO BE COMBINED WITH PARCEL TMS 147-00-04-001.



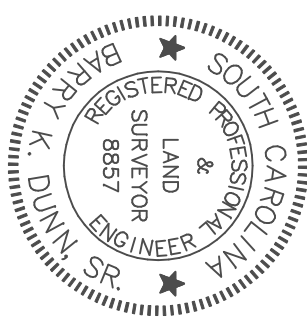
PROPERTY DESCRIPTION

PARENT TMS#: 147-00-04-002; 147-00-04-008
DESIGNATION: OAK HILL DR.
ANDERSON, S.C.
REFERENCES: P.S. 559/8B; 94/211
COUNTY: ANDERSON STATE: SOUTH CAROLINA

SURVEY FOR

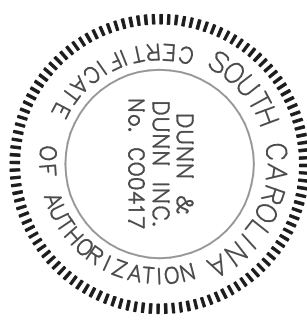
FRANCES E. WEBBER

SEAL



BARRY K. DUNN, SR.
South Carolina R.L.S. &
P.E. - No. #8857

SEAL



DUNN & DUNN, INC.
South Carolina Certificate
Of Authorization #C00417

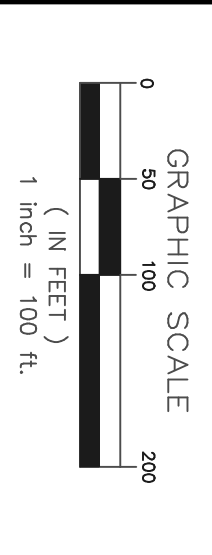
Dunn & Dunn, Inc.
LAND SURVEYING & CIVIL ENGINEERING
918 CAROLINA CIRCLE ANDERSON, SC (864) 224-4296

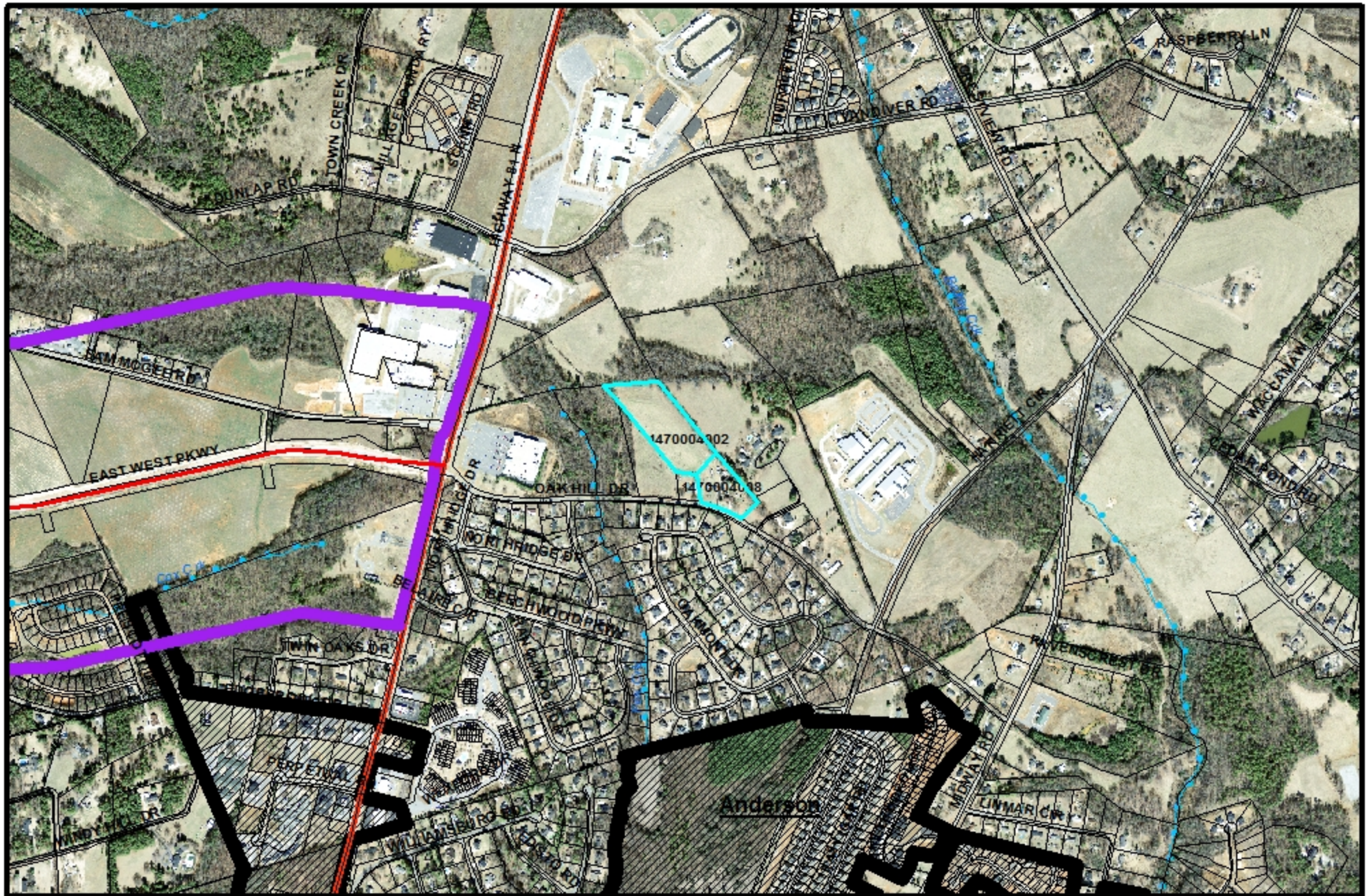
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class B survey as specified therein.

LEGEND

- OLD IRON PIN
- NEW IRON PIN
- △ OLD N&C; OLD MAG-N
- ▲ NEW N&C; NEW MAG-N
- CALCULATED POINT UNLESS OTHERWISE NOTED ON PLAN

SCALE	1" = 100'
SURVEYED BY	MN/MC
FIELD BOOK	#211/25
DRAWN BY	BKD
DATE	12-22-2014
JOB NUMBER	14116

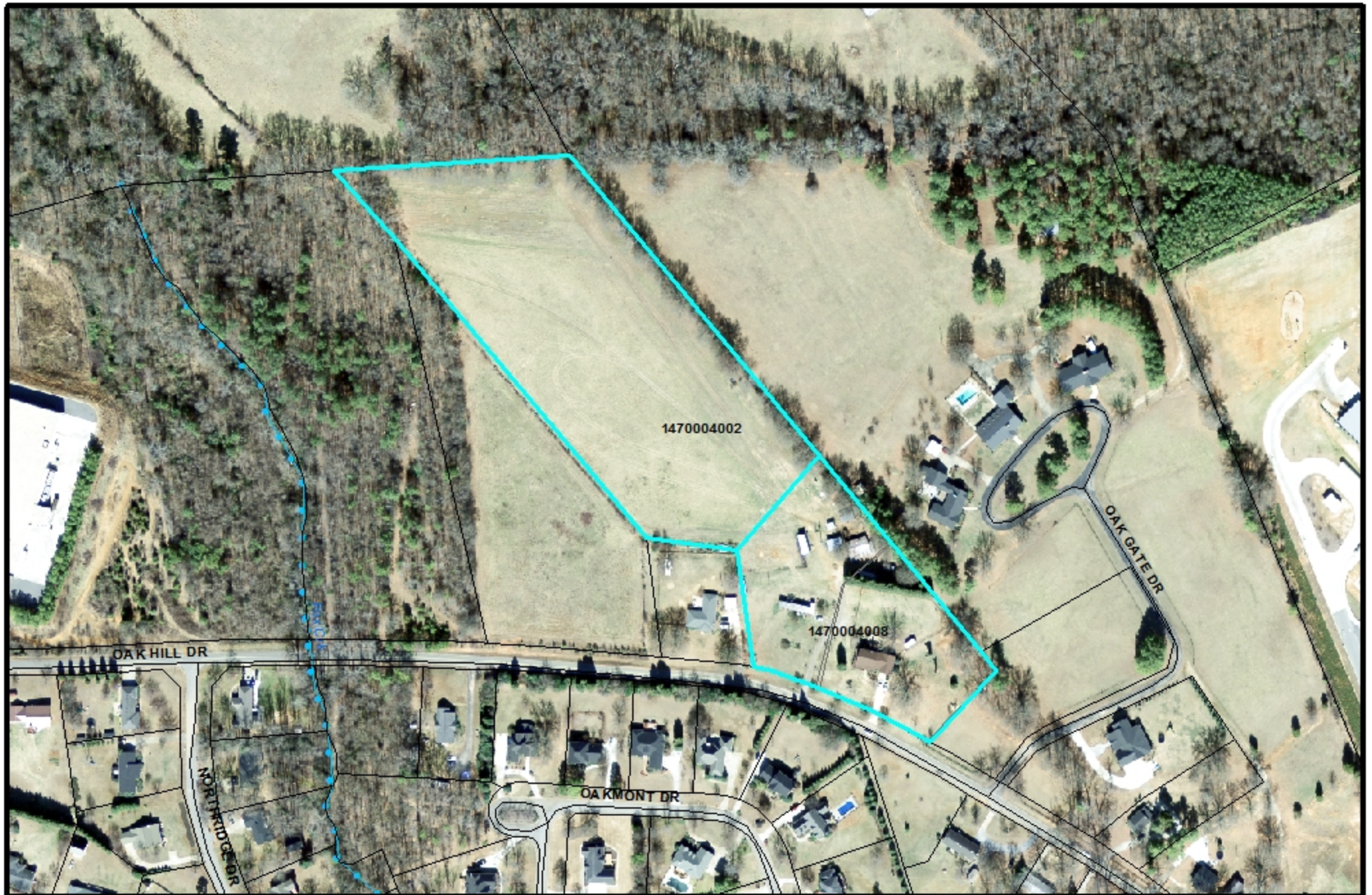




**Oakhill Drive Aerial
TMS #147-00-04-002
and 147-00-04-008 (portion)**

0 800 1,600 Feet

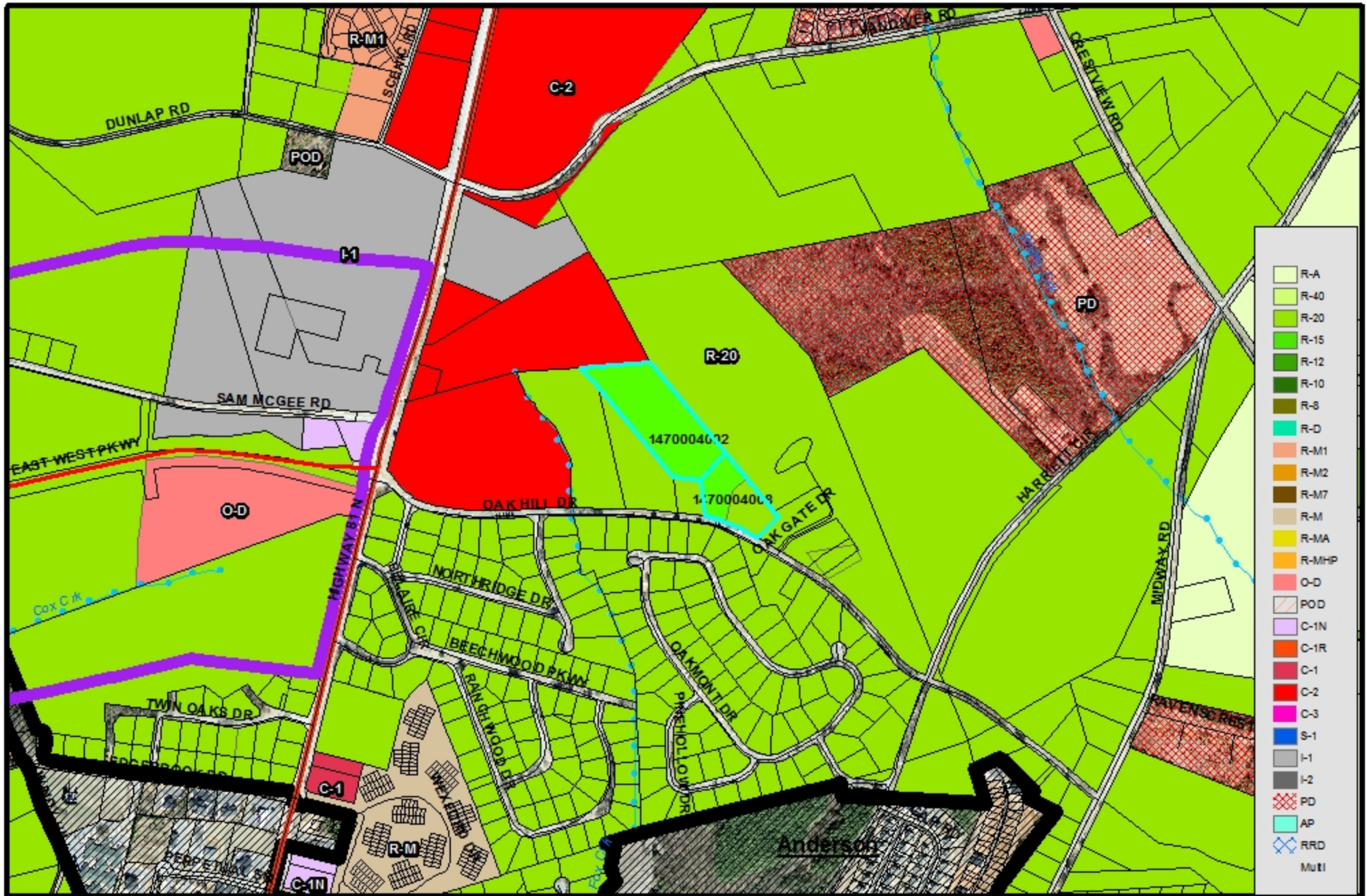




**Oakhill Drive Aerial
TMS #147-00-04-002
and 147-00-04-008 (portion)**

0 250 500 Feet

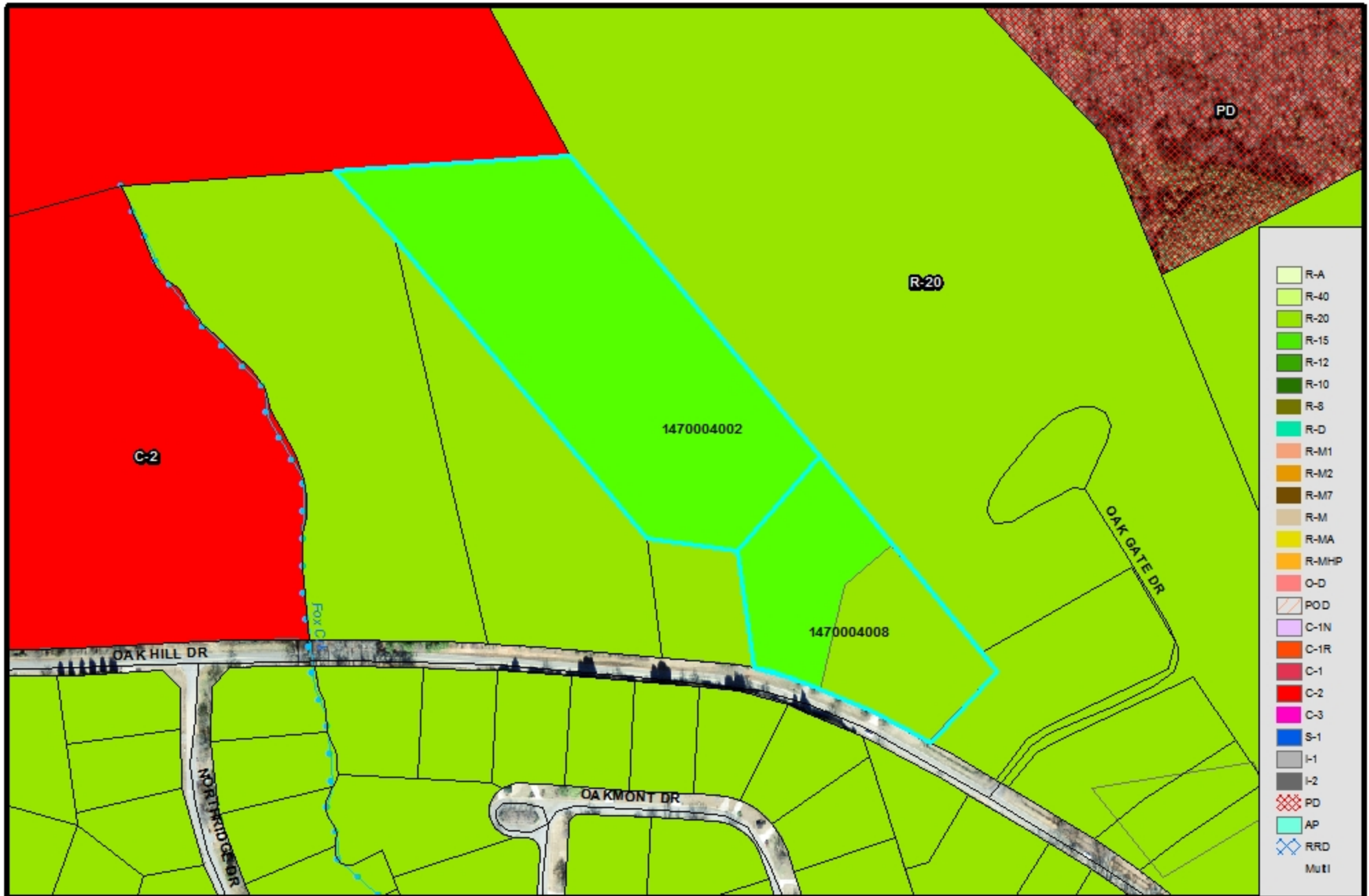




**Oakhill Drive Proposed Zoning
TMS #147-00-04-002
and 147-00-04-008 (portion)**

0 750 1,500 Feet

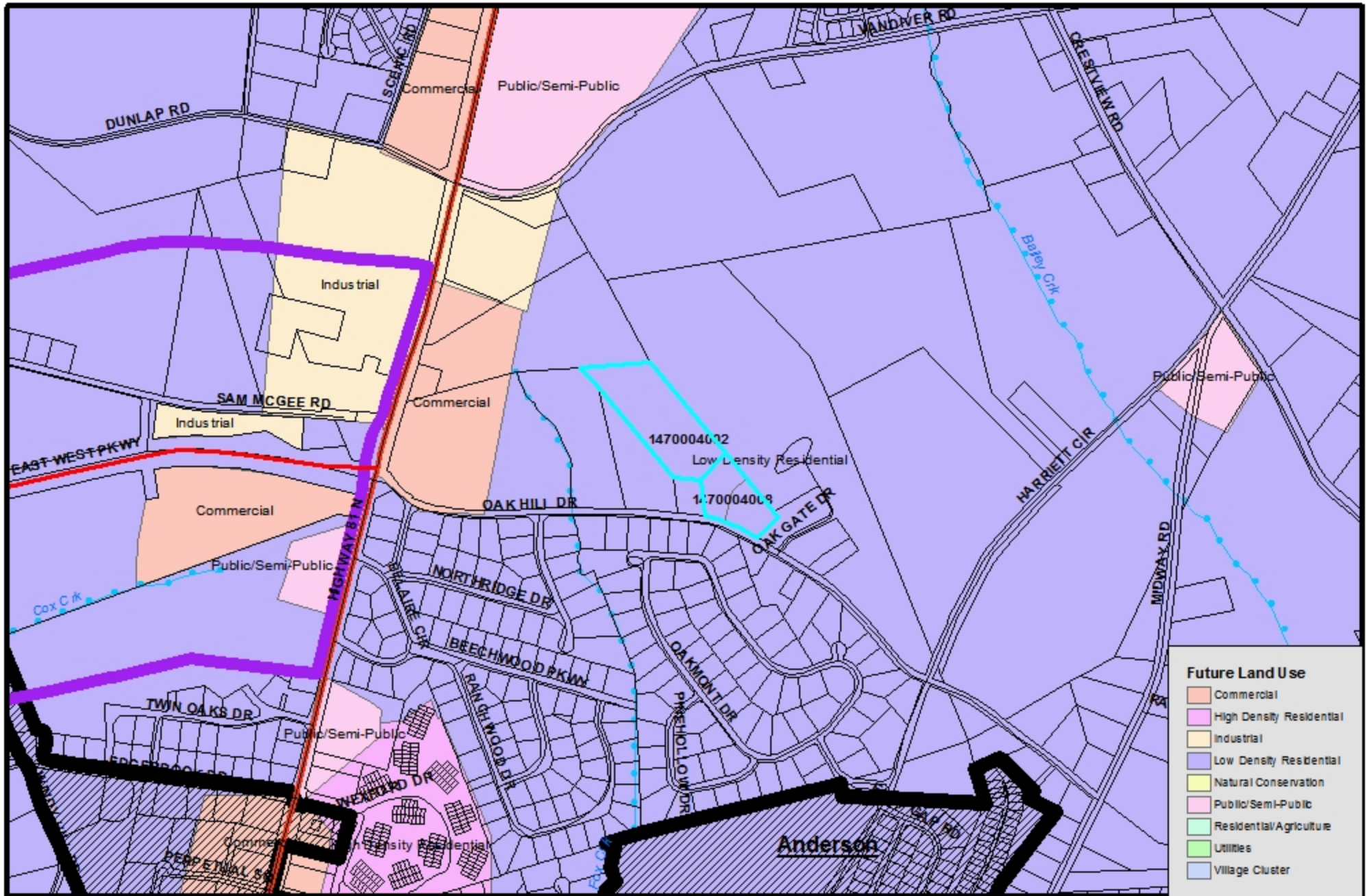




**Oakhill Drive Proposed Zoning
TMS #147-00-04-002
and 147-00-04-008 (portion)**

0 240 480 Feet





**Oakhill Drive Proposed Zoning
TMS #147-00-04-002
and 147-00-04-008 (portion)**

0 750 1,500 Feet



FOR
SALE
BY OWNER
864-260-4720

REZONING PUBLIC HEARING

**PLEASE CALL THE ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
OFFICE FOR MORE INFORMATION
AT 864-260-4720**

REZONING PUBLIC HEARING
PLEASE CALL THE ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
OFFICE FOR MORE INFORMATION
AT 864-280-4728



Anderson County Planning Commission

January 13, 2015

6:00 PM

Staff Report – Preliminary Commercial Subdivision

Preliminary Subdivision Name: Holliday Commercial

Intended Development: Commercial- (Mixed Use) with a possibility of a Restaurant, Gasoline Station with a Convenience Store or a Hotel.

Applicant: Fant Reichert Fogleman (Chip Fogleman)

Surveyor/Engineer: Fant Reichert Fogleman

Location: Highway 153& Copper Road

County Council District: 6

Surrounding Land Use: North – Vacant
South – Vacant
East – Single-Family
West – Vacant

Zoning: None

Tax Map Number: 237-00-08-009

Extension of Existing Dev: No

Existing Access Road: Highway 153 near I-85

Number of Acres: 7.13

Number of Lots: 2

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

A traffic count cannot be determined because we do not know the specific land use(s) to calculate the number of new trips per day. Highway 153 is an arterial road with no maximum average vehicles per day.

Staff Recommendation:

Approval, with the following conditions,

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Subdivision and road names must be approved by the Addressing Department.
- All lots must access proposed internal roads only.
- Developer must obtain all necessary permits prior to proceeding with development to include;
- Storm Water and Erosion and Sediment Control.
- Road Profile (A Temporary Paved Cul-De Sac) is required and must be submitted on the Final Plat.
- Applicant must meet all permitting and encroachment requirements with SCDOT.
- Septic and Water Approval.



Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: R. L. Foglerman Jr. FRF LLC

Mailing Address: 25 Woods Lake Road Suite 705 Greenville, SC 29607

Telephone and Fax: (864) 271-8633 E-Mail: RLF@FRF LLC
(F) 271-3299

Owner's Information *(If Different from Applicant)*

Name: J & E Holdings, LLC

Mailing Address: 6 Aberdeen Dr. Suite B Greenville, S.C. 29605

Telephone and Fax: 864-704-4415 E-Mail: becsanddevelopment@gmail.com

Project Information

Project Location: Hwy 153 near I-85

Parcel Number/TMS: 2370008009

County Council District: 6 School District: _____

Total Acreage: 7.13 Number of Lots: 2

Intended Development: Commercial Current Zoning: unzoned

Surrounding Land Uses: North: _____ South: _____ East: _____ West: _____

Water Supplier: Powderville Water Sewer Supplier: not adjacent - septic

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.

RLF
Applicant's Signature

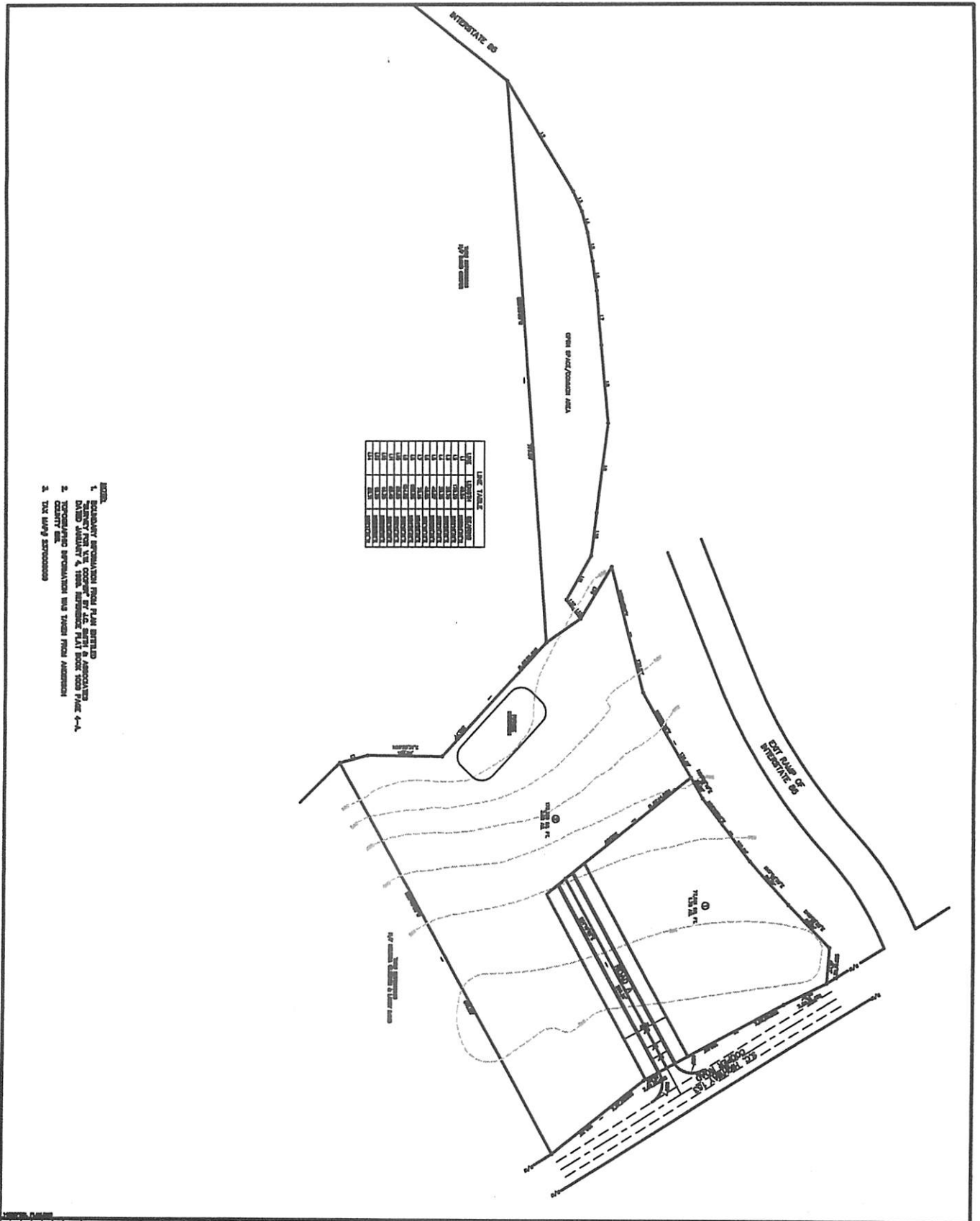
12/5/14
Date

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: _____



1. PRELIMINARY DEVELOPMENT FROM PLAN SETTING
2. PRELIMINARY DEVELOPMENT FROM PLAN SETTING
3. PRELIMINARY DEVELOPMENT FROM PLAN SETTING

VICINITY MAP

PRELIMINARY PLAN

HOLIDAY COMMERCIAL TRACT

200 BROADWAY, LLC PART, INCORPORATED, & PROGRAMMA, INC.

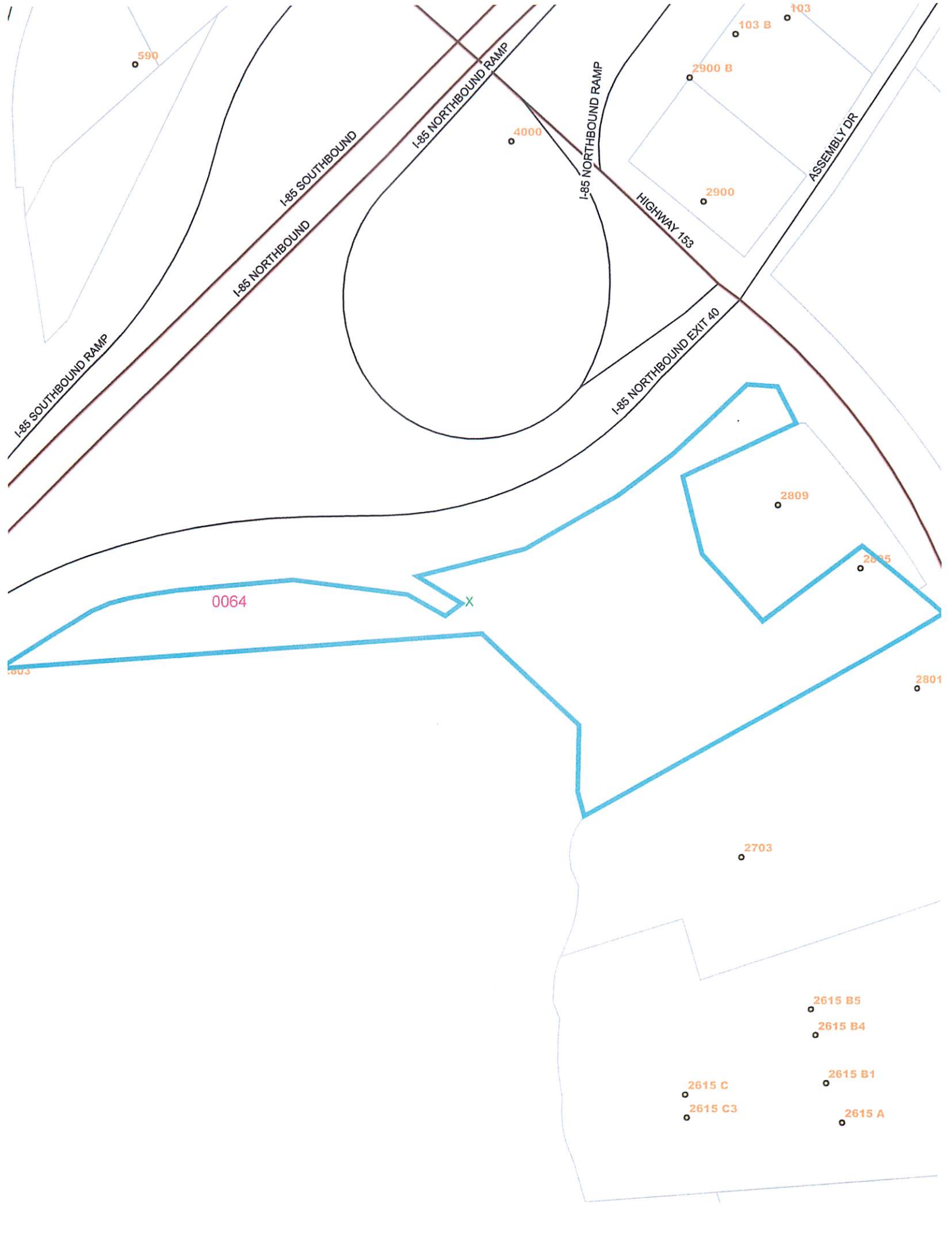
OTHER: REVIEWER:

NO. ACRES: 21.8 SQUARE FEET: 1,800,000

NO. LOTS: 8 DATE: 10-10-14

Scale: 1" = 40'

FRF 14829



Anderson County Planning Commission

January 13, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Barr Circle Estates

Intended Development: Residential (Duplexes)

Applicant: Fant Reichert Fogleman (Chip Fogleman)

Surveyor/Engineer: Fant Reichert Fogleman

Location: Barr Circle

County Council District: 6

Surrounding Land Use: North – Power Line/Right of Way
South – Single -Family
East – Single-Family
West – Single-Family

Zoning: None

Tax Map Number: 236-00-02-026,073

Extension of Existing Dev: No

Existing Access Road: Barr Circle

Number of Acres: 17.44

Number of Lots: 18(Units)

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 288 new trips per day. Barr Circle is a Minor Rural Local Road.

Staff Recommendation:

Approval, with the following conditions,

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Subdivision and road names must be approved by the Addressing Department.
- All lots must access proposed internal roads only.
- Developer must obtain all necessary permits prior to proceeding with development to include;
- Storm Water and Erosion and Sediment Control
- Road Profile and Encroachment Permitting
- Septic and Water Approval.



Subdivision Plat Application

Date of Application Completion _____

Name of Project _____

Applicant's Information

Name: R.L. Foglerman Jr FRF, LLC
 Mailing Address: 25 Woods Lake Rd Suite 705 Gwal, SC 29609
 Telephone and Fax: 844-271-8633 E-Mail: RLF@FRFLLC.HET
(F) 271-3299

Owner's Information

(If Different from Applicant)

Name: J & E Holdings, LLC
 Mailing Address: 6 Aberdeen Dr. Suite B Gwal SC 29605
 Telephone and Fax: 644-704-4415 E-Mail: beesondevelopment@gmail.com

Project Information

Project Location: BARRS Circle
 Parcel Number/TMS: 236-00-02-026; 073
 County Council District: 6 School District: _____
 Total Acreage: 17.44 Number of Lots: 18
 Intended Development: Single Family - Duplexes Current Zoning: N/A
 Surrounding Land Uses: North: Power Hw South: SF East: SF West: SF
 Water Supplier: Powdermill water Sewer Supplier: Individual Septic Tank
 Have any changes been made since this plat was last before the Planning Commission?: N/A

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.

RLF
Applicant's Signature

12/5/14
Date

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: _____

14812

OWNER: BARR CIRCLE ESTATES

ENGINEER: FRR

DATE: 12-8-14

NO. ACRES: 17.44

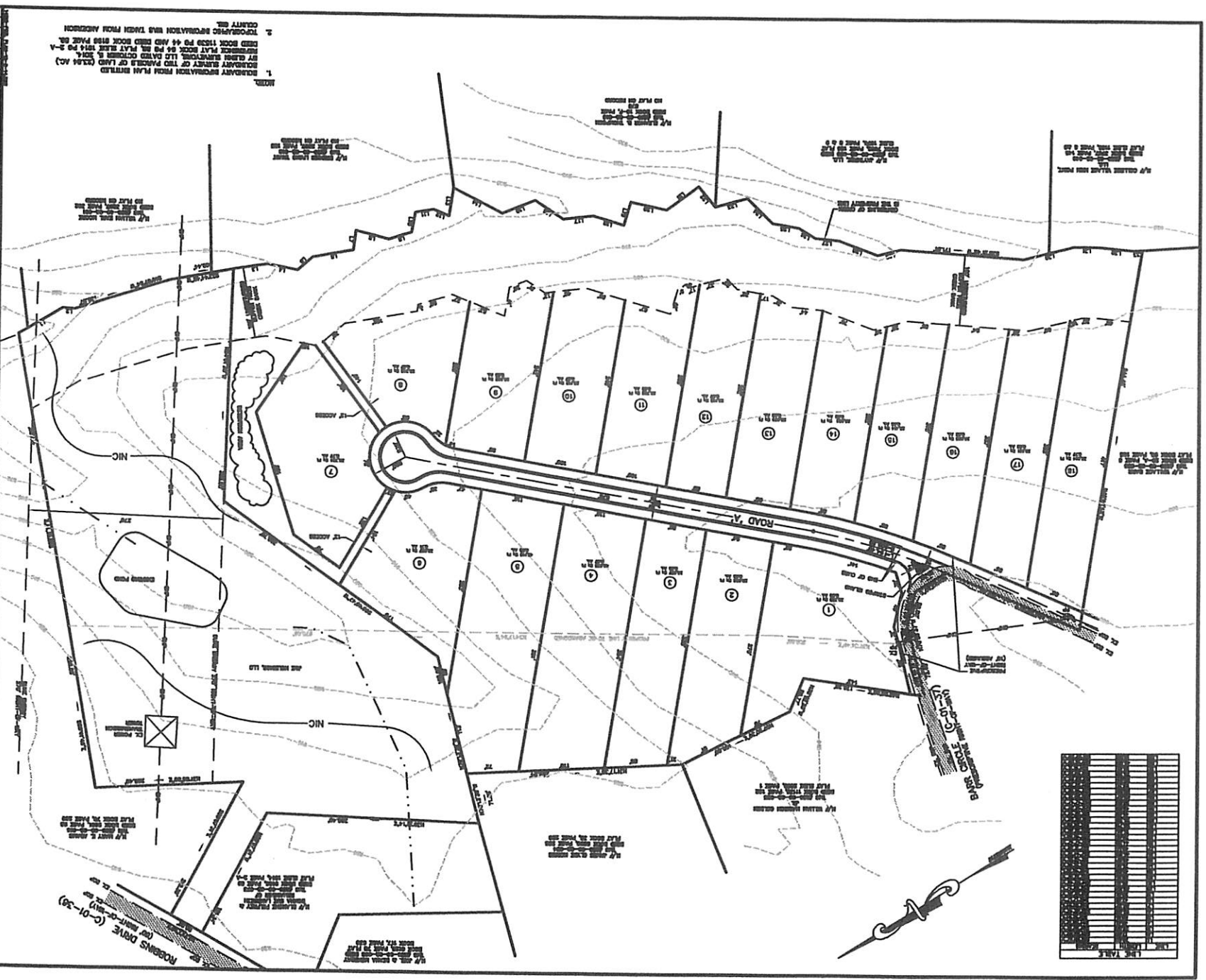
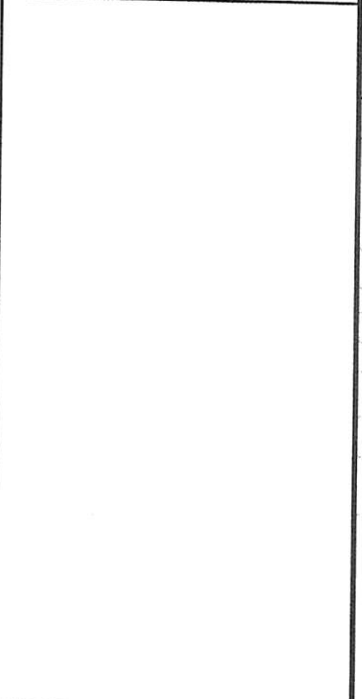
NO. LOTS: 18

DATE OF NEW ROAD: 10

OWNER: FARR, BECKERT, & POGORAN, INC.

PROJECT: BARR CIRCLE ESTATES

PRELIMINARY PLAN



LINE TABLE

1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
11	10	10	10
12	10	10	10
13	10	10	10
14	10	10	10
15	10	10	10
16	10	10	10
17	10	10	10
18	10	10	10

