

Anderson County Planning Commission
September 8, 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 July 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. Consent Agenda
 - A. Three Bridges
 - B. Hunt Meadows
7. Preliminary Subdivision:
 - A. Richey Place
 - B. James Lake Subdivision
8. Public Hearing
 - A. Request to rezone +/- 1.43 acres (095-07-03-009 and 095-07-03-010) from R-20 (Single-Family Residential) to R-D (Residential – Duplex), located at the corner of Gerrard Road and Centerville Road, in Council District #5.
9. Old Business
10. New Business
11. Adjournment

Anderson County Planning Commission
Tuesday, July 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, Brad Burdette, Jerry Vickery and Debra Chapman

Members Absent: Ed Dutton

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 with a motion and second by Mr. Vickery and Mrs. Jones.

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.

Public Hearing:

Cherry Bomb Tattoo

Ms. Alesia Hunter presented the staff's findings and recommendation for the proposed business, Cherry Bomb Tattoo, located in Pendleton, Council District #. The property is unzoned and will utilize Sandy Springs Water and Anderson County Sewer. No variances were being requested and an encroachment permit would not be needed as there is an existing drive into the facility. The business is still awaiting final approval through SCDHEC. Staff's recommended approval since this business met all requirements. Chairman Cothran opened the public hearing. No one spoke during the public hearing. The public hearing was then closed. Mr. Vickery then moved to accept staff's recommendation of approval for this request; and Mrs. Chapman seconded. The motion carried 5-0.

Old Business:

Airport Height Ordinance Update

Mr. Michael Forman presented a brief update of the proposed amendments for Part 77 regulations regarding the required updates due to new SC State Statues. He added that these proposed changes would be presented before the Airport Advisory Committee on Monday,

July 20th with any comments by the Commissioners. Chairman Cothran called for any questions, comments or proposed amendments. No comments were heard.

Chairman Cothran then called for any other 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 6:10 pm.

Respectfully Submitted,

Celia Boyd Myers

Staff Report

Anderson County Planning Commission Meeting-Consent Agenda
September 8, 2015
6:00 PM

Consent Agenda: The following subdivision was approved by the Planning Commission on July 9, 2013. The developer is requesting approval to be able to allow for Phasing of I & II. The subdivision complies with Anderson County Subdivision Regulations. Staff request that this subdivision be approved to allow for Phasing along with staff conditions as previously approved.

1) Three Bridges

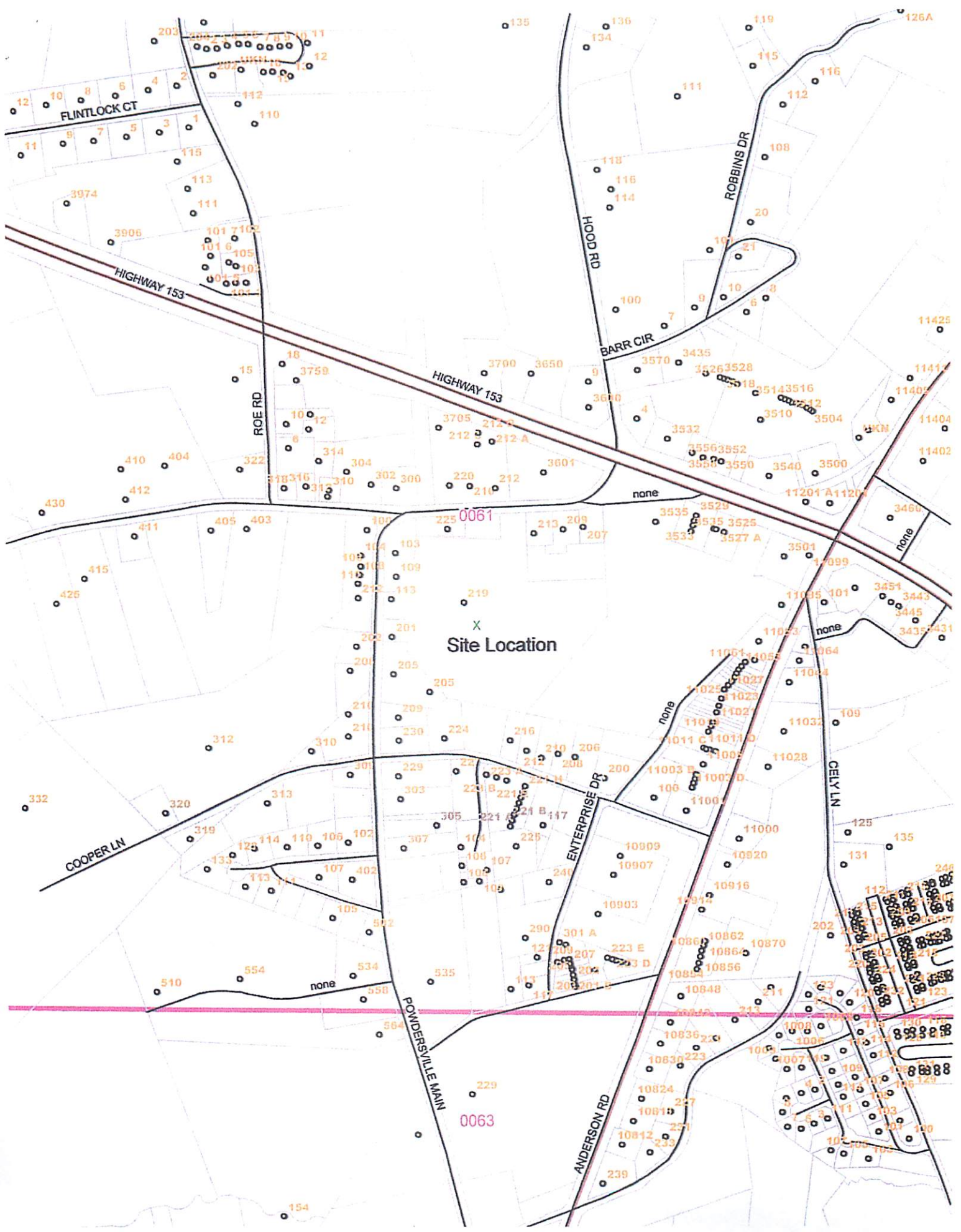
Developer: Mark III Properties Inc.

Location: Three Bridges Road

Number of Lots: 84

Preliminary Approval Date: July 9, 2013

Council District: 6



SITE DATA

TAX MAP NO.: 210014002, 210014003, & P.O. 210014001

TOTAL AREA: 115.51 ACRES

ZONING: UNZONED

TOTAL LOTS: 84 LOTS (5,200 SF MIN.)

PROPOSED ROADWAY: 2,983 LF (2" PAVED & 5" R.O.W.)

SETBACKS:

- FRONT SETBACK: 20' (40' OFF THREE BRIDGES RD.)
- SIDE SETBACK: 5'
- REAR SETBACK: 10'
- SECONDARY SETBACK: 10' (CORNER LOTS)

SITE LEGEND

ASPHALT PAVEMENT SECTION

PROPOSED CONCRETE DRIVEWAYS

PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

PROPOSED LOT LINE

PROPOSED E.O.P. / CURB LINE

EXISTING E.O.P.

PROPOSED C/L ROAD

SIGNAGE NOTE:
ALL STREET SIGNS ASSOCIATED WITH DEVELOPMENT TO CONFORM TO LATEST SPECIFICATIONS SET FORTH BY ANDERSON COUNTY.

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

LINE	LENGTH	BEARING
L1	47.53'	N07°48'56"E
L2	9.82'	N04°40'13"E
L3	251.31'	S88°00'41"W
L4	29.30'	N04°40'13"E
L5	29.10'	N09°20'26"E



Know what's below.
Call before you dig.

OWNER
ANDERSON COUNTY
ADDRESS: 100 WEST ST. ANDERSON, SC 29625
CONTACT: JONATHAN HOPKINS
PHONE: 803.780.1000

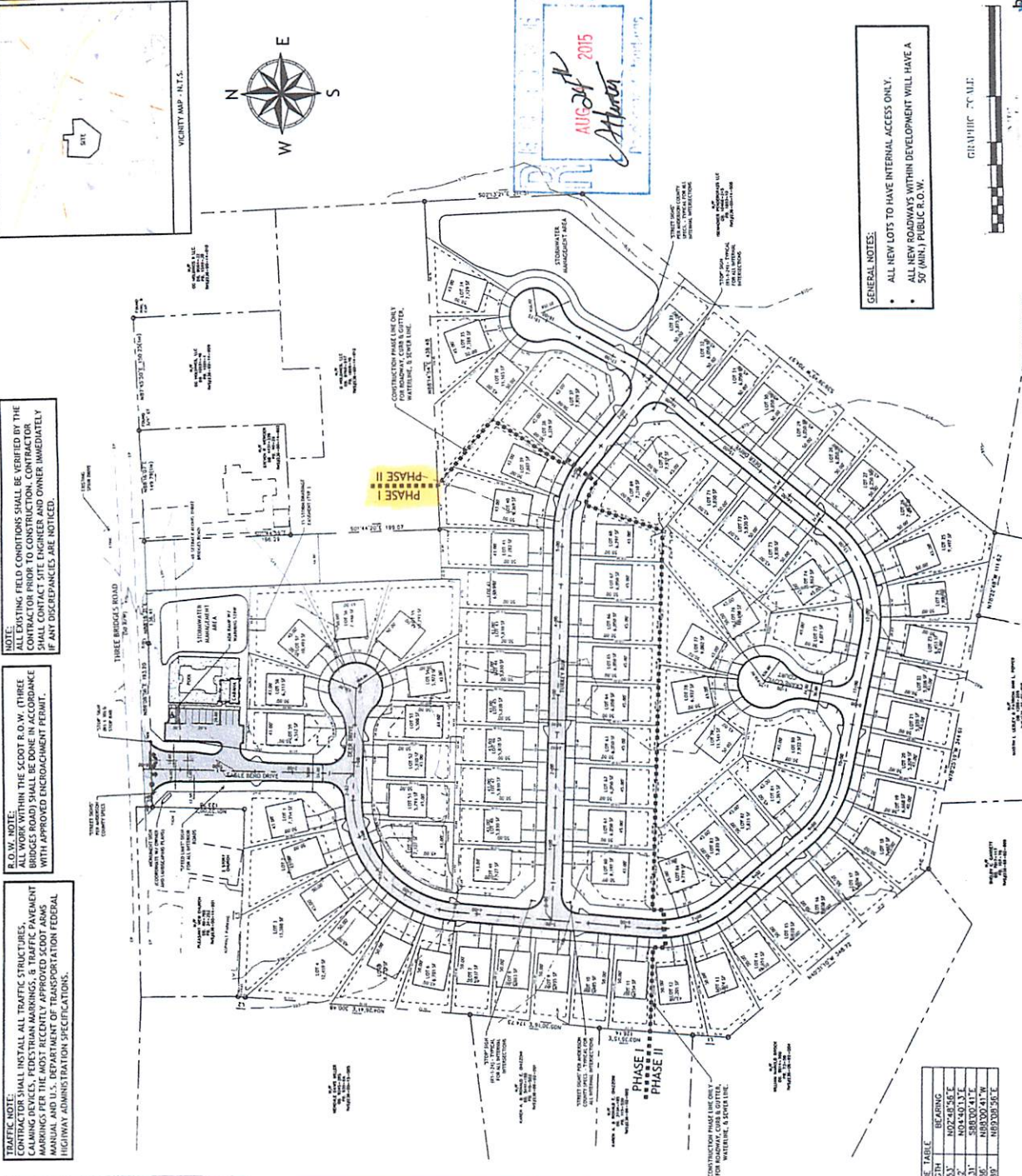
CIVIL ENGINEER
BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 100 WEST ST. ANDERSON, SC 29625
CONTACT: JONATHAN HOPKINS
PHONE: 803.780.1000

SURVEYOR
JAMES SURVEYING
ADDRESS: 118 WEST ST. ANDERSON, SC 29625
CONTACT: JAMES SURVEYING
PHONE: 803.780.1000

NOTE:
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

R.O.W. NOTE:
ALL WORK WITHIN THE SCOT R.O.W. (THREE BRIDGES ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

TRAFFIC NOTE:
CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CULMINATIONS, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR ROAD AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.



GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.

THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY WAY OTHER THAN AUTHORIZED BY WRITING. © 2015 BLUEWATER CIVIL DESIGN, LLC

PP-1

PRELIMINARY PLAN

Three Bridges
Three Bridges Road
Anderson County, SC

bluewater
civil design
100 West St. Anderson, SC 29625
www.bluewatercivil.com • 803.780.1000



Staff Report

Anderson County Planning Commission Meeting-Consent Agenda
September 8, 2015
6:00 PM

Consent Agenda: The following subdivision was approved by the Planning Commission on February 11, 2014. The developer is requesting approval to be able to allow for Phasing of I & II. The subdivision complies with Anderson County Subdivision Regulations. Staff request that this subdivision be approved to allow for Phasing along with staff conditions as previously approved.

1) Hunt Meadows

Developer: Daniel Youngblood

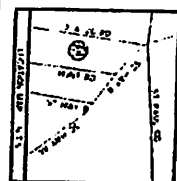
Location: Between Hunt Road & Three & Twenty Road/Highway 8

Number of Lots: 70

Preliminary Approval Date: February 11, 2014

Council District: 6

of 1941
of 1941
of 1941



1987-1990, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 2714-2715, 2716-2717, 2718-2719, 2720-2721, 2722-2723, 2724-2725, 2726-2727, 2728-2729, 2730-2731, 2732-2733,



PSP-1

**PRELIMINARY
SUBDIVISION PLAN
HUNT MEADOWS
SUBDIVISION**

**HUNT ROAD AND HIGHWAY 8
ANDERSON COUNTY, SC**

PREPARED FOR:

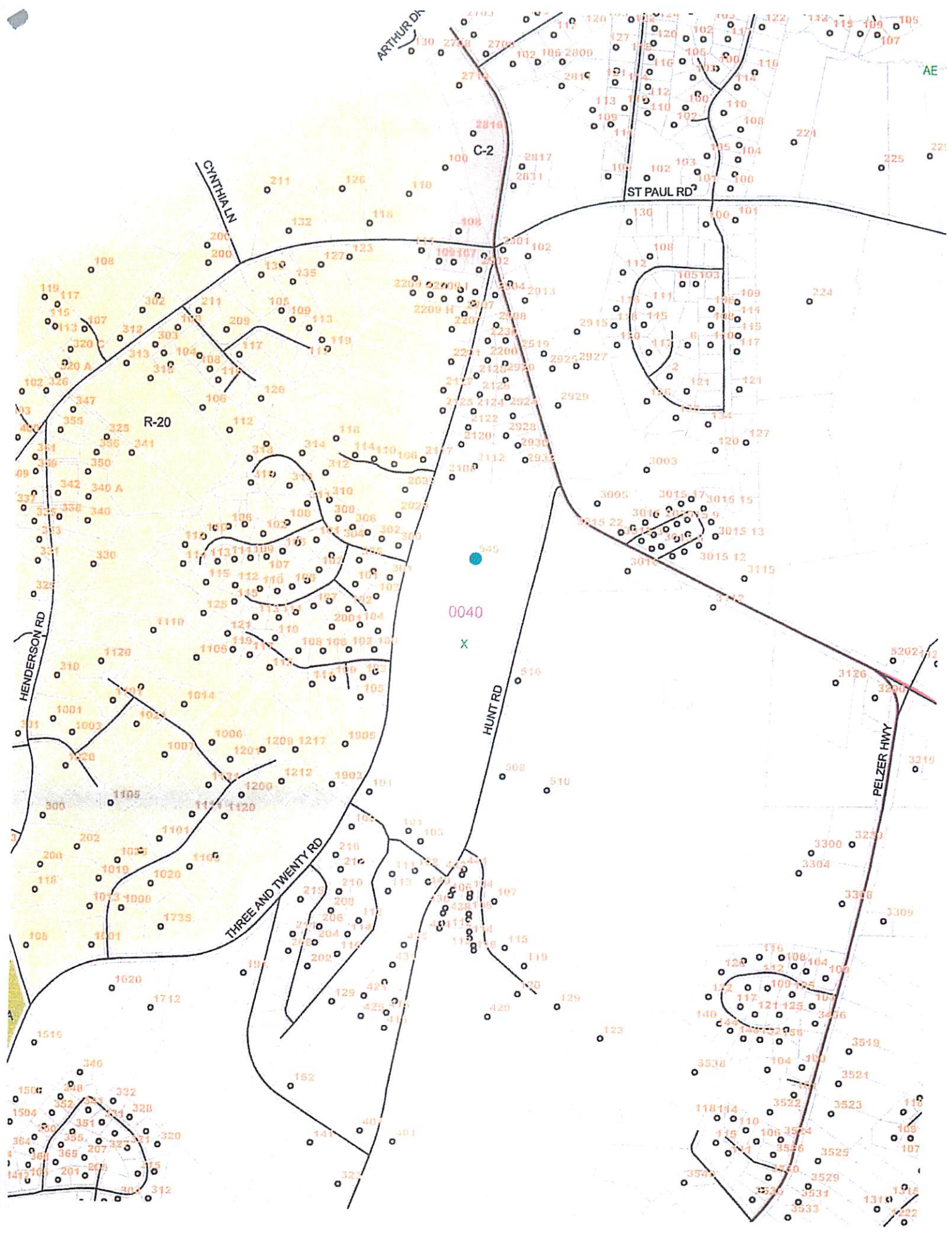
HABERSHAM, INC.

100 EAST MAIN STREET
CAGLEY, NC 28608
PTE 866-326-3963
CONTACT: DAVID YOUNGBLOOD



403 East First Avenue
 Enley, South Carolina 29040
 (804) 833-8200
 www.cse-arj.com

[illegible]



Anderson County Planning Commission Meeting

September 8, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Richey Place

Intended Development: Commercial

Applicant: Richey Place, LLC/ NAI Earle Furman, LLC

Surveyor/Engineer: Blue Water Civil Design, LLC

Location: Highway 153

County Council District: 6

Surrounding Land Use: North – Commercial
South – Residential
East – Commercial
West – Commercial

Zoning: None

Tax Map Number: 236-00-16-011

Extension of Existing Dev: No

Existing Access Road: Highway 153 & Three Bridges Road-State

Number of Acres: 4.94

Number of Lots: 5

Water Supplier: Powdersville Water

Sewer Supplier: Sewer (Anderson County) & SCDHEC

Variance: None requested

Traffic Impact Analysis:

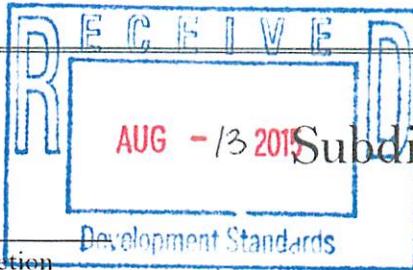
This new commercial subdivision average vehicle trips per day cannot be determined because we do not know the specific commercial land use to calculate AVT. Highway

153 and Three Bridges Road is an arterial and state road with no maximum average vehicle trips per day requirement. An encroachment permit from SCDOT will be required prior to commencing with development.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivisions with the following conditions.

- All lots must access proposed internal roads only.
- 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.
- Developer must obtain all necessary permits prior to proceeding with development to include;
- Anderson County Roads and Bridges for road profile layout,
- SCDHEC and Anderson County Storm Water Department for Erosion and Sediment Control.
- Anderson County Environmental Services/SCDHEC for sewer approval.
- Powdersville Water District.
- Commercial Land Use Permit from Development Standards



Subdivision Plat Application

8/12/15

Development Standards

Richey Place

Date of Application Completion

Name of Project

Applicant's Information

Name: Richey Place, LLC % NAI Earle Furman, LLC
Mailing Address: 130 East Earle Street Anderson, SC 29621
Telephone and Fax: 864/678-5943 E-Mail: tdaniel@naief.com
(F) 864/235-4300

Owner's Information

(If Different from Applicant)

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

Project Information

Project Location: Hwy 153 and Three Bridges Road Powderville SC 29611
Parcel Number/TMS: 236-00-16-011
County Council District: 6 School District: 1
Total Acreage: 4.94 Number of Lots: 5
Intended Development: retail/office pads Current Zoning: unzoned
Surrounding Land Uses: North: retail South: residential East: Spinx West: landscape co.
Water Supplier: Powderville Water Sewer Supplier: Anderson County / DHEC
Have any changes been made since this plat was last before the Planning Commission?: no/na

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

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: _____

100

Anderson County Planning Commission

September 8, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: James Lake Subdivision (Subdivision Approved on April 9, 2013 by Planning Commission. There has been a change in the overall layout.

Intended Development: Residential

Applicant: Mark III Properties Inc.

Surveyor/Engineer: Gray Engineering

Location: James Road

County Council District: 6

Surrounding Land Use:
North – Residential
South – Un-Developed
East – Residential
West – Residential

Zoning: None

Tax Map Number: 212-00-07-011

Extension of Existing Dev: No

Existing Access Road: James Road

Number of Acres: 43.3

Number of Lots: 33

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 330 new trips per day. James Road is classified as a minor rural collector road with no maximum average vehicle trips per day requirement. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

Staff Recommendation:

Approval, staff recommends approval of the preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges for road profile layout
 - SCDHEC for septic approval
 - SCDHEC and Anderson County Stormwater Department for approval,
 - US Department of Agriculture regarding Brushy Creek Watershed as to the effect of proposed storage abilities of flood pool and the detention pond. Also structures within the 100 Year Special Floodplain Area must be identified and constructed above the watershed and 100 year floodplain. Certification will be required for each lot and submittal is required to Development Standards prior to the application of a building permit.



Subdivision Plat Application

August 12th, 2015
Date of Application Completion

James Lake Subdivision
Name of Project

Applicant's Information

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

Owner's Information

(If Different from Applicant)

Name: L A Land Spring LLC
Mailing Address: 407 Deer Spring LN Sinmpsonville, SC 29680
Telephone and Fax: 864-238-5512 E-Mail: _____

Project Information

Project Location: James Road Anderson, SC
Parcel Number/TMS: P/O 212-00-07-011
County Council District: CCD 6 School District: District 01
Total Acreage: 43.31 AC Number of Lots: 33
Intended Development: Subdivision Current Zoning: UN-ZONED
Surrounding Land Uses: North: Residential South: UN-Developed East: Residential West: Residential
Water Supplier: Powdersville Water Sewer Supplier: Septic
Have any changes been made since this plat was last before the Planning Commission?: Yes
If so, please describe: Road Alignment Slightly Changed and Some lot lines have been moved
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.

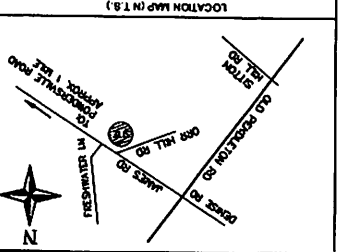
[Signature]
Applicant's Signature

August 12th, 2015

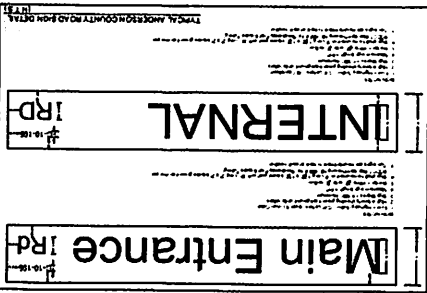
Date

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: _____



NOTE: THE LAND USES FOR ALL ABUTTING PROPERTIES ARE RESIDENTIAL OR UN-DEVELOPED

[illegible]

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

Applicant:	Russell Vickery
Current Owner:	Andrea Denise Moore
Property Address:	Corner of Gerrard Road and Centerville Road
Precinct:	Centerville Station A
Council District:	Five
TMS #(s):	095-07-03-009 and 095-07-03-010
Acreage:	+/- 1.43
Current Zoning:	R-20 Airport Protective Area (Sec. 5:23)
Requested Zoning:	R-D
Surrounding Zoning:	North: Right of Way for Centerville Road, then R-20 South: R-20 and C-1N East: R-20 West: Right of Way for Gerrard Road, then R-20
Evaluation:	This request is to rezone two parcels of property as shown above from R-20 (Single-Family Residential, 20,000 square foot lots) to R-D (Residential – Duplex). The purpose for the rezoning request is to allow the construction of duplexes.
Staff Recommendation:	<u>Approval</u> . The requested zoning classification of R-D is consistent with use directly adjacent to the south. It is staff's opinion that duplex use in the area delineated by Gerrard Road to the west and Centerville Road to the north helps create a transition between the existing commercial uses along Whitehall Road and the single family residential uses to the west and north. Visibility concerns at the intersection of Gerrard Road and Centerville Road have been raised by staff. Landscaping and line-of-sight considerations should therefore be incorporated into subsequent development plans.

District 5 Zoning Advisory
Group Recommendation:

The District 5 Zoning Advisory Group met on August 5, 2015; and recommended **APPROVAL** of a request to rezone from R-20 to R-D. The vote was **3** in favor, **0** opposed, and **2** absent.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on August 11, 2015, and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to R-D. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

July 9th, 2015
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Russ Vickery
Mailing Address: 128 Broadwell Mill Rd. Anderson, SC 29626
Telephone and Fax: 864-940-7376 E-Mail: RVICK43567@aol.com
864-222-4043 (Fax)

Owner's Information

(If Different from Applicant)

Name: Andrea Denise Moore
Mailing Address: 514 Corning St. Anderson S.C.
Telephone and Fax: (864) 940-2268 E-Mail: modiamonds64@gmail.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.

Andrea D. Moore
Owner's Signature

July 9, 2015
Date

Project Information

Property Location: Corner of Broad Rd + Carterville Rd. (2 lots)

Parcel Number(s)/TMS: 95-07-03-009 | 95-07-03-010

County Council District: 5 School District: 5

Total Acreage: 1.43 Current Land Use: R-20 (VACANT)

Current Zoning: R-20 Requested Zoning: R-D

Purpose of Rezoning: To allow construction of Duplexes match surrounding land use and make best use of the property



JUL 9 2015

July 9th 2015

Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion

Application Status (Approved or Denied)

Project Information

Property Location: Two lots - Corner of BERRARD + Centerville Rd.

County Council District: 5 School District: 5

Total Acreage: 1.43 Current Land Use: R-20 (VACANT)

Current Zoning: R-20 Requested Zoning: R-D

Purpose of Rezoning: To Allow Best Use of the property.

How will this proposal be compatible with surrounding properties? _____

The property adjacent to the south was Duplexes currently on the property and the border C-1N.

How will this proposal affect the use and value of the surrounding properties? NO EFFECT

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Single Family homes could be Built on separate lots. This Rezoning would Allow for 3 Duplexes and match the existing use of the surrounding Area.

What would be the increase to population and traffic, if the proposal were approved? _____

There could be up to Four Families more than current zoning allows.

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

Russell A. Vickery
Applicant's Signature

July 9th, 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 & 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.

Russell A. Vickery
Applicant's Signature

July 9th, 2015
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: _____

What would be the impact to schools and utilities, if the proposal were approved? _____

Possible Addition of Four Families.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? _____

The Surrounding Property to the South is C-1N and R-20 with Duplexes Already in Existence.

Are there existing or changing conditions which affect the development of the property and support the proposed request? _____ NO

Additional Comments: _____

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

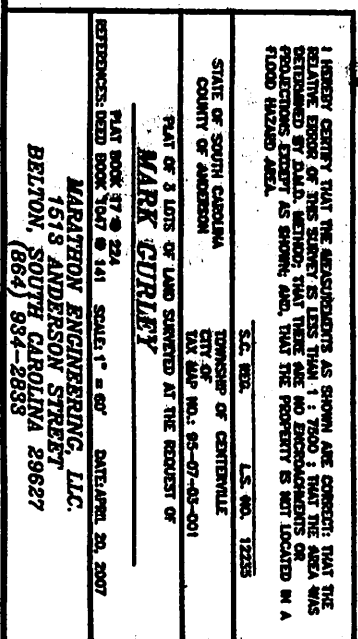
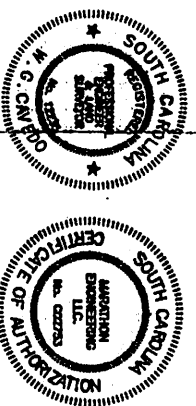
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

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

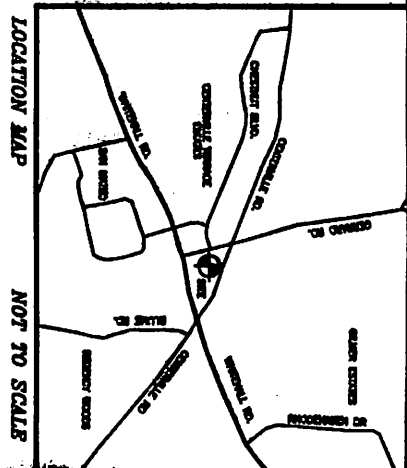
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

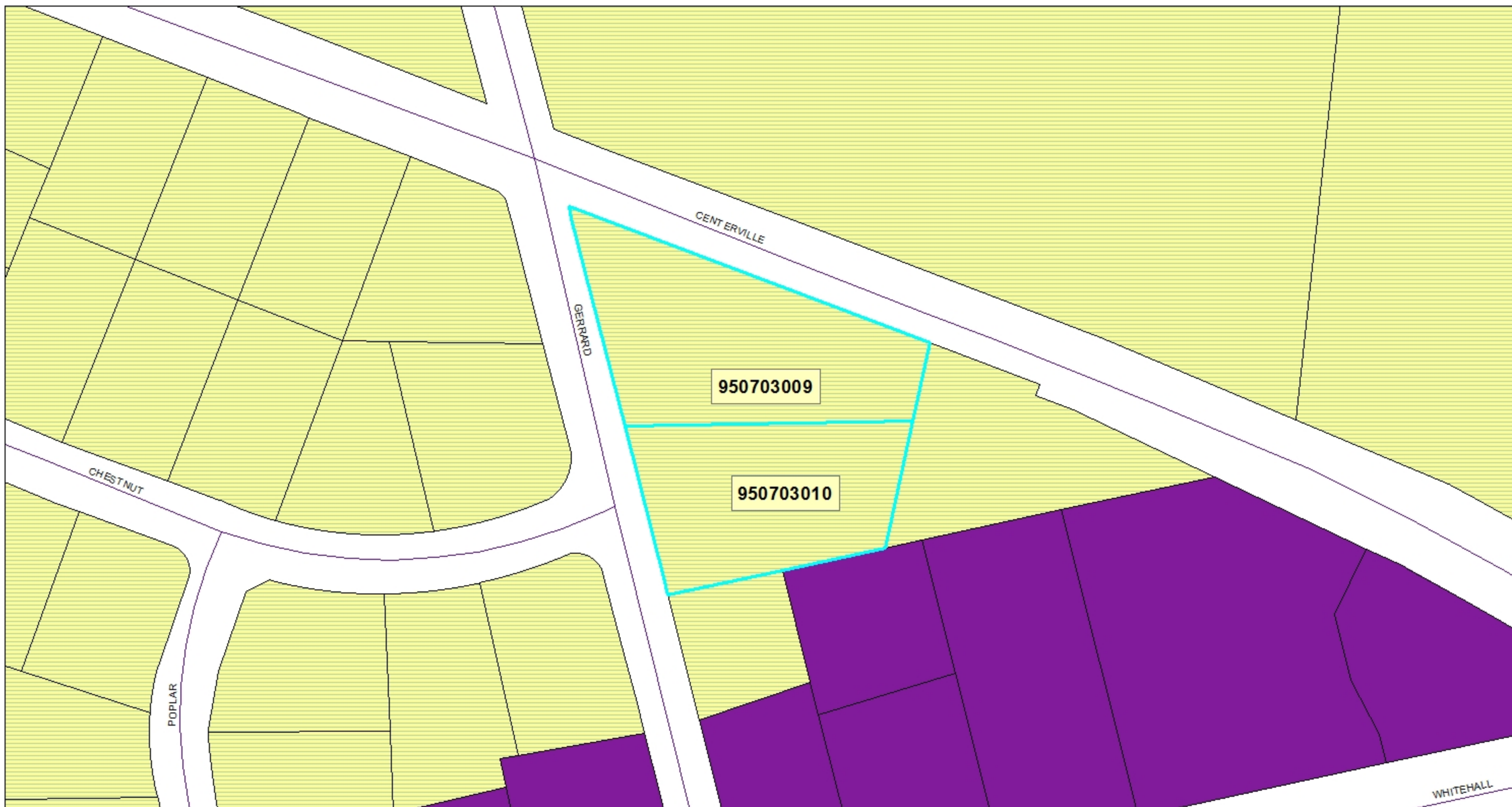


EVELYN FAYE F. WILLIAMS

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SLUTTY SHOW ROOM HEREIN WAS BUILT IN A CONFORMANCE WITH ORDINANCES OF THE GENERAL STATUTES APPLICABLE FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "B" SLUTTY AS SPECIFIED THEREIN, THERE ARE NO ENCROACHMENTS, VIOLATIONS OR SERVICES AFFECTING THE PROPERTY OTHER THAN SHOWN.

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT; THAT THE RELATIVE ERROR OF THIS SURVEY IS LESS THAN 1 : 7500; THAT THE DATA WAS DETERMINED BY D.M.D. METHOD; THAT THERE ARE NO ENCUMBRANCES OR PROJECTIONS EXISTING AS SHOWN; AND, THAT THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

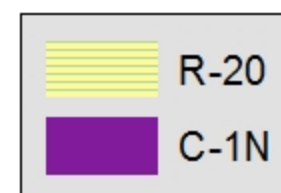


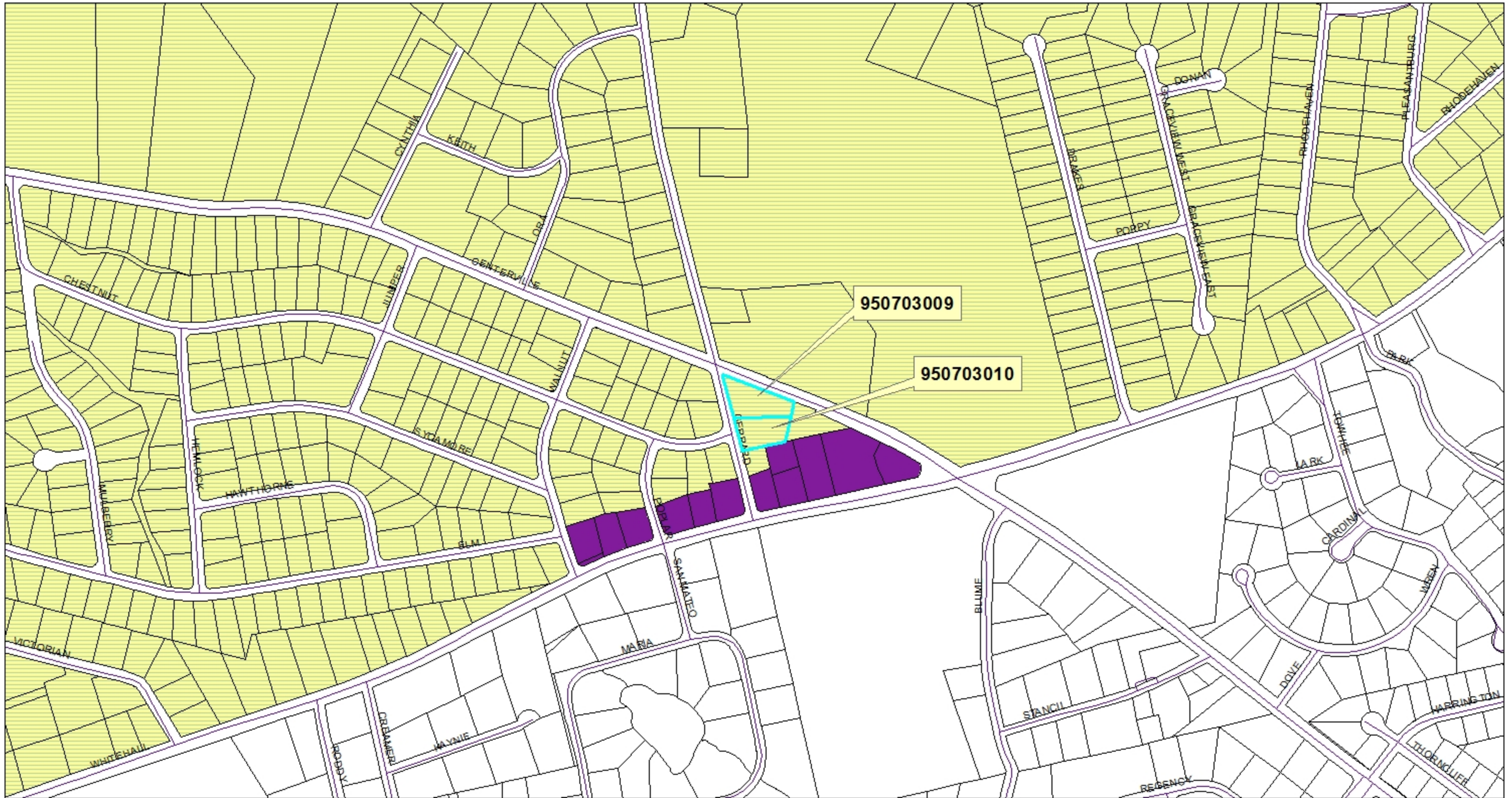


0 0.0125 0.025 0.05 Miles

Gerrard and Centreville Road Rezoning Request, July 9, 2015

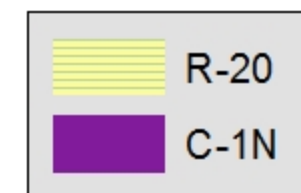
Anderson County Planning and Community Development Department





Gerrard and Centreville Road Rezoning Request, July 9, 2015

Anderson County Planning and Community Development Department





0 0.0125 0.025 0.05 Miles

Gerrard and Centreville Road Rezoning Request, July 9, 2015

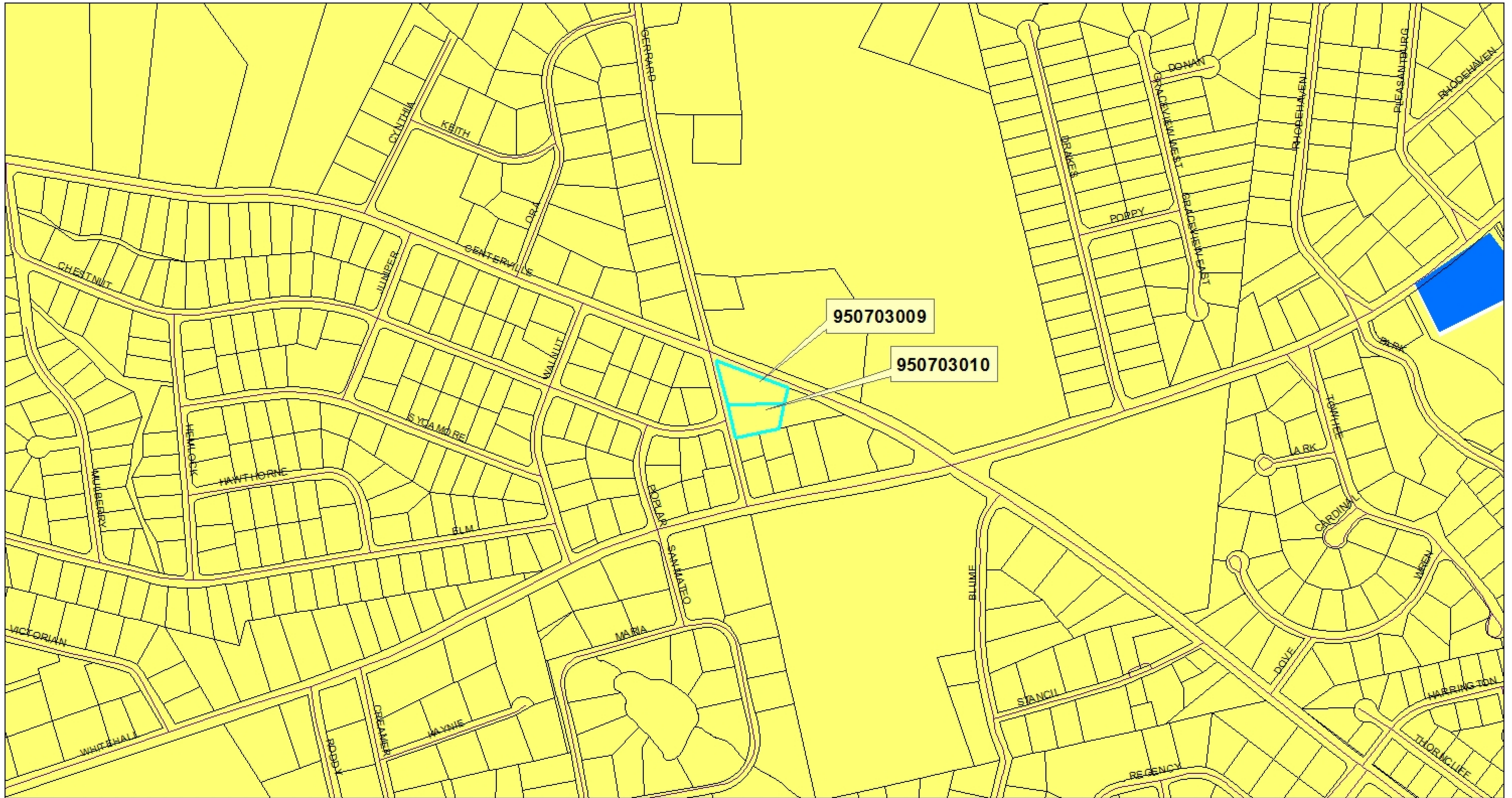
Anderson County Planning and Community Development Department



0 0.05 0.1 0.2 Miles

Gerrard and Centreville Road Rezoning Request, July 9, 2015

Anderson County Planning and Community Development Department



Gerrard and Centreville Road Rezoning Request, July 9, 2015

Anderson County Planning and Community Development Department

