



Anderson County

Planning & Community Development

401 E. River Street, Anderson, SC 29624 • (864) 260-4720 • Fax (864) 260-4795

Anderson County Planning Commission

CALLED MEETING

May 5, 2015- 6:00 PM

2nd Floor Conference Room – Historic Courthouse
Anderson, South Carolina

Tommy Dunn
Chairman
Council District 5

AGENDA

Ken Waters
Vice-Chairman
Council District 6

1. Call to Order

Francis M. Crowder, Sr.
Council District 1

2. Large-Scale Project:

A. Project Machine

Gracie S. Floyd
Council District 2

3. Adjournment

Mitchell Cole
Council District 3

Thomas F. Allen
Council District 4

M. Cindy Wilson
Council District 7

Kim A. Poulin
Clerk to Council

Rusty Burns
County Administrator



Accredited by the
American Public
Works Association

Member of the Anderson County Public Works Division

Anderson County Planning Commission Meeting
May 5, 2015
6:00 PM

Staff Report – Large Scale Project

Preliminary Project Name:	Project Machine
Property Owner of Record:	Project Machine
Authorized Representative:	Mark G. Simmons
Intended Development:	Industrial Distribution Facility
Location:	Furman Road
Details of Development:	This application involves a 1.25 million square foot industrial distribution facility with 250 total parking spaces.
Surrounding Land Use:	Vacant/Agricultural
Total Site Area:	414.80 Acres
County Council District:	Four
Zoning:	Not Zoned
Tax Map Number:	143-00-04-002
Extension of Existing Dev:	No
Existing Access Roads:	Furman Road
Sewer Supplier:	Anderson County
Power Supplier:	Duke Power

Water Supplier: Powdersville Water District

Variance: None requested

Traffic Impact Analysis:

Furman Road is classified as a Minor Rural Local Road with 5.5 average trips per day as listed in the Traffic Generation Standards Manual for an industrial use. The applicant is required to obtain an encroachment permit from Anderson County Roads and Bridges Department prior to commencing with construction.

Staff Recommendation:

This development constitutes a large-scale project because of the need for 100 or more off-street parking spaces. Staff recommends APPROVAL of the overall Development plans with the following conditions; the developer must obtain all necessary permits, and approvals.

- Both Anderson County Stormwater Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage.
- Approval from US Corps of Engineer's Office regarding wetland delineation/disturbance, comments, and or a wetland permit, (if applicable.)
- Anderson County Sewer Department and SCHDEC for approval, construction, and permit to operate sewerage system.
- Anderson County Roads and Bridges Department for encroachment permitting.
- Final Approval from the Court of Pleas for road closure.
- Powdersville Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and Building Codes Department.
- Anderson County Development Standards Department-Commercial Land Use Permit prior to commencing with development and construction.



Land Use Permit Application

Date of Application Completion _____

Permit Status (Approved or Denied) _____

Owner's Information

Name: Project Machine

Business Name (if applicable): Project Machine

Mailing Address: Post Office Box 12244, Columbia, SC 29211

Telephone and Fax: 803-253-6847, 803-255-8017 E-Mail: mark@parkerpoeconsulting.com

Authorized Representative's Information

Name: Mr. Mark G. Simmons

Company Name: Parker Poe Consulting, LLC

Mailing Address: Post Office Box 12244, Columbia, SC 29211

Telephone and Fax: 803-253-6847, 803-255-8017 E-Mail: mark@parkerpoeconsulting.com

Project Information

Property Location: 120 Furman Road, Anderson, South Carolina

Parcel Number(s)/TMS: 1430004002

County Council District: Four School District: One

Total Acreage: 414.80 Current Zoning: Not Applicable

Proposed Land Use: Industrial/Distribution Current Land Use: Agricultural

Water Supplier: Powersville Water Sewer Supplier: Anderson County Power Supplier: Duke Energy

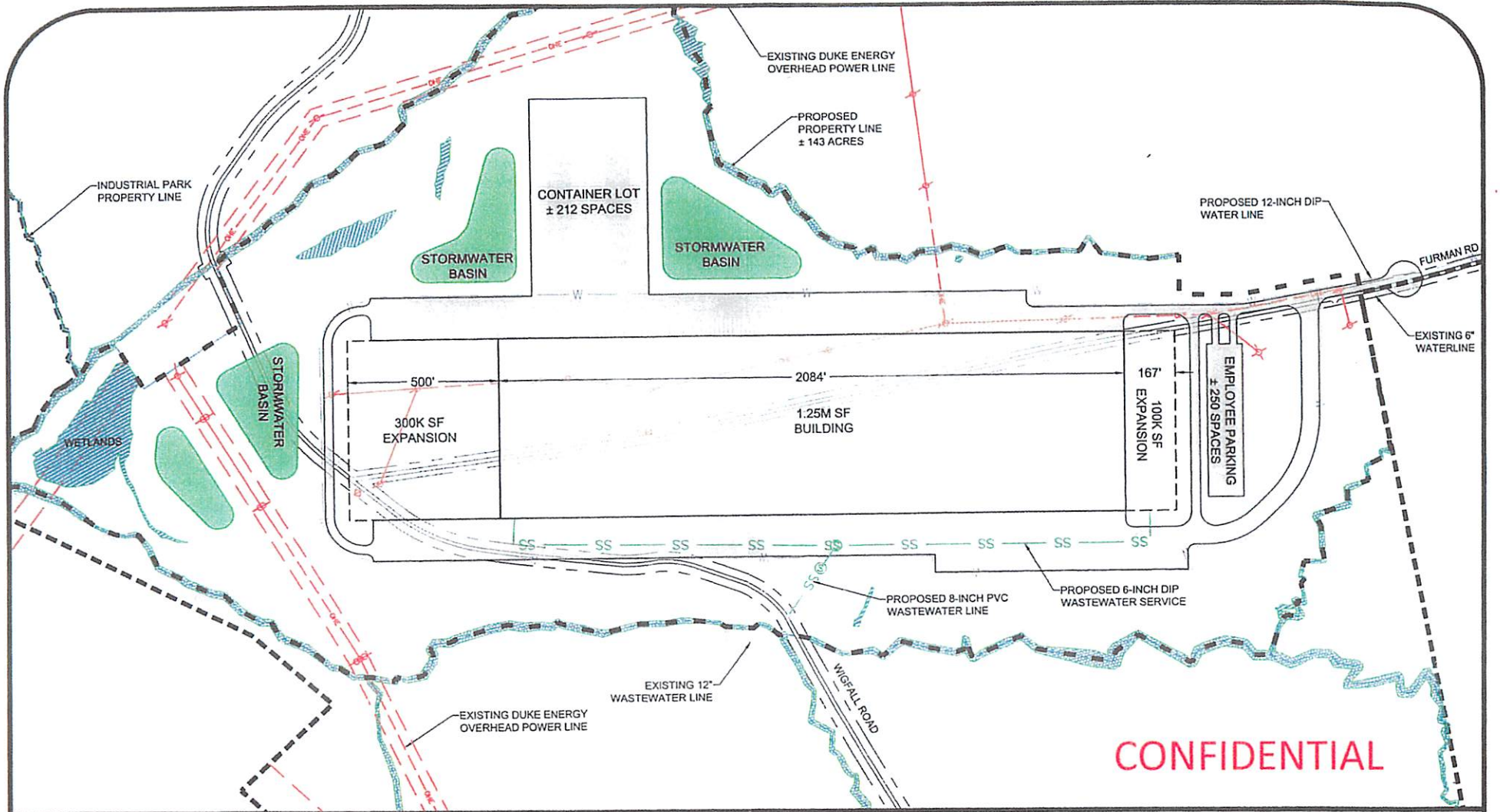
Private Covenants or Deed Restrictions on the Property: Yes (TBD) No

If you indicated no, your signature is required.

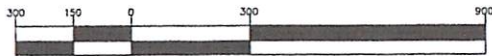
Applicant's Signature

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.



CONFIDENTIAL



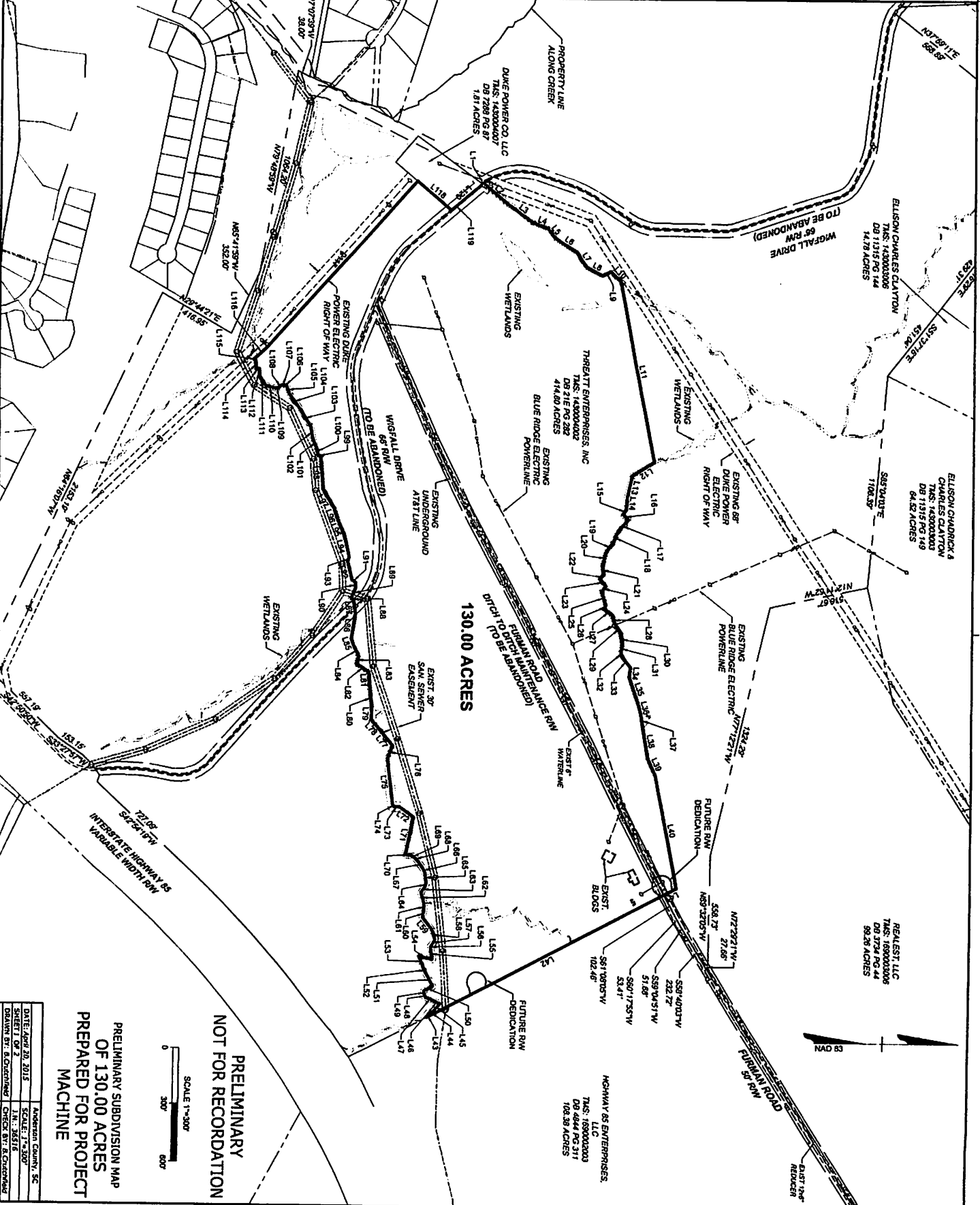
Project No. 62446
February 11 2015

(IN FEET)



**Conceptual Site Layout for Project Machine
at the Betsy Tucker Industrial Park
in Anderson County, South Carolina**

ALLIANCE CONSULTING ENGINEERS | 10 YEARS OF EXCELLENCE
Prepared by Alliance Consulting Engineers, Inc.
124 Wendell Blvd. Greenville, SC 29607-3543
864-294-1743
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PRELIMINARY
NOT FOR RECORDATION

PRELIMINARY SUBDIVISION MAP
OF 130.00 ACRES
PREPARED FOR PROJECT
MACHINE

SCALE 1"=300'

0 300' 600'

DATE: NOV 20, 2015	ANDERSON COUNTY, SC
DRAWN BY: B. CRUTCHFIELD	SCALE: 1"=300'
CHECK BY: B. CRUTCHFIELD	IN: 36516

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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111.704.376.1023 FAX 704.376.1076 www.timmons.com

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