

Anderson County Planning Commission
May 12, 2015- 6:00 PM
County Council Chambers
2nd Floor – Historic Courthouse
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Approval of Minutes (from April 14th 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. Wild Meadows
 - B. Three & Twenty Development
7. Public Hearing
 - A. Request for major amendments to a PD Statement of Intent on ~12.81 acres (147-00-07-005, et al), located on Midway Road, in Council District #1.
8. Old Business
9. New Business
10. Adjournment

Anderson County Planning Commission
Tuesday, April 14, 2015
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, Jerry Vickery and Debbie Chapman

Members Absent: None

Staff Present: Michael Forman, Jeff Parkey, Alesia Hunter, 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. Mrs. Jones moved to approve the agenda; and Mr. Dutton seconded the motion. The motion to approve was carried unanimously.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 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.

Preliminary Subdivision: Hemlock Subdivision, Phase II

Ms. Alesia Hunter presented the staff report for the proposed 30 lot subdivision on 26 acres at Mountain View Road. Staff offered a recommendation of approval with conditions. Hearing no questions from the Commissioners, Mr. Vickery moved to accept staff's recommendations; and Ms. Chapman seconded. The motion to approve with conditions passed 6-0.

Large-Scale Project:

Career and Technology Center – Anderson County School Districts 3, 4 and 5

Ms. Alesia Hunter next presented the proposal for the new Career and Technology Center on land where Lakeside Middle is currently housed. Staff recommended approval at this time with conditions, including filings with the FAA due to the proximity to the airport. Hearing no public comments, Mr. Dutton moved to accept staff's recommendation of approval with Development Standards' stated conditions; and Mr. Vickery seconded. The motion passed 6-0.

Public Hearing:

Monster Ink Tattoo Facility

Ms. Hunter then presented the staff report and recommendation of approval for the proposed tattoo facility at 11011-B Anderson Rd (an existing strip mall). Ms. Chapman asked for clarification of location in Powdersville. Hearing no further comments, Mr. Burdette moved to approve this request; and Mr. Vickery seconded. The motion carried 5-0, with Mrs. Jones abstaining.

Request to rezone +/- 10.68 acres (091-00-08-001) located at 2825 Lebanon Road, in Council District #4 from PD (Planned Development) to R-A (Residential - Agricultural)

Dr. Jeff Parkey presented the staff's findings and recommendation of approval for the requested change. The applicant states his intention to construct a single-family dwelling on the property across from the Mt. Lebanon Elementary School. No one spoke during the public hearing. Mr. Vickery then moved to accept staff's recommendation of approval for this request; and Mr. Dutton seconded. The motion carried 6-0.

Highway 81 Overlay - Design Regulations - to include properties within 500 ft of Highway 81 with direct access onto Highway 81; from Reed Road north to Long Road on the east and Scott Bridge Road on the west

Mr. Michael Forman presented the staff's proposed design regulations for the Highway 81 Overlay. He added that after more consultation and study Access Management regulations would also be draft and presentation as part of the Highway 81 Overlay. Mrs. Jones asked if the existing businesses would be grandfathered and how exceptions could be made for new construction. Mr. Forman confirmed that current structures would be grandfathered in; and any requested exceptions in the future could be handled through the variance process. No one from the public spoke during the Public Hearing. Mr. Vickery moved to accept the Design Regulations as presented and forward to County Council. Mr. Dutton seconded the motion; and it passed unanimously.

Old Business:

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

New Business:

Chairman Cothran called for any new business. No information was presented.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:30 pm.

Respectfully Submitted,

Celia Boyd Myers

Anderson County Planning Commission

May 12, 2015

6:00 PM

Staff Report – Preliminary Subdivision

| | |
|--------------------------------------|---|
| Preliminary Subdivision Name: | Wild Meadows |
| Intended Development: | Residential |
| Applicant: | Wayne Blyler |
| Surveyor/Engineer: | Gray Engineering |
| Location: | Oak Hill Drive |
| County Council District: | One |
| Surrounding Land Use: | North – Commercial South – Residential(R-20) East – Residential(R-20) West – Residential(R-20) |
| Zoning: | R-20(Residential Single-Family) |
| Tax Map Number: | 147-00-04-002 |
| Extension of Existing Dev: | No |
| Existing Access Road: | Oak Hill Drive |
| Number of Acres: | 8.73 |
| Number of Lots: | 14 |
| Water Supplier: | Hammond Water District |
| Sewer Supplier: | Anderson County |
| Variance: | None Requested |

Traffic Impact Analysis:

This new subdivision is expected to generate 140 new trips per day. Oak Hill Drive is a county maintained major urban collector road with no maximum average vehicle trips per day requirement.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from Anderson County Roads and Bridges prior to proceeding with development.
- 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 Hammond Water District for potable water and fire protection.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from SCDHEC and Anderson County Environmental Services regarding sewer construction.



Subdivision Plat Application

April 7, 2015
Date of Application Completion

Wild Meadows Subdivision
Name of Project

Applicant's Information

Name: Wayne Blyler
Mailing Address: P.O. Box 999 Simpsonville, SC 29681
Telephone and Fax: (864)963-7676 E-Mail: wblyler@buildreliant.com

Owner's Information (If Different from Applicant)

Name: Wayne Blyler
Mailing Address: P.O. Box 999 Simpsonville, SC 29681
Telephone and Fax: (864)963-7676 E-Mail: wblyler@buildreliant.com

Project Information

Project Location: Oak Hill Drive, Anderson, SC
Parcel Number/TMS: 14700004002
County Council District: County Council District 1 School District: School District 05
Total Acreage: 8.73 AC Number of Lots: 14
Intended Development: Residential Current Zoning: R-20
Surrounding Land Uses: North: C2 South: R-20 East: R-20 West: R-20
Water Supplier: Hammet Water District Sewer Supplier: Anderson County Sewer
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.

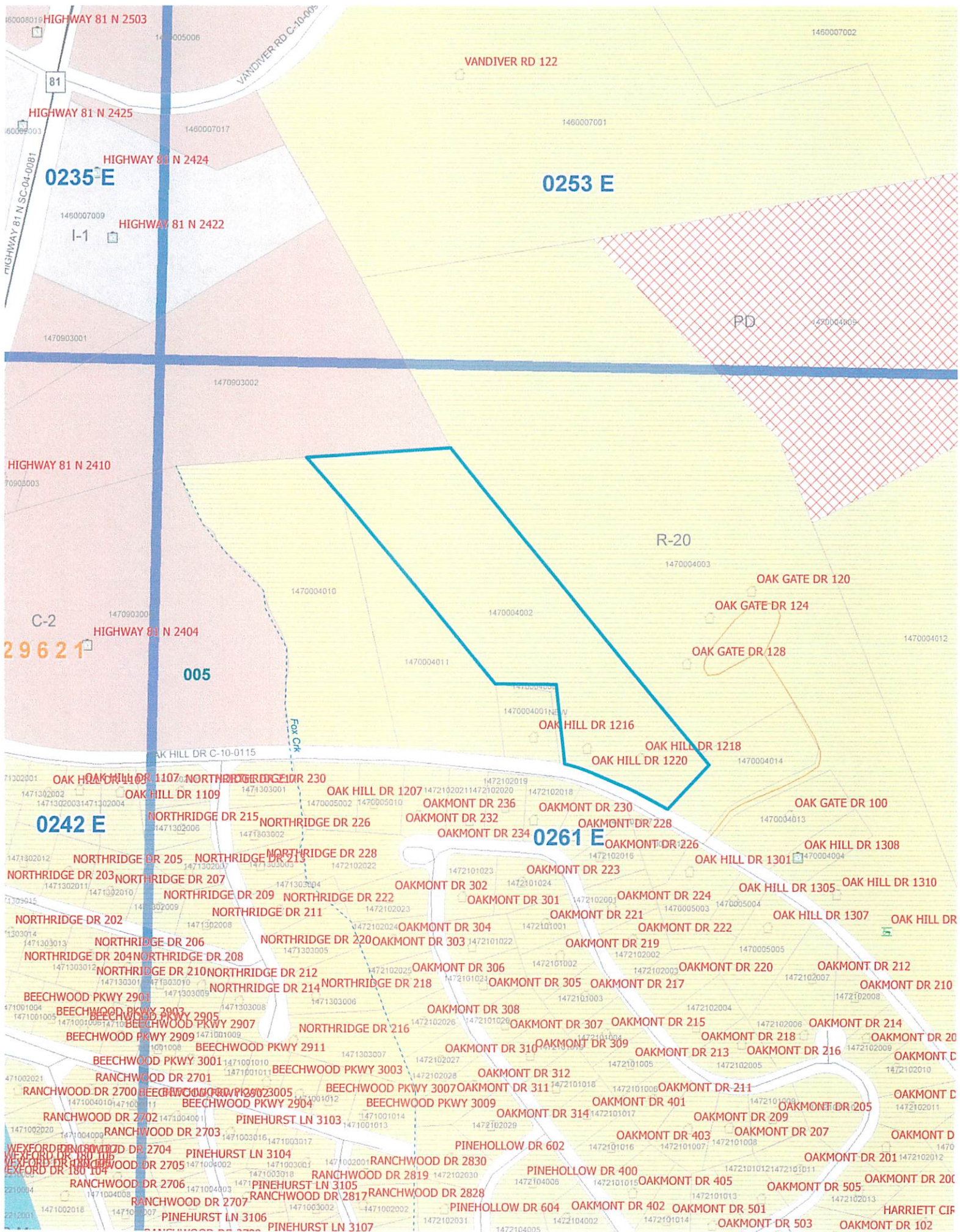
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Wayne Blyler
Applicant's Signature

4/8/15
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

May 12, 2015

6:00 PM

Staff Report – Preliminary Subdivision

| | |
|--------------------------------------|--|
| Preliminary Subdivision Name: | Three & 20 Development |
| Intended Development: | Residential |
| Applicant: | Upcountry Construction |
| Surveyor/Engineer: | Jay Dunn Land Surveyor |
| Location: | 3 & 20 Road |
| County Council District: | Six |
| Surrounding Land Use: | North – Residential(R-20) South – Residential(R-20) East – Residential(R-20) West – Residential(R-20) |
| Zoning: | R-20(Residential Single-Family) |
| Tax Map Number: | 163-00-03-001 |
| Extension of Existing Dev: | No |
| Existing Access Road: | 3 & 20 Road |
| Number of Acres: | 8.73 |
| Number of Lots: | 10 |
| Water Supplier: | Southside Water District |
| Sewer Supplier: | SCDHEC/Septic |
| Variance: | None Requested |

Traffic Impact Analysis:

This new subdivision is expected to generate 100 new trips per day. 3 & 20 Road is a state road with no maximum average vehicle trips per day requirement.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development.
- 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 Southside Water District for potable water and fire protection.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from SCDHEC regarding septic tanks.



Subdivision Plat Application

March 12, 2015
Date of Application Completion

3+20 Development
Name of Project

Applicant's Information

Name: Upcountry Construction LLC
Mailing Address: P.O. Box 51292 Piedmont, SC 29673
Telephone and Fax: (864) 304-4102 E-Mail: tommy@upcountryconstruction.com

Owner's Information (If Different from Applicant)

Name: Gale C. Galloway
Mailing Address: P.O. Box 1335 Pickens, SC 29671
Telephone and Fax: (864) 889-1904 E-Mail: _____

Project Information

Project Location: 3+20 Rd East, SC
Parcel Number/TMS: 163-00-03-001
County Council District: C School District: Anderson 1
Total Acreage: 8.73 Number of Lots: 10
Intended Development: Subdivision Current Zoning: none
Surrounding Land Uses: North: _____ South: _____ East: _____ West: _____
Water Supplier: Southside Sewer Supplier: N/A
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.

Gale C. Galloway
Applicant's Signature

3/12/2015
Date

Page 1 of 1

For Office Use Only:

Application Received By: KA

Amount of Fee Paid: \$109.00

Staff Recommendation: _____

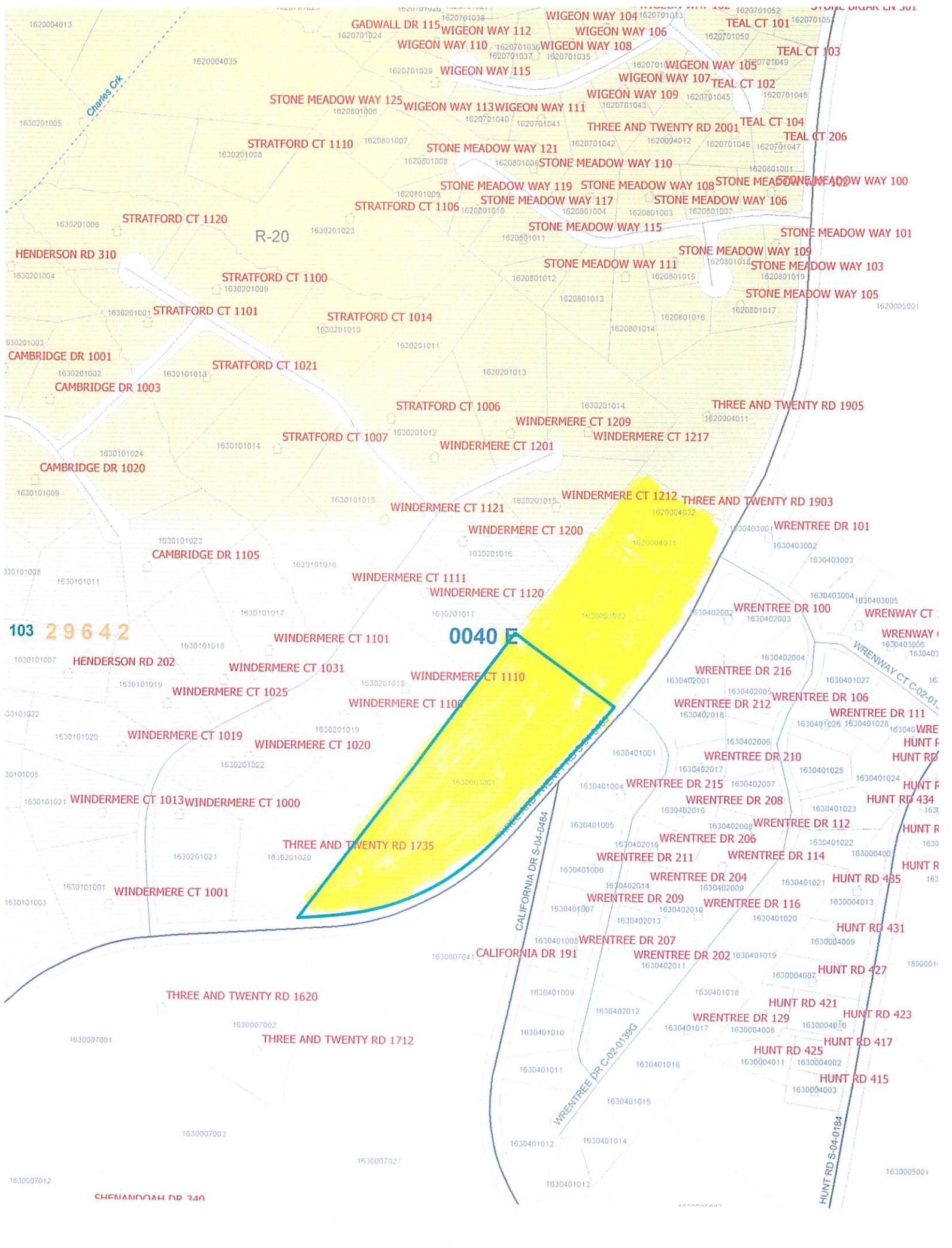
Scheduled Public Hearing Date: April 12th

Date Complete Application Received: 3/12/15

Check Number: 3564

Planning Commission Decision: _____

| TABLE 2 | | |
|---------|--------|------------|
| LINE | LENGTH | BEARING |
| 1-2 | 28.58 | 003.12.11° |
| 2-3 | 21.31 | 341.26.49° |
| 3-4 | 19.28 | 208.26.48° |
| 4-5 | 15.43 | 248.12.11° |
| 5-6 | 15.42 | 314.05.11° |



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

Applicant: D. R. Horton
Current Owner: Midway Road Properties, LLC
Property Location: Midway Road, approximately 530 feet from Oakhill Drive
Precinct: Hammond School
Council District: One
TMS #(s): 147-00-07-005, et al. (38 lots total)
Acreage: 12.81 acres
Current Zoning: PD
Surrounding Zoning: North: R-20 and R-A
South: R-20
East: R-A
West: R-20

Evaluation: This request is to make three changes to the approved Statement of Intent (Ordinance #2005-014). Revision one is to change the range of allowable house square footage from 1,800 - 2,100 sq.ft. to 1,800 - 2,800 sq.ft. Revision two is to add an 18" brick water table with a brick row lock along the bottom of the homes at sides and rear. Revision three is to add two monument signs at the subdivision's entrance.

The addition of the 18" brick water table and the monument signs were determined to be Minor Changes. The change in the square footage range was determined to be a Major Change (section 5.22.8.A of the County Code of Ordinances).

Staff Recommendation: The established homes in the surrounding area are of a similar size and build as the request shown in the revised Statement of Intent. As such, staff recommends **APPROVAL**, of the requested changes to the Statement of Intent, with the condition that the Anderson County Stormwater Management permit is modified to address the increase in home sizes or a certification that the existing permit is adequate.

District 1 Zoning Advisory
Group Recommendation:

The District 1 Zoning Advisory Group met on May 6, 2015, and recommended **APPROVAL** of a request for PD Major Change. The vote was **3** in favor, **0** opposed, and **1** absent.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on May 12, 2015, and after a duly noted public hearing recommended **xx** of a PD Major Change request. The vote was **x** in favor, **x** opposed, and **x** absent.

Anderson County Council
Recommendation:

The Anderson County Council met on xx, 2015, and after a duly noted public hearing voted **xx** of a PD Major Change request. The vote was **x** in favor, **x** opposed, and **x** absent.



Rezoning Application

April 9, 2015
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: D.R. Horton Jason Powell
Mailing Address: 100 Verdac Blvd. Ste. 401
Telephone and Fax: 864-263-0662 E-Mail: jbpowell@drhorton.com

Owner's Information

(If Different from Applicant)

Name: Midway Road Properties, LLC
Mailing Address: 3620 Pelham Road Greenville SC 29615
Telephone and Fax: 864-313-7900 E-Mail: sandy@brewerdevelopment.com

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.

R. Q. Brewer
Owner's Signature

4/10/15
Date

Project Information

Property Location: Midway Road and Ravencrest Drive
Parcel Number(s)/TMS: 147-00-07-005, et al (38 lots total) see attached Tax Map
County Council District: 1 School District: 5
Total Acreage: 12.81 Current Land Use: single family
Current Zoning: PD Requested Zoning: PD
Purpose of Rezoning: change parametus of PD

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 6-29-1115: 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.



Applicant's Signature

4/9/15

Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

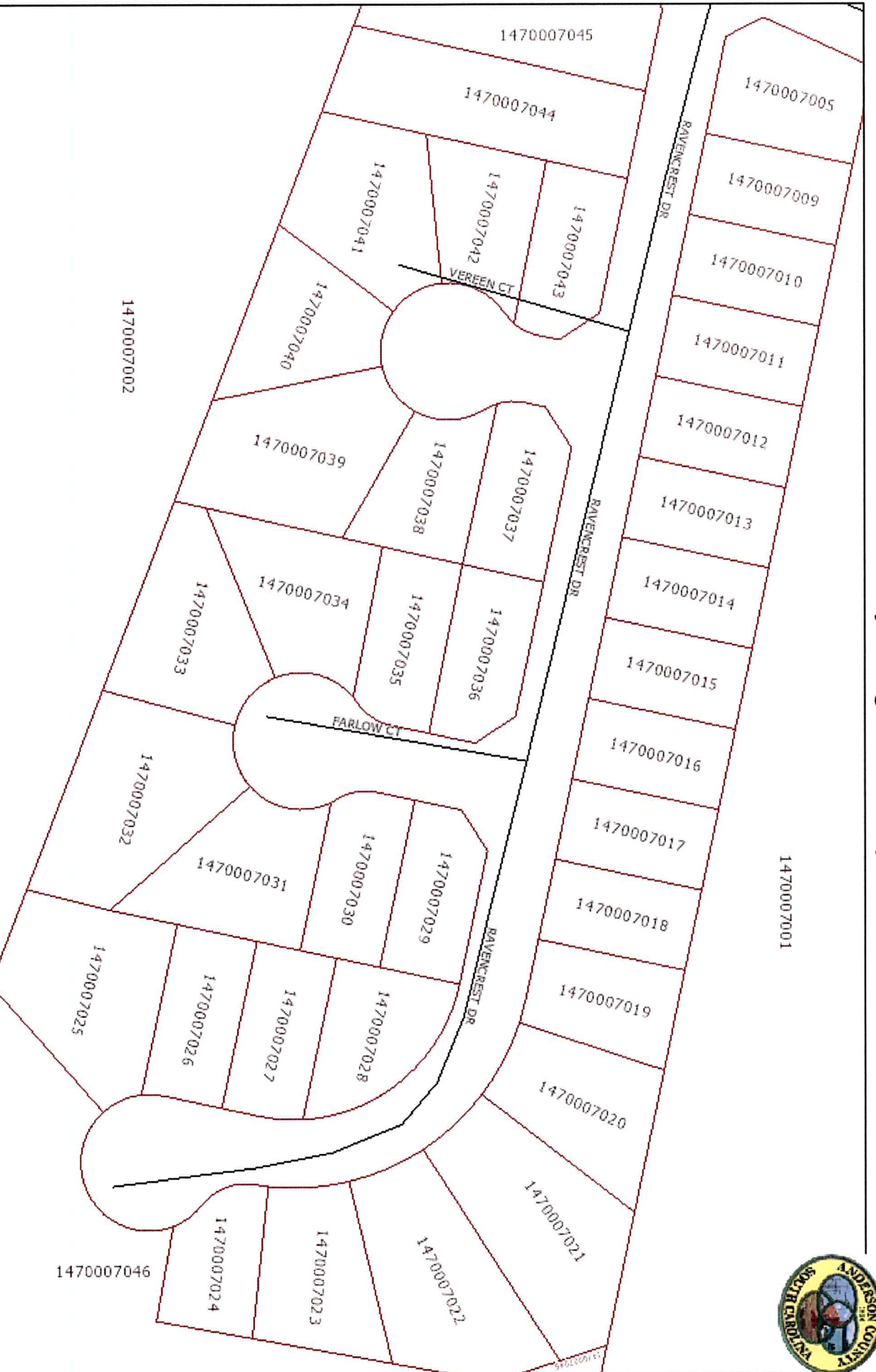
Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

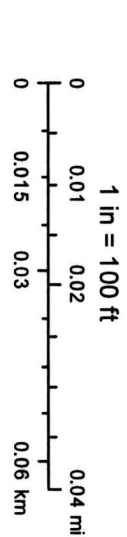
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

Midway Ridge Tax Map



April 15, 2015 Disclaimer accepted.

| TMS: | Owner: | TMS: | Owner: |
|---------------|---------------|---------------|---------------|
| City/State: | City/State: | Deed Bk: | Deed Pg: |
| Tax District: | Tax District: | Description: | Description: |
| Sale Year: | Sale Year: | Sale Price: | Sale Price: |
| | | Market Value: | Market Value: |



ESRI, Highland Mapping, and Anderson County GIS



100 Verdae Blvd., Suite 401
Greenville, SC 29607
864-263-0662
jbpowell@drhorton.com

Re: Letter of Intent

To whom it may concern:

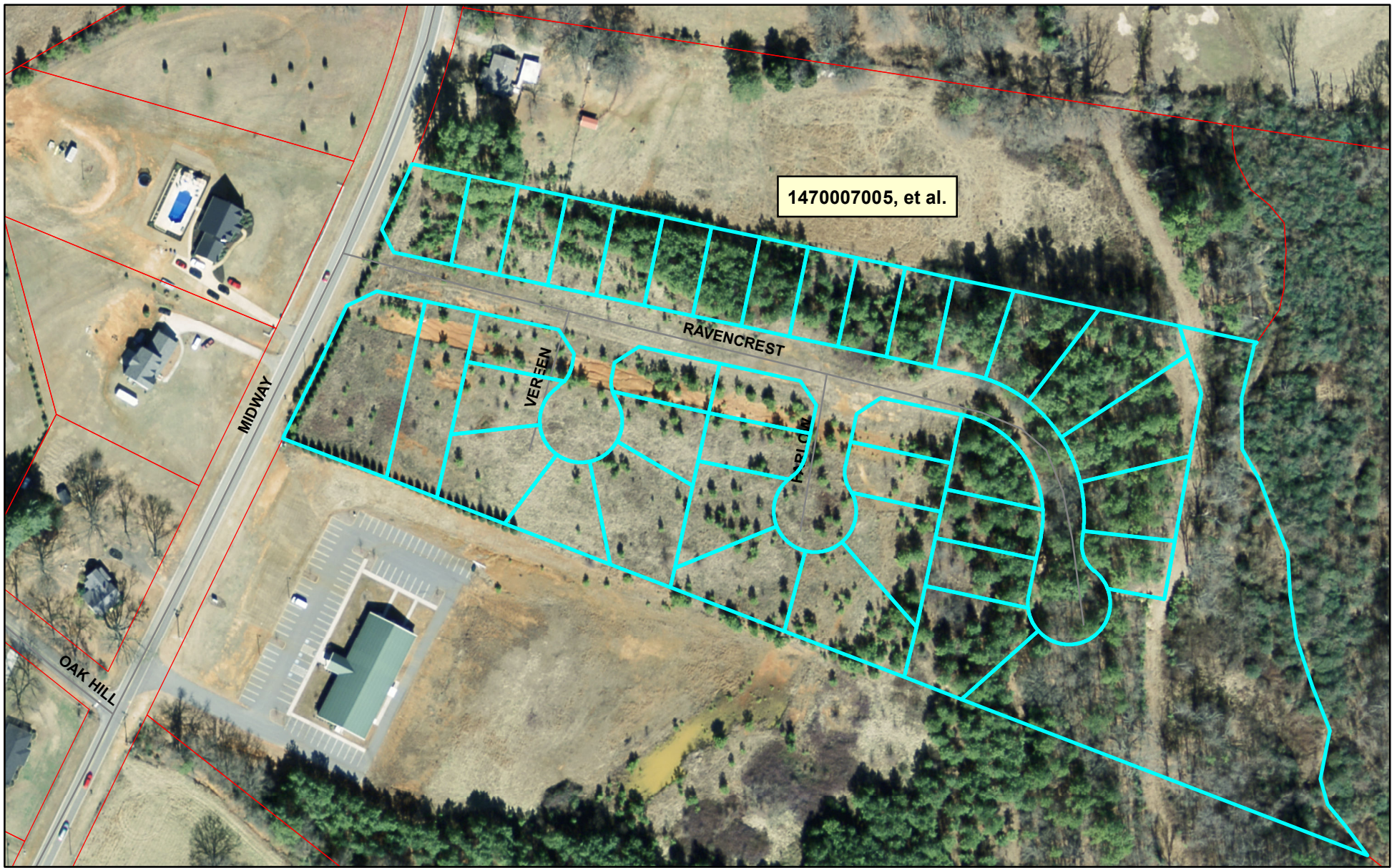
In regards to the planned development located on Midway Road near Oak Hill Drive: The plan for this property is to develop mid-level homes, and build quality affordable housing for the area and school district. In trying to preserve and be a part of the surrounding houses already established, our plans would be as the following:

- Single Family Housing with attached garages
- Houses planned from 1,800 to 2,800 square feet
- Houses to be of Brick or Stone accented fronts with vinyl sides and rears.
- Sides and rear of home will have an 18" brick water table capped with a brick row lock along the bottom of the home.
- Enclosed Garage with garage doors
- Curb and gutter roads
- Fenced-in detention pond, place in the back corner, designed to adequately protect the area
- A Homeowners Association will be formed to protect the integrity of the development
- Water is already in place and ready, per County specs
- Sewer is already in place with a 8" gravity feed in the rear of the property
- Numerous trees have been planted to lessen visual impact on subdivision
- Two monuments will be placed one each side of the entrance to the community

If you have any further questions, please feel free to contact me at any time.
Jason Powell 864-263-0662

Sincerely,

Jason Powell

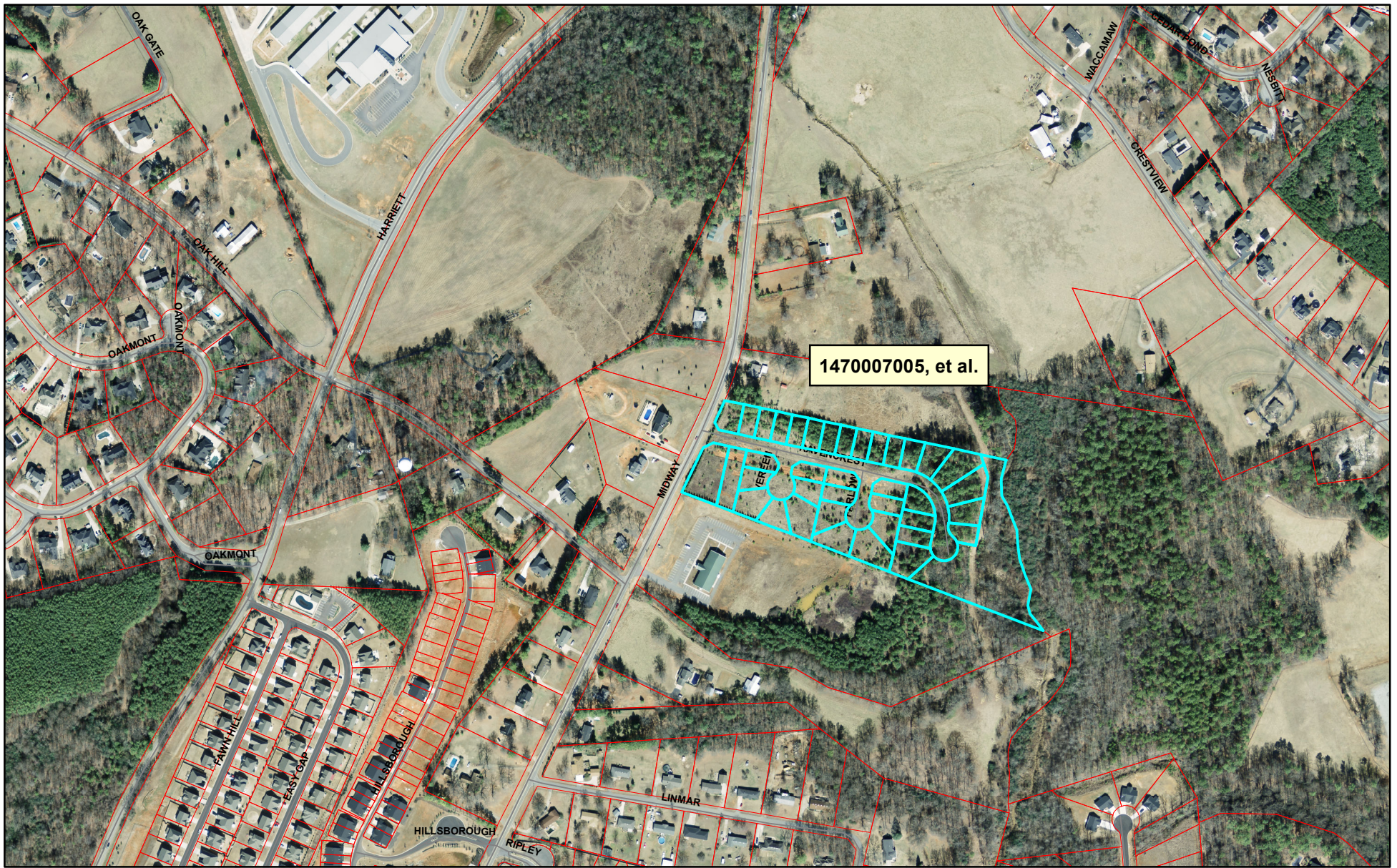


Midway Ridge Planned Development Rezoning Request, April 10, 2015

Anderson County Planning and Community Development Department


0 0.025 0.05 Miles

 Tax parcels

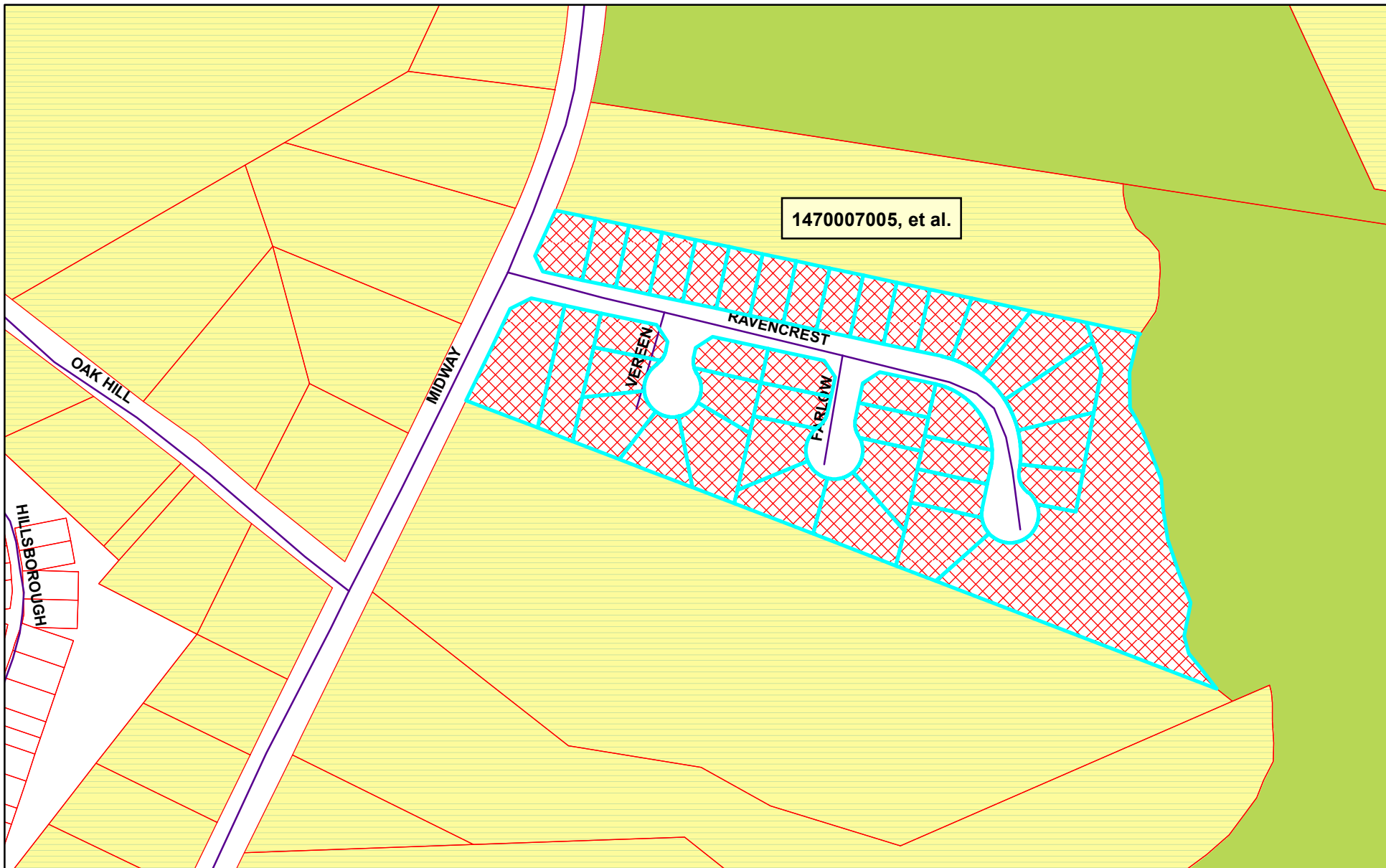


Midway Ridge Planned Development Rezoning Request, April 10, 2015

Anderson County Planning and Community Development Department

 Tax parcels

0 0.1 0.2 Miles

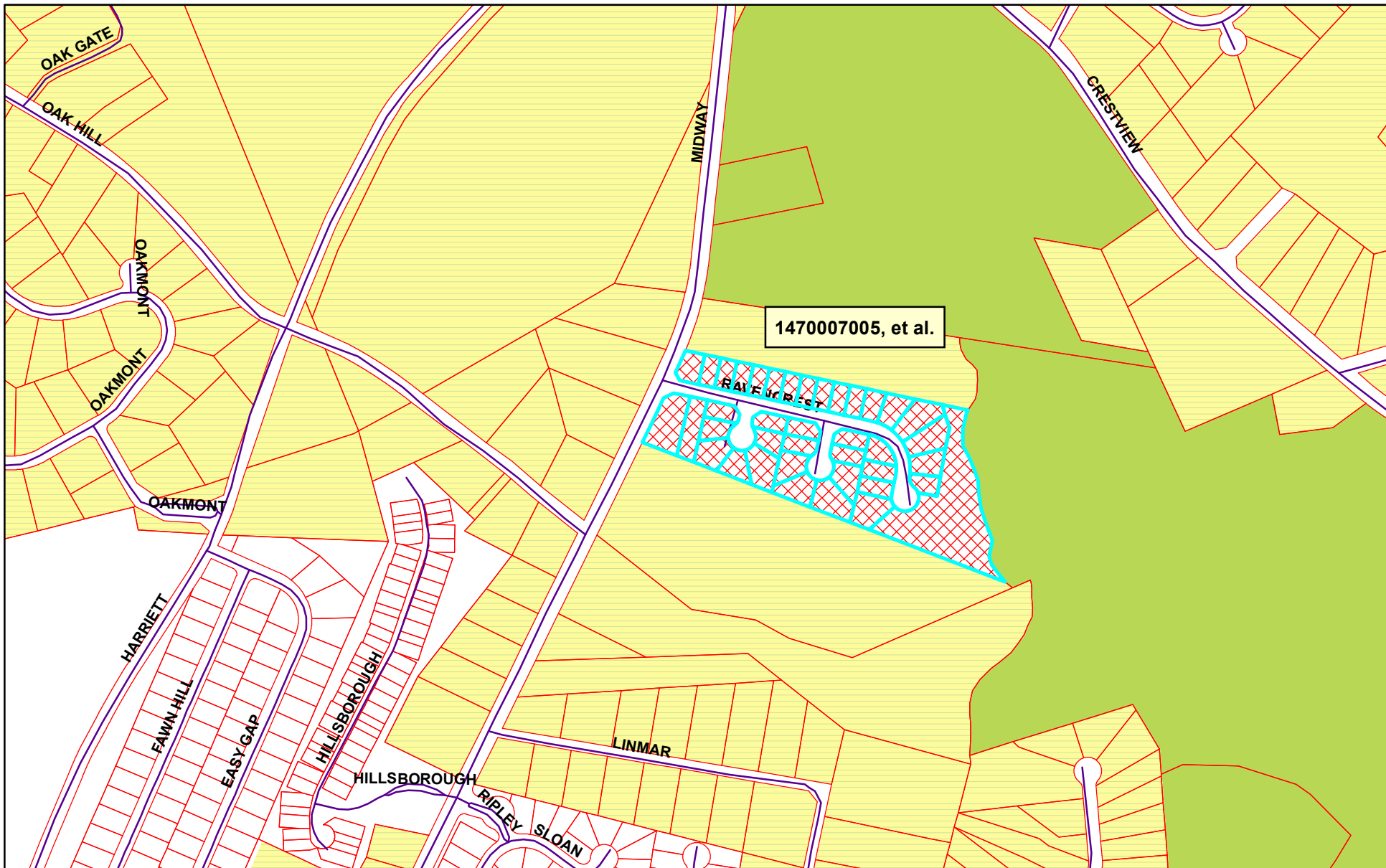


0 0.05 0.1 Miles

Midway Ridge Planned Development Rezoning Request, April 10, 2015

Anderson County Planning and Community Development Department

| | | | |
|------|-------|------|-------|
| R-A | R-D | O-D | S-1 |
| R-40 | R-M1 | POD | I-1 |
| R-20 | R-M2 | C-1N | I-2 |
| R-15 | R-M7 | C-1R | PD |
| R-12 | R-M | C-1 | AP |
| R-10 | R-MA | C-2 | RRD |
| R-8 | R-MHP | C-3 | Multi |

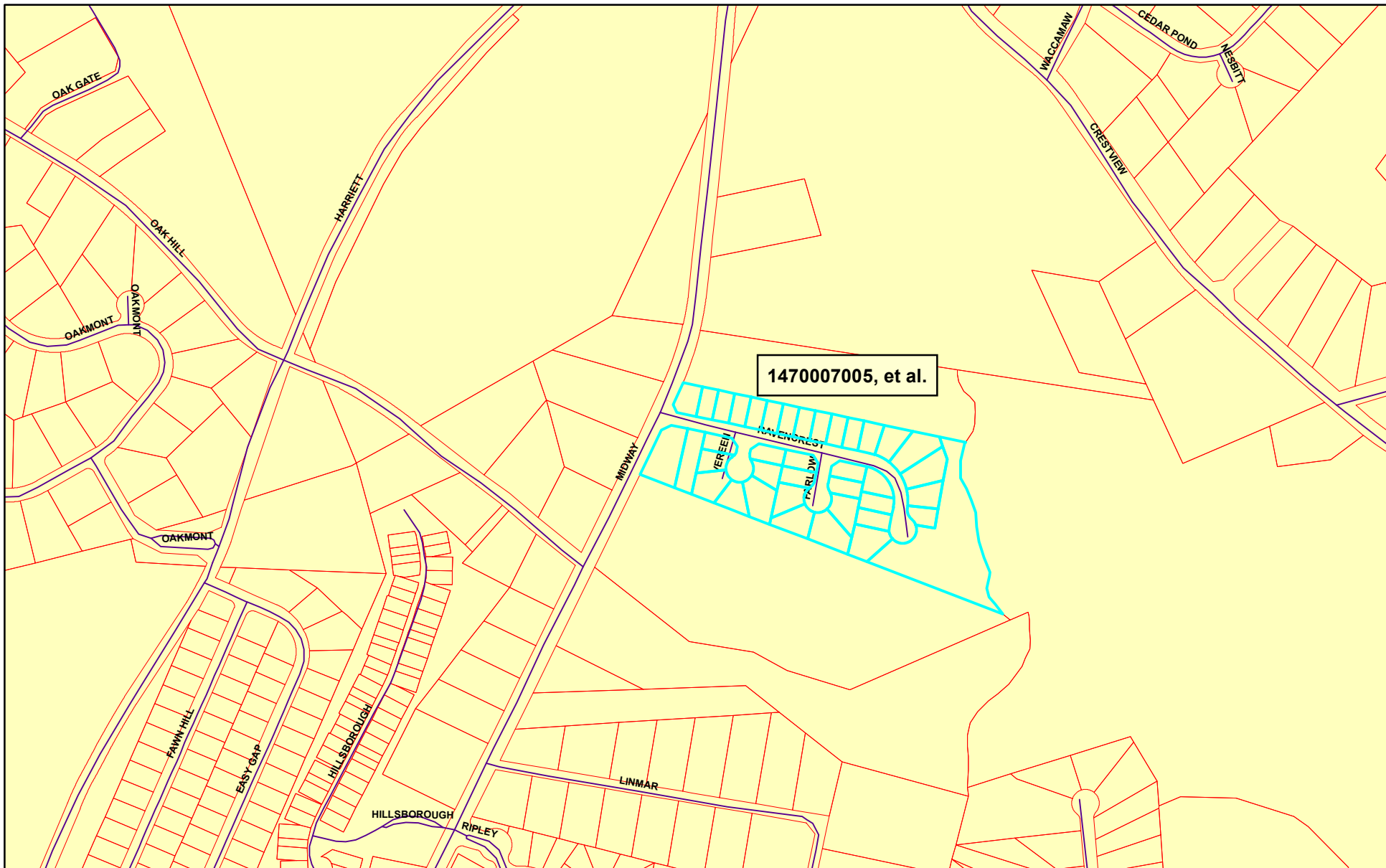


0 0.05 0.1 0.2 Miles

Midway Ridge Planned Development Rezoning Request, April 10, 2015

Anderson County Planning and Community Development Department

| | | | |
|------|-------|------|-------|
| R-A | R-D | O-D | S-1 |
| R-40 | R-M1 | POD | I-1 |
| R-20 | R-M2 | C-1N | I-2 |
| R-15 | R-M7 | C-1R | PD |
| R-12 | R-M | C-1 | AP |
| R-10 | R-MA | C-2 | RRD |
| R-8 | R-MHP | C-3 | Multi |



0 0.05 0.1 0.2 Miles

Midway Ridge Planned Development Rezoning Request, April 10, 2015

Anderson County Planning and Community Development Department

- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Natural Conservation
- Public/Semi-Public
- Residential/Agriculture
- Utilities
- Village Cluster



UNDERSTANDING NEW YORK
PLANNING & ENVIRONMENTAL DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
864-260-4720

Midway Run
Ravencrest Dr

Midway Run



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

Ravencrest Ln

846