

Anderson County Planning Commission  
November 10, 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 13<sup>th</sup> 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)
8. Old Business
9. New Business
10. Adjournment

**Anderson County Planning Commission**  
**Tuesday, October 13, 2015**  
**6:00 PM**  
**2<sup>nd</sup> 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 12<sup>th</sup> 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

November 10, 2015

6:00 PM

## Staff Report – Preliminary Subdivision

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

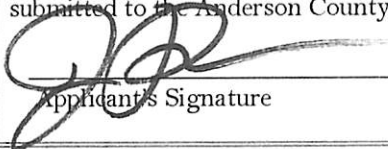
Name: Colonel Johnson LLC  
Mailing Address: 500 Duvall Rd. Greenville, SC 29607  
Telephone and Fax: N/A E-Mail: N/A

## 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 Planning Commission

November 10, 2015

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Race Track Subdivision
<b>Intended Development:</b>	Residential
<b>Applicant:</b>	Fortris Homebuilders LLC
<b>Surveyor/Engineer:</b>	Robinson Engineering Service
<b>Location:</b>	Off of Lullwater Drive
<b>County Council District:</b>	Two
<b>Surrounding Land Use:</b>	North – Residential South -Residential East – Residential West – Residential
<b>Zoning:</b>	None
<b>Tax Map Number:</b>	151-04-01-019,023,024
<b>Extension of Existing Dev:</b>	Yes
<b>Existing Access Road:</b>	Lullwater Drive
<b>Number of Acres:</b>	.31
<b>Number of Lots:</b>	4 (Lots existing) Applicant requesting to install new road to access 4 existing lots.
<b>Water Supplier:</b>	Homeland Park
<b>Sewer Supplier:</b>	Homeland Park
<b>Variance:</b>	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: grove300@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; 151-04-06-023; 151-04-06-024  
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.

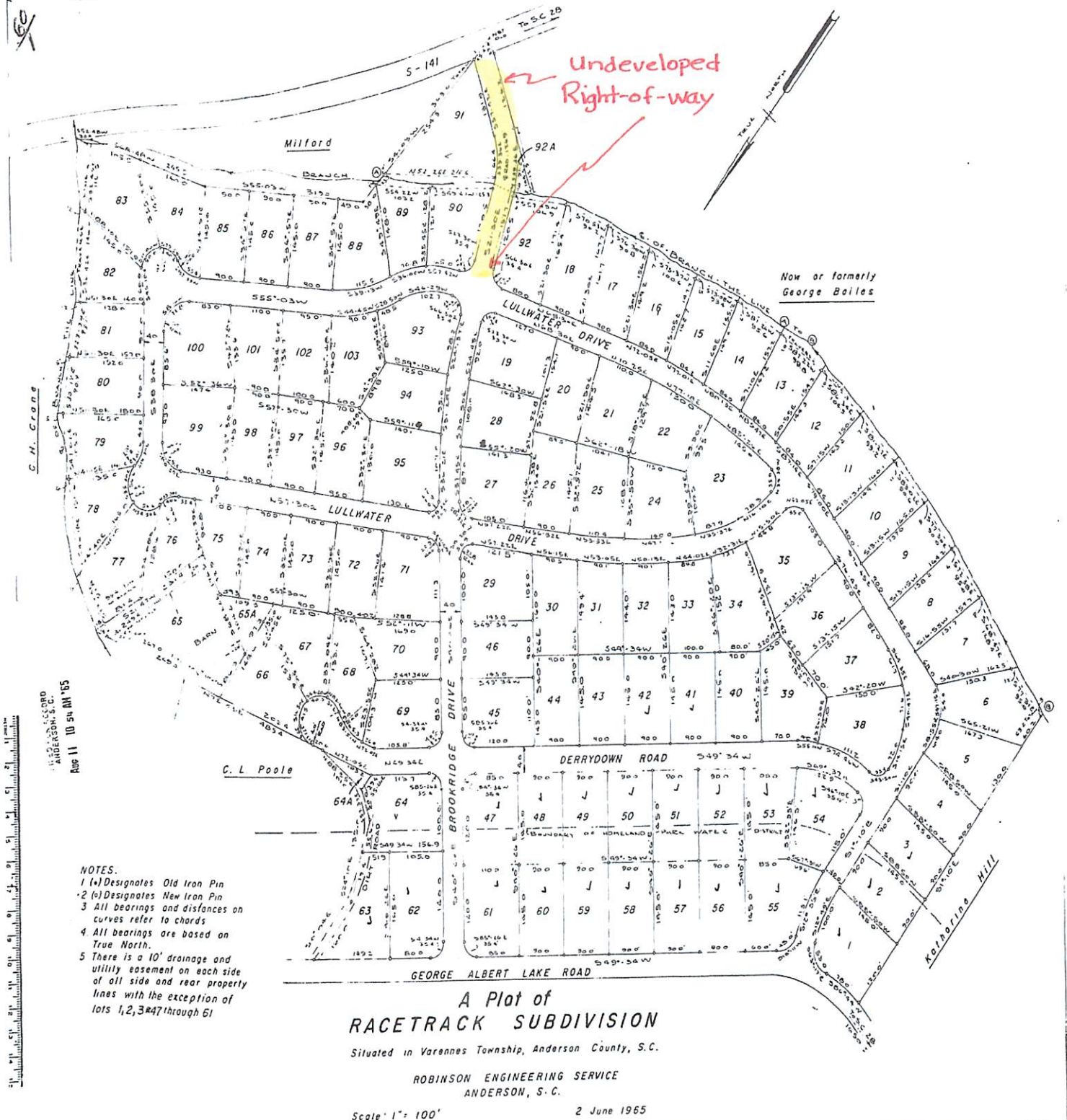
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Planning Department – Development Standards.

[Signature]  
Applicant's Signature

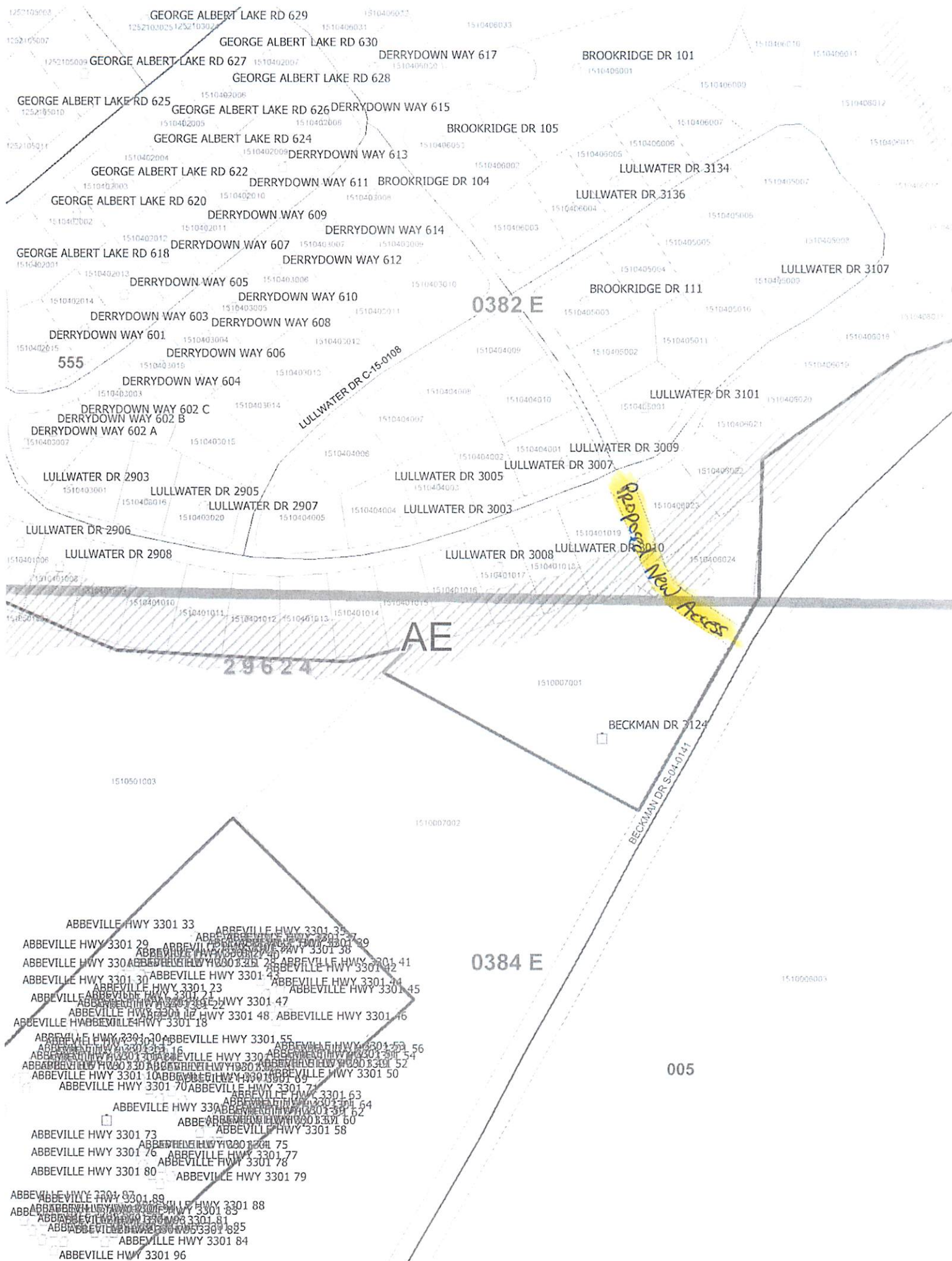
6 OCT 15  
Date

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

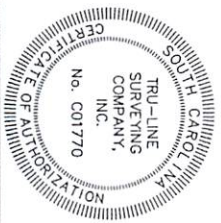
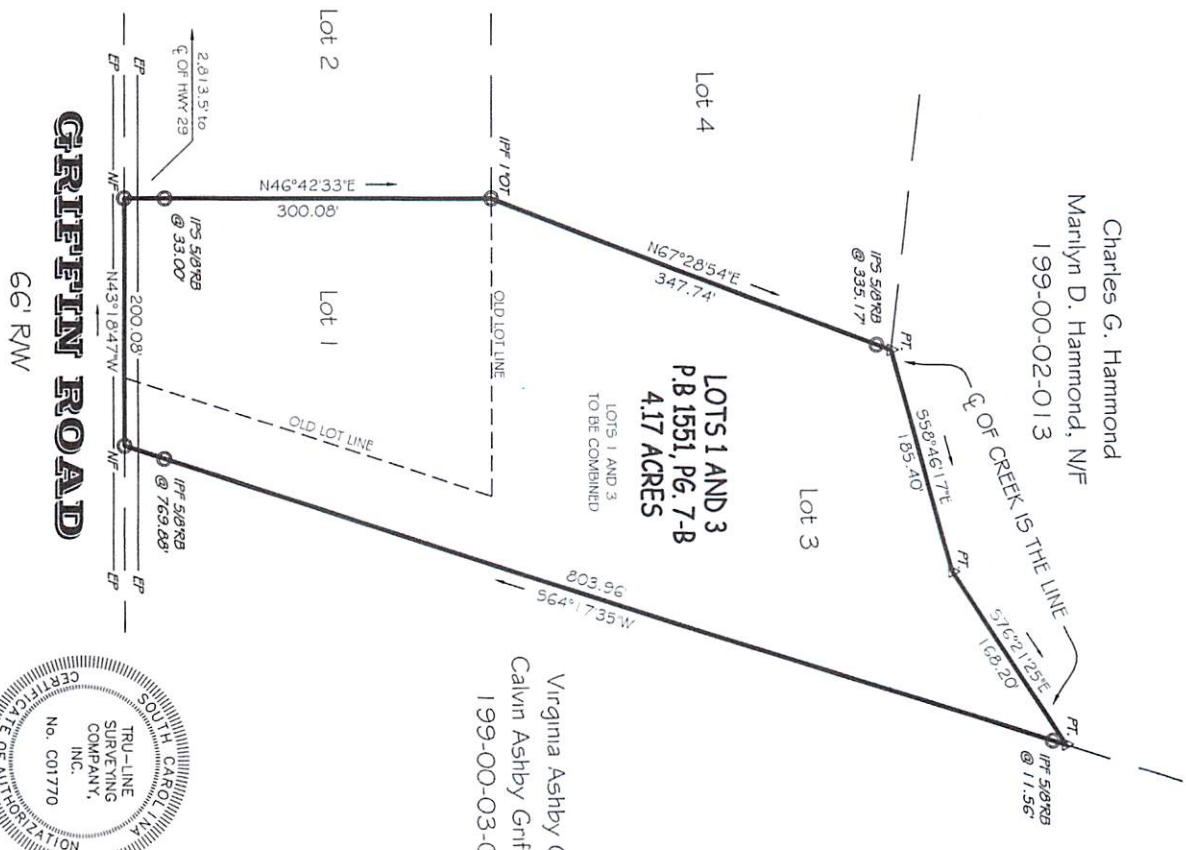
For Office Use Only:

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: \_\_\_\_\_

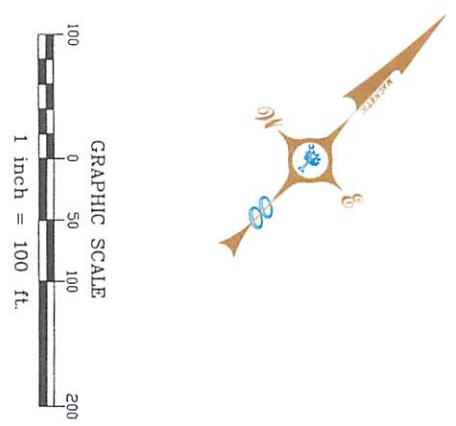
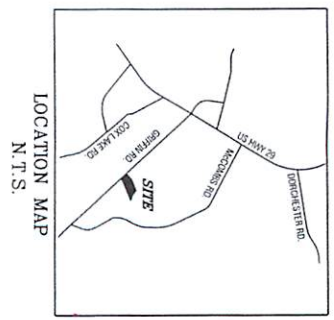
Charles G. Hammond  
Marilyn D. Hammond, N/F  
199-00-02-013

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 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
  - ☆ LIGHT POLE
  - 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	
RECOMBINATION SURVEY FOR <b>CHARLES SIMMONS</b>	
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	

Steward Baylor, P.L.S.  
S.C. REG. # 18668  
12/11/13





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

0 187.5 375 Feet

A horizontal scale bar with three segments. The first segment is labeled "0", the second segment is labeled "187.5", and the third segment is labeled "375 Feet".

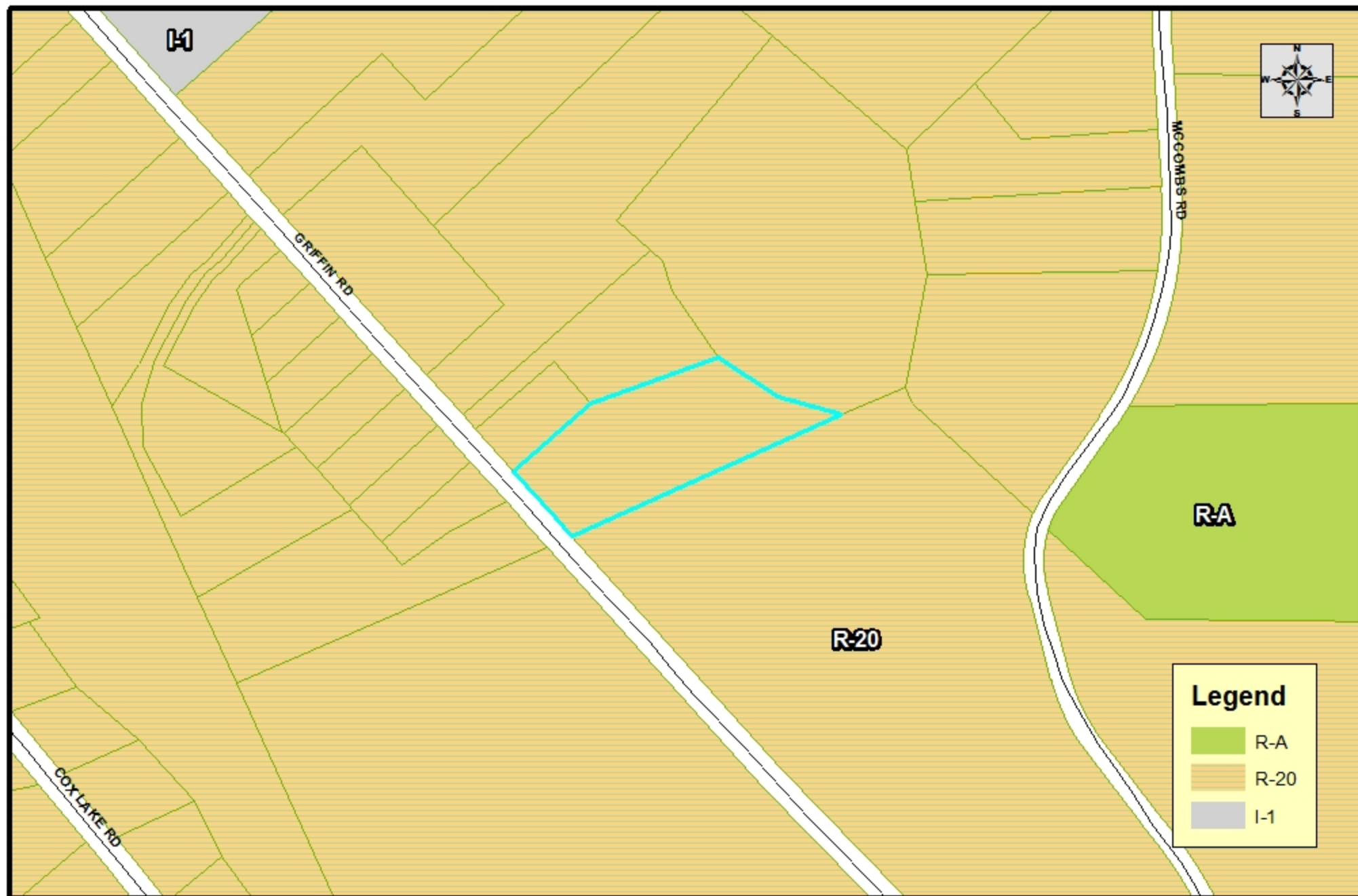




**Rezoning Request**  
**750 Griffin Road**  
**R-20 to S-1**

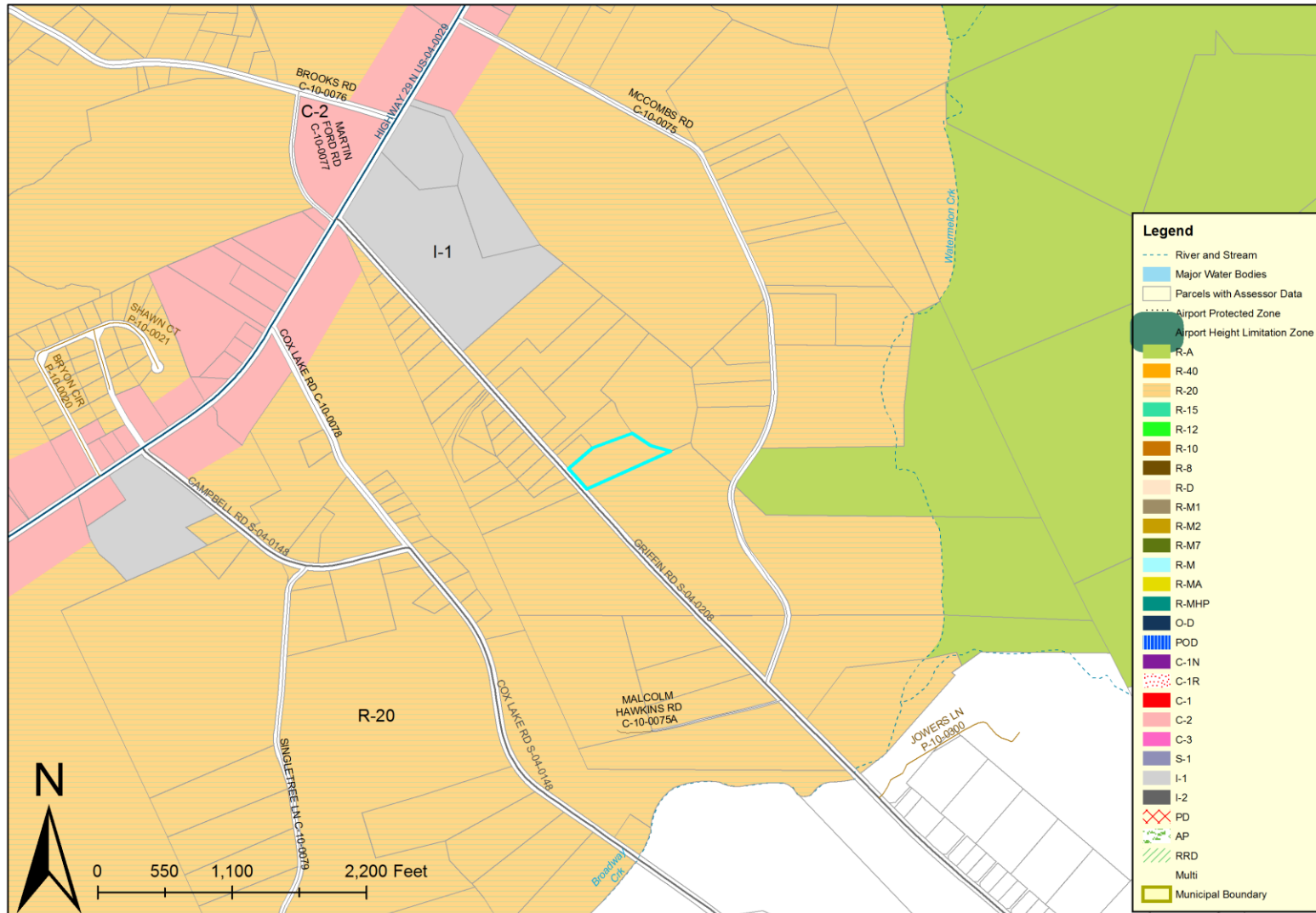
0 900 1,800 Feet



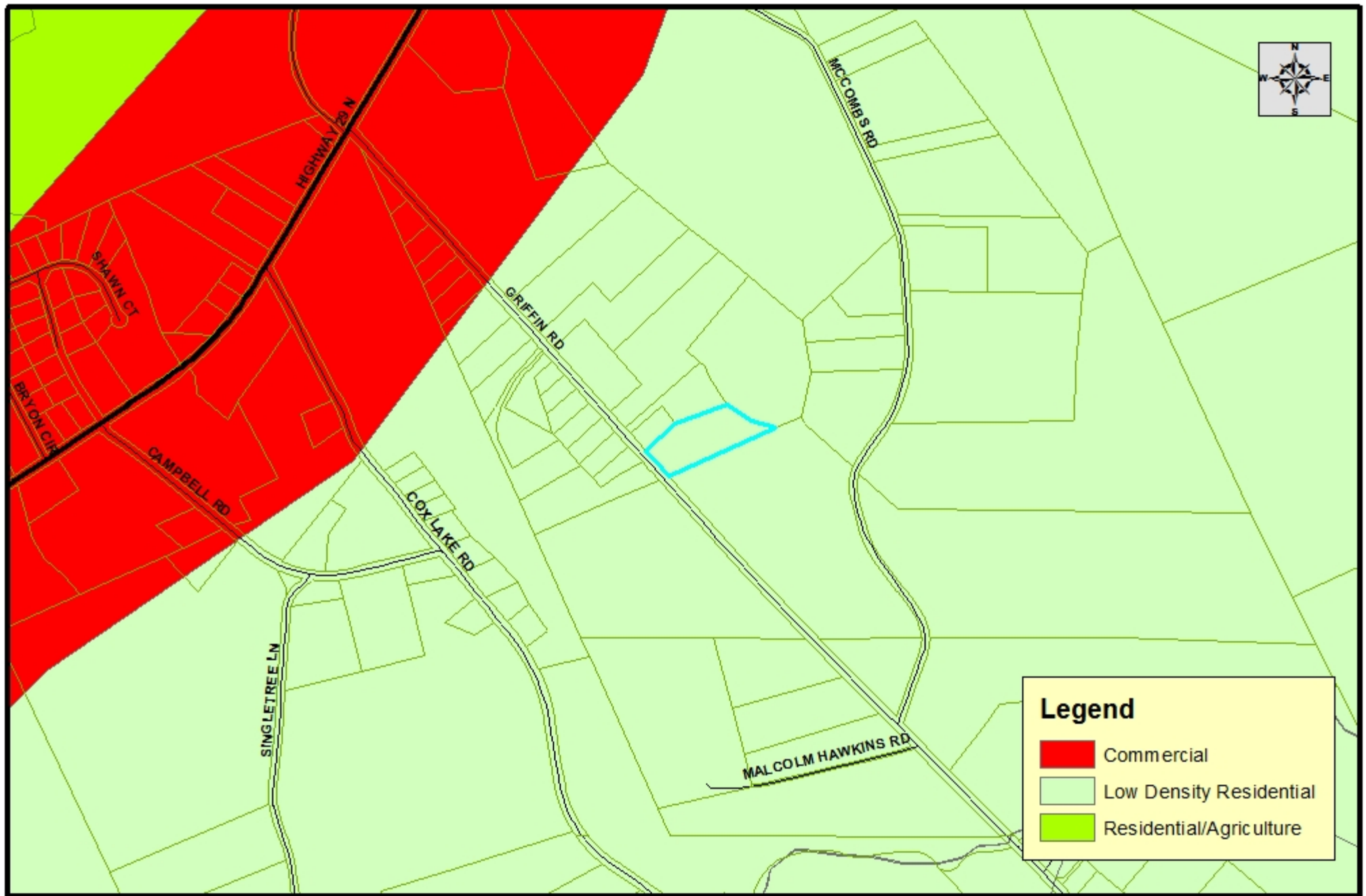


**Rezoning Request**  
**750 Griffin Road**  
**R-20 to S-1**

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**

0 900 1,800 Feet









Person in purple shirt

ROADSIDE PLANT  
MARKING NO. 12





REMOVING PUBLIC  
HEARING NOTICE





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